

Report of Development Application

Environmental Planning and Assessment Act 1979

Application Details	Application Number	DA20/0517	Applicant	BG Holterman, KM Pike 18 Urana St TURVEY PARK NSW 2650
	Date of Lodgement	24/09/2020		
	Proposal	Extension of existing shed	Description of Mod.	N/A
	Development Cost	\$10000	Other Approvals	Nil
Site Details	Subject Land	18 Urana St TURVEY PARK NSW 2650 Lot A DP 403389	Owner	BG Holterman & KM Pike

Recommendation: The application be approved subject to conditions of consent as detailed in the draft Notice of Determination.

Delegation to Determine Application:- Officer Delegation 7.39

Report Prepared by:



Joshua Brockbank
Cadet Building Surveyor

Date: 01/02/2021

Report Approved by:



Cameron Collins
Development Assessment Coordinator

Date: 3/2/2021

☒ **Section 4.55 Modification of Consent**

☐ **Section 4.15(1) Matters for consideration - general**

Description	Extension of existing shed
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Matters for consideration						
GIS & System Check	Section 4.15(1) <i>EP&A Act 1979</i>	Issue	Legislative Provisions	Not Relevant	Satisfactory	Comment
◀	(b) (c) (e)	DA History		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	BA467/63 Additions to dwelling BA151/59 – Dwelling and garage BA725/77 - Garage DA06/0291 patio

LEP 2010 Zones	(a)(i) (b) (c) (e)	Zoning	LEP 2.2 Zoning of land to which Plan applies 2.3 Zone objectives and Land Use Table	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Zoning of land (cl 2.2): R1 The development is permissible in the zone (cl. 2.3(1)) The development is consistent with the following objectives of the zone (cl. 2.3(2)): <ul style="list-style-type: none"> To provide for the housing needs of the community. To provide for a variety of housing types and densities.
Land Parcels & DP	(b) (c) (e)	Land Title Correct legal description and ownership Easements & Building Envelopes Open Deposited Plan (including 88b) Registered title (deferred commencement)		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Easement to drain sewer 2m wide along western boundary and running diagonally through the block – development does not impact easement.
LEP 2010 Listed item and	(a)(i) (a)(iii) (b) (c) (e)	Heritage Conservation Area Listed item		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
		LEP 5.10 Heritage		<input checked="" type="radio"/>	<input type="radio"/>	

		<i>DCP 3 Heritage Conservation</i>	conservation	NR	Sat	
LEP 2010 Urban release Area	(a)(i) (b) (c) (e)	Urban Release Area	LEP 6.2 Public utility infrastructure	● NR	○ Sat	
			LEP 6.3 Development control plan	● NR	○ Sat	
Natural resource Sensitivity	(a)(i) (a)(iii) (b) (c) (e)	Natural Resource Sensitivity <i>DCP 5.4 Environmentally sensitive land</i>	LEP 7.3 Biodiversity	● NR	○ Sat	
			LEP 7.4 Vulnerable land	● NR	○ Sat	
			LEP 7.5 Riparian lands and waterways	● NR	○ Sat	
			LEP 7.6 Groundwater vulnerability	○ NR	● Sat	
Flooding (including MOFFS)	(a)(i) (a)(iii) (b) (c) (e)	Flooding Overland flow <i>DCP 4.2 Flooding</i>		○ NR	● Sat	The site is impacted by a 1% major overland flow event. The depth of water is not substantial and requires no further assessment or additional conditions of consent. No unreasonable impacts are expected from the development.
			LEP 7.2 Flood Planning	● NR	○ Sat	
Bushfire Prone Land	(a)(iii) (b) (c) (e)	Bushfire <i>DCP 4.1 Bushfire</i>		○ NR	● Sat	The site is not mapped as bush fire prone land and a site inspection has confirmed that the site or surrounding area is not a bush fire risk. No further assessment is required.

Environmental - Contaminated Land & PFAS	(a)(i) (b) (c) (e)	Contaminated Land PFAS Study Area Site observations	SEPP55	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	There is no indication that the site has previously been occupied by any use that could have led to contamination of the site. Furthermore, the land is not identified on Councils register of contaminated sites.
Airport Constraints	(a)(i) (b) (c) (e)	Airport Constraints	LEP 7.11 Airspace operations	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			LEP 7.12 Development in areas subject to aircraft noise	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
Assets – Sewer and Stormwater	(b) (c) (e)	Services/Utilities (Septic area? Health referral) Sewer/stormwater infrastructure (Build over, encroachment, earthwork impacts) Stormwater issues – overland flow Electricity infrastructure (including setbacks to substations) (Infrastructure SEPP referral)		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	Existing site conditions Buildings on site Retaining walls Cut and fill Deposited fill Boundary fencing and walls Private open space Vegetation *Proximity to natural waterways Other observations		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Site visit undertaken on: 20/9/2020
Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	Off site observations Buildings Window locations Private open space Retaining walls Cut and fill Boundary fencing and walls Vegetation *Proximity to natural waterways Other observations		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iii) (b) (c) (e)	Traffic, access and parking Manoeuvring Site Distance Issues Driveway grade		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

		<p>Check Driveway location and grade</p> <ul style="list-style-type: none"> • Side entry pit • Service lids/pits • Poles/turrets/substations • Street Trees <p>DCP</p> <p><i>2.1 Vehicle access and movements</i></p> <p><i>9.3.6 Front setbacks</i></p>			
	<p>(a)(iii) (b) (c) (e)</p>	<p>Context, setting and streetscape</p> <p>DCP</p> <p><i>9.2.2 Streetscape</i></p> <p><i>9.2.3 Corner lots and secondary facades</i></p> <p><i>9.2.4 Sloping Sites</i></p> <p><i>9.3.1 Site area per dwelling</i></p> <p><i>9.3.2 Site cover</i></p> <p><i>9.3.6 Front setbacks</i></p> <p><i>9.3.7 Side and rear setbacks</i></p> <p><i>9.4.1 Building elements</i></p> <p><i>9.4.2 Materials and finishes</i></p> <p><i>9.4.4 Garages, carports, sheds and driveways</i></p> <p><i>9.4.5 Site facilities</i></p>		<p>○ NR</p>	<p>● Sat</p>
	<p>(a)(iii) (b) (c) (e)</p>	<p>Public Domain</p> <p>Impact on street or adjoining public place</p> <p>Condition/Dilapidation</p>		<p>○ NR</p>	<p>● Sat</p>

		<p>Construction access</p> <p><i>DCP</i></p> <p><i>2.7 Development adjoining open space</i></p> <p><i>9.4.5 Site facilities</i></p>			
	(a)(iii) (b) (c) (e)	<p>Safety, security and crime prevention</p> <p><i>DCP 2.5 Safety and security</i></p>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat
	(a)(iii) (b) (c) (e)	<p>Site and internal design</p> <p><i>DCP</i></p> <p><i>9.2.1 Site layout</i></p> <p><i>9.4.1 Building elements</i></p> <p><i>9.4.4 Garages, carports, sheds and driveways</i></p>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat
	(a)(iii) (b) (c) (e)	<p>Solar impact</p> <p><i>DCP</i></p> <p><i>9.3.4 Solar access</i></p> <p><i>9.3.7 Side and rear setbacks</i></p>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat
	(a)(iii) (b) (c) (e)	<p>Visual Privacy</p> <p>Private open space</p> <p>Boundary fencing and screening</p> <p><i>DCP</i></p> <p><i>9.3.5 Private open space</i></p>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat

		9.3.7 Side and rear setbacks 9.4.3 Privacy				
	(a)(i) (b) (c) (e)	Noise and Vibration Acoustic privacy conflicts Impacting nearby landuses (Rail, Road, Infrastructure SEPP referrals)		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(i) (b) (c) (e)	Air and microclimate Impacting nearby landuses (Rail, Road, Infrastructure SEPP referrals)		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(i) (a)(iii) (b) (c) (e)	Earthworks and Soils Cut and fill Stability and erosion control Stormwater quality <i>DCP</i> <i>9.4.6 Changing the landform – cut and fill</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			LEP 7.1A Earthworks	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(b) (c) (e)	Landscaping		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(b) (c) (e)	Waste		<input type="radio"/>	<input checked="" type="radio"/>	

		Construction waste management		NR	Sat	
		Asbestos				
	(a)(iii) (b) (c) (e)	Energy & Water <i>DCP</i> <i>9.3.7 Side and rear setbacks</i> <i>9.4.1 Building elements</i> <i>9.4.2 Materials and finishes</i>		○ NR	● Sat	
	(a)(i) (b) (c) (e)	BASIX (Use assessment checklist)	BASIX SEPP 2004	● NR	○ Sat	
	(b) (c) (e)	Other hazards Natural Technological		○ NR	● Sat	
	(a)(iii) (b) (c) (e)	Flora and Fauna (on and off-site) Check for native veg requirements (R5 and RU4 Land) <i>DCP</i> <i>5.2 Preservation of trees</i> <i>5.3 Native Vegetation Cover</i>		○ NR	● Sat	
			Section 5AA and Part 7 of the Biodiversity Conservation Act 2016 <i>Test for determining whether proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats)</i>	○ NR	● Sat	On 21st November 2017, certain zones of the WWLEP 2010 achieved Biodiversity Certification under the Biodiversity Conservation Act 2016, including all Business, Industrial, Residential and Special Infrastructure Zones that were in place at the time of the making of the Biodiversity Conservation Act 2016. The subject site falls

						<p>within an area subject to the Biodiversity Certification Order.</p> <p>The effect of the Biodiversity Certification, as set out by Section 8.4 of the Biodiversity Conservation Act 2016 is that:</p> <p><i>An assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes of Part 4 of the Environmental Planning and Assessment Act 1979.</i></p> <p><i>A consent authority, when determining a development application in relation to development on biodiversity certified land under Part 4 of the Environmental Planning and Assessment Act 1979, is not required to take into consideration the likely impact on biodiversity of the development carried out on that land.</i></p> <p>Therefore, no further consideration of these matters is required.</p>
	(b) (c) (e)	Social and economic impacts		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(b) (c) (e)	Facilitation of Ecologically Sustainable Development		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(i) (b)	Other LEP Clauses	LEP 2.7 Demolition	<input checked="" type="radio"/>	<input type="radio"/>	

	(c) (e)		requires development consent	NR	Sat	
			LEP 4.3 Height of buildings	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			LEP 7.9 Primacy of Zone B3 Commercial Core	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			LEP 4.2A Erection of dwelling houses and dual occupancies on land in certain residential, rural and environmental protection zones	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			Other Clauses	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(a)(i) (b) (c) (e)	Other EPIs	SEPP (Infrastructure) 2007	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			Other SEPPs	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(a)(ii) (b) (c) (e)	Draft EPIs		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	There are a number of state environmental planning policies currently subject to review, including some which have involved consultation and notification. With the exception of the following, none of these are applicable to this application.

						Remediation of Land SEPP and repeal of State Environmental Planning Policy 55 The draft SEPP will not impact on the assessment of this application under SEPP 55 with regard to the potential contamination of this site and its suitability for the proposed development.
	(a)(iii)(a) (e)	Planning agreements		● NR	○ Sat	No related planning agreement has been entered into under section 7.4.
	(d) (e)	Submissions		○ NR	● Sat	Nil
	(e)	Section 68 Application made as part of DA	<i>Local Government Act 1993</i>	● NR	○ Sat	
	(e)	Section 7.11 Contributions (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&A Act 1979</i>	● NR	○ Sat	
	(e)	Section 7.12 Contributions (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&A Act 1979</i>	● NR	○ Sat	
	(e)	Section 64 sewer (Development Servicing Plan – Sewerage Services – July 2013)	<i>s64 LG Act 1993 & s306 Water Management Act 2000</i>	● NR	○ Sat	
	(e)	Section 64 stormwater (Development Servicing Plan – Stormwater – November 2007)	<i>s64 LG Act 1993 & s306 Water Management Act 2000</i>	● NR	○ Sat	The lot was created pre 12/9/84 and therefore a contribution is required. The proposed development makes provision for an additional 51.21m ² in roofed area.

						$51.21/800 \times 1/0.74 \times 3007 = \260.12 CPI $\$260.12 \times 117.1 / 87.9 = \346.53
	(a)(iv) (e)	The Regulation – Prescribed Matters	EP&A Regulation 2000	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iv) (e)	The Regulation – Prescribed Conditions <i>(ensure conditions of consent included)</i>	EP&A Regulation 2000	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iv) (e)	Other regulation matters	EP&A Regulation 2000	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(e)	Council Policies		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Policy 046 - Processing Development Applications lodged by Councillors, staff and individuals of which a conflict of interest may arise, or on Council owned land. No declaration has been made that would require action under this policy.
	(e)	Other public interest matters		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	It is considered that this application will not have a detrimental effect on the public interest.

Development Control Plan 2010

Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979

DCP Section (Objectives and Controls)	Not Relevant	Satisfactory	Comment
(☒ section not relevant)			

☐ 1.10 Notification of a Development Application

Compliance with the advertising and notification procedures detailed in this section of the DCP	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>The application has been notified in accordance with the notification provisions outlined in Section 1.10 of the WWDCP.</p> <p>Dates: From 18/1/2021 to the 25/01/2021</p>
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☐ 1.11 Complying with the Wagga Wagga Development Control Plan 2010

















Compliance with the procedures, guidelines and delegations detailed in this section of the DCP	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>The applicant seeks a variation to Controls C3 and C4 under Section 9.4.4 relating to the size of the shed. Refer to discussion under Section 9.4.4 of the DCP later in this report.</p>
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☒ 2.1 Vehicle access and movements

☒ 2.2 Off-street parking

2.3 Landscaping

2.5 Safety and security

<p><i>O1 Incorporate crime prevention strategies in new developments.</i></p> <p><i>O2 Encourage active, pedestrian oriented environments where developments are designed to integrate into the public domain.</i></p> <p><i>O3 Maximise opportunities for natural surveillance of public spaces and building or site entrances.</i></p>	C1 Use good site planning to clearly define public, semi-public and private areas.	 NR	 Sat	
	C2 Entries are to be clearly visible and identifiable from the street, and are to give the resident/occupier a sense of personal address and shelter. For non-residential uses, administration offices or showroom are to be located at the front of the building.	 NR	 Sat	
	C3 Minimise blank walls along street frontages.	 NR	 Sat	
	C4 Avoid areas of potential concealment and 'blind' corners.	 NR	 Sat	
	C5 Provide lighting to external entry areas, driveways and car parks in accordance with the relevant Australian Standards. The lighting is to be designed and sited to minimise spill and potential nuisance to adjoining properties.	 NR	 Sat	
	C6 Planting and fencing is not to reduce the safety of users or compromise areas of natural surveillance.	 NR	 Sat	
	C7 Where a site provides a pedestrian through route the access path is to be clearly defined and sign posted, appropriately lit, and have satisfactory visibility.	 NR	 Sat	
	C8 Locate public toilets and rest areas to promote their use, and maximise public surveillance without creating visual intrusion.	 NR	 Sat	

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2.6 Erosion and sediment control

<p><i>O1 Protect the environment against soil erosion and loss of soil from construction sites.</i></p> <p><i>O2 Prevent the degradation of drainage systems, waterways and aquatic environments from deposition of soil and foreign material from construction sites.</i></p> <p><i>O3 Prevent flood damage of individual properties caused by sediment reducing the flow capacity of the stormwater drainage system.</i></p> <p><i>O4 Promote the implementation of erosion and sediment control measures by persons undertaking construction and earthworks activities to prevent the loss of soil from the site.</i></p>	Consistent with the objectives of this section of the DCP.	○ NR	● Sat	
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2.7 Development adjoining open space

☒ 3 Heritage Conservation

☒ 4.1 Bushfire

☒ 4.2 Flooding

☒ 5.1 Development on ridges and prominent hills

☒ 5.2 Preservation of trees

☒ 5.3 Native Vegetation Cover

☐ 5.4 Environmentally sensitive land

<i>O1 To support the controls and objective for both the E2 and E4 Zone and environmentally sensitive land provisions in Clauses 7.3 to and inclusive of Clause 7.6 of the LEP.</i> <i>O2 Protect, maintain or improve the diversity of the native flora and fauna.</i> <i>O3 Protect the ecological processes necessary for their continued existence.</i> <i>O4 Encourage the recovery of threatened species, communities or populations and their habitats.</i>	C1 Development is to be consistent with any Conservation Management Plan prepared for land in the E2 zone.	● NR	○ Sat	
	Environmentally sensitive land – biodiversity (Outside “biocertified area”)	● NR	○ Sat	
	Natural Resources Sensitivity - land	● NR	○ Sat	
	Natural Resources Sensitivity - waterways	● NR	○ Sat	
	Natural Resources Sensitivity - groundwater	○ NR	● Sat	









O5 Protect, maintain or improve the diversity and stability of landscapes.				
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6 Villages

8 Rural Development









9.1.5 R3 Zone – Staunton Estate

9.2.1 Site layout

<p>O1 Encourage site responsive development that is compatible with existing or desired built form.</p> <p>O2 Facilitate sustainable development through passive solar design.</p> <p>O3 Integrate landscaping and built form.</p> <p>O4 Encourage designs which respond to the physical context and characteristics of the particular site.</p> <p>O5 Encourage design that maximises the opportunity for passive surveillance of</p>	C1 Use site characteristics such as trees, changes in level or rock outcrops as features within the site layout.	 NR	 Sat	
	C2 Integrate access, landscaping and services in the site layout, avoiding underutilised spaces.	 NR	 Sat	
	C3 Orient living spaces to maximise solar access.	 NR	 Sat	
	C4 Facilitate natural cross ventilation within dwellings through the location of windows and doors.	 NR	 Sat	



<i>communal spaces from private living areas.</i>				
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9.2.2 Streetscape

<i>O1 Encourage compatibility with existing built form.</i>	C1 Provide a street address and front elevation that is consistent with the predominant scale, rhythm and form of the street.	 NR	 Sat	
<i>O2 Encourage attractive streetscapes.</i>	C2 Front fence height forward of the building line is not to exceed 1200mm. However, a side boundary fence forward of the building line may be permitted to taper from the maximum permitted height (1.8 metres) at the building line down to the 1200mm maximum permitted height at the front boundary.	 NR	 Sat	
<i>O3 Ensure a strong street edge with good definition between the public and private domain.</i>	C3 Fence height at and behind the building line is not to exceed 1800mm in height.	 NR	 Sat	
<i>O4 In locations where front fences are an important feature of the established streetscape, ensure that new fences complement the character of the streetscape.</i>	C4 The majority of windows in dwelling wall which face the street should be windows of habitable rooms.	 NR	 Sat	

9.2.3 Corner lots and secondary facades

9.2.4 Sloping sites

<i>O1 Encourage site responsive development.</i>	C1 Use pier, split level or suspended floor designs on sloping sites.	 NR	 Sat	The building design is appropriate to the site and generally meets the objectives.
<i>O2 Encourage building design that is appropriate to the site conditions.</i>				

O3 If an alternate design is possible, avoid development that would require cutting into the site.				
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☒ 9.3.1 Site area per dwelling

☐ 9.3.2 Site cover

<p>O1 Ensure that development sites are of sufficient size for dual occupancy, multi dwelling housing and residential flat developments.</p> <p>O2 Ensure adequate areas for access, parking, landscaping, useable garden and outdoor areas and natural runoff.</p> <p>O3 Retain compatibility with site context and avoid over development resulting from excessive site cover.</p>	C1 Maximum site cover is to be in accordance with Table 9.3.2a.	○ NR	● Sat	<p>Site size = 885.2 M2 40% = 354.08 Area of all building = 275m2 Meets the objectives</p>
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☐ 9.3.4 Solar access

O1 Ensure that the amenity of the occupants of dwellings is achieved by designing so	C1 Locate garages, laundries and bathrooms to provide insulation from western sun.	● NR	○ Sat	
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<p><i>that they receive adequate daylight and natural ventilation to habitable rooms and sunlight to private open space areas.</i></p> <p><i>O2 Ensure non-habitable rooms such as garages, laundries and bathrooms are positioned so that living areas, open space and habitable rooms receive maximum winter solar access and ventilation.</i></p> <p><i>O3 Maintain reasonable sunlight access to adjoining properties.</i></p>	C2 Locate living areas and private open space to ensure orientation to the north and north east where possible.	● NR	○ Sat	
	C3 Building design and site layout is to ensure adequate sunlight access to the internal living spaces and private open space of the proposed development.	○ NR	● Sat	
	C4 Variations can be considered to C1, C2 and C3 where it can be demonstrated that site constraints, existing built form and good design practices limit the ability of the proposal to comply with these controls.	● NR	○ Sat	
	C6 For any adjacent dwellings that have north facing living areas, maintain 3 hours sunlight access to the windows of the living areas between 9am and 3pm in mid-winter (June 22).	○ NR	● Sat	
	C7 Variations to C6 above can be considered where it can be demonstrated that any form of reasonable development on the lot would cause non-compliance with C6. In this instance the impacts are to be minimised where possible.	● NR	○ Sat	
	C8 Proposed development design should take into account the location of any adjacent private open space and avoid excess overshadowing of that space.	○ NR	● Sat	

9.3.5 Private open space

O1 Provide quality, useable private open space.	C1 At least 24m ² of private open space is required per dwelling. The private open space is to be directly accessible to the main living area and have a minimum dimension of 4m.	○ NR	● Sat	
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<p><i>O2 Ensure adequate areas for recreation and outdoor living.</i></p> <p><i>O3 Encourage good connection between dwellings and private open space.</i></p>	<p>C2 Enclosure of approved private open space will be permitted, however at least one side of the approved private open space is to remain open. Roofing of approved private open space is permitted provided that BASIX requirements are not compromised.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	<p>C3 Use screening where necessary to ensure the privacy of private open space areas.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

9.3.6 Front setbacks

<p><i>O1 Encourage uniform building lines that correspond to the built setbacks and patterns of neighbouring buildings.</i></p> <p><i>O2 Encourage attractive residential streets and quality public domain.</i></p> <p><i>O3 Ensure that new developments complement the established built patterns.</i></p> <p><i>O4 Maintain lines of sight for vehicle safety.</i></p>	<p>C1 Minimum front setbacks for residential development (site area smaller than 2000m2):</p> <p>Primary frontage to a main or arterial road 9m #</p> <p>Primary street frontage (other roads) 6m #</p> <p>Secondary frontage (corner site) 3m</p> <p># - For residential accommodation in R3 Zones a minimum setback of 3m may be considered.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C2 In the older areas of Wagga Wagga front setbacks are typically 7.5m. where the setback of existing adjoining buildings is greater than 6m increase the front setback to the setback of the adjoining building closest to the street boundary.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	<p>C3 The front elevation of a dwelling as visible from a public road shall include at least one change in plane of the dwelling wall (that encloses a habitable room) of a minimum of 500mm. The front of the garage shall not protrude in front of the face of the forward most wall of the dwelling enclosing a habitable room. In all instances, the garage shall not encroach on the front setback identified under C1. The forward most part of a building/dwelling wall shall not project forward of the building line. Refer to diagrams opposite.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

	<p>C4 Variations to the minimum setback can be considered in the following circumstances:</p> <ul style="list-style-type: none"> • Within Urban Release Areas where it can be demonstrated that the reduced setback will be generally consistent with the character of the area or likely or desired future character of the area consistent with those generally allowed under the SEPP (Exempt and Complying Code) 2008 or relevant Code at the time of lodgement of a development application. • Areas where it can be demonstrated that the setback is consistent with neighbouring properties. This situation is typical to older established areas of Central Wagga and large lot residential land. • Corner lots where it can be demonstrated that the reduced setback on either or both frontages provides a more attractive streetscape without impacting unreasonably on the amenity of the neighbouring properties. This is relevant to designs that address both frontages without boundary fencing. 	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

9.3.7 Side and rear setbacks

<p><i>O1 Ensure adequate separation between buildings for landscaping, privacy, natural light and ventilation.</i></p>	<p>C1 The rear setback for detached secondary dwellings is determined by site conditions and the setbacks of similar structures on adjoining and nearby sites.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	Side and rear setbacks comply with the objectives
<p><i>O2 Ensure new development continues the rhythm or pattern of development in the locality.</i></p> <p><i>O3 Provide access for maintenance.</i></p>	<p>C2 Any point of a building must have a setback from the side boundary nearest to that point of at least:</p> <p>a) If the lot is in Zone R5 a setback of 2m, or</p> <p>b) If the lot is in Zone RU1, RU2 or RU4 a setback of 10m.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

O4 Building setbacks from the side and rear boundaries shall have careful regard to the impact of proposed structures on adjoining landowners.				
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9.4.1 Building elements

9.4.2 Materials and finishes

O1 Encourage the use of external materials and finishes that are suited to their location and support consistent quality streetscapes. O2 Encourage use of materials that have good thermal performance. O3 Promote the use of materials that are climate responsive and contribute to innovative building design. O4 Discourage corporate colours in building facades.	C1 Select materials for their environmental performance, durability, detail and appearance to achieve quality appearance.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C2 Avoid large unbroken expanses of any single material.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C3 Minimise use of highly reflective or glossy materials on building exteriors.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C4 Use contrasting materials in combination with design elements for features such as corner elements.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

9.4.3 Privacy

<p><i>O1 Ensure privacy within new developments, and avoid potential impacts to existing properties.</i></p> <p><i>O2 Ensure adequate acoustic privacy within dwellings.</i></p>	C1 Offset windows, balconies and private open space areas between adjoining dwellings.	● NR	○ Sat	The outbuilding raises no privacy concerns given its use.
	C3 Screening is required where there is direct line of sight between neighbouring balconies or private open space areas, or between windows and door openings of habitable rooms.	● NR	○ Sat	

9.4.4 Garages, carports, sheds and driveways

<p><i>O1 Minimise the visual dominance of garages and driveways in the streetscape.</i></p> <p><i>O2 Where possible, locate garages so as to assist in protecting dwellings from early morning and late afternoon summer sun.</i></p>	<p>C1 Where garage doors form part of the facade of a dwelling fronting a public road</p> <p>- the garage door is to be:</p> <p>less than 50% of the width of the house*</p> <p>no wider than 6m #</p> <p>maximum 2.4m high #</p> <p>- double garages are only permitted on lots 12.5m wide or greater*</p> <p>- single fronted tandem garages with one space behind the other are permitted</p> <p>* - Variations to these controls may be considered for multi storey dwellings</p> <p># - Variations to these controls may be considered where the setback of the dwelling exceeds 10 metres.</p>	● NR	○ Sat	
	C2 Garages, carports and sheds that open up to a laneway must be setback a minimum of 1m from the property boundary.	● NR	○ Sat	
	<p>C3 The floor area of an outbuilding on a residential lot must not be more than the following:</p> <p>(a) 8% of the site area if the lot has an area of less than 600m²,</p>	○ NR	● Sat	<p>Total shed size =101m²</p> <p>Land size = 885.2</p> <p>8% of 885.2 = 70.8m²</p>

	<p>(b) 8% of the area or a maximum area of 175m², whichever is the lesser, if the lot has an area of at least 600m² but less than 4000m², (c) Lots greater than 4000m² will be considered on their merits.</p>			<p>Shed exceeds control being 20% larger than permissible. Totally 11.5% of the site.</p> <p>Despite the variation, it is satisfied that the development as proposed remains consistent with the objectives of both controls:</p> <p>O1 Minimise the visual dominance of garages and driveways in the streetscape.</p> <p>The Shed is well setback behind the existing building line and does not impact on the continued provision of good private open space at the rear of the dwelling.</p> <p>O2 Where possible, locate garages so as to assist in protecting dwellings from early morning and late afternoon summer sun.</p> <p>Objective O2 is not relevant as it is not located in the proximity of the dwelling to protect the dwelling.</p>
	C4 The total cumulative floor area of all outbuildings on any one property shall not exceed 8% of the site area or a maximum area of 300m ² , whichever is the lesser.	○ NR	● Sat	
	C5 Sheds may only be erected on residential land where a dwelling house is constructed or under construction and must be used for purposes ancillary to the residential use of the land.	○ NR	● Sat	

	C6 The height of an outbuilding or the alterations and additions to an existing outbuilding on a lot must not be more than 4.8m above ground level (existing). The building shall be single storey construction with a maximum roof pitch of 27 degrees or steeper to match the roof pitch of the house.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C7 An outbuilding shall not be located in front of the main building line. Variations may be considered for a balcony, deck, patio, pergola, terrace or verandah.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

9.4.5 Site facilities

9.4.6 Changing the landform – cut and fill

<p><i>O1 Encourage site responsive development and protect the amenity of adjoining land.</i></p> <p><i>O2 Avoid excessive earthworks and minimise changes to the natural landform.</i></p> <p><i>O3 Encourage site layout and building design that is appropriate to the site conditions, including use of split levels, pier foundation or suspended floor house designs.</i></p>	<p>C1 Excavation is not to exceed a maximum depth measured from ground level (existing) as follows:</p> <p>(a) If located no more than 1m from boundary – 1.5m, and</p> <p>(b) If located more than 1m but not more than 1.5m from any boundary – 2m, and</p> <p>(c) If located more than 1.5m from any boundary – 3m.</p> <p>Any depths and/or setbacks outside of the above may only be considered where there is no unreasonable or unacceptable impact on the amenity of the adjoining properties (direct overlooking and loss of privacy, overshadowing to areas of principal private open space and living areas).</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C2 Fill is not to exceed:</p> <p>(a) 1.5m above ground level (existing), and</p> <p>(b) Must be contained by either:</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

<p><i>O4 Avoid adverse impacts on salinity by minimising the potential for surface water to enter the groundwater in recharge areas.</i></p> <p><i>O5 Avoid inappropriate fill being introduced to sites.</i></p> <p><i>O6 Ensure adequate provision of drainage in relation to cut and fill practices.</i></p>	<p>(i) A retaining wall or other form of structural support that does not extend more than 1.5m from the closest external wall of the dwelling house, or</p> <p>(ii) An unprotected sloping embankment or batter that does not extend from the dwelling house by more than 3m, in which case the toe of the embankment or batter must be more than 1m away from a side or rear boundary.</p> <p>Variations to the above setbacks can be considered where the applicant can demonstrate that there is an acceptable impact on the amenity of the adjoining properties (privacy, overshadowing).</p>			
	<p>C3 Retaining walls and support for earthworks that are more than 600mm above or below ground (existing) and within 1m of the boundary or more than 1m above the ground level in another location, must take the form of a retaining wall or other form of structural support that:</p> <p>(a) has been certified by a professional engineer, and</p> <p>(b) has adequate drainage lines connected to the existing stormwater drainage system for the site, and</p> <p>(c) does not result in any retaining wall or structural support with a total height measured vertically from the base of the retaining wall or structural support to its uppermost portion is:</p> <p>(i) more than 1.5m in height and within 1m from a side or rear boundary, or</p> <p>(ii) more than 3m in height at any other location.</p>	<p>● NR</p>	<p>○ Sat</p>	
	<p>C4 Retaining walls are not to be located within the easement. The retaining wall shall be located outside the easements zone of influence.</p>	<p>○ NR</p>	<p>● Sat</p>	
	<p>C5 No cut or fill to take place within easements.</p>	<p>○ NR</p>	<p>● Sat</p>	

C6 To encourage site responsive development, excavation and retaining walls greater than that specified in C1 to C3 above can be considered where the design responds to the slope (or incorporates split levels). The additional retaining wall height is to facilitate basements, garages or the like at the lower level. The excavation is to be adequately retained and drained, in accordance with approved engineering details.	● NR	○ Sat	
C7 Where achievable, any proposed dwelling is to be designed incorporating retaining walls and fill within the dwelling. Should the provision of retaining walls and fill not be achievable within a proposed dwelling due to demonstrated site constraints they should be located as close to the proposed dwelling as is possible, to minimise the impact on the amenity of the adjoining properties.	○ NR	● Sat	
C8 All retained material is to have a gradient of at least 5%.	○ NR	● Sat	
C9 Fill material is to be substantially from the site only. Imported fill material is not encouraged.	○ NR	● Sat	
C10 Cut and fill outside the building envelope is not to exceed 600mm.	● NR	○ Sat	
C11 Stormwater or surface water runoff is not to be redirected or concentrated onto adjoining properties so as to cause a nuisance. Adequate drainage is to be provided to divert water away from batters.	○ NR	● Sat	
C12 Earthworks should not be carried out within the angle of repose of adjoining property. Unless such works are supported by certified structural engineer reports and do not impact on neighbouring property.	○ NR	● Sat	



 **14 Boorooma Urban Release Area**

 **15 Lloyd Urban Release Area**

 **16 Gobbagombalin Urban Release Area**