

Report of Development Application

Environmental Planning and Assessment Act 1979

Application Details	Application Number	DA22/0723	Applicant	JA Howell 244 Lake Albert Rd KOORINGAL NSW 2650
	Date of Lodgement	29/11/2022		
	Proposal	Alterations and additions to existing dwelling	Description of Mod.	N/A
	Development Cost	\$70000	Other Approvals	Nil
Site Details	Subject Land	244 Lake Albert Rd KOORINGAL NSW 2650 Lot 16 DP 38641	Owner	JA Howell

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 & Approved by:




Bikash Pokharel
Town Planner

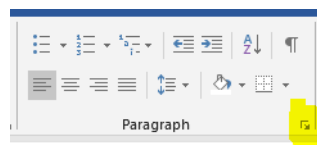
Date: 5/12/2022

☒ section not relevant

3 steps to remember when turning sections on and off:

1. Check ☒ or uncheck ☐ the red box
2. Collapse or expand the section with the little arrow  ☒ **Section 4.55 Modification of Consent**

3. Expand the Paragraph tab



and check or uncheck this box

General

Alignment:

Outline level: ☒ Collapsed by default

☒ Section 4.55 Modification of Consent

☐ Section 4.15(1) Matters for consideration - general

Description

Alterations and additions to existing dwelling

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		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	CDC22/0233 – Swimming Pool and Child Resistant Barrier CDC20/0182 – Detached Shed
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		<div><div></div></div> <div>NR</div>	<div><div></div></div> <div>Sat</div>	The subject site is not burdened by any easements.
		Correct legal description and ownership				
		Easements & Building Envelopes				
		Open Deposited Plan (including 88b)				
LEP 2010 Listed item and Conservation	(a)(i) (a)(iii) (b) (c) (e)	Heritage		<div><div></div></div> <div>NR</div>	<div><div></div></div> <div>Sat</div>	
		Conservation Area				
		Listed item	LEP 5.10 Heritage conservation	<div><div></div></div> <div>NR</div>	<div><div></div></div> <div>Sat</div>	
		<i>DCP 3 Heritage Conservation</i>				
LEP 2010 Urban release Area	(a)(i) (b) (c) (e)	Urban Release Area	LEP 6.2 Public utility infrastructure	<div><div></div></div> <div>NR</div>	<div><div></div></div> <div>Sat</div>	
			LEP 6.3 Development control plan	<div><div></div></div> <div>NR</div>	<div><div></div></div> <div>Sat</div>	
Natural resource Sensitivity	(a)(i) (a)(iii) (b) (c) (e)	Natural Resource Sensitivity	LEP 7.3 Biodiversity	<div><div></div></div> <div>NR</div>	<div><div></div></div> <div>Sat</div>	
		<i>DCP 5.4 Environmentally sensitive land</i>	LEP 7.4 Vulnerable land	<div><div></div></div> <div>NR</div>	<div><div></div></div> <div>Sat</div>	

			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	
			LEP 5.21 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	SEPP (Resilience and Hazards) 2021	○ NR	● 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	○ NR	● Sat	
			LEP 7.12 Development in areas subject to aircraft noise	○ NR	● 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) (Transport/infrastructure SEPP referral)		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
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"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	Site visit undertaken on: 30/11/2022 The site has single storey dwelling and shed. An inground swimming pool has also been approved under CDC22/0233 however construction of swimming pool has not occurred as yet.

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 Check Driveway location and grade <ul style="list-style-type: none"> • Side entry pit • Service lids/pits • Poles/turrets/substations • Street Trees <i>DCP</i> <i>2.1 Vehicle access and movements</i> <i>9.3.6 Front setbacks</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

	(a)(iii) (b) (c) (e)	Context, setting and streetscape <i>DCP</i> <i>9.2.2 Streetscape</i> <i>9.2.3 Corner lots and secondary facades</i> <i>9.2.4 Sloping Sites</i> <i>9.3.1 Site area per dwelling</i> <i>9.3.2 Site cover</i> <i>9.3.6 Front setbacks</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> <i>9.4.4 Garages, carports, sheds and driveways</i> <i>9.4.5 Site facilities</i>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	<p>Whilst the proposed addition is along the front of the existing dwelling the proposal is considered satisfactory for the following reason:</p> <ul style="list-style-type: none"> - Although the proposed addition slightly encroaches slightly forward of the existing building line proposed front back is generally consistent with adjoining properties to the north and south. - The proposal involves conversion of existing garage to rumpus room consisting of windows within the front façade will enhance the visual impact on the streetscape as opposed to having a garage door that is forward of the existing building line and dominant viewing from in the street. - Despite skillion roof is proposed within the front addition, inclusion of habitable room with windows on it and deck/porch area within the frontage of the building will provide articulation and better presentation to the street from its current form.
	(a)(iii) (b) (c) (e)	Public Domain Impact on street or adjoining public place Condition/Dilapidation		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	

		Construction access <i>DCP</i> <i>2.7 Development adjoining open space</i> <i>9.4.5 Site facilities</i>				
	(a)(iii) (b) (c) (e)	Safety, security and crime prevention <i>DCP 2.5 Safety and security</i>		○ NR	● Sat	
	(a)(iii) (b) (c) (e)	Site and internal design <i>DCP</i> <i>9.2.1 Site layout</i> <i>9.4.1 Building elements</i> <i>9.4.4 Garages, carports, sheds and driveways</i>		○ NR	● Sat	
	(a)(iii) (b) (c) (e)	Solar impact <i>DCP</i> <i>9.3.4 Solar access</i> <i>9.3.7 Side and rear setbacks</i>		○ NR	● Sat	
	(a)(iii) (b) (c) (e)	Visual Privacy Private open space Boundary fencing and screening <i>DCP</i> <i>9.3.5 Private open space</i> <i>9.3.7 Side and rear setbacks</i> <i>9.4.3 Privacy</i>		○ NR	● Sat	

	(a)(i) (b) (c) (e)	Noise and Vibration Acoustic privacy conflicts Impacting nearby landuses (Rail, Road, Infrastructure SEPP referrals)		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>
	(a)(i) (b) (c) (e)	Air and microclimate Impacting nearby landuses (Rail, Road, Infrastructure SEPP referrals)		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>
	(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>	LEP 7.1A Earthworks	<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>
	(b) (c) (e)	Landscaping		<input checked="" type="radio"/> <i>NR</i>	<input type="radio"/> <i>Sat</i>
	(b) (c) (e)	Waste		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>

		Construction waste management				
		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>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(i) (b) (c) (e)	BASIX (Use assessment checklist)	BASIX SEPP 2004	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	A valid BASIX Certificate (Certificate No. A475218) is submitted and assessed as being complaint.
	(b) (c) (e)	Other hazards Natural Technological		<input type="radio"/> NR	<input checked="" type="radio"/> 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>		<input type="radio"/> NR	<input checked="" type="radio"/> 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>	<input type="radio"/> NR	<input checked="" type="radio"/> 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

					<p>Biodiversity Conservation Act 2016 and results in the need for further assessments or offsets.</p> <p><i>1. Is the subject site identified as an area of outstanding biodiversity value on the biodiversity values map?</i></p> <p>No</p> <p><i>2. Does the amount of native vegetation being removed exceed the biodiversity offsets scheme threshold?</i></p> <p>No native vegetation is proposed to be removed.</p> <p><i>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.</i></p> <p>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.</p>
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						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		<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) (c) (e)	Other LEP Clauses	LEP 2.7 Demolition requires development consent	<input type="radio"/> NR	<input checked="" type="radio"/> 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	
			LEP 5.16 Subdivision of, or dwellings on, land in	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

			certain rural, residential or environment protection zones			
			Other Clauses	● NR	○ Sat	
	(a)(i) (b) (c) (e)	Other EPIs	SEPP (Transport and Infrastructure) 2021	● NR	○ Sat	
			SEPP (Precincts - Regional) 2021	● NR	○ Sat	
			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)(iii) (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>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	The cost of the development is less than \$100,000 therefore Section 7.12 is not applicable.
	(e)	Section 64 sewer (Development Servicing Plan – Sewerage Services – July 2013)	<i>s64 LG Act 1993 & s306 Water Management Act 2000</i>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(e)	Section 64 stormwater (Development Servicing Plan – Stormwater – November 2007)	<i>s64 LG Act 1993 & s306 Water Management Act 2000</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	As per Section 1.2 of the Implementation Guide Development Servicing Plan Stormwater May 2022, the development is exempt from Section 64 Stormwater infrastructure.
cl.	(a)(iv) (e)	The Regulation – Prescribed Matters <i>EP&A Regulation 2021</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			<i>cl.61(1) - Demolition of a building, the provisions of AS 2601</i> <i>(ensure condition included requiring compliance with standard)</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			<i>cl.61(7) - Consideration of Special Activation Precinct Master Plan</i>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			<i>cl.64 - require existing building to be brought into total or partial conformity with BCA</i> <i>(check with Building Surveyor for development proposing the rebuilding, alteration, enlargement or extension of an existing building)</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Relevant conditions have been included in the development consent.

	(a)(iv) (e)	The Regulation – Prescribed Conditions (ensure conditions of consent included)	EP&A Regulation 2021	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(e)	Other regulation matters	EP&A Regulation 2021	<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	In accordance with the Council's advertising and notification provisions outlined in Section 1.10 of the WWDGP the application was not required to be notified.
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☒ 1.11 Complying with the Wagga Wagga Development Control Plan 2010

☐ 2.1 Vehicle access and movements

<i>O1 Ensure the safety and efficiency of urban and rural roads.</i>	C3 Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
<i>O2 Limit new access points to arterial roads or ensure alternative access is utilised where practical.</i>	C5 Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C6 Ensure adequate sight lines for proposed driveways.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	













☐ 2.2 Off-street parking

<i>O2 Ensure the provision of safe and efficient parking for all modes of transport to meet anticipated demands.</i>	C1 Parking is to be provided in accordance with the table below. For uses not listed, similar land uses should be used as a guide in assessing car parking requirements.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Whilst the proposal involves conversion of existing garage into a rumpus room, the site has shed to the rear of the property which will be used for the
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<i>O3 Minimise disruptions to existing levels of service and safety as a result of insufficient parking being provided on site.</i>				storage of cars and other personal vehicles. As such, the proposal is considered satisfactory.
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2.3 Landscaping

2.5 Safety and security

<i>O1 Incorporate crime prevention strategies in new developments.</i> <i>O2 Encourage active, pedestrian oriented environments where developments are designed to integrate into the public domain.</i> <i>O3 Maximise opportunities for natural surveillance of public spaces and building or site entrances.</i>	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	Whilst the front entry door is location on the side wall, the door will still be visible and identifiable from the street.
	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	

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</i></p>	Consistent with the objectives of this section of the DCP.	○ NR	● Sat	
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prevent the loss of soil from the site.				
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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
- ☒ 6 Villages
- ☒ 8 Rural Development
- ☒ 9.1.5 R3 Zone – Staunton Estate

9.2.1 Site layout

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

9.2.2 Streetscape

<p><i>O1 Encourage compatibility with existing built form.</i></p> <p><i>O2 Encourage attractive streetscapes.</i></p> <p><i>O3 Ensure a strong street edge with good definition</i></p>	C1 Provide a street address and front elevation that is consistent with the predominant scale, rhythm and form of the street.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	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	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

<i>between the public and private domain.</i>	building line down to the 1200mm maximum permitted height at the front boundary.			
<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>	C3 Fence height at and behind the building line is not to exceed 1800mm in height.	● NR	○ Sat	
	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>				
<i>O3 If an alternate design is possible, avoid development that would require cutting into the site.</i>				











9.3.1 Site area per dwelling

9.3.2 Site cover

<i>O1 Ensure that development sites are of sufficient size for</i>	C1 Maximum site cover is to be in accordance with Table 9.3.2a.	○	●	
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<p><i>dual occupancy, multi dwelling housing and residential flat developments.</i></p> <p><i>O2 Ensure adequate areas for access, parking, landscaping, useable garden and outdoor areas and natural runoff.</i></p> <p><i>O3 Retain compatibility with site context and avoid over development resulting from excessive site cover.</i></p>		NR	Sat	
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9.3.4 Solar access

<p><i>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.</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>	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	
	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	 NR	 Sat	

<i>O3 Maintain reasonable sunlight access to adjoining properties.</i>	windows of the living areas between 9am and 3pm in mid-winter (June 22).			
	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

<i>O1 Provide quality, useable private open space.</i> <i>O2 Ensure adequate areas for recreation and outdoor living.</i> <i>O3 Encourage good connection between dwellings and private open space.</i>	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	
	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.	○ NR	● Sat	

□ 9.3.6 Front setbacks

<i>O1 Encourage uniform building lines that correspond to the built setbacks and</i>	C1 Minimum front setbacks for residential development (site area smaller than 2000m ²):	○ NR	● Sat	
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<p><i>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>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>			
	<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>	○ NR	● Sat	<p>As discussed above under context, setting and streetscape heading, the proposal is considered satisfactory as the proposed addition is generally consistent with adjoining properties.</p>
	<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>	○ NR	● 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 	● NR	○ Sat	

	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.			
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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><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><i>O4 Building setbacks from the side and rear boundaries shall have careful regard to the impact of proposed structures on adjoining landowners.</i></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.	● 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

<i>O1 Encourage quality and visually interesting buildings</i>	C1 Use verandahs or pergolas to link internal and external living areas.	○ NR	● Sat	
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<i>through the use of building elements.</i> <i>O2 Facilitate passive solar design principles.</i>	C2 Porches are to be integrated into the building design, and are to be used to create a sheltered and clearly visible entry.	○ NR	● Sat	
	C3 Locate ancillary components such as aerials, satellite dishes, air conditioning units and the like so they are not visible from the street.	○ NR	● Sat	
	C5 Secondary dwellings are to appear as a single occupancy from the public domain.	● NR	○ Sat	

9.4.2 Materials and finishes

<i>O1 Encourage the use of external materials and finishes that are suited to their location and support consistent quality streetscapes.</i> <i>O2 Encourage use of materials that have good thermal performance.</i> <i>O3 Promote the use of materials that are climate responsive and contribute to innovative building design.</i> <i>O4 Discourage corporate colours in building facades.</i>	C1 Select materials for their environmental performance, durability, detail and appearance to achieve quality appearance.	○ NR	● Sat	
	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

<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.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	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.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

9.4.4 Garages, carports, sheds and driveways

9.4.5 Site facilities

<p><i>O1 Ensure site facilities are integrated into site design, and are convenient, visually discreet and easy to maintain.</i></p> <p><i>O2 Encourage an attractive residential setting and quality public domain.</i></p> <p><i>O3 Minimise duplication of trenches for services and the like.</i></p>	C3 Locate mail boxes so that they are clearly visible from the street or main entry. The plans are to include details of the location for letter boxes and any associated shelter structure.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C4 Garbage areas are to be easily accessible within the site, and are to have adequate lighting. The area should be visually screened from adjoining developments and public spaces.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C5 Provide an external drying area in an area that receives reasonable solar access. The drying area is to be screened from the street or adjoining public spaces.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

9.4.6 Changing the landform – cut and fill

14 Boorooma Urban Release Area

 **15 Lloyd Urban Release Area**

 **16 Gobbagombalin Urban Release Area**