

Report of Development Application

Environmental Planning and Assessment Act 1979

Application Details	Application Number	DA23/0150	Applicant	BW Winnel 343 Mates Gully Rd TARCUTTA NSW 2652
	Date of Lodgement	04/04/2023		
	Proposal	Use of existing farm building with amenities	Description of Mod.	N/A
	Development Cost	\$48000	Other Approvals	Nil
Site Details	Subject Land	343 Mates Gully Rd TARCUTTA NSW 2652 Lot 206 DP 757255	Owner	BW Winnel

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:



Emma Molloy
Senior Town Planner

Date: 24.05.2023

☒ **Section 4.55 Modification of Consent**

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

Description	Use of an existing farm building with amenities.
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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		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
LEP 2010 Zones	(a)(i) (b) (c) (e)	Zoning	LEP 2.2 Zoning of land to which Plan applies 2.3 Zone objectives and Land Use Table	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Zoning of land (cl 2.2): RU1 The development is permissible in the zone (cl. 2.3(1)) The development is not inconsistent with the objectives of the zone (cl. 2.3(2)):

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	
LEP 2010 Listed item and Conservation	(a)(i) (a)(iii) (b) (c) (e)	Heritage Conservation Area Listed item		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
		LEP 5.10 Heritage conservation <i>DCP 3 Heritage Conservation</i>		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
LEP 2010 Urban release Area	(a)(i) (b) (c) (e)	Urban Release Area	LEP 6.2 Public utility infrastructure	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			LEP 6.3 Development control plan	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
Natural resource Sensitivity	(a)(i) (a)(iii) (b) (c) (e)	Natural Resource Sensitivity <i>DCP 5.4 Environmentally sensitive land</i>	LEP 7.3 Biodiversity	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	A portion of the site is identified as “Biodiversity”. The development has been previously constructed and is outside of an identified area. No concerns raised.
			LEP 7.4 Vulnerable land	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

			LEP 7.5 Riparian lands and waterways	● NR	○ Sat	
			LEP 7.6 Groundwater vulnerability	● NR	○ Sat	
Flooding (including MOFFS)	(a)(i) (a)(iii) (b) (c) (e)	Flooding Overland flow <i>DCP 4.2 Flooding</i>		● NR	○ Sat	
			LEP 5.21 Flood Planning	● NR	○ Sat	
Bushfire Prone Land	(a)(iii) (b) (c) (e)	Bushfire <i>DCP 4.1 Bushfire</i>		○ NR	● Sat	See discussion below.
Environmental - Contaminated Land & PFAS	(a)(i) (b) (c) (e)	Contaminated Land PFAS Study Area Site observations	SEPP (Resilience and Hazards) 2021	○ NR	● Sat	Agricultural land is considered potentially contaminated land. However, there was no indication from the site visit that the location of the development was on a part of the site that had been used for an activity that would be considered potentially contaminating such as sheep dips or fuel storage. Furthermore, the land is not identified on Councils register of contaminated sites. Accordingly, it is not considered necessary to request any investigation reports on the subject site.
Airport Cons	(a)(i) (b) (c)	Airport Constraints	LEP 7.11 Airspace operations	○ NR	● Sat	

	(e)					
			LEP 7.12 Development in areas subject to aircraft noise	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
Assets – Sewer and Stormwater	(b) (c) (e)	Services/Utilities (Septic area? Health referral) Sewer/stormwater infrastructure (Build over, encroachment, earthwork impacts) Stormwater issues – overland flow Electricity infrastructure (including setbacks to substations) (Transport/infrastructure SEPP referral)		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Amenities will require connection to an on-site sewer management system which will be secured via condition.

Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	Existing site conditions Buildings on site Retaining walls Cut and fill Deposited fill Boundary fencing and walls Private open space Vegetation *Proximity to natural waterways Other observations		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Site visit undertaken on: 2 May 2023.
Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	Off site observations Buildings Window locations Private open space Retaining walls Cut and fill Boundary fencing and walls Vegetation *Proximity to natural waterways Other observations		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iii) (b) (c) (e)	Traffic, access and parking Manoeuvring Site Distance Issues Driveway grade		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

		<p>Check Driveway location and grade</p> <ul style="list-style-type: none"> • Side entry pit • Service lids/pits • Poles/turrets/substations • Street Trees <p>DCP <i>2.1 Vehicle access and movements</i> <i>9.3.6 Front setbacks</i></p>			
	(a)(iii) (b) (c) (e)	<p>Context, setting and streetscape</p> <p>DCP <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></p>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>
	(a)(iii) (b) (c) (e)	<p>Public Domain</p> <p>Impact on street or adjoining public place</p> <p>Condition/Dilapidation</p>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>

		Construction access <i>DCP</i> <i>2.7 Development adjoining open space</i> <i>9.4.5 Site facilities</i>			
	(a)(iii) (b) (c) (e)	Safety, security and crime prevention <i>DCP 2.5 Safety and security</i>		<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>		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>

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

		Construction waste management		NR	Sat	
		Asbestos				
	(a)(iii) (b) (c) (e)	Energy & Water <i>DCP</i> <i>9.3.7 Side and rear setbacks</i> <i>9.4.1 Building elements</i> <i>9.4.2 Materials and finishes</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(i) (b) (c) (e)	BASIX (Use assessment checklist)	BASIX SEPP 2004	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(b) (c) (e)	Other hazards Natural Technological		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iii) (b) (c) (e)	Flora and Fauna (on and off-site) Check for native veg requirements (R5 and RU4 Land) <i>DCP</i> <i>5.2 Preservation of trees</i> <i>5.3 Native Vegetation Cover</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			Section 5AA and Part 7 of the Biodiversity Conservation Act 2016 <i>Test for determining whether proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats)</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Section 5AA and Part 7 of the Biodiversity Conservation Act 2016 (Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats) There are a number of tests to determine whether the proposal triggers the NSW Biodiversity Offset Scheme under the NSW

					<p>Biodiversity Conservation Act 2016 and results in the need for further assessments or offsets.</p> <p><i>1. Is the subject site identified as an area of outstanding biodiversity value on the biodiversity values map?</i></p> <p>No</p> <p><i>2. Does the amount of native vegetation being removed exceed the biodiversity offsets scheme threshold.</i></p> <p>No native vegetation is proposed to be removed.</p> <p><i>3. Test of Significance - the test to determine whether the proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats.</i></p> <p>Given that no native vegetation is being removed and in the absence of any recorded endangered flora or fauna on the site of the proposed development, it is not anticipated that the development will significantly affect threatened species or ecological communities or their habitats.</p>
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						Based on the above assessment it is satisfied that the development will not trigger the Biodiversity Offset Scheme.
	(b) (c) (e)	Social and economic impacts		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(b) (c) (e)	Facilitation of Ecologically Sustainable Development		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(i) (b) (c) (e)	Other LEP Clauses	LEP 2.7 Demolition requires development consent	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			LEP 4.3 Height of buildings	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			LEP 7.9 Primacy of Zone B3 Commercial Core	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			LEP 4.2A Erection of dwelling houses and dual occupancies on land in certain residential, rural and environmental protection zones	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	The application is for a farm building with amenities. The subject site is under the minimum lot size and does not form part of existing holding. Therefore, the site is not able to accommodate a dwelling. A farm building will give the landholder a secure storage place and some facilities whilst maintaining land. No concerns are raised however given the nature of the amenities a condition will be imposed as

						to prevent the amenities being used for habitable purposes.
			LEP 5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones	● NR	○ Sat	
			Other Clauses	● NR	○ Sat	
	(a)(i) (b) (c) (e)	Other EPIs	SEPP (Transport and Infrastructure) 2021	● NR	○ Sat	
			SEPP (Precincts - Regional) 2021	● NR	○ Sat	
			Other SEPPs	● NR	○ Sat	
	(a)(ii) (b) (c) (e)	Draft EPIs		○ NR	● Sat	There are a number of state environmental planning policies currently subject to review, including some which have involved consultation and notification. None of these are applicable to this application.
	(a)(iii) (e)	Planning agreements		● NR	○ Sat	No related planning agreement has been entered into under section 7.4.
	(d) (e)	Submissions		○ NR	● Sat	Nil
	(e)	Section 68 Application made as part of DA	<i>Local Government Act 1993</i>	● NR	○ Sat	

	(e)	Section 7.11 Contributions (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&A Act 1979</i>	● NR	○ Sat	
	(e)	Section 7.12 Contributions (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&A Act 1979</i>	● 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	
	(a)(iv) (e)	The Regulation – Prescribed Matters EP&A Regulation 2021		○ NR	● Sat	
			cl.61(1) - Demolition of a building, the provisions of AS 2601 <i>(ensure condition included requiring compliance with standard)</i>	● NR	○ Sat	
			cl.61(7) - Consideration of Special Activation Precinct Master Plan	● NR	○ 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,</i>	● NR	○ Sat	

			<i>enlargement or extension of an existing building)</i>			
	(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"/> NR	<input checked="" type="radio"/> Sat	Policy 046 - Processing Development Applications lodged by Councillors, staff and individuals of which a conflict of interest may arise, or on Council owned land. No declaration has been made that would require action under this policy.
	(e)	Other public interest matters		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	It is considered that this application will not have a detrimental effect on the public interest.

Development Control Plan 2010

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

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

1.10 Notification of a Development Application

Compliance with the advertising and notification procedures detailed in this section of the DCP	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>The application has been notified in accordance with the notification provisions outlined in Section 1.10 of the WWDCP.</p> <p>Dates: 13 to 20 April 2023.</p>
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1.11 Complying with the Wagga Wagga Development Control Plan 2010

2.1 Vehicle access and movements

<i>O1 Ensure the safety and efficiency of urban and rural roads.</i>	C3 Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
<i>O2 Limit new access points to arterial roads or ensure alternative access is utilised where practical.</i>	C5 Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	The existing farm building will be accessed via the existing internal track from Mates Gully Road. No concerns raised.
	C6 Ensure adequate sight lines for proposed driveways.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

2.2 Off-street parking

2.3 Landscaping

2.5 Safety and security

<p><i>O1 Incorporate crime prevention strategies in new developments.</i></p> <p><i>O2 Encourage active, pedestrian oriented environments where developments are designed to integrate into the public domain.</i></p> <p><i>O3 Maximise opportunities for natural surveillance of public spaces and building or site entrances.</i></p>	C1 Use good site planning to clearly define public, semi-public and private areas.	<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 checked="" type="radio"/> NR	<input 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 checked="" type="radio"/> NR	<input 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

❌ 2.7 Development adjoining open space

❌ 3 Heritage Conservation

❑ 4.1 Bushfire

<p><i>O1 Minimise risk to life, property and the environment from bush fire.</i></p> <p><i>O2 Ensure compliance with statutory obligations for development in bush fire prone areas.</i></p>	<p>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.</p>	<p>○ NR</p>	<p>● Sat</p>	<p>The site is mapped as bushfire prone land. <i>Planning for Bush Fire Protection 2019</i> applies to all development applications on land classified as bushfire prone. In this instance the development would be classed as 'other development'. Section 8 of the PBP2019 is therefore relevant:</p> <p>8.1 Introduction <i>...In order to comply with PBP the following conditions must be met:</i></p> <ul style="list-style-type: none"> • <i>satisfy the aim and objectives of PBP outlined in Chapter 1;</i> • <i>consider any issues listed for the specific purpose for the development set out in this chapter; and</i> • <i>propose an appropriate combination of BPMs...</i> <p><i>The aim and objectives are as follows:</i></p> <p>The aim of PBP is to provide for the protection of human life and minimise impacts on property from</p>
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				<p>the threat of bush fire, while having due regard to development potential, site characteristics and protection of the environment. More specifically, the objectives are to:</p> <ul style="list-style-type: none"> • <i>afford buildings and their occupants protection from exposure to a bush fire;</i> • <i>provide for a defensible space to be located around buildings;</i> • <i>provide appropriate separation between a hazard and buildings which, in combination with other measures, prevent the likely fire spread to buildings;</i> • <i>ensure that appropriate operational access and egress for emergency service personnel and occupants is available;</i> • <i>provide for ongoing management and maintenance of BPMs; and</i> • <i>ensure that utility services are adequate to meet the needs of firefighters.</i> <p>The location of the building has been cleared on all sides of the building to allow for defensible space. The access driveway is of an adequate standard to allow for emergency service personnel and occupants. The building has access to two large water tanks which will provide water to meet the needs of firefighters. The objectives of PBP are considered to have been met and satisfied.</p> <p>8.3.1 Buildings of Class 5 to 8 under the NCC</p>
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				<p><i>...The NCC does not provide for any bush fire specific performance requirements for these particular classes of buildings...</i></p> <p><i>...Whilst bush fire is not captured in the NCC for Class 5-8 buildings, the following objectives will be applied in relation to access, water supply and services, and emergency and evacuation planning:</i></p> <ul style="list-style-type: none"> <i>• to provide safe access to/from the public road system for firefighters providing property protection during a bush fire and for occupant egress for evacuation;</i> <i>• to provide suitable emergency and evacuation (and relocation) arrangements for occupants of the development;</i> <i>• to provide adequate services of water for the protection of buildings during and after the passage of bush fire, and</i> <i>• to locate gas and electricity so as not to contribute to the risk of fire to a building; and provide for the storage of hazardous materials away from the hazard wherever possible.</i> <p>As previously noted safe access to and from the site is established, this road allows for the safe evacuation of persons from site if required. Water supply and electricity to the site is existing and does not raise a concern.</p>
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	C2 Where required, a clear separation is to be provided between buildings and bushfire hazards in the form of a fuel-reduced Asset Protection Zone (APZ). In all cases the APZ is to be located wholly within the land zoned Residential. Refer to the requirements of Planning for Bush Fire Protection 2006	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
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☒ 4.2 Flooding

☒ 5.1 Development on ridges and prominent hills

☒ 5.2 Preservation of trees

☒ 5.3 Native Vegetation Cover

☒ 5.4 Environmentally sensitive land

☒ 6 Villages

☐ 8 Rural Development

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 checked="" type="radio"/> Sat	
<i>O2 Minimise potential for conflicts between traditional and productive agricultural</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	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

<p><i>uses and non-agricultural uses.</i></p> <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>	land uses, priority will be given to the existing productive use.			
	C3 Use landscaping and other screening options to help integrate new uses and developments into the rural landscape.	● NR	○ Sat	
	C4 Uses must be capable of operating within capacities of available existing services.	○ NR	● Sat	
	C5 Provide adequate facilities for additional traffic in terms of vehicle access and movements, parking areas, and loading and unloading of goods.	○ NR	● 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.	● NR	○ Sat	
	C7 Provide satisfactory arrangements for storage and disposal of waste.	○ NR	● 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.	● NR	○ 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	● NR	○ Sat	The development is for a farm building where there is no dwelling constructed on site.
	C10 A dwelling house and all ancillary development on a corner lot must have a setback from a boundary with	● NR	○ Sat	As above.

	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			
	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 checked="" type="radio"/> Sat	The adjoining land is primarily used for grazing purposes. The setbacks are considered acceptable.
	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 checked="" type="radio"/> NR	<input type="radio"/> Sat	
Rural Dwellings				
<i>O1 Ensure that dwellings in rural areas are compatible with the rural landscape.</i>	C1 Avoid prime productive lands and prominent hill and ridgeline locations especially where alternative, more suitable locations are available.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
<i>O2 Encourage dwellings and outbuildings to be located in clusters.</i>	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 checked="" type="radio"/> NR	<input type="radio"/> Sat	
<i>O3 Encourage energy efficient dwellings.</i>	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 checked="" type="radio"/> NR	<input type="radio"/> Sat	

	C4 Materials and finishes are to be non-reflective. Low intensity colours (lighter tones) are generally preferred.	● NR	○ 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.	● NR	○ Sat	
	C6 Driveways are to follow natural contours where possible. Avoid unreasonably steep and visually intrusive driveways.	● NR	○ Sat	
	C7 Native vegetation is to be retained and embellished where possible. Dwelling construction should not disturb remnant vegetation.	● NR	○ Sat	
	C8 Traditional rural fencing, such as post and wire are encouraged. Use vegetation barriers where needed to provide visual screening between adjoining properties.	● NR	○ 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)	● NR	○ Sat	

9.1.5 R3 Zone – Staunton Estate

- ☒ 9.2.1 Site layout
- ☒ 9.2.2 Streetscape
- ☒ 9.2.3 Corner lots and secondary facades
- ☒ 9.2.4 Sloping sites
- ☒ 9.3.1 Site area per dwelling
- ☒ 9.3.2 Site cover
- ☒ 9.3.4 Solar access
- ☒ 9.3.5 Private open space
- ☒ 9.3.6 Front setbacks
- ☒ 9.3.7 Side and rear setbacks
- ☒ 9.4.1 Building elements
- ☒ 9.4.2 Materials and finishes
- ☒ 9.4.3 Privacy

 **9.4.4 Garages, carports, sheds and driveways**

 **9.4.5 Site facilities**

 **9.4.6 Changing the landform – cut and fill**

 **14 Boorooma Urban Release Area**

 **15 Lloyd Urban Release Area**

 **16 Gobbagombalin Urban Release Area**