

# Report of Development Application

## Environmental Planning and Assessment Act 1979

Application Details	Application Number	DA23/0253	Applicant	AB Fewson 36 Hodson Ave TURVEY PARK NSW 2650
	Date of Lodgement	25/05/2023		
	Proposal	Use of existing shed	Description of Mod.	N/A
	Development Cost	\$23789	Other Approvals	Nil
Site Details	Subject Land	18 William St NORTH WAGGA WAGGA NSW 2650 Lot 1 DP 199722	Owner	JL Fewson & AB Fewson

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

**Delegation to Determine Application:-** Officer Delegation 7.39

**Report Prepared & Approved by:**



Bikash Pokharel  
Town Planner





Date: 28/07/2023

☒ section not relevant

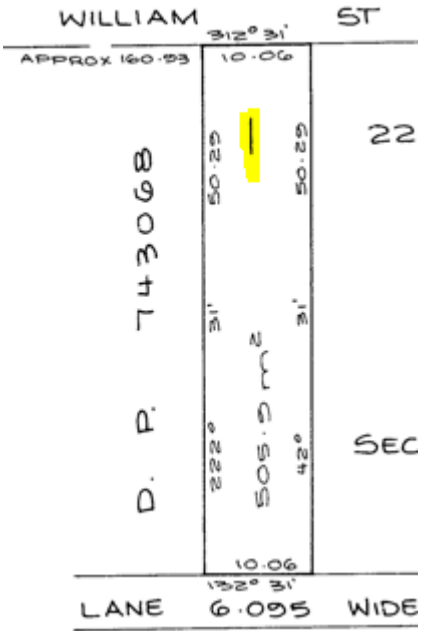
☒ Section 4.55 Modification of Consent

☐ Section 4.15(1) Matters for consideration - general

<b>Description</b>	Use of existing shed
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Matters for consideration						
GIS & System Check	Section 4.15(1) <i>EP&amp;A Act 1979</i>	Issue	Legislative Provisions	Not Relevant	Satisfactory	Comment
◀ 		DA History		 <i>NR</i>	 <i>Sat</i>	

LEP 2010 Zones	(a)(i) (b) (c) (e)	<b>Zoning</b>	<b>LEP</b> 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): RU5  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"> <li><i>To protect and maintain the rural village character of the land.</i></li> </ul>
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Land Parcels & DP	(b) (c) (e)	<b>Land Title</b>  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 identified as Lot 1 under DP 199722.  
	(a)(i) (a)(iii) (b) (c) (e)	<b>Heritage</b> Conservation Area Listed item		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	The site is not burdened by any easements.
		<b>LEP 5.10 Heritage conservation</b>  <i>DCP 3 Heritage Conservation</i>		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(a)(i) (b) (c) (e)	<b>Urban Release Area</b>  <b>LEP 6.2 Public utility infrastructure</b>		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

			LEP 6.3 Development control plan	● NR	○ Sat	
Natural resource Sensitivity	(a)(i) (a)(iii) (b) (c) (e)	<b>Natural Resource Sensitivity</b>  <i>DCP 5.4 Environmentally sensitive land</i>	LEP 7.3 Biodiversity	● NR	○ Sat	
			LEP 7.4 Vulnerable land	● NR	○ Sat	
			LEP 7.5 Riparian lands and waterways	● NR	○ Sat	
			LEP 7.6 Groundwater vulnerability	○ NR	● Sat	
Flooding (including MOFFS)	(a)(i) (a)(iii) (b) (c) (e)	<b>Flooding</b>  Overland flow  <i>DCP 4.2 Flooding</i>		○ NR	● Sat	<p>The site is located within North Wagga Wagga which is identified as flood prone given its proximity to the Murrumbidgee River. The objectives of this clause are to minimise the flood risk to life and property associated with the use of land, to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change, to avoid adverse or cumulative impacts on flood behaviour and the environment and to enable the safe occupation and efficient evacuation of people in the event of a flood.</p> <p>The proposed development is for use of existing shed that was built without Council approval. The applicant has submitted</p>
			LEP 5.21 Flood Planning	○ NR	● Sat	

						<p>engineering certificate confirming that the existing shed is designed and built to withstand the force of flood water in a flooding event. The engineer has recommended that the roller door of the shed be either left open during flood event or fitted with an additional locking position 125mm above floor level to ensure that static water pressure is equalised both externally and internally during a flooding event.</p> <p>Given the proposal is for use of existing shed, a non-habitable building, it is anticipated that the premises will be prepared for a flood and subsequently evacuated in a flood event. The development is considered compatible with the flood hazard of the land and does not result in unsustainable social and economic costs to the community as a result of flooding or adverse impacts to surrounding land as a result of the proposed development.</p> <p>Relevant conditions have been included in the development consent to ensure that any goods or chemicals is stored above 1:100 yr flood level plus freeboard and the roller door of the shed be either left open during flood event.</p>
Bushfire Prone Land	(a)(iii) (b) (c) (e)	<b>Bushfire</b>  <i>DCP 4.1 Bushfire</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>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.</p>

Environmental - Contaminated Land & PFAS	(a)(i) (b) (c) (e)	<b>Contaminated Land</b> PFAS Study Area Site observations	<b>SEPP (Resilience and Hazards) 2021</b>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	There is no indication that the site has previously been occupied by any use that could have led to contamination of the site. Furthermore, the land is not identified on Councils register of contaminated sites.
Airport Constraints	(a)(i) (b) (c) (e)	<b>Airport Constraints</b>	<b>LEP 7.11</b> Airspace operations	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			<b>LEP 7.12</b> Development in areas subject to aircraft noise	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
Assets – Sewer and Stormwater	(b) (c) (e)	<b>Services/Utilities</b>  (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	

Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	<b>Existing site conditions</b>  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: 7/06/2023  The subject site has single storey dwelling and existing shed to the rear of the property.  Given the existing shed has been built without Council approval, the applicant seeks approval for its continued use under this DA.
Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	<b>Off site observations</b>  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	The adjoining lot to both south-east and north-west has single storey dwelling and outbuildings to the rear of the property backing onto the laneway.
	(a)(iii) (b) (c) (e)	<b>Traffic, access and parking</b>  Manoeuvring  Site Distance Issues  Driveway grade		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	The development utilizes existing laneway (William Lane) to get access into the existing shed. The existing laneway is approximately 5.4m wide and the existing shed is located 2.79m from the rear boundary. As such, adequate space is available for the vehicle manoeuvring in and out of the shed.



		<p>Check Driveway location and grade</p> <ul style="list-style-type: none"> <li>• Side entry pit</li> <li>• Service lids/pits</li> <li>• Poles/turrets/substations</li> <li>• Street Trees</li> </ul> <p><b>DCP</b>  2.1 Vehicle access and movements  9.3.6 Front setbacks</p>				
	(a)(iii) (b) (c) (e)	<p><b>Context, setting and streetscape</b></p> <p><b>DCP</b>  9.2.2 Streetscape  9.2.3 Corner lots and secondary facades  9.2.4 Sloping Sites  9.3.1 Site area per dwelling  9.3.2 Site cover  9.3.6 Front setbacks  9.3.7 Side and rear setbacks  9.4.1 Building elements  9.4.2 Materials and finishes  9.4.4 Garages, carports, sheds and driveways  9.4.5 Site facilities</p>		○ NR	● Sat	<p>The existing shed is located to the rear of the property and will utilise rear lane to get in and out of the shed. This form of development is very common in North Wagga as most of the properties have outbuildings located to the rear of the property and accessing from the laneway. As such, the proposal is consistent with the context, setting and built form within the surrounding area. The shed is not directly visible from William Street, so the impact on the streetscape by the development is considered negligible.</p>
	(a)(iii) (b) (c) (e)	<p><b>Public Domain</b></p> <p>Impact on street or adjoining public place</p> <p>Condition/Dilapidation</p>		○ NR	● Sat	

		<b>Construction access</b>  <i>DCP</i> <i>2.7 Development adjoining open space</i> <i>9.4.5 Site facilities</i>				
	(a)(iii) (b) (c) (e)	<b>Safety, security and crime prevention</b>  <i>DCP 2.5 Safety and security</i>		<div><div></div><div>NR</div></div>	<div><div></div><div>Sat</div></div>	
	(a)(iii) (b) (c) (e)	<b>Site and internal design</b>  <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>		<div><div></div><div>NR</div></div>	<div><div></div><div>Sat</div></div>	
	(a)(iii) (b) (c) (e)	<b>Solar impact</b>  <i>DCP</i> <i>9.3.4 Solar access</i> <i>9.3.7 Side and rear setbacks</i>		<div><div></div><div>NR</div></div>	<div><div></div><div>Sat</div></div>	The existing shed will have minor overshadowing impact on adjoining lots to south-east and north-west however the impact is not considered to be unreasonable as majority of the private backyard space of these lots are unlikely to be impact by the shed given its modest design (i.e. height and size) and location.
	(a)(iii) (b) (c) (e)	<b>Visual Privacy</b>  Private open space  Boundary fencing and screening		<div><div></div><div>NR</div></div>	<div><div></div><div>Sat</div></div>	The outbuilding does not raise any privacy concerns given its intended use. Existing boundary fence will maintain privacy of private open space area between the lots.

		<i>DCP</i> 9.3.5 Private open space 9.3.7 Side and rear setbacks 9.4.3 Privacy				
	(a)(i) (b) (c) (e)	<b>Noise and Vibration</b>  Acoustic privacy conflicts  Impacting nearby landuses (Rail, Road, Infrastructure SEPP referrals)		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	(a)(i) (b) (c) (e)	<b>Air and microclimate</b>  Impacting nearby landuses (Rail, Road, Infrastructure SEPP referrals)		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	(a)(i) (a)(iii) (b) (c) (e)	<b>Earthworks and Soils</b>  Cut and fill Stability and erosion control Stormwater quality  <i>DCP</i> 9.4.6 Changing the landform – cut and fill	<b>LEP 7.1A Earthworks</b>	<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	(b) (c) (e)	<b>Landscaping</b>		<input checked="" type="radio"/>	<input type="radio"/>	

				NR	Sat	
	(b) (c) (e)	<b>Waste</b>  Construction waste management  Asbestos		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iii) (b) (c) (e)	<b>Energy &amp; Water</b>  <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)	<b>BASIX</b> <i>(Use assessment checklist)</i>	<b>BASIX SEPP 2004</b>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(b) (c) (e)	<b>Other hazards</b> Natural Technological		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iii) (b) (c) (e)	<b>Flora and Fauna</b> (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>	<b>Section 5AA and Part 7 of the Biodiversity Conservation Act 2016</b>  <i>Test for determining whether proposed development or</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)

			activity is likely to significantly affect threatened species or ecological communities, or their habitats)		<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>
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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)	<b>Social and economic impacts</b>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(b) (c) (e)	<b>Facilitation of Ecologically Sustainable Development</b>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(i) (b) (c) (e)	<b>Other LEP Clauses</b>	<b>LEP 2.7</b> Demolition requires development consent	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			<b>LEP 4.3</b> Height of buildings	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			<b>LEP 7.9</b> Primacy of Zone B3 Commercial Core	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			<b>LEP 4.2A</b> 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	
			<b>LEP 5.16</b> Subdivision of, or dwellings on, land in	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

			certain rural, residential or environment protection zones			
			<b>Other Clauses</b>	● NR	○ Sat	
	(a)(i) (b) (c) (e)	<b>Other EPIs</b>	SEPP (Transport and Infrastructure) 2021	● NR	○ Sat	
			SEPP (Precincts - Regional) 2021	● NR	○ Sat	
			Other SEPPs	● NR	○ Sat	
	(a)(ii) (b) (c) (e)	<b>Draft EPIs</b>		○ NR	● Sat	There are a number of state environmental planning policies currently subject to review, including some which have involved consultation and notification. None of these are applicable to this application.
	(a)(iiia) (e)	<b>Planning agreements</b>		● NR	○ Sat	No related planning agreement has been entered into under section 7.4.
	(d) (e)	<b>Submissions</b>		○ NR	● Sat	One submission was received during the adjoining owner notification period. The submission was unrelated to proposed development and the concerns raised was not relating to planning matters.  The submission was relating to Council's process/compliance function relating to unauthorised building/structures. A separate

						email correspondence was sent to the objector addressing their concerns. A copy of this email has been registered in ECM.
	(e)	<b>Section 68 Application made as part of DA</b>	<i>Local Government Act 1993</i>	● NR	○ Sat	
	(e)	<b>Section 7.11 Contributions</b> (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&amp;A Act 1979</i>	● NR	○ Sat	
	(e)	<b>Section 7.12 Contributions</b> (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&amp;A Act 1979</i>	● NR	○ Sat	
	(e)	<b>Section 64 sewer</b> (Development Servicing Plan – Sewerage Services – July 2013)	<i>s64 LG Act 1993 &amp; s306 Water Management Act 2000</i>	● NR	○ Sat	
	(e)	<b>Section 64 stormwater</b> (Development Servicing Plan – Stormwater – November 2007)	<i>s64 LG Act 1993 &amp; s306 Water Management Act 2000</i>	● NR	○ Sat	
	(a)(iv) (e)	<b>The Regulation – Prescribed Matters</b> <i>EP&amp;A Regulation 2021</i>		○ NR	● Sat	
			<i>cl.91(1) - Demolition of a building, the provisions of AS 2601</i> <i>(ensure condition included requiring compliance with standard)</i>	● NR	○ Sat	
			<i>cl.61(7) - Consideration of Special Activation Precinct Master Plan</i>	● 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, enlargement or extension of an existing building)</i>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(a)(iv) (e)	<b>The Regulation – Prescribed Conditions</b> <i>(ensure conditions of consent included)</i>	EP&A Regulation 2021	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(e)	<b>Other regulation matters</b>	EP&A Regulation 2021	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(e)	<b>Council Policies</b>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<b>Policy 046</b> - 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)	<b>Other public interest matters</b>		<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	The application has been notified in accordance with the notification provisions outlined in Section 1.10 of the WWDCP.  Dates: 15/06/2023 to 23/06/2023
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## ☒ 1.11 Complying with the Wagga Wagga Development Control Plan 2010

### ☒ 2.1 Vehicle access and movements

### ☐ 2.2 Off-street parking

<i>O2 Ensure the provision of safe and efficient parking for all modes of transport to meet anticipated demands.</i>	C1 Parking is to be provided in accordance with the table below. For uses not listed, similar land uses should be used as a guide in assessing car parking requirements.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
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O3 Minimise disruptions to existing levels of service and safety as a result of insufficient parking being provided on site.				
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## 2.3 Landscaping

## 2.5 Safety and security

<p>O1 Incorporate crime prevention strategies in new developments.</p> <p>O2 Encourage active, pedestrian oriented environments where developments are designed to integrate into the public domain.</p> <p>O3 Maximise opportunities for natural surveillance of public spaces and building or site entrances.</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 checked="" type="radio"/> NR	<input 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 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.	● NR	○ Sat	
	C8 Locate public toilets and rest areas to promote their use, and maximise public surveillance without creating visual intrusion.	● NR	○ Sat	

## 2.6 Erosion and sediment control

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

## ☒ 3 Heritage Conservation

## ☒ 4.1 Bushfire

## ☐ 4.2 Flooding

Refer to this section of the DCP.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>As discussed above, the site is located within North Wagga which is identified as flood prone given its proximity to the Murrumbidgee River.</p> <p>The proposed development is for use of existing shed that was built without Council approval. The applicant has submitted engineering certificate confirming that the existing shed is designed and built to withstand the force of flood water in a flooding event.</p> <p>Given its use, it is anticipated that the building will be prepared for a flood and subsequently evacuated in a flood event. As such, the development is considered compatible with the flood hazard of the land and does not result in unsustainable social and economic costs to the community as a result of flooding or adverse impacts to surrounding land as a result of the</p>
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			<p>proposed development. As such, the proposal is considered compliant with the DCP.</p> <p>Relevant conditions have been included in the development consent to ensure that any goods or chemicals is stored above 1:100 yr flood level plus freeboard and the roller door of the shed be left open during flood event.</p>
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☒ **5.1 Development on ridges and prominent hills**

☒ **5.2 Preservation of trees**

☒ **5.3 Native Vegetation Cover**

☐ **5.4 Environmentally sensitive land**

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

communities or populations and their habitats. O5 Protect, maintain or improve the diversity and stability of landscapes.				
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## 6 Villages

Development in the Villages				
<p>O1 allowing for appropriate development while preserving existing levels of village amenity</p> <p>O2 recognising and preserving character of all existing villages while encouraging appropriate forms of development</p> <p>O3 supporting the viability and sustainability of the villages as non-urban places</p>	<b>Streetscape, building location and form</b>			
	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 checked="" 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 checked="" 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 checked="" 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 checked="" type="radio"/> Sat	
	<b>Landscaping</b>			
	C2 Consider use of native species rather than exotic plants.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	<b>Materials and colours</b>			
	C1 Use materials that are compatible with surrounding development and appropriate to their application taking	<input type="radio"/>	<input checked="" type="radio"/>	

	into consideration orientation, energy efficiency and sustainability.	NR	Sat	
	C2 Use lightweight cladding (timber) and low intensity colours (lighter tones) for all finishes, including roofs.	○ NR	● Sat	
<b>Fencing</b>				
	C1 Use low, open or rural style fencing (without barbed wire) on frontages to roads or lanes, including secondary frontages.	● NR	○ Sat	
	C2 Paling fences are preferred on rear and side fences (behind the building line).	● NR	○ Sat	
<b>Collingullie</b>				
	C1 New or replacement buildings are to respect the existing established front setbacks.	● NR	○ Sat	
<b>Ladysmith</b>				
	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.	● NR	○ Sat	
<b>Mangoplah (no relevant controls)</b>				
<b>Oura</b>				
	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.	● NR	○ Sat	
	C2 Face the sub-floor areas with horizontal slats (timber or equivalent) to minimise visual exposure to the under-floor area.	● NR	○ Sat	
<b>Tarcutta</b>				
	C2 Setbacks to be similar to adjoining buildings and no greater than the largest setback of any adjoining	● NR	○ Sat	



	building. For buildings on Sydney Street a nil or small setback may be appropriate.			
	C3 Encourage new residential development to occur in the precinct east of Sydney Street.	● NR	○ 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.	● NR	○ Sat	
	C6 Consider split level construction with pier footings (or similar) on sloping sites rather than concrete slabs.	● NR	○ Sat	
<b>Uranquinty</b>				
	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.	● NR	○ 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.	● NR	○ 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.	● NR	○ Sat	
	C6 Use pitched roof forms and articulation to break up building bulk, including verandahs to the street.	● NR	○ Sat	

## 8 Rural Development

- ☒ 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**