

Report of Development Application

Environmental Planning and Assessment Act 1979

Application Details	Application Number	DA23/0471	Applicant	DG Gioia 33 Nordlingen Dr TOLLAND NSW 2650
	Date of Lodgement	15/09/2023		
	Proposal	Alterations and additions to existing dwelling	Description of Mod.	N/A
	Development Cost	\$145600	Other Approvals	Nil
Site Details	Subject Land	33 Nordlingen Dr TOLLAND NSW 2650 Lot 278 DP 248790	Owner	DG Gioia

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

Delegation to Determine Application:- Officer Delegation 7.39

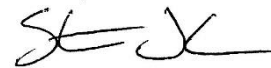
Report Prepared by:



Lani Hudson
Cadet Town Planner

Date: 3/11/2023

Report Approved by:



Steven Cook
Senior Town Planner

Date: 3/11/23

Section 4.55 Modification of Consent

Section 4.15(1) Matters for consideration - general

Description	Alterations and additions to existing dwelling
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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		○ <i>NR</i>	● <i>Sat</i>	DA17/0460 – Use of existing alfresco CDC18/0242 – PC - Shed

LEP 2010 Zones	(a)(i) (b) (c) (e)	Zoning	LEP 2.2 Zoning of land to which Plan applies 2.3 Zone objectives and Land Use Table	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Zoning of land (cl 2.2): R1 The development is permissible in the zone (cl. 2.3(1)) The development is consistent with the following objectives of the zone (cl. 2.3(2)): <ul style="list-style-type: none"> To provide for the housing needs of the community. To provide for a variety of housing types and densities.
Land Parcels & DP	(b) (c) (e)	Land Title 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	Sewer easement along the rear boundary. Additions are clear of easement.
LEP 2010 Listed item and Conservation	(a)(i) (a)(iii) (b) (c) (e)	Heritage Conservation Area		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
		Listed item <i>DCP 3 Heritage Conservation</i>	LEP 5.10 Heritage conservation	<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	● NR	○ Sat	
			LEP 6.3 Development control plan	● NR	○ Sat	
Natural resource Sensitivity	(a)(i) (a)(iii) (b) (c) (e)	Natural Resource Sensitivity	LEP 7.3 Biodiversity	● NR	○ Sat	
		<i>DCP 5.4 Environmentally sensitive land</i>	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		● NR	○ Sat	
		Overland flow <i>DCP 4.2 Flooding</i>	LEP 5.21 Flood Planning	● NR	○ Sat	
Bushfire Prone Land	(a)(iii) (b) (c) (e)	Bushfire <i>DCP 4.1 Bushfire</i>		○ NR	● Sat	The site is not mapped as bush fire prone land and a site inspection has confirmed that the site or surrounding area is not a bush fire risk. No further assessment is required.

Environmental - Contaminated Land & PFAS	(a)(i) (b) (c) (e)	Contaminated Land PFAS Study Area Site observations	SEPP (Resilience and Hazards) 2021	<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)	Airport Constraints	LEP 7.11 Airspace operations	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			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	

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: 17/10/23
Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	Off site observations Buildings Window locations Private open space Retaining walls Cut and fill Boundary fencing and walls Vegetation *Proximity to natural waterways Other observations		○ NR	● Sat	
	(a)(iii) (b) (c) (e)	Traffic, access and parking Manoeuvring Site Distance Issues Driveway grade		○ NR	● 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>		○ NR	● Sat
	(a)(iii) (b) (c) (e)	<p>Public Domain</p> <p>Impact on street or adjoining public place</p> <p>Condition/Dilapidation</p>		○ NR	● Sat

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

		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		<input type="radio"/> NR	<input checked="" type="radio"/> Sat
		<i>DCP</i> 9.4.6 Changing the landform – cut and fill	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 type="radio"/> NR	<input checked="" type="radio"/> Sat	Valid BASIX certificate – A507995
	(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)		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
		<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	Section 5AA and Part 7 of the Biodiversity Conservation Act 2016 (Test for determining whether proposed development or activity likely to significantly affect threatened species or ecological communities, or their habitats) There are a number of tests to determine whether the proposal triggers the NSW Biodiversity Offset Scheme under the NSW

					<p>Biodiversity Conservation Act 2016 and results in the need for further assessments or offsets.</p> <p><i>1. Is the subject site identified as an area of outstanding biodiversity value on the biodiversity values map?</i></p> <p>No</p> <p><i>2. Does the amount of native vegetation being removed exceed the biodiversity offsets scheme threshold.</i></p> <p>No native vegetation is proposed to be removed.</p> <p><i>3. Test of Significance - the test to determine whether the proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats.</i></p> <p>Given that no native vegetation is being removed and in the absence of any recorded endangered flora or fauna on the site of the proposed development, it is not anticipated that the development will significantly affect threatened species or ecological communities or their habitats.</p>
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						Based on the above assessment it is satisfied that the development will not trigger the Biodiversity Offset Scheme.
	(b) (c) (e)	Social and economic impacts		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(b) (c) (e)	Facilitation of Ecologically Sustainable Development		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(i) (b) (c) (e)	Other LEP Clauses	LEP 2.7 Demolition requires development consent	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			LEP 4.3 Height of buildings	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			LEP 7.9 Primacy of Zone E2 Commercial Core	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			LEP 4.2A Erection of dwelling houses and dual occupancies on land in certain residential, rural and environmental protection zones	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			LEP 5.16 Subdivision of, or dwellings on, land in	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

			certain rural, residential or environment protection zones			
			Other Clauses	● NR	○ Sat	
	(a)(i) (b) (c) (e)	Other EPIs	SEPP (Transport and Infrastructure) 2021	● NR	○ Sat	
			SEPP (Precincts - Regional) 2021	● NR	○ Sat	
			Other SEPPs	● NR	○ Sat	
	(a)(ii) (b) (c) (e)	Draft EPIs		○ NR	● Sat	There are a number of state environmental planning policies currently subject to review, including some which have involved consultation and notification. None of these are applicable to this application.
	(a)(iii a) (e)	Planning agreements		● NR	○ Sat	No related planning agreement has been entered into under section 7.4.
	(d) (e)	Submissions		● NR	○ Sat	
	(e)	Section 68 Application made as part of DA	<i>Local Government Act 1993</i>	● NR	○ Sat	
	(e)	Section 7.11 Contributions (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&A Act 1979</i>	● NR	○ Sat	

	(e)	Section 7.12 Contributions (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&A Act 1979</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	As the proposed cost of the development is \$145,600 and an increase in GFA and the lot was subdivided in 1974, Section 7.12 contributions are required. As per the Local Infrastructure Contributions Plan, Section 7.12 will be charged at a rate of 0.5% of the cost of the development. Section 7.12 = 0.5% x \$145,600 = \$728.00 CPI rate is 123.7.
	(e)	Section 64 sewer (Development Servicing Plan – Sewerage Services – July 2013)	<i>s64 LG Act 1993 & s306 Water Management Act 2000</i>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(e)	Section 64 stormwater (Development Servicing Plan – Stormwater – November 2007)	<i>s64 LG Act 1993 & s306 Water Management Act 2000</i>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
cl.	(a)(iv) (e)	The Regulation – Prescribed Matters <i>EP&A Regulation 2021</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			<i>cl.61(1) - Demolition of a building, the provisions of AS 2601</i> <i>(ensure condition included requiring compliance with standard)</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			<i>cl.61(7) - Consideration of Special Activation Precinct Master Plan</i>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			<i>cl.64 - Require existing building to be brought into</i>	<input type="radio"/>	<input checked="" type="radio"/>	Condition to upgrade smoke alarms has been imposed

			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>	NR	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"/> 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
<input checked="" type="checkbox"/> section not relevant			

1.10 Notification of a Development Application

Compliance with the advertising and notification procedures detailed in this section of the DCP	○ NR	● Sat	The application has been notified in accordance with the notification provisions outlined in Section 1.10 of the WWDCP. Dates: 13/10/23 to 20/10/23
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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

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 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>	<p>Consistent with the objectives of this section of the DCP.</p>	<p><input type="radio"/> NR</p>	<p><input checked="" type="radio"/> Sat</p>	
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 **2.7 Development adjoining open space**

 **3 Heritage Conservation**

 **4.1 Bushfire**

4.2 Flooding

5.1 Development on ridges and prominent hills

5.2 Preservation of trees

5.3 Native Vegetation Cover

5.4 Environmentally sensitive land

6 Villages

8 Rural Development

9.1.5 R3 Zone – Staunton Estate

9.2.1 Site layout

<p><i>O1 Encourage site responsive development that is compatible with existing or desired built form.</i></p> <p><i>O2 Facilitate sustainable development through passive solar design.</i></p> <p><i>O3 Integrate landscaping and built form.</i></p>	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"/>	

<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>				
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9.2.2 Streetscape

9.2.3 Corner lots and secondary facades

9.2.4 Sloping sites

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>	<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.</p>	<p><input type="radio"/> NR</p>	<p><input checked="" type="radio"/> Sat</p>	
<p><i>O2 Maintain development patterns that are compatible with the established character of established residential areas.</i></p>	<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.</p>	<p><input checked="" type="radio"/> NR</p>	<p><input type="radio"/> Sat</p>	
<p><i>O2 Maintain development patterns that are compatible with the established character of established residential areas.</i></p>	<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.</p>	<p><input checked="" type="radio"/> NR</p>	<p><input type="radio"/> Sat</p>	

O3 Encourage maximum utilisation of land in the R3 Zone.				
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9.3.2 Site cover

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

O1 Ensure that the amenity of the occupants of dwellings is achieved by designing so that they receive adequate daylight and natural ventilation to habitable rooms	C1 Locate garages, laundries and bathrooms to provide insulation from western sun.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C2 Locate living areas and private open space to ensure orientation to the north and north east where possible.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

<p><i>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>	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.	<input type="radio"/> NR	<input checked="" type="radio"/> 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.	<input checked="" type="radio"/> NR	<input type="radio"/> 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).	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C7 Variations to C6 above can be considered where it can be demonstrated that any form of reasonable development on the lot would cause non-compliance with C6. In this instance the impacts are to be minimised where possible.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C8 Proposed development design should take into account the location of any adjacent private open space and avoid excess overshadowing of that space.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

9.3.5 Private open space

<p><i>O1 Provide quality, useable private open space.</i></p> <p><i>O2 Ensure adequate areas for recreation and outdoor living.</i></p> <p><i>O3 Encourage good connection between</i></p>	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.	<input type="radio"/> NR	<input checked="" type="radio"/> 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.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

<i>dwelling and private open space.</i>				
	C3 Use screening where necessary to ensure the privacy of private open space areas.	<input type="radio"/>	<input checked="" type="radio"/>	
		NR	Sat	

9.3.6 Front setbacks

9.3.7 Side and rear setbacks

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

9.4.1 Building elements

<i>O1 Encourage quality and visually interesting buildings</i>	C1 Use verandahs or pergolas to link internal and external living areas.	<input type="radio"/>	<input checked="" type="radio"/>	
		NR	Sat	

<p><i>through the use of building elements.</i></p> <p><i>O2 Facilitate passive solar design principles.</i></p>	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"/> NR	<input checked="" type="radio"/> Sat	
	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"/> NR	<input checked="" type="radio"/> Sat	
	C5 Secondary dwellings are to appear as a single occupancy from the public domain.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

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> <p><i>O4 Discourage corporate colours in building facades.</i></p>	C1 Select materials for their environmental performance, durability, detail and appearance to achieve quality appearance.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C2 Avoid large unbroken expanses of any single material.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C3 Minimise use of highly reflective or glossy materials on building exteriors.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C4 Use contrasting materials in combination with design elements for features such as corner elements.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

9.4.3 Privacy

<p><i>O1 Ensure privacy within new developments, and avoid potential impacts to existing properties.</i></p> <p><i>O2 Ensure adequate acoustic privacy within dwellings.</i></p>	C1 Offset windows, balconies and private open space areas between adjoining dwellings.	<input type="radio"/>	<input checked="" type="radio"/>	
	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 type="radio"/>	<input checked="" type="radio"/>	

9.4.4 Garages, carports, sheds and driveways

9.4.5 Site facilities

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

9.4.6 Changing the landform – cut and fill

14 Boorooma Urban Release Area

 **15 Lloyd Urban Release Area**

 **16 Gobbagombalin Urban Release Area**