

Report of Development Application

Environmental Planning and Assessment Act 1979

Application Details	Application Number	DA24/0110	Applicant	GE Mumberson 2/290 Moreton Park Road DOUGLAS PARK NSW 2569
	Date of Lodgement	20/03/2024		
	Proposal	Shed	Description of Mod.	N/A
	Development Cost	\$1800	Other Approvals	Nil
Site Details	Subject Land	22 Creek St HUMULA NSW 2652 Lot 8 Sec 4 DP 758529	Owner	GE Mumberson

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

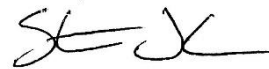
Report Prepared by:



Giles Wong
Cadet Town Planner

Date: 18/04/2024

Report Approved by:



Steven Cook
Senior Town Planner


Date: 18/04/2024

☒ **Section 4.55 Modification of Consent**

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

Description	Shed
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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	Nil
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): 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"> <i>To protect and maintain the rural village character of the land.</i>

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	Land is Lot 7 
LEP 2010 Listed item and Conservation	(a)(i) (a)(iii) (b) (c) (e)	Heritage Conservation Area Listed item <i>DCP 3 Heritage Conservation</i>		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			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	<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 checked="" type="radio"/> NR	<input type="radio"/> Sat	The proposed shed is not expected to impact the diversity and stability of the landscape in accordance with the objectives.
			LEP 7.4 Vulnerable land	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

			LEP 7.5 Riparian lands and waterways	● NR	○ Sat	
			LEP 7.6 Groundwater vulnerability	○ NR	● Sat	The proposed shed is not expected to impact groundwater sources and complies with the objectives of the clause.
Flooding (including MOFFS)	(a)(i) (a)(iii) (b) (c) (e)	Flooding Overland flow <i>DCP 4.2 Flooding</i>		○ NR	● Sat	The proposal is considered to be consistent with the objectives of the LEP.
			LEP 5.21 Flood Planning	○ NR	● Sat	See comments under 4.2 for discussion related to the DCP.
Bushfire Prone Land	(a)(iii) (b) (c) (e)	Bushfire <i>DCP 4.1 Bushfire</i>		○ NR	● Sat	See comments under 4.1.
Environmental - Contaminated Land & PFAS	(a)(i) (b) (c) (e)	Contaminated Land PFAS Study Area Site observations	SEPP (Resilience and Hazards) 2021	○ NR	● Sat	There is no indication that the site has previously been occupied by any use that could have led to contamination of the site. Furthermore, the land is not identified on Councils register of contaminated sites.
Airport Constraints	(a)(i) (b) (c) (e)	Airport Constraints	LEP 7.11 Airspace operations	○ NR	● Sat	
			LEP 7.12 Development in areas subject to aircraft noise	○ NR	● Sat	

Assets – Sewer and Stormwater	(b) (c) (e)	Services/Utilities (Septic area? Health referral)) Sewer/stormwater infrastructure (Build over, encroachment, earthwork impacts) Stormwater issues – overland flow Electricity infrastructure (including setbacks to substations) (Transport/infrastructure SEPP referral)		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	As the proposal is a non-habitable structure with no bathroom amenities, septic is not required.
Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	Existing site conditions Buildings on site Retaining walls Cut and fill Deposited fill Boundary fencing and walls Private open space Vegetation *Proximity to natural waterways Other observations		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	Site visit undertaken on: 2/04/2024

Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	Off site observations Buildings Window locations Private open space Retaining walls Cut and fill Boundary fencing and walls Vegetation *Proximity to natural waterways Other observations		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iii) (b) (c) (e)	Traffic, access and parking Manoeuvring Site Distance Issues Driveway grade Check Driveway location and grade <ul style="list-style-type: none"> • Side entry pit • Service lids/pits • Poles/turrets/substations • Street Trees DCP 2.1 Vehicle access and movements 9.3.6 Front setbacks		<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>	See discussion under section 6.
	(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 landuses (Rail, Road, Transport and Infrastructure SEPP referrals)		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>

	(a)(i) (b) (c) (e)	Air and microclimate Impacting nearby landuses (Rail, Road, Transport and 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)	State Environmental Planning Policy (Sustainable Buildings) 2022	● NR	○ Sat	
	(b) (c) (e)	Other hazards Natural Technological		○ NR	● 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>		○ NR	● Sat	
			Section 1.7 (EP&A Act) 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>	○ NR	● Sat	<p>Section 1.7 (EP&A Act) 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><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> <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		<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 E2	<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)(iiia) (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		○ 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.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"/> 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"/>	<input checked="" type="radio"/>	It is considered that this application will not

				NR	Sat	have a detrimental effect on the public interest.
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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	<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: 8/04/2024 – 15/04/2024
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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	
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O2 Limit new access points to arterial roads or ensure alternative access is utilised where practical.	C5 Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C6 Ensure adequate sight lines for proposed driveways.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

2.2 Off-street parking

O2 Ensure the provision of safe and efficient parking for all modes of transport to meet anticipated demands. O3 Minimise disruptions to existing levels of service and safety as a result of insufficient parking being provided on site.	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	

2.3 Landscaping

2.5 Safety and security

O1 Incorporate crime prevention strategies in new developments.	C1 Use good site planning to clearly define public, semi-public and private areas.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
O2 Encourage active, pedestrian oriented environments where developments are designed	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	

<i>to integrate into the public domain.</i> <i>O3 Maximise opportunities for natural surveillance of public spaces and building or site entrances.</i>				
	C3 Minimise blank walls along street frontages.	<input type="radio"/>	<input checked="" type="radio"/>	
	C4 Avoid areas of potential concealment and 'blind' corners.	<input type="radio"/>	<input checked="" type="radio"/>	
	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"/>	<input type="radio"/>	
	C6 Planting and fencing is not to reduce the safety of users or compromise areas of natural surveillance.	<input checked="" type="radio"/>	<input type="radio"/>	
	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"/>	<input type="radio"/>	
	C8 Locate public toilets and rest areas to promote their use, and maximise public surveillance without creating visual intrusion.	<input checked="" type="radio"/>	<input type="radio"/>	

2.6 Erosion and sediment control

<i>O1 Protect the environment against soil erosion and loss of soil from construction sites.</i> <i>O2 Prevent the degradation of drainage systems, waterways and aquatic environments from</i>	Consistent with the objectives of this section of the DCP.	<input type="radio"/>	<input checked="" type="radio"/>	
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<p><i>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>				
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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 2019</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 proposed shed is located approximately 31 metres away from designated bushfire prone land to the south and is greater than 6 metres from the existing dwelling. As this is a 10a structure located greater than 6 metres from a habitable structure, under 6.5 of the <i>Planning for Bushfire Provisions 2019</i>, the NSW RFS does not consider that a BFSA is necessary for the development.</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 2019.	● NR	○ Sat	See above.
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4.2 Flooding

Refer to this section of the DCP.	○ NR	● Sat	<p>Due to the location, this site is not mapped under riverine flood model, MOFFs, or villages overland flow flood study. Given the proximity to the gully to the south, it is reasonable to assume that the site may be subject to flooding.</p> <p>The controls of this section are not , however, this does not immediately conclude that the development is acceptable. Despite not being mapped as flood prone, the property is within proximity to waterways and the objectives of the DCP remain a consideration. The relevant objectives are as follows:</p> <ul style="list-style-type: none"> O1 Minimise the public and private costs of flood damage. O2 Minimise the risk of life during floods by encouraging construction and development that is “flood proofed” and compatible with the flood risk of the area.
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			<p>O3 Ensure that development and construction are compatible with the flood hazard.</p> <p>As the development is a class 10a structure and is not habitable, it is considered that the proposed shed is consistent with the relevant objectives of the DCP. All matters have been considered.</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

☐ 6 Villages

Development in the Villages				
<p><i>O1 allowing for appropriate 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>Streetscape, building location and form</p> <p>C7 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.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	The proposal is consistent with the character of the area.
	<p>C8 Front setbacks are to correspond to the setbacks of adjoining buildings and the pattern of existing buildings near the site.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	There is no consistent pattern in the area regarding siting of dwellings and sheds, therefore, the reduced front setback is to be assessed on merit.

O3 supporting the viability and sustainability of the villages as non-urban places				The application proposes a reduced primary and secondary front setback. Due to the location, road type, and minimal traffic, the location is not considered to have any substantial or dangerous impact on visibility from the public domain.
	C9 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	
	C10 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	
	Landscaping			
	C12 Consider use of native species rather than exotic plants.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	Materials and colours			
	C13 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 checked="" type="radio"/> Sat	
	C14 Use lightweight cladding (timber) and low intensity colours (lighter tones) for all finishes, including roofs.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	Fencing			
	C15 Use low, open or rural style fencing (without barbed wire) on frontages to roads or lanes, including secondary frontages.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	Collingullie			
	C18 Development within Collingullie Village is to be in accordance with the Wagga Wagga Development Control Plan 2010 as amended – Section 6 – Villages	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

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Ladysmith			
C22 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	
Mangoplah (no relevant controls)			
Oura			
C25 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	
C26 Face the sub-floor areas with horizontal slats (timber or equivalent) to minimise visual exposure to the under-floor area.	● NR	○ Sat	
Tarcutta			
C28 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.	● NR	○ Sat	
C29 Encourage new residential development to occur in the precinct east of Sydney Street.	● NR	○ Sat	
C31 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	
C32 Consider split level construction with pier footings (or similar) on sloping sites rather than concrete slabs.	● NR	○ Sat	

	Uranquinty			
	C37 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	
	C39 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	
	C40 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	
	C41 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, driveways and outbuildings
- ☒ 9.4.5 Site facilities
- ☒ 9.4.6 Changing the landform – cut and fill

 **9.5 Large Lot Residential Zone – Intensification areas**

 **14 Boorooma Urban Release Area**

 **15 Lloyd Urban Release Area**

 **16 Gobbagombalin Urban Release Area**