Report of Development Application

Environmental Planning and Assessment Act 1979

Application Details	Application Number	*DA21/0615*	Applicant	*Al Campbell* *20 Eugene Ave* *SAN ISIDORE NSW 2650*
	Date of Lodgement	*23/09/2021*		
	Proposal	*Shed*	Description of Mod.	N/A
	Development Cost	*$80940*	Other Approvals	Nil

Site Details	Subject Land	*17 Cummins Dr* *SAN ISIDORE NSW 2650* *Lot 5 DP 244397*	Owner	*Al Campbell & K Campbell*

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:

Jenna Clarke
Cadet Town Planner

Date:1/11/2021

Report Approved by:

Sam Robins
Senior Town Planner

Date: 1/11/21

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☒ **Section 4.55 Modification of Consent**

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

Description	Shed

Matters for consideration

GIS & System Check	Section 4.15(1) *EP&A Act 1979*	Issue	Legislative Provisions	Not Relevant	Satisfactory	Comment
✔	(b) (c) (e)	**DA History**		○ *NR*	● *Sat*	

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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
				○
				NR
					●
					Sat
						Zoning of land (cl 2.2): R5
						
						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)):
						
						• To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
						  • To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
						  • To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
						  • To minimise conflict between land uses within this zone and land uses within adjoining zones.
						  • To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.

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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)		○ NR	● Sat	
LEP 2010 Listed item and Conservation	(a)(i) (a)(iii) (b) (c) (e)	**Heritage** Conservation Area Listed item *DCP 3 Heritage Conservation*		● NR	○ Sat	
			LEP 5.10 Heritage 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** *DCP 5.4 Environmentally sensitive land*	**LEP** 7.3 Biodiversity	○ NR	● Sat	
			LEP 7.4 Vulnerable land	○ NR	● Sat	

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			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 *DCP 4.2 Flooding*		● NR	○ Sat	
			LEP 5.21 Flood Planning	● NR	○ Sat	
Bushfire Prone Land	(a)(iii) (b) (c) (e)	**Bushfire** *DCP 4.1 Bushfire*		○ NR	● Sat	See discussion below
Environmental -Contaminated Land & PFAS	(a)(i) (b) (c) (e)	**Contaminated Land** PFAS Study Area Site observations	**SEPP55**	○ NR	● Sat	The land is identified to be within a PFAS Study Area . Results of the study are publicly available with the recommendation of a PFAS Management Area Plan which is yet to be developed. However, the subject land does not raise any particular concerns as the land does not contain any water corridors, aquafers, water bodies or overland flow paths. Therefore, the risk of contamination is considered low and the site is suitable for the proposed development.
Airport Constraints	(a)(i) (b) (c) (e)	**Airport Constraints**	**LEP** 7.11 Airspace operations	○ NR	● Sat	

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			LEP 7.12 Development in areas subject to aircraft noise	○ NR	● Sat	
Assets – Sewer and Stormawater	(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)		○ NR	● 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		○ NR	● Sat	Site visit undertaken on: 6/10/2021

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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		○ *NR*	● *Sat*	
	(a)(iii) (b) (c) (e)	**Traffic, access and parking** Manoeuvring Site Distance Issues Driveway grade Check Driveway location and grade • Side entry pit • Service lids/pits • Poles/turrets/substations • Street Trees ***DCP*** *2.1 Vehicle access and movements* *9.3.6 Front setbacks*		○ *NR*	● *Sat*	

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	(a)(iii) (b) (c) (e)	**Context, setting and streetscape** *DCP* *9.2.2 Streetscape* *9.2.3 Corner lots and secondary facades* *9.2.4 Sloping Sites* *9.3.1 Site area per dwelling* *9.3.2 Site cover* *9.3.6 Front setbacks* *9.3.7 Side and rear setbacks* *9.4.1 Building elements* *9.4.2 Materials and finishes* *9.4.4 Garages, carports, sheds and driveways* *9.4.5 Site facilities*		○ *NR*	● *Sat*	
	(a)(iii) (b) (c) (e)	**Public Domain** Impact on street or adjoining public place Condition/Dilapidation Construction access *DCP* *2.7 Development adjoining open space* *9.4.5 Site facilities*		○ *NR*	● *Sat*	
	(a)(iii) (b) (c) (e)	**Safety, security and crime prevention** *DCP 2.5 Safety and security*		○ *NR*	● *Sat*	

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	(a)(iii) (b) (c) (e)	**Site and internal design** *DCP* *9.2.1 Site layout* *9.4.1 Building elements* *9.4.4 Garages, carports, sheds and driveways*		○ *NR*	● *Sat*	
	(a)(iii) (b) (c) (e)	**Solar impact** *DCP* *9.3.4 Solar access* *9.3.7 Side and rear setbacks*		○ *NR*	● *Sat*	
	(a)(iii) (b) (c) (e)	**Visual Privacy** Private open space Boundary fencing and screening *DCP* *9.3.5 Private open space* *9.3.7 Side and rear setbacks* *9.4.3 Privacy*		○ *NR*	● *Sat*	
	(a)(i) (b) (c) (e)	**Noise and Vibration** Acoustic privacy conflicts Impacting nearby land uses (Rail, Road, Infrastructure SEPP referrals)		● *NR*	○ *Sat*	

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	(a)(i) (b) (c) (e)	**Air and microclimate** Impacting nearby land uses (Rail, Road, Infrastructure SEPP referrals)		● NR	○ Sat	
	(a)(i) (a)(iii) (b) (c) (e)	**Earthworks and Soils** Cut and fill Stability and erosion control Stormwater quality *DCP* *9.4.6 Changing the landform – cut and fill*		○ NR	● Sat	
			LEP 7.1A Earthworks	○ NR	● Sat	
	(b) (c) (e)	**Landscaping**		● NR	○ Sat	
	(b) (c) (e)	**Waste** Construction waste management Asbestos		○ NR	● Sat	
	(a)(iii) (b) (c) (e)	**Energy & Water** *DCP* *9.3.7 Side and rear setbacks* *9.4.1 Building elements* *9.4.2 Materials and finishes*		○ NR	● Sat	

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	(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) *DCP* *5.2 Preservation of trees* *5.3 Native Vegetation Cover*		○ NR	● Sat	
			Section 5AA and Part 7 of the Biodiversity Conservation Act 2016 *Test for determining whether proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats)*	○ NR	● Sat	Section 5AA and Part 7 of the Biodiversity Conservation Act 2016 (Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats) There are a number of tests to determine whether the proposal triggers the NSW Biodiversity Offset Scheme under the NSW Biodiversity Conservation Act 2016 and results in the need for further assessments or offsets. 1 *Is the subject site identified as an area of outstanding biodiversity value on the biodiversity values map?* No

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						2 *Does the amount of native vegetation being removed exceed the biodiversity offsets scheme threshold.* No native vegetation is proposed to be removed. 3 *Test of Significance - the test to determine whether the proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats.* Given that no native vegetation is being removed and in the absence of any recorded endangered flora or fauna on the site of the proposed development, it is not anticipated that the development will significantly affect threatened species or ecological communities or their habitats. Based on the above assessment it is satisfied that the development will not trigger the Biodiversity Offset Scheme.
	(b) (c) (e)	**Social and economic impacts**		○ *NR*	● *Sat*	
	(b) (c) (e)	**Facilitation of Ecologically Sustainable Development**		○ *NR*	● *Sat*	
	(a)(i) (b)	**Other LEP Clauses**	**LEP** 2.7 Demolition	●	○	

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	(c) (e)		requires development consent	NR	Sat	
			LEP 4.3 Height of buildings	○ NR	● Sat	
			LEP 7.9 Primacy of Zone B3 Commercial Core	○ NR	● Sat	
			LEP 4.2A Erection of dwelling houses and dual occupancies on land in certain residential, rural and environmental protection zones	● NR	○ Sat	
			LEP 5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	● NR	○ Sat	
			Other Clauses	● NR	○ Sat	
	(a)(i) (b) (c) (e)	**Other EPIs**	SEPP (Infrastructure) 2007	● NR	○ Sat	
			SEPP (Activation Precincts) 2020	● NR	○ Sat	

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			Other SEPPs	● NR	○ Sat	
	(a)(ii) (b) (c) (e)	**Draft EPIs**		○ NR	● Sat	There are a number of state environmental planning policies currently subject to review, including some which have involved consultation and notification. None of these are applicable to this application.
	(a)(iiia) (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**	*Local Government Act 1993*	● NR	○ Sat	
	(e)	**Section 7.11 Contributions** (Local Infrastructure Contributions Plan 2019 - 2034)	*EP&A Act 1979*	● NR	○ Sat	
	(e)	**Section 7.12 Contributions** (Local Infrastructure Contributions Plan 2019 - 2034)	*EP&A Act 1979*	● NR	○ Sat	
	(e)	**Section 64 sewer** (Development Servicing Plan – Sewerage Services – July 2013)	s64 *LG Act 1993* & s306 *Water Management Act 2000*	● NR	○ Sat	
	(e)	**Section 64 stormwater** (Development Servicing Plan – Stormwater – November 2007)	s64 *LG Act 1993* & s306 *Water Management Act 2000*	● NR	○ Sat	
	(a)(iv) (e)	**The Regulation – Prescribed Matters**		○ NR	● Sat	

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		EP&A Regulation 2000	cl.92(1)(b) - Demolition of a building, the provisions of AS 2601 *(ensure condition included requiring compliance with standard)*	● NR	○ Sat	
			cl.92A - Additional matters that consent authority must consider for Wagga Wagga	● NR	○ Sat	
			cl.94 require existing building to be brought into total or partial conformity with BCA *(check with Building Surveyor for development proposing the rebuilding, alteration, enlargement or extension of an existing building)*	● NR	○ Sat	
	(a)(iv) (e)	**The Regulation – Prescribed Conditions** *(ensure conditions of consent included)*	EP&A Regulation 2000	○ NR	● Sat	
	(e)	**Other regulation matters**	EP&A Regulation 2000	○ NR	● Sat	
	(e)	**Council Policies**		○ NR	● 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.

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						No declaration has been made that would require action under this policy.
	(e)	**Other public interest matters**		○ NR	● 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	○ NR	● Sat	In accordance with the Council's advertising and notification provisions outlined in Section 1.10 of the WWDCP the application was required to be notified. Dates- 15/10/2021-22/10/2021

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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	○ NR	● Sat	See discussion 9.4.4

☒ 2.1 Vehicle access and movements

☒ 2.2 Off-street parking

☒ 2.3 Landscaping

☒ 2.5 Safety and security

☐ 2.6 Erosion and sediment control

O1 Protect the environment against soil erosion and loss of soil from construction sites. *O2 Prevent the degradation of drainage systems, waterways and aquatic environments from deposition of soil and foreign material from construction sites.* *O3 Prevent flood damage of individual properties caused by sediment reducing the*	Consistent with the objectives of this section of the DCP.	○ NR	● Sat	

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flow capacity of the stormwater drainage system. *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.*				

☒ 2.7 Development adjoining open space

☒ 3 Heritage Conservation

☐ 4.1 Bushfire

O1 Minimise risk to life, property and the environment from bush fire. *O2 Ensure compliance with statutory obligations for development in bush fire prone areas.*	C1 Applications are to satisfy the relevant provisions of *Planning for Bush Fire Protection 2006* (or any later versions) and Australian Standard: 3959 Construction of Buildings in Bush Fire Prone Areas.	○ *NR*	● *Sat*	Development in bush fire prone areas is subject to Planning for Bush Fire Protection 2019 (or any later versions) and Australian Standard: 3959 Construction of Buildings in Bush Fire Prone Areas (AS: 3959). 8.3.2 of Class 10 structures There is no bush fire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas. Given that the shed is located more than 6m from the dwelling there are no bush fire requirements

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	C2 Where required, a clear separation is to be provided between buildings and bushfire hazards in the form of a fuel-reduced Asset Protection Zone (APZ). In all cases the APZ is to be located wholly within the land zoned Residential. Refer to the requirements of Planning for Bush Fire Protection 2006	● NR	○ Sat	

☒ 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

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. *O2 Protect, maintain or improve the diversity of the native flora and fauna.*	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	

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O3 Protect the ecological processes necessary for their continued existence. *O4 Encourage the recovery of threatened species, communities or populations and their habitats.* *O5 Protect, maintain or improve the diversity and stability of landscapes.*	Natural Resources Sensitivity - groundwater	○ NR	● Sat	The proposed shed is located within, however will not disturb the area mapped as groundwater sensitivity.

☒ 6 Villages

☒ 8 Rural Development

☒ 9.1.5 R3 Zone – Staunton Estate

☐ 9.2.1 Site layout

O1 Encourage site responsive development that is compatible with existing or desired built form. *O2 Facilitate sustainable development through passive solar design.* *O3 Integrate landscaping and built form.* *O4 Encourage designs which respond to the physical*	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	

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context and characteristics of the particular site. *O5 Encourage design that maximises the opportunity for passive surveillance of communal spaces from private living areas.*				

☒ 9.2.2 Streetscape

☒ 9.2.3 Corner lots and secondary facades

☒ 9.2.4 Sloping sites

☒ 9.3.1 Site area per dwelling

☒ 9.3.2 Site cover

☐ 9.3.4 Solar access

O1 Ensure that the amenity of the occupants of dwellings is achieved by designing so that they receive adequate daylight and natural ventilation to habitable rooms and sunlight to private open space areas.	C1 Locate garages, laundries and bathrooms to provide insulation from western sun.	● NR	○ Sat	
	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	

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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. *O3 Maintain reasonable sunlight access to adjoining properties.*				
	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. *O2 Ensure adequate areas for recreation and outdoor living.* *O3 Encourage good connection between dwellings and private open space.*	C1 At least 24m2 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	
	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.	● NR	○ Sat	
	C3 Use screening where necessary to ensure the privacy of private open space areas.	●	○	

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		NR	Sat	

☒ 9.3.6 Front setbacks

☐ 9.3.7 Side and rear setbacks

O1 Ensure adequate separation between buildings for landscaping, privacy, natural light and ventilation. *O2 Ensure new development continues the rhythm or pattern of development in the locality.* *O3 Provide access for maintenance.* *O4 Building setbacks from the side and rear boundaries shall have careful regard to the impact of proposed structures on adjoining landowners.*	C1 The rear setback for detached secondary dwellings is determined by site conditions and the setbacks of similar structures on adjoining and nearby sites.	● NR	○ Sat	Side and rear setbacks comply with the objectives
	C2 Any point of a building must have a setback from the side boundary nearest to that point of at least: a) If the lot is in Zone R5 a setback of 2m, or b) If the lot is in Zone RU1, RU2 or RU4 a setback of 10m.	○ NR	● Sat	

☒ 9.4.1 Building elements

☐ 9.4.2 Materials and finishes

O1 Encourage the use of external materials and finishes that are suited to	C1 Select materials for their environmental performance, durability, detail and appearance to achieve quality appearance.	○ NR	● Sat	

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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.*				
	C2 Avoid large unbroken expanses of any single material.	○ NR	● Sat	
	C3 Minimise use of highly reflective or glossy materials on building exteriors.	○ NR	● Sat	
	C4 Use contrasting materials in combination with design elements for features such as corner elements.	○ NR	● Sat	

☐ 9.4.3 Privacy

O1 Ensure privacy within new developments, and avoid potential impacts to existing properties. *O2 Ensure adequate acoustic privacy within dwellings.*	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

O1 Minimise the visual dominance of garages and driveways in the streetscape.	C1 Where garage doors form part of the facade of a dwelling fronting a public road - the garage door is to be: less than 50% of the width of the house*	● NR	○ Sat	

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O2 Where possible, locate garages so as to assist in protecting dwellings from early morning and late afternoon summer sun.	no wider than 6m # maximum 2.4m high # - double garages are only permitted on lots 12.5m wide or greater* - single fronted tandem garages with one space behind the other are permitted * - Variations to these controls may be considered for multi storey dwellings # - Variations to these controls may be considered where the setback of the dwelling exceeds 10 metres.			
	C2 Garages, carports and sheds that open up to a laneway must be setback a minimum of 1m from the property boundary.	● NR	○ Sat	
	C3 The floor area of an outbuilding on a residential lot must not be more than the following: (a) 8% of the site area if the lot has an area of less than 600m2, (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.	○ NR	● Sat	
	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 300m2, 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	○ NR	● Sat	The proposed shed exceeds the maximum height of 4.8 metres. The proposed height of the shed is 4.93 metres.

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	building shall be single storey construction with a maximum roof pitch of 27 degrees or steeper to match the roof pitch of the house.			The applicant supplied a justification for the need for the additional height, that being for machinery storage. The impact on the adjoining owners and to the streetscape is negligible. The shed still complies with the objectives- (Minimise the visual dominance of garages and driveways in the streetscape) despite the additional site area, the additional area is deemed minimal and no reason for refusal.
	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.	○ NR	● Sat	

☒ 9.4.5 Site facilities

☒ 9.4.6 Changing the landform – cut and fill

☒ 14 Boorooma Urban Release Area

☒ 15 Lloyd Urban Release Area

☒ 16 Gobbagombalin Urban Release Area

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