

Report of Development Application

Environmental Planning and Assessment Act 1979

Application Details	Application Number	DA22/0718	Applicant	CJ Gooden 10 Beckwith St WAGGA WAGGA NSW 2650
	Date of Lodgement	28/11/2022		
	Proposal	Alterations and Additions	Description of Mod.	N/A
	Development Cost	\$50000	Other Approvals	Nil
Site Details	Subject Land	10 Beckwith St WAGGA WAGGA NSW 2650 Lot 1 DP 385904	Owner	CJ Gooden & J Gooden

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:



Hayden Bousfield
Town Planner

Date: 02/02/2023

Section 4.55 Modification of Consent

Section 4.55(1) Modification of Consent - Minor

Legislative Provisions	Comment
<p><i>Modifications involving minor error, misdescription or miscalculation</i></p> <p>Note - Subsections (3) requiring consideration of matters under s4.15(1) does not apply to such a modification)</p>	

Other matters for consideration		Not Relevant	Satisfactory	Comment
Threatened Species	<p>Section 5AA of the EP&A Act 1979 & Part 7 of the Biodiversity Conservation Act 2016</p> <p><i>Test for determining whether proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats)</i></p>	<input type="radio"/> NR	<input type="radio"/> Sat	<p>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)</p> <p>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.</p>

				<p>1. <i>Is the subject site identified as an area of outstanding biodiversity value on the biodiversity values map?</i></p> <p>No</p> <p>2. <i>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>3. <i>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> <p>Based on the above assessment it is satisfied that the development will not trigger the Biodiversity Offset Scheme.</p>
Section 7.11 Contributions (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&A Act 1979</i>	<input type="radio"/> NR	<input type="radio"/> Sat	
Section 7.12 Contributions	<i>EP&A Act 1979</i>	<input type="radio"/>	<input type="radio"/>	

(Local Infrastructure Contributions Plan 2019 - 2034)		NR	Sat	
Section 64 sewer (Development Servicing Plan – Sewerage Services – July 2013)	s64 LG Act 1993 & s306 Water Management Act 2000	<input type="radio"/> NR	<input type="radio"/> Sat	
Section 64 stormwater (Development Servicing Plan – Stormwater – November 2007)	s64 LG Act 1993 & s306 Water Management Act 2000	<input type="radio"/> NR	<input type="radio"/> Sat	
Council Policies		<input type="radio"/> NR	<input type="radio"/> Sat	<p>Policy 046 - Processing Development Applications lodged by Councillors, staff and individuals of which a conflict of interest may arise, or on Council owned land.</p> <p>No declaration has been made that would require action under this policy.</p>
Other Matters		<input type="radio"/> NR	<input type="radio"/> Sat	

Section 4.55(1A) Modification of Consent – Minimal Environmental Impact

Legislative Provisions	Comment
(a) it is satisfied that the proposed modification is of minimal environmental impact.	
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	

<p>(c) <i>it has notified the application in accordance with—</i></p> <p style="padding-left: 40px;">(i) <i>the regulations, if the regulations so require, or</i></p> <p style="padding-left: 40px;">(ii) <i>a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent.</i></p>	
<p>(d) <i>it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.</i></p>	
<p><i>In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.</i></p>	See assessment below

Section 4.55(2) Modification of Consent – Other

Legislative Provisions	Comment
<p>(a) <i>it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all).</i></p>	
<p>(b) <i>it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent.</i></p>	

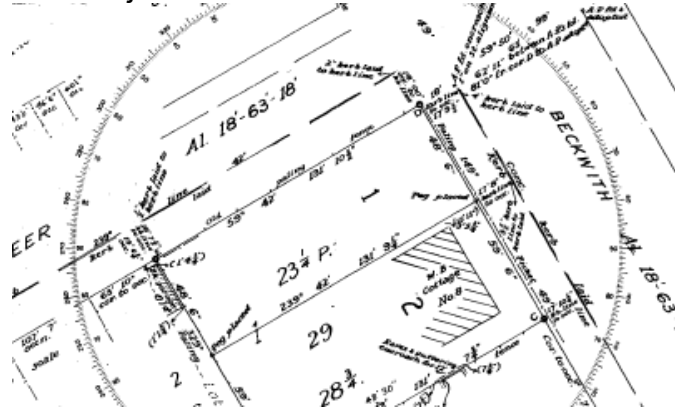
<p>(c) <i>it has notified the application in accordance with—</i></p> <p><i>(i) the regulations, if the regulations so require, or</i></p> <p><i>(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent.</i></p>	
<p>(d) <i>it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.</i></p>	
<p><i>In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.</i></p>	See assessment below

☐ Section 4.15(1) Matters for consideration - general

Description	The Development Application seeks consent for alterations and additions to an existing dwelling at 10 Beckwith Street, Wagga Wagga.
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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	Subject DA lodged – 28/11/2022 Additional information requested – 09/12/2022 Additional information received – 12/12/2022 DA notified – 15/12/2022 – 22/12/2022 Additional information requested – 24/01/2023 Additional information received – 27/01/2023
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): 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	The subject site is Lot 1 under DP 385904 
LEP 2010 Listed item and Conservation Area	(a)(i) (a)(iii) (b) (c) (e)	Heritage Conservation Area Listed item <i>DCP 3 Heritage Conservation</i>	LEP 5.10 Heritage conservation	<input type="radio"/> NR <input checked="" type="radio"/> Sat	The subject site is located with the Heritage Conservation Area (HCA) but is not a listed item. The application was referred to Councils Heritage Advisor and relevant comments were received in regard to the development. Refer to Section 3 Heritage Conservation below for further discussion.
LEP 2010 Urban release Area	(a)(i) (b) (c) (e)	Urban Release Area	LEP 6.2 Public utility infrastructure LEP 6.3 Development control plan	<input checked="" type="radio"/> NR <input type="radio"/> Sat <input checked="" type="radio"/> NR <input type="radio"/> Sat	
Natural resource	(a)(i) (a)(iii) (b)	Natural Resource Sensitivity	LEP 7.3 Biodiversity	<input type="radio"/> NR <input checked="" type="radio"/> Sat	

ro Se nsit	(c) (e)	DCP 5.4 Environmentally sensitive land	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 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	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)		○ NR	● Sat	While not shown on the DP, a sewer main is located in the property running between the existing dwelling and shed. A 2m wide easement is assumed over the sewer main and the application was referred to Councils engineers. Comments received from the engineers indicate that the existing sewer main is 1.5m deep and the limits of proposed additions are more than 2m away from the alignment of the sewer. Therefore, the proposed development has no impact on the sewer main.
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: 20/12/2022

Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	Offsite 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>	
	(a)(iii) (b) (c) (e)	Public Domain Impact on street or adjoining public place Condition/Dilapidation Construction access <i>DCP</i> <i>2.7 Development adjoining open space</i> <i>9.4.5 Site facilities</i>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	(a)(iii) (b) (c) (e)	Safety, security, and crime prevention <i>DCP 2.5 Safety and security</i>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	

	(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>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	(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>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	(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>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	(a)(i) (b) (c) (e)	Noise and Vibration Acoustic privacy conflicts Impacting nearby land uses (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 land uses (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 Construction waste management Asbestos		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(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	The applicant has submitted BASIX Certificate A481843. The measure indicated on the BASIX Certificate are consisted with the submitted plans set and therefore satisfies the BASIX requirements.
	(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>	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	<p>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)</p> <p>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.</p> <p>1. <i>Is the subject site identified as an area of outstanding biodiversity value on the biodiversity values map?</i></p> <p>No</p>

						<p>2. Does the amount of native vegetation being removed exceed the biodiversity offsets scheme threshold.</p> <p>No native vegetation is proposed to be removed.</p> <p>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.</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> <p>Based on the above assessment it is satisfied that the development will not trigger the Biodiversity Offset Scheme.</p>
	(b) (c) (e)	Social and economic impacts		○ NR	● Sat	
	(b) (c) (e)	Facilitation of Ecologically Sustainable Development		○ NR	● Sat	
	(a)(i) (b) (c)	Other LEP Clauses	LEP 2.7 Demolition requires development	● NR	○ Sat	

	(e)		consent			
			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 certain rural, residential or environment 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 (Transport and Infrastructure) 2021	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			SEPP (Precincts - Regional) 2021	<input checked="" type="radio"/> NR	<input type="radio"/> 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)(iia) (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	
cl.	(a)(iv) (e)	The Regulation – Prescribed Matters		○ NR	● Sat	

		EP&A Regulation 2021	cl.61(1) - Demolition of a building, the provisions of AS 2601 <i>(ensure condition included requiring compliance with standard)</i>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			cl.61(7) - Consideration of Special Activation Precinct Master Plan	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			cl.64 - require existing building to be brought into total or partial conformity with BCA <i>(check with Building Surveyor for development proposing the rebuilding, alteration, enlargement or extension of an existing building)</i>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(a)(iv) (e)	The Regulation – Prescribed Conditions <i>(ensure conditions of consent included)</i>	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"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	<p>Policy 046 - Processing Development Applications lodged by Councillors, staff, and individuals of which a conflict of interest may arise, or on Council owned land.</p> <p>No declaration has been made that would require action under this policy.</p>
	(e)	Other public interest matters		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	<p>It is considered that this application will not have a detrimental effect on the public interest.</p>

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	The application has been notified in accordance with the notification provisions outlined in Section 1.10 of the WWDCP. Dates: 15/12/2022 – 22/12/2022
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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	The proposed development is non-compliant with Section 9.4.4 of DCP 2010. The applicant has requested that a variation be considered and is disused in further detail under the relevant section below.
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☐ 2.1 Vehicle access and movements

<i>O1 Ensure the safety and efficiency of urban and rural roads.</i> <i>O2 Limit new access points to arterial roads or ensure alternative access is utilised where practical.</i>	C3 Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.	● NR	○ Sat	
	C5 Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.	○ NR	● Sat	No change to existing driveway.
	C6 Ensure adequate sight lines for proposed driveways.	○ NR	● 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> <i>O3 Minimise disruptions to existing levels of service and safety as a result of insufficient parking being provided on site.</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.	○ NR	● Sat	
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☒ 2.3 Landscaping

Refer to this section of the DCP.	○ NR	○ Sat	
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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.	<input type="radio"/> NR	<input checked="" type="radio"/> 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.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C3 Minimise blank walls along street frontages.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C4 Avoid areas of potential concealment and 'blind' corners.	<input type="radio"/> NR	<input checked="" type="radio"/> 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.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C6 Planting and fencing is not to reduce the safety of users or compromise areas of natural surveillance.	<input type="radio"/> NR	<input checked="" type="radio"/> 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.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C8 Locate public toilets and rest areas to promote their use, and maximise public surveillance without creating visual intrusion.	<input checked="" type="radio"/> NR	<input type="radio"/> 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 prevent the loss of soil from the site.</i></p>	Consistent with the objectives of this section of the DCP.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
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2.7 Development adjoining open space

<p><i>O1 Ensure that developments adjoining open space contain impacts within</i></p>	C1 Private developments are not to gain access across public open space.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Condition has been imposed
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<i>their boundaries and don't impinge on, or rely on the open space area as a buffer.</i> <i>O2 Encourage positive visual and physical relationships between private developments and public areas and reserves.</i>	C2 Materials are not to be stored on public land.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	As above
	C3 Design, massing, scale and materials to be compatible with the amenity, views and outlook from the open space area.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C4 Landscaping is not to encroach into any public reserve.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

3 Heritage Conservation

Refer to this section of the DCP.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	The development application was referred to Councils Heritage Advisor and comments received were generally favourable to the proposed development. The development is considered to enhance the character to the streetscape, especially along the secondary frontage along Freer Street with the removal of the existing roller door.
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4.1 Bushfire

<i>O1 Minimise risk to life, property and the environment from bush fire.</i> <i>O2 Ensure compliance with statutory obligations for development in bush fire prone areas.</i>	C1 Applications are to satisfy the relevant provisions of <i>Planning for Bush Fire Protection 2006</i> (or any later versions) and Australian Standard: 3959 Construction of Buildings in Bush Fire Prone Areas.	<input type="radio"/> NR	<input type="radio"/> Sat	
	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 <i>Planning for Bush Fire Protection 2006</i>	<input type="radio"/> NR	<input type="radio"/> Sat	

4.2 Flooding

Refer to this section of the DCP.	<input type="radio"/> NR	<input type="radio"/> Sat	
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5.1 Development on ridges and prominent hills

<p><i>O1 Maintain and enhance the visual and landscape setting of the entire local government area of Wagga Wagga.</i></p> <p><i>O2 Avoid buildings, driveways and other construction on visually prominent high ground.</i></p> <p><i>O3 Encourage split level or other appropriate construction on higher and sloping ground.</i></p> <p><i>O4 Protect groundwater recharge areas.</i></p>	C1 Buildings, structures, infrastructure or services (including access roads and driveways) are to be kept below significant ridgelines.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 The assessment of applications for development in visually prominent locations is to consider potential impacts on distant views towards the site.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C3 Development on the higher slopes is not to interrupt the ridgeline.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C4 Use pier or similar construction rather than slab construction on sloping land where proposed cut and fill is in excess of that permitted in Section 2.7. Also consider split level design.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C5 Details of the building platform form may be required with development applications where the land is close to a prominent ridge or hill.	<input type="radio"/> NR	<input type="radio"/> Sat	

5.2 Preservation of trees

Refer to this section of the DCP.	<input type="radio"/> NR	<input type="radio"/> Sat	
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5.3 Native Vegetation Cover

Refer to this section of the DCP.	<input type="radio"/> NR	<input type="radio"/> Sat	
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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> <i>O5 Protect, maintain or improve the diversity and stability of landscapes.</i>	C1 Development is to be consistent with any Conservation Management Plan prepared for land in the E2 zone.	<input type="radio"/> NR	<input type="radio"/> Sat	
	Environmentally sensitive land – biodiversity (Outside “biocertified area”)	<input type="radio"/> NR	<input type="radio"/> Sat	
	Natural Resources Sensitivity - land	<input type="radio"/> NR	<input type="radio"/> Sat	
	Natural Resources Sensitivity - waterways	<input type="radio"/> NR	<input type="radio"/> Sat	
	Natural Resources Sensitivity - groundwater	<input type="radio"/> NR	<input type="radio"/> Sat	

6 Villages

Development in the Villages	
<i>O1 allowing for appropriate</i>	Streetscape, building location and form

<p><i>development while preserving existing levels of village amenity</i></p> <p><i>O2 recognising and preserving character of all existing villages while encouraging appropriate forms of development</i></p> <p><i>O3 supporting the viability and sustainability of the villages as non-urban places</i></p>	C1 The form and scale of buildings is to relate to the particular characteristics of the village. Refer to <i>streetscape reference buildings</i> near the site and <i>Village controls</i> where applicable.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 Front setbacks are to correspond to the setbacks of adjoining buildings and the pattern of existing buildings near the site.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C3 Side setbacks are to allow sufficient access for landscaping, maintenance and separation from adjoining properties. Dwellings in the villages are often sited towards the centre of blocks.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C4 Site cover is to be consistent with the established pattern of the village. Refer to the Character Statement.	<input type="radio"/> NR	<input type="radio"/> Sat	
	Landscaping			
	C2 Consider use of native species rather than exotic plants.	<input type="radio"/> NR	<input type="radio"/> Sat	
	Materials and colours			
	C1 Use materials that are compatible with surrounding development and appropriate to their application taking into consideration orientation, energy efficiency and sustainability.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 Use lightweight cladding (timber) and low intensity colours (lighter tones) for all finishes, including roofs.	<input type="radio"/> NR	<input type="radio"/> Sat	
	Fencing			
	C1 Use low, open or rural style fencing (without barbed wire) on frontages to roads or lanes, including secondary frontages.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 Paling fences are preferred on rear and side fences (behind the building line).	<input type="radio"/> NR	<input type="radio"/> Sat	

Collingullie			
C1 New or replacement buildings are to respect the existing established front setbacks.	<input type="radio"/> NR	<input type="radio"/> Sat	
Ladysmith			
C2 New development to respect the pattern and setbacks of existing adjoining buildings. In many cases this means locating dwellings in the centre of lots, and matching the established front and side setbacks.	<input type="radio"/> NR	<input type="radio"/> Sat	
Mangoplah (no relevant controls)			
Oura			
C1 Design and locate buildings on the slopes of the hill to minimise potential visual prominence by using piers or similar rather than elevated concrete slabs and by locating the buildings as low as possible on the slope.	<input type="radio"/> NR	<input type="radio"/> Sat	
C2 Face the sub-floor areas with horizontal slats (timber or equivalent) to minimise visual exposure to the under-floor area.	<input type="radio"/> NR	<input type="radio"/> Sat	
Tarcutta			
C2 Setbacks to be similar to adjoining buildings and no greater than the largest setback of any adjoining building. For buildings on Sydney Street a nil or small setback may be appropriate.	<input type="radio"/> NR	<input type="radio"/> Sat	
C3 Encourage new residential development to occur in the precinct east of Sydney Street.	<input type="radio"/> NR	<input type="radio"/> Sat	
C5 Development on existing lots on the western side of the village to be designed and sited to minimise impacts on existing trees, and impacts resulting from the truck parking area in terms of light spill, noise and fumes.	<input type="radio"/> NR	<input type="radio"/> Sat	
C6 Consider split level construction with pier footings (or similar) on sloping sites rather than concrete slabs.	<input type="radio"/>	<input type="radio"/>	

		NR	Sat	
	Uranquinty			
	C2 Retain the strong eastern edge of the village. Any development to the east of Connorton Street should comprise large lot residential development that complements the rural character of the surrounding lands.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C4 New buildings on Olympic Highway/ Morgan Street are to have a nil or small setback, and are to follow the vertical rhythm established by the existing built form.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C5 Retain the low scale character along Morgan Street using the existing buildings as a guide. Pick up elements of the existing built form, with particular reference to ridgelines and the height of verandahs/ awnings.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C6 Use pitched roof forms and articulation to break up building bulk, including verandahs to the street.	<input type="radio"/> NR	<input type="radio"/> Sat	

8 Rural Development

Development in rural areas				
<i>O1 Ensure that rural developments are compatible with site context.</i>	C1 Uses are to be compatible with the character of the locality in terms of buildings, structures and the nature of operations.	<input type="radio"/> NR	<input type="radio"/> Sat	
<i>O2 Minimise potential for conflicts between traditional and productive agricultural uses and non-agricultural uses.</i>	C2 Provide adequate buffer areas and setbacks to minimise potential conflicts with adjoining lawful land uses. Where there is potential for a conflict between land uses, priority will be given to the existing productive use.	<input type="radio"/> NR	<input type="radio"/> Sat	

<p><i>O3 Ensure that adequate buffers are provided so that dwellings do not interfere with the right to farm adjoining or adjacent land.</i></p> <p><i>O4 Ensure safe and adequate servicing and access arrangements.</i></p>	C3 Use landscaping and other screening options to help integrate new uses and developments into the rural landscape.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C4 Uses must be capable of operating within capacities of available existing services.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C5 Provide adequate facilities for additional traffic in terms of vehicle access and movements, parking areas, and loading and unloading of goods.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C6 In the case of larger projects Council may require the applicant to demonstrate that the roads in the locality are of satisfactory construction and condition to accommodate the size, weight and volume of vehicles that could be generated by the use, and that the local traffic conditions are suitable.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C7 Provide satisfactory arrangements for storage and disposal of waste.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C8 Locate dwellings to minimise conflicts with activities associated with primary production, so as to not interfere with the ability to farm adjoining or adjacent land.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C9 A dwelling house and all ancillary development on a lot in the following zones must have a setback from the boundary with a primary road that is not a classified road of at least the following: (a) If the lot is in Zone RU1, RU2 or RU6 – 50m	<input type="radio"/> NR	<input type="radio"/> Sat	
	C10 A dwelling house and all ancillary development on a corner lot must have a setback from a boundary with a secondary road that is not a classified road of at least the following: (a) If the lot is in Zone RU1, RU2 or RU6 – 10m	<input type="radio"/> NR	<input type="radio"/> Sat	

	C11 A dwelling house or outbuilding must have a setback of at least 250m from a boundary with adjoining land being used for any of the following: (i) Forestry (ii) Intensive livestock agriculture (iii) Intensive plant agriculture (iv) Mines and extractive industries (v) Railway lines (vi) Rural industries	<input type="radio"/> NR	<input type="radio"/> Sat	
	C12 Variations to the minimum setback can be considered where it can be shown that the agricultural potential of the land will be protected taking into account alternative measures such as landscaping or other relevant factors.	<input type="radio"/> NR	<input type="radio"/> Sat	
Rural Dwellings				
<i>O1 Ensure that dwellings in rural areas are compatible with the rural landscape.</i> <i>O2 Encourage dwellings and outbuildings to be located in clusters.</i> <i>O3 Encourage energy efficient dwellings.</i>	C1 Avoid prime productive lands and prominent hill and ridgeline locations especially where alternative, more suitable locations are available.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 Locate dwellings either within a predetermined building envelope, or in a location that is suitable for construction, being free from contamination and capable of accommodating a sewage management system.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C3 The scale, footprint and height of dwellings is to be such that buildings recede in to the landscape and do not distract from skyline views or views that are part of the visual backdrop of the area. Orientate dwellings to maximise the northern aspect of living areas.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C4 Materials and finishes are to be non-reflective. Low intensity colours (lighter tones) are generally preferred.	<input type="radio"/> NR	<input type="radio"/> Sat	

	C5 Outbuildings are to be located close to the main dwelling and to the rear when viewed from the nearest road so as to appear as a 'homestead group' of buildings.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C6 Driveways are to follow natural contours where possible. Avoid unreasonably steep and visually intrusive driveways.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C7 Native vegetation is to be retained and embellished where possible. Dwelling construction should not disturb remnant vegetation.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C8 Traditional rural fencing, such as post and wire are encouraged. Use vegetation barriers where needed to provide visual screening between adjoining properties.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C9 Rural workers dwellings and secondary dwellings should: • be situated on the same legal title as the principal farm dwelling • share the same road access, power and communication infrastructure as the principal farm dwelling (as should secondary dwellings) • be located within reasonable proximity to other farm buildings (e.g. within 300 m), and, • be appropriately separated from farm boundaries and potentially conflicting land uses (e.g. intensive livestock operations, livestock yards, dairies and the like)	<input type="radio"/> NR	<input type="radio"/> Sat	

9.1.5 R3 Zone – Staunton Estate

Site cover				
<i>O1 Ensure adequate areas for access, parking,</i>	C1 Maximum site cover is 65% of the lot area including outbuildings.	<input type="radio"/> NR	<input type="radio"/> Sat	

landscaping, useable garden and outdoor areas and natural runoff.				
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 Minimum private open space provision must meet the minimum size provision in Table 9.1.5.2 below. These provisions must be read in conjunction with the additional controls detailed below Table 9.1.5.2.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 The location and design of private open space must: • Be directly accessible from a habitable room other than a bedroom; • Have a minimum width of 3m;	<input type="radio"/> NR	<input type="radio"/> Sat	
	C3 A balcony, deck, patio, terrace or verandah with a finished floor level of more than 2m above existing ground level must not exceed 2m in depth and 8m ² in area. Variations in dimensions or area may be considered where site characteristics allow and where adequate privacy protection measures such as screening devices are included.	<input type="radio"/> NR	<input type="radio"/> Sat	
Front and secondary setbacks for dwellings				
<i>O1 Encourage uniform building lines that correspond to the built setbacks and patterns of neighbouring buildings.</i> <i>O2 Encourage attractive residential streets and quality public domain.</i>	C1 Minimum front and secondary setbacks are to be in accordance with Tables 9.1.5.3a and 9.1.5.3b below.	<input type="radio"/> NR	<input type="radio"/> Sat	

O3 Maintain lines of sight for vehicle safety.				
Side boundary setbacks for dwellings				
O1 Ensure new development continues the rhythm or pattern of development in the locality.	C1 The side boundary setbacks provisions are detailed in Table 9.1.5.4 below. These setback provisions must be read in conjunction with the additional controls detailed below Table 9.1.5.4.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 The length of walls built to a side boundary must not be greater than 21m or 70% of the length of the boundary, whichever is the lesser.	<input type="radio"/> NR	<input type="radio"/> Sat	
Rear boundary setbacks for dwellings				
O1 Encourage uniform building lines that correspond to the built setbacks and patterns of neighbouring buildings. O2 Maintain lines of sight for vehicle safety. O3 Provide a consistent and attractive streetscape to laneways and space for rear detached garages	C1 Rear boundary setbacks for dwellings are to be in accordance with Table 9.1.5.5 below.	<input type="radio"/> NR	<input type="radio"/> Sat	
Rear boundary setbacks to laneways for outbuildings				
O1 Encourage uniform building lines that correspond to the built setbacks and patterns of neighbouring buildings.	C1 Rear boundary setbacks to laneways for outbuildings are to be a minimum of 500mm.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 Access to laneways must demonstrate that the turning circle is in compliance with the Australian Standards.	<input type="radio"/> NR	<input type="radio"/> Sat	

O2 Maintain lines of sight for vehicle safety.				
Building articulation				
O1 To ensure building facades are articulated to complement and enhance the streetscape and neighbourhood character.	C1 For lots less than 8m wide; and For lots more than 10m wide: Each dwelling must have a front door and a window to a habitable room in the building wall that faces a primary street.	<input type="radio"/> NR	<input type="radio"/> Sat	
O2 To encourage contemporary and innovative design to establish a preferred neighbourhood character in new and transitional residential areas.	C2 For lots between 8m and 10m (inclusive) in width, each dwelling must have a defined entry point using building elements or articulation in the elevation that faces a primary street. Where possible, windows to a habitable room should also be provided along the front elevation. A high level of visual articulation should be provided to reduce the visual bulk of any garage.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C3 Houses on corner lots are to ensure an acceptable address to both frontages. Continue materials around the corner to the secondary road so that the building "turns the corner".	<input type="radio"/> NR	<input type="radio"/> Sat	
	C4 Use articulation to avoid excessively long blank walls.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C5 An articulation zone may be incorporated that extends 1.5m forward of the front building setback. The maximum total area of building elements (a) to (d) - detailed below - in the articulation zone must not be more than 35 percent of the area of the articulation zone. (a) an entry feature or portico, (b) a balcony, deck, patio, pergola, terrace, verandah, (c) window box treatment, (d) bay window or similar, (e) an awning or other feature over a window, (f) a sun shading feature.	<input type="radio"/> NR	<input type="radio"/> Sat	

Outbuildings				
<i>O1 Minimise the visual dominance of outbuildings in the streetscape.</i>	C1 The maximum footprint for outbuildings in 45m ² .	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 For lots 8m to 12m wide (inclusive) and where the garage opening is facing onto a secondary frontage, the total width of garage door openings must not exceed 5.4m.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C3 For lots less than 8m in width with an accessible rear lane, any vehicular access is to be from the rear. For lots where both side and rear access is available, vehicular access can be provided from the side as an alternative to rear access provided it is in accordance with C2 above.	<input type="radio"/> NR	<input type="radio"/> Sat	
Ancillary Development (excluding outbuildings)				
<i>O1 Minimise the visual dominance of ancillary development in the streetscape</i>	C1 Ancillary development located at the front of dwellings/sites must not extend forward of the front of the face of the forward-most wall of the dwelling enclosing a habitable room. In all instances, ancillary development shall not encroach into the required front setback. Except as permitted by Section 9.1.5.7.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 For lots 8m to 12m wide (inclusive) where the garage opening is to a primary frontage, the total width of the garage door opening must not exceed 5.4m. For garages in these circumstances, a high level of visual articulation should be provided to reduce the visual bulk of the garage. Where possible, windows to a habitable room should also be provided along the front elevation.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C3 For lots 8m to 12m wide (inclusive) and where the garage opening is facing onto a secondary frontage, the total width of garage door openings must not exceed 5.4m.	<input type="radio"/> NR	<input type="radio"/> Sat	

	C4 For lots more than 12m wide and where the garage opening is facing onto a primary frontage, the total width of garage door openings must not exceed 6m.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C5 For lots less than 8m in width with an accessible rear lane, any vehicular access is to be from the rear. For lots where both side and rear access is available, vehicular access can be provided from the side as an alternative to rear access provided it is in accordance with C3 above.	<input type="radio"/> NR	<input type="radio"/> Sat	
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>	<p>C1 Visual privacy protection must be provided for any part of the window less than 1.5m above finished floor level, if;</p> <p>(a) The window is to a habitable room with a finished floor level more than 1m above existing ground level, and the window has a sill height less than 1.5m above finished floor level, and the window faces a side boundary and is less than 3m from that boundary.</p> <p>(b) The window is to a habitable room with a finished floor level more than 3m above existing ground level, and the window has a sill height less than 1.5m above finished floor level, and the window faces a side boundary and is between 3m and 6m from that boundary.</p> <p>(c) Visual privacy protection is not required for a window less than 2m² in size to a bedroom.</p>	<input type="radio"/> NR	<input type="radio"/> Sat	
	<p>C2 Visual privacy protection may be achieved by options including, but not limited to:</p> <p>(a) Window location—primary windows to habitable rooms are located and designed to provide an outlook to the front and rear setbacks, not the side boundaries.</p>	<input type="radio"/> NR	<input type="radio"/> Sat	

	<p>(b) Layout and separation—offsetting windows from the windows of the adjoining dwelling to limit views between the windows.</p> <p>(c) Architectural design solutions and devices—redirecting and limiting sightlines using deep sills with planter boxes, fixed horizontal or vertical louvres, or other screening devices set off the windows internally or externally.</p> <p>(d) Glazed opening windows—using windows with obscure glazing to a height of 1.5m above floor level and fitted with a winder mechanism to control the maximum angle of the opening to limit views.</p> <p>(e) Glazed fixed windows or high sills—using fixed windows with obscure glazing in any part of the window below 1.5m above floor level, or window sill heights of 1.5m above floor level.</p>			
	C3 Windows to bathrooms and toilet areas are to have obscure glazing where these have a direct view to, and from, habitable rooms and private open space on adjoining and adjacent properties.	<input type="radio"/> NR	<input type="radio"/> Sat	
	<p>C4 Architectural design solutions and screening devices referred to in C1 and C2 above are to be integrated with the overall design and contribute to the architectural merit of the building, having particular regard to the appearance of the building including:</p> <p>(a) Impacts on visual bulk;</p> <p>(b) Compliance with minimum boundary setback controls; and</p> <p>(c) Appearance when viewed from adjoining properties and the public domain.</p>	<input type="radio"/> NR	<input type="radio"/> Sat	

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"/>	<input checked="" type="radio"/>	
	C2 Integrate access, landscaping, and services in the site layout, avoiding underutilised spaces.	<input type="radio"/>	<input checked="" type="radio"/>	
	C3 Orient living spaces to maximise solar access.	<input type="radio"/>	<input checked="" type="radio"/>	
	C4 Facilitate natural cross ventilation within dwellings through the location of windows and doors.	<input type="radio"/>	<input checked="" type="radio"/>	

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 between the public and private domain.</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"/>	<input checked="" type="radio"/>	
	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.	<input checked="" type="radio"/>	<input type="radio"/>	

O4 In locations where front fences are an important feature of the established streetscape, ensure that new fences complement the character of the streetscape.	C3 Fence height at and behind the building line is not to exceed 1800mm in height.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C4 The majority of windows in dwelling wall which face the street should be windows of habitable rooms.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

9.2.3 Corner lots and secondary facades

O1 Encourage development on corner sites to respond to all street frontages. Note: this objective relates to both building lines and fences.	C1 Houses on corner lots are to ensure an acceptable address to both frontages. Continue materials around the corner to the secondary road so that the building "turns the corner".	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C2 Use articulation to avoid excessively long blank walls.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C3 A fence on the secondary frontage is permitted to have a height not exceeding 1800mm except in the following circumstances where its height is not to exceed 1200mm: • Where it enters and is within the building line of the primary road - within the building line a fence will be permitted to taper down from 1800mm maximum permitted height to the 1200mm maximum permitted height at the primary road boundary" • Where a dwelling "addresses" the secondary road	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	The existing secondary frontage fence was approved under DA07/0921 and no changes are proposed to the fence. The proposed development will infill the section of the fence where the garage roller door is to be removed and this is considered acceptable given that the fence has an existing approval and will likely improve the streetscape.

9.2.4 Sloping sites

O1 Encourage site responsive development.	C1 Use pier, split level or suspended floor designs on sloping sites.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	The building design is appropriate to the site and generally meets the objectives.
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<p><i>O2 Encourage building design that is appropriate to the site conditions.</i></p> <p><i>O3 If an alternate design is possible, avoid development that would require cutting into the site.</i></p>				
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9.3.1 Site area per dwelling













<p><i>O1 Ensure adequate area to provide separation between buildings, landscaping and private open space.</i></p>	C1 The minimum area of any site in an R1 Zone on which development is carried out is to be in accordance with Table 9.3.1a.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
<p><i>O2 Maintain development patterns that are compatible with the established character of established residential areas.</i></p>	C2 The maximum site of any land in an R3 Zone on which development is carried out is to be in accordance with Table 9.3.1a.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
<p><i>O3 Encourage maximum utilisation of land in the R3 Zone.</i></p>	C3 On larger sites the site area per dwelling may be distributed to provide a range of lot sizes, and to respond to site conditions and context.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

9.3.2 Site cover

<p><i>O1 Ensure that development sites are of sufficient size for dual occupancy, multi dwelling housing and residential flat developments.</i></p>	C1 Maximum site cover is to be in accordance with Table 9.3.2a.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>Site Cover = (Dwelling + Shed/ Site Area) x 100</p> <p>= (166m² + 62m² / 594.4m²) x 100</p> <p>= 38.3%</p>
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<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>	Table 9.3.2a Maximum site cover				
		Site cover (max)			
		R1 Zone	R3 Zone		
	Single dwellings ¹ site area				
	less than 600m ²	60% #	60% #		
	600m ² – 900m ²	50%	50%		
	900m ² - 1500m ²	40%	40%		
	Greater than 1500m ²	30%	30%		
	Secondary dwellings	50%	50%		
	Dual occupancy	50%	50%		
	Multi-dwelling housing	40%	40%		
	Residential flat buildings	40%	40%		

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> <p><i>O3 Maintain reasonable sunlight access to adjoining properties.</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 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	 NR	 Sat	

	development on the lot would cause non-compliance with C6. In this instance the impacts are to be minimised where possible.			
	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 patterns of neighbouring buildings.</i>	C1 Minimum front setbacks for residential development (site area smaller than 2000m ²): Primary frontage to a main or arterial road 9m # Primary street frontage (other roads) 6m # Secondary frontage (corner site) 3m	○ NR	● Sat	
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<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>	# - For residential accommodation in R3 Zones a minimum setback of 3m may be considered.			
	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.	● NR	○ Sat	
	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.	○ NR	● Sat	<p>The proposed development will result in the garage having a minimum front setback to Freer St of 1.0m. In most circumstances this would be considered unacceptable and not be support.</p> <p>However, the section of Freer St between Beckwith St and Dobbs St is unique in that many of the houses have frontages to Wollundry Lagoon and use Freer St as a laneway for vehicle access. This has resulted in a situation where the streetscape of Freer is dominated by outbuildings and garages that are setback 1.0m from the boundary.</p> <p>Consequently, the proposal to have the garage 1.0m from the secondary frontage is considered entirely consistent with the character of the area and for that reason is supported in this instance.</p>
	<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 	● NR	○ Sat	

	<p>and Complying Code) 2008 or relevant Code at the time of lodgement of a development application.</p> <ul style="list-style-type: none"> • 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. 			
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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>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>	<p>● NR</p>	<p>○ Sat</p>	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><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>	<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>	<p>● NR</p>	<p>○ Sat</p>	

9.4.1 Building elements

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

9.4.2 Materials and finishes

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

O4 Discourage corporate colours in building facades.				
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9.4.3 Privacy

<p>O1 Ensure privacy within new developments, and avoid potential impacts to existing properties.</p> <p>O2 Ensure adequate acoustic privacy within dwellings.</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

<p>O1 Minimise the visual dominance of garages and driveways in the streetscape.</p> <p>O2 Where possible, locate garages so as to assist in protecting dwellings from early morning and late afternoon summer sun.</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>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
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	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 600m ² , (b) 8% of the area or a maximum area of 175m ² , whichever is the lesser, if the lot has an area of at least 600m ² but less than 4000m ² , (c) Lots greater than 4000m ² will be considered on their merits.	● NR	○ Sat	<p>Maximum shed size permitted = 47.5m² (8%)</p> <p>Proposed shed size = 62m² (10%)</p> <p>Variation: The extension of the existing garage will result in the outbuilding being 10% of the lot area and thus being 2% over the permissible size.</p> <p>Justification: The applicant has acknowledged the non-compliance and provided the following justification:</p> <p><i>“The maximum site cover as set out in 9.3.2 Table 9.3.2a for lots less than 600m² is 60%. In this case that maximum would be 357m². with the existing residence and additional living space totalling only 173m² and the existing garage and proposed garage addition combined being 65m², this equals 238m² which is 119m² less than the maximum allowable site cover for this lot (1/3 being a considerable amount). The point here being that the proposed garage extension is not even close to any maximum site cover controls (even though it is not in compliance with C3 & C4). The residence will now be adequate for the occupants to live in with the proposed living additions, and no further additions to the residence would be required in the long term to suit their needs. Further to the case, as</i></p>

				<p><i>demonstrated in the screen shot below, in the immediate area (25 & 27) both have large areas of their lots covered by structures and hardscape. The proposed would still be considered minimal cover in comparison, whilst also providing the opportunity for new greenspace in the area and for the occupants to enjoy.”</i></p> <p>Comment: Despite the outbuilding being oversized for the residential lot the development is considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> • the proposed development does not result in an unreasonable impact to neighbouring properties in terms of overshadowing, privacy, or stormwater runoff. • The proposed development is consistent with the street character of Freer St between Beckwith St and Dobbs, which consists of outbuilding lining the street on the boundary used for the purposes of garages. • The application was notified to adjoining neighbours and no submission were received in objection to the development. • the size of the proposal does not unreasonably compromise the existing private open space or result in excessive site coverage as defined under Section 9.3.2. • The above justification provided by the applicant.
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	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.	○ NR	● Sat	Shed height = 3.8m
	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

<i>O1 Ensure site facilities are integrated into site design, and are convenient, visually discreet and easy to maintain.</i>	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.	○ NR	● Sat	
<i>O2 Encourage an attractive residential setting and quality public domain.</i>	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.	○ NR	● Sat	
<i>O3 Minimise duplication of trenches for services and the like.</i>	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.	○ NR	● Sat	

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

	<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>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<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>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C5 No cut or fill to take place within easements.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> 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.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	<p>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</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

	as close to the proposed dwelling as is possible, to minimise the impact on the amenity of the adjoining properties.			
	C8 All retained material is to have a gradient of at least 5%.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C9 Fill material is to be substantially from the site only. Imported fill material is not encouraged.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C10 Cut and fill outside the building envelope is not to exceed 600mm.	<input checked="" type="radio"/> NR	<input type="radio"/> 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.	<input type="radio"/> NR	<input checked="" type="radio"/> 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.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

14 Boorooma Urban Release Area

Site Topography and Landscape Character				
<p><i>O1 To require new development to respond to site features including topography and vegetation.</i></p> <p><i>O2 To avoid adverse impact upon all land with development limitations.</i></p>	C2 Protect sloping land and rocky outcrops as visual features of Boorooma.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
Natural Resource Management				

O1 To ensure trees and vegetation that contribute to the environmental and amenity value of the locality and region are preserved.	C2 Compensatory tree plantings must use a minimum 10:1 ratio of trees planted to trees removed for each native tree to be removed, and revegetation and landscaping should use locally native species from seed of local provenance.	● NR	○ Sat	
O4 To enhance the landscape, cultural and ecological qualities of Boorooma	C5 Within the E4 Zone, building envelopes must include a 20 metre wide Asset Protection Zone and must be located to avoid mature trees with a diameter greater than or equal to 60cm (measured at 140cm from ground level). Such trees must be retained within the E4 Zone.	● NR	○ Sat	
O6 To comply with the Biodiversity Certification Report.	C6 Within the E4 Zone, all trees containing hollows or with a diameter greater than or equal to 60cm (measured at 140cm from ground level) must be retained.	● NR	○ Sat	
Topography, views and setting <i>(Note – this section relates to subdivision, however the following controls should be considered)</i>				
O1 Encourage site specific solutions and site responsive development.	C1 Any future development visible from the Olympic Highway must maintain a rural representation to the highway and preserve natural areas.	● NR	○ Sat	
O3 Design to maximise the natural features of the land.	C6 All trees with a diameter greater than or equal to 60cm (measured at 140cm from ground level) must be retained.	● NR	○ Sat	
O4 Protect the visual amenity of the natural ridgelines and historical landscapes.				
Open Space, parks and the public domain <i>(Note – this section relates to subdivision, however the following controls should be considered)</i>				
O2 To provide open space areas with natural surveillance from surrounding dwellings.	C2 Dwellings adjoining open space must front that open space.	● NR	○ Sat	

Design Principles			
P1 Use passive solar design principles to maximise thermal performance for good internal amenity.	<input type="radio"/>	<input checked="" type="radio"/>	
	NR	Sat	
P2 Select materials to support good thermal performance and maximise the sustainability of the design.	<input type="radio"/>	<input checked="" type="radio"/>	
	NR	Sat	
P3 Achieve a density and scale that reflects the zone and proximity of the site to transport, shops, schools or community uses.	<input type="radio"/>	<input checked="" type="radio"/>	
	NR	Sat	
P4 Implement resource reuse.	<input type="radio"/>	<input checked="" type="radio"/>	
	NR	Sat	
P5 Building siting, footprint, scale and bulk should be compatible with adjoining development and the established or intended built form.	<input type="radio"/>	<input checked="" type="radio"/>	
	NR	Sat	
P6 Integrate building design and landscaping with north facing internal living areas that link to quality private open space.	<input type="radio"/>	<input checked="" type="radio"/>	
	NR	Sat	
P7 Development design shall respond to the issues highlighted in the site analysis, taking advantage of natural features, minimising potential impacts to neighbours and achieving compatibility with neighbourhood character. Respond to constraints including road noise from the Olympic Highway	<input type="radio"/>	<input checked="" type="radio"/>	
	NR	Sat	
P8 Minimise changes to the natural landform, especially in environmentally sensitive or visually prominent areas.	<input type="radio"/>	<input checked="" type="radio"/>	
	NR	Sat	
P9 Visual and acoustic privacy are important for good residential amenity. When designing new developments care should be exercised to ensure that impacts on the privacy of adjoining developments is minimised when designing new development and to ensure the privacy of occupants of the new development.	<input type="radio"/>	<input checked="" type="radio"/>	
	NR	Sat	
P10 Provide an attractive street address that integrates the public and private domain through landscaping and attractive fencing.	<input type="radio"/>	<input checked="" type="radio"/>	
	NR	Sat	
Site context and layout			

<i>O1 Encourage site responsive development that is compatible with existing or desired built form.</i>	C1 Incorporate 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	
<i>O2 Facilitate sustainable development through passive solar design.</i>	C2 Integrate access, landscaping and services in the site layout, avoiding “left over” or wasted spaces.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
<i>O3 Integrate landscaping and built form.</i>	C3 Orient dwellings so that living areas face north with direct connection to private open space.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
<i>O4 Discourage use of predetermined design concepts.</i>	C4 Facilitate natural cross ventilation within dwellings through the considered location of windows and doors.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
<i>O5 Protect the visual amenity of the natural ridgelines and historical landscapes.</i>	C5 Maximise natural surveillance of common areas by orienting living areas with views over common spaces.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C6 Any future development visible from the Olympic Highway must maintain a rural presentation to the highway and preserve natural areas.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
Streetscape Refer to WWDCP 2010 Sections 9.2.2 and 9.2.3.				
Corner lots and secondary facades Refer to WWDCP 2010 Section 9.2.3.				
Sloping sites				
<i>O1 Encourage site responsive development.</i>	C1 Use pier, split level or suspended floor designs on sloping sites.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
<i>O2 Encourage building design that is appropriate to the site conditions.</i>				
Land area per dwelling				
<i>O1 Ensure adequate area to provide separation between</i>	C1 The minimum development area is to be in accordance with Table 9.3.2a in the WWDCP 2010.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

<p><i>buildings, landscaping and private open space.</i></p> <p><i>O2 Maintain development patterns that are compatible with the established character of established residential areas.</i></p> <p><i>O3 Encourage maximum utilisation of land in the R3 Zone.</i></p>	<p>C2 On larger sites the land area per dwelling may be distributed to provide a range of lot sizes, and to respond to site conditions and context.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
<p>Site cover Refer to Section 9.3.2 of the WWDCP 2010.</p>				
<p>Solar access (also refer to Section 9.3.4 of the WWDCP 2010)</p>				
<p><i>O1 Ensure that the amenity of the occupants 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 Maintain reasonable sunlight access to adjoining properties.</i></p>	<p>C1 For single dwellings, dual occupancies, secondary dwellings & shop top housing the windows to the main internal living area and at least half the private open space are to receive a minimum 3 hours direct sunlight between 9am and 3pm in mid-winter (June 22).</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
<p>Private open space Refer to Section 9.3.5 of the WWDCP 2010.</p>				
<p>Front setbacks Refer to Section 9.3.6 of the WWDCP 2010.</p>				
<p>Side and rear setbacks Refer to Section 9.3.7 of the WWDCP 2010.</p>				
<p>Building elements Refer to Section 9.4.1 of the WWDCP 2010.</p>				
<p>Materials and finishes Refer to Section 9.4.2 of the WWDCP 2010.</p>				

Privacy Refer to Section 9.4.3 of the WWDCP 2010.				
Garages and driveways Refer to Section 9.4.4 of the WWDCP 2010.				
Site facilities Refer to Section 9.4.5 of the WWDCP 2010.				
Landscaping Refer to Sections 2.4 and 5.2 of the WWDCP 2010.				
Fencing				
<i>O1 Protect the visual amenity and aesthetics of the locality by encouraging fencing that is in context with the location.</i> <i>O2 Provide fencing which achieves appropriate visual and physical separation between private and public land.</i>	C1 Dwellings adjoining open space must front the open space, and fencing must include only 600mm solid or transparent material.	● NR	○ Sat	
	C2 Rural style fencing post and wire shall be used for any dwelling adjoining land zoned E4 Environmental Living.	● NR	○ Sat	
	C3 Lots that have secondary frontage to Farrer Road require screen landscaping of their side boundary to ensure suitable visual presentation to and privacy from Farrer Road.	● NR	○ Sat	

15 Lloyd Urban Release Area

Topography and landscape character				
<i>O1 Protect the landscape character of Lloyd and land immediately abutting it by means of appropriate landscape separation.</i> <i>O2 Encourage subdivision and development to create</i>	C5 The landscaped buffer strip established as part of the Deed of Agreement, shall be replenished by the owner of the affected allotment, to replace any identified lost plantings on affected allotments to the south of stages 14 and 15. The works shall be completed prior to the release of the subdivision certificate.	● NR	○ Sat	

<p><i>vistas on the lower slopes where possible.</i></p>	<p>C6 A covenant shall be created over all allotments containing the landscaped buffer strip as required under the terms of the Deed of Agreement including all the lots west of Indigo Drive and the area immediately north of Senna Place, (shown shaded on Figure 3) which do not fall within the Lloyd Urban Release Area. The covenants shall be created over the subject allotments requiring the ongoing maintenance of the landscaped buffer by the landowner.</p> <p>For all lots located immediately north of Senna Place and immediately south of the boundary of the Lloyd Urban Release Area (see shaded area west of Indigo Drive on Figure 3), in addition to the provisions of the Deed of Agreement referred to in C4 above, all provisions elsewhere in this DCP applying to land zoned R5 Large Lot Residential, apply.</p>	<p>● NR</p>	<p>○ Sat</p>	
<p>Environmental conservation and natural resources management</p>				
<p><i>O1 Ensure trees and vegetation contributing to the environmental and amenity value of the locality and region are preserved.</i></p> <p><i>O2 Maintain and enhance the ecological values of waterways and wetlands, including water quality, stream integrity, biodiversity and habitat, within the Lloyd Urban Release area.</i></p> <p><i>O3 Maintain and enhance riparian buffers to preserve the environmental values associated with waterway and wetlands, having specific regard to fauna and flora</i></p>	<p>C1 All development requiring development consent is to be in accordance with the Lloyd Urban Release Area Conservation Management Plan.</p>	<p>○ NR</p>	<p>● Sat</p>	
	<p>C2 All construction and management activities are to be in accordance with the Lloyd Urban Release Area Conservation Management Plan recommendations.</p>	<p>○ NR</p>	<p>● Sat</p>	
	<p>C3 Development applications in the area zoned R1 General Residential are to identify and set aside for protection and management the trees in the area of identified Squirrel Glider habitat falling outside the E2 zone at Lloyd (shown in Figure 4 and 5).</p>	<p>● NR</p>	<p>○ Sat</p>	
	<p>C4 In addition to complying with the requirements of the Companion Animals Act 1998, owners of domestic cats resident in the Lloyd Urban release area to manage their cats so that they are not to roam freely outdoors between sunset and sunrise. In this regard</p>	<p>○ NR</p>	<p>● Sat</p>	

<i>habitats and ecosystems, stream integrity (including erosion management), land use impacts and recreational/visual amenity.</i> <i>O4 Protect and manage biodiversity in and adjacent to urban areas.</i> <i>O5 Comply with the Biodiversity Certification Report.</i>	<p>Council will, as a condition of development consent, require the imposition of a Section 88B Restriction On Use for all residential subdivisions within the Lloyd Urban Release Area.</p>			
Salinity Management				
<i>O1 Encourage Salinity Sensitive Urban Design.</i> <i>O2 Minimise the volume of surface water subject to infiltration and subsequent deep drainage by maximising surface water drainage across the entire Lloyd area.</i> <i>O3 Minimise earthwork based disturbance to existing undeveloped areas.</i>	<p>C2 Development on land zoned R1 General Residential within the Lloyd Urban Release Area must conform with the 80:20 impervious to pervious development ratio (see Appendix 2 map).</p>	○ NR	● Sat	
	<p>C5 All impervious areas on individual house lots must be drained into the internal stormwater system and directed to the piped stormwater system.</p>	○ NR	● Sat	
	<p>C11 Built features must be drained to stormwater rather than to lawn or other pervious areas.</p>	○ NR	● Sat	
	<p>C12 All planned and future impervious areas included in the 80:20 ratio (impervious : pervious) are to be drained to stormwater.</p>	○ NR	● Sat	
	<p>C17 Gardens calculated towards impervious surface in the release area must have an impervious liner and be drained to Council's storm water system.</p>	○ NR	● Sat	
	<p>C18 Residential development within the release area must feature predominantly native or 'water wise'</p>	○ NR	● Sat	

	gardens to help reduce urban recharge significantly OR the use of rock style gardens utilising low water use plant varieties as an alternative 'water wise' option where the garden is calculated towards pervious surface.			
	C19 Rock gardens and similar decorative gardens are to have impervious liners drained to the storm water system.	○ NR	● Sat	
	C20 All gardens and landscaping should be constructed and maintained using the landscaping and garden design guidelines available from the Council and approved for the Lloyd release area. The guidelines demonstrate how the 80:20 rule can be maintained for the minimising of infiltration of water to the groundwater table.	○ NR	● Sat	
	C21 Fixed irrigation systems between the front property boundary and the road reserve are not permitted. This area is to be impervious and will not require watering.	○ NR	● Sat	
	C22 Grey water reuse systems are not appropriate within the Lloyd urban release area.	○ NR	● Sat	
Bushfire Management in Lloyd				
<i>O1 Ensure appropriate relationships between asset protection zones on residential land that adjoins land zoned for Environmental Conservation.</i> <i>O2 Avoid adverse impacts from adjoining development on land in the E2</i>	C1 Asset Protection Zones are to be wholly within the development lot.	● NR	○ Sat	
	C2 If the Asset Protection Zone cannot be located wholly within the Residential zone, the APZ can extend into the E2 zone provided that that no trees are removed in that zone.	● NR	○ Sat	
	C3 The location of building envelopes within Residential zones that adjoin Environmental Protection	● NR	○ Sat	

<i>Environmental Conservation zone.</i>	zones must consider the potential impact of the associated asset protection zone (APZ) on the adjacent E2 zone.			
Acoustic Environment				
<i>O1 Avoid adverse impacts from road or rail noise.</i>	C1 Dwellings must be set back at least 60m from the centre line of the Great Southern Railway line, and must be set back at least 40m from the centre line of Red Hill Road, as shown by the Open Space plan in Appendix 3.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
Site cover and landscaped area				
<i>O1 Achieve a site cover of 80:20 impermeable to permeable ratio required to minimise infiltration of water to groundwater and thereby reduce salinity impacts.</i>	C1 Site cover on all land zoned R1 is to achieve a minimum impermeable to permeable material ratio of 80:20, based on the various controls in this section.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C2 The large R1 zoned buffer lots in the western edge of the release area (adjoining Red Hill Road and the Great Southern Rail Line) and at the south western abutment of the Lloyd Urban Release Area with the R5 zoned land of Glenoak, are to have a maximum 1,000m ² development envelope nominated which will be requires to meet the 80:20 calculation. The remaining land, provided it is planted to 100% with native vegetation, will not be included in the 80:20 calculation as its infiltration rate will be the same or lower than the pre-development land.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C3 Building envelopes shall be nominated on all lots within the R5 Large Lot Residential zone. No building envelopes shall encroach on any of the following: • Existing or proposed service easements, • An area that will require the removal of existing trees, • Setbacks identified for the purposes of noise buffering,	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

	<ul style="list-style-type: none"> • Land situated above the 280 metre AHD contour, unless the building envelope can be serviced with reticulated water and individual approval for each envelope has been obtained from the water supply authority in this regard, • Land within 10 metres of the front boundary of the allotment or land within 10 metres of another building envelope, or • Bushfire prone land. 			
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16 Gobbagombalin Urban Release Area

Site Topography, Landscape Character, views and setting				
<i>O1 To require new development to respond to site features including topography, ridgelines and vegetation.</i>	C8 All native trees within residential lots must be retained, or offset planting carried out at the rate indicated in the Natural Resource Management section (page 15) of this Chapter.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
<i>O2 To avoid adverse impact upon all land with development limitations.</i>	C9 Lots adjoining land zoned E2 should be of sufficient size that a dwelling and other buildings can be located where they will not be at risk of damage from falling trees or limbs from within the E2 zone.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
Heritage Conservation				
<i>O1 To protect Aboriginal cultural heritage values by responding to the archaeological sensitivity of the site.</i>	C5 All other heritage items must comply with the relevant controls in Section 3 of WWDGP 2010.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
Open Space, parks and the public domain				
<i>O2 To provide open space areas with natural</i>	C4 Dwellings adjoining an open space (other than those next to Harris Road) must front the open space	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

<i>surveillance from surrounding dwellings.</i>	and shall have the following restrictions enforced by a s88B instrument: (i) Erect a fence along the boundary shared with the open space having: (a) a height of not greater than 1.5m; (b) not less than 50% of open/see through construction			
	C5 Lots adjoining Harris Road shall be at least, 1000sqm in size and have the following restrictions enforced by a s88B instrument: (i) Erect a fence along the boundary shared with Harris Road having: (a) a height not greater than 1.5m; (b) not less than 50% of open/see through construction (ii) No dwelling shall be located within 10m of the Harris Road boundary. (iii) All dwellings must have a ground floor verandah, porch, patio, pergola or deck on the side facing Harris Road.	● NR	○ Sat	
	C6 Dwellings adjoining Harris Road must have a secondary frontage that: (i) Includes a verandah, porch, patio, pergola or deck no closer than 3m of the Harris Road boundary. (ii) Sheds and garages must not be located in the 10m dwelling setback	● NR	○ Sat	
Residential Development Refer to Section 9 of the WWDCP 2010.				