

Report of Development Application

Environmental Planning and Assessment Act 1979

Application Details	Application Number	DA24/0105	Applicant	SS Lieschke 24 Chang Ave LLOYD NSW 2650
	Date of Lodgement	13/03/2024		
	Proposal	Shed and awning with amenities	Description of Mod.	N/A
	Development Cost	\$30000	Other Approvals	AA24/0106
Site Details	Subject Land	24 Chang Ave LLOYD NSW 2650 Lot 305 DP 1250195	Owner	SS Lieschke & KS Lieschke

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: 30/04/2024

Report Approved by:




Amanda Gray
Development Assessment Coordinator

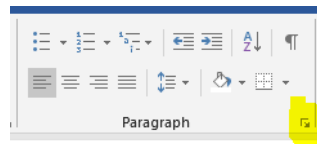
Date: 3.5.2024

section not relevant

3 steps to remember when turning sections on and off:

1. Check ☒ or uncheck ☐ the red box
2. Collapse or expand the section with the little arrow  ☒ **Section 4.55 Modification of Consent**

3. Expand the Paragraph tab



and check or uncheck this box

General

Alignment:

Outline level: ☒ Collapsed by default

☒ Section 4.55 Modification of Consent

☒ Section 4.55(1) Modification of Consent - Minor

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

Threatened Species	<p>Section 1.7 (EP&A Act) & Part 7 of the Biodiversity Conservation Act 2016</p> <p><i>Test for determining whether proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats)</i></p>	<input type="radio"/> NR	<input type="radio"/> Sat	<p>Section 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>2. <i>Does the amount of native vegetation being removed exceed the biodiversity offsets scheme threshold?</i></p> <p>No native vegetation is proposed to be removed.</p> <p>3. <i>Test of Significance - the test to determine whether the proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats.</i></p>

				<p>Given that no native vegetation is being removed and in the absence of any recorded endangered flora or fauna on the site of the proposed development, it is not anticipated that the development will significantly affect threatened species or ecological communities or their habitats.</p> <p>Based on the above assessment it is satisfied that the development will not trigger the Biodiversity Offset Scheme.</p>
Section 7.11 Contributions (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&A Act 1979</i>	<input type="radio"/> NR	<input type="radio"/> Sat	
Section 7.12 Contributions (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&A Act 1979</i>	<input type="radio"/> NR	<input type="radio"/> Sat	
Section 64 sewer (Development Servicing Plan – Sewerage Services – July 2013)	<i>s64 LG Act 1993 & s306 Water Management Act 2000</i>	<input type="radio"/> NR	<input type="radio"/> Sat	
Section 64 stormwater (Development Servicing Plan – Stormwater – November 2007)	<i>s64 LG Act 1993 & s306 Water Management Act 2000</i>	<input type="radio"/> NR	<input type="radio"/> Sat	
Council Policies		<input type="radio"/> NR	<input type="radio"/> Sat	<p>Policy 046 - Processing Development Applications lodged by Councillors, staff and individuals of which a conflict of interest may arise, or on Council owned land.</p> <p>No declaration has been made that would require action under this policy.</p>
Other Matters		<input type="radio"/>	<input type="radio"/>	

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

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

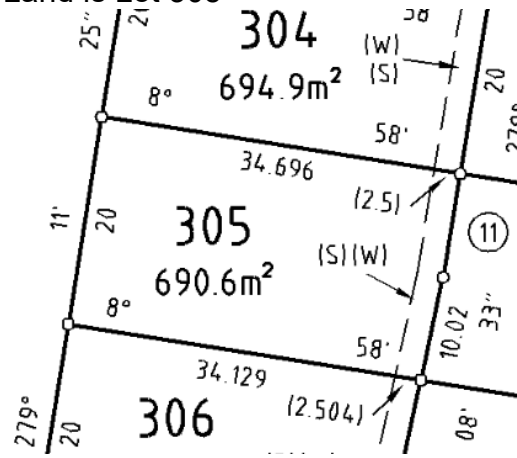
Section 4.55(2) Modification of Consent – Other

Legislative Provisions	Comment
<i>(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all).</i>	
<i>(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent.</i>	
<p><i>(c) it has notified the application in accordance with—</i></p> <p><i>(i) the regulations, if the regulations so require, or</i></p> <p><i>(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent.</i></p>	
<i>(d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.</i>	
<i>In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application. The consent authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.</i>	See assessment below

☐ Section 4.15(1) Matters for consideration - general

Description	Shed
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Matters for consideration						
GIS & System Check	Section 4.15(1) <i>EP&A Act 1979</i>	Issue	Legislative Provisions	Not Relevant	Satisfactory	Comment
⏪	(b) (c) (e)	DA History		<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	DA19/0400 – Dwelling with attached double garage

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	Land is Lot 305  <p>There is a 2.5 metre wide easement for sewage and water at the rear of the site.</p>
LEP 2010 Listed item and	(a)(i) (a)(iii) (b) (c) (e)	Heritage Conservation Area Listed item	LEP 5.10 Heritage	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

		<i>DCP 3 Heritage Conservation</i>	conservation	NR	Sat	
LEP 2010 Urban release Area	(a)(i) (b) (c) (e)	Urban Release Area	LEP 6.2 Public utility infrastructure	○ NR	● Sat	Public utility infrastructure is available at the location.
			LEP 6.3 Development control plan	○ NR	● 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	● 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)	Flooding Overland flow <i>DCP 4.2 Flooding</i>		● NR	○ Sat	The site is not mapped as being subject to flooding.
			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 under 4.1.

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		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Site visit undertaken on: 25/03/2024
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		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

		Check Driveway location and grade <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)	Context, setting and streetscape <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)	Public Domain <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 land uses (Rail, Road, Transport and Infrastructure SEPP referrals)		<input type="radio"/> NR	<input checked="" type="radio"/> Sat
	(a)(i) (b) (c) (e)	Air and microclimate Impacting nearby land uses (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		<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 <i>(Use assessment checklist)</i>	State Environmental Planning Policy (Sustainable Buildings) 2022	<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 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</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	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)

			<i>affect threatened species or ecological communities, or their habitats)</i>		<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><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 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	<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) (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	AA24/0106 – PartB4 Sewer/ PartB5 Stormwater (Private)
	(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	The lot was created post 12/9/84 and therefore no contribution is required.
	(a)(iv) (e)	The Regulation – Prescribed Matters <i>EP&A Regulation 2021</i>		○ NR	● Sat	
			<i>cl.61(1) - Demolition of a building, the provisions of AS 2601</i> <i>(ensure condition included requiring compliance with standard)</i>	● NR	○ Sat	
			<i>cl.64 - Require existing building to be brought into total or partial conformity with BCA</i> <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>	<i>EP&A Regulation 2021</i>	○ NR	● Sat	
	(e)	Other regulation matters	<i>EP&A Regulation 2021</i>	○	●	

				NR	Sat	
	(e)	Council Policies		○ NR	● 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		○ NR	● 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	○ NR	● Sat	The application has been notified in accordance with the notification provisions outlined in Section 1.10 of the WWDCP.
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		Dates: 12/04/2024 – 19/04/2024
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1.11 Complying with the Wagga Wagga Development Control Plan 2010

Compliance with the procedures, guidelines and delegations detailed in this section of the DCP	<input type="radio"/> NR	<input type="radio"/> Sat	
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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	
	C6 Ensure adequate sight lines for proposed driveways.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

2.2 Off-street parking

<i>O2 Ensure the provision of safe and efficient parking for all modes of transport to meet anticipated demands.</i>	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	
<i>O3 Minimise disruptions to existing levels of service and safety as a result of</i>				

<i>insufficient parking being provided on site.</i>				
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2.3 Landscaping

Refer to this section of the DCP.	<input type="radio"/> NR	<input type="radio"/> Sat	
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2.5 Safety and security

<p><i>O1 Incorporate crime prevention strategies in new developments.</i></p> <p><i>O2 Encourage active, pedestrian oriented environments where developments are designed to integrate into the public domain.</i></p> <p><i>O3 Maximise opportunities for natural surveillance of public spaces and building or site entrances.</i></p>	C1 Use good site planning to clearly define public, semi-public and private areas.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C2 Entries are to be clearly visible and identifiable from the street, and are to give the resident/occupier a sense of personal address and shelter. For non-residential uses, administration offices or showroom are to be located at the front of the building.	<input checked="" type="radio"/> NR	<input 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.	● 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

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

3 Heritage Conservation

Refer to this section of the DCP.	<input type="radio"/>	<input type="radio"/>	
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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>	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.	<input type="radio"/>	<input checked="" type="radio"/>	<p>The site is mapped bushfire prone land.</p> <p>The surrounding land that poses a bushfire threat to the property is owned by the Trustees of the Roman Catholic Church. The developer has agreed to maintain a 50 metre APZ around all the properties adjoining Lot 328 DP1250195. The APZ</p>
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				results in a BAL- Low and therefore no bushfire protection measures are required in accordance with PBP2019.
	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.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

4.2 Flooding

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

<p><i>O1 Maintain and enhance the visual and landscape setting of the entire local government area of Wagga Wagga.</i></p> <p><i>O2 Avoid buildings, driveways and other construction on visually prominent high ground.</i></p> <p><i>O3 Encourage split level or other appropriate construction on higher and sloping ground.</i></p>	C1 Buildings, structures, infrastructure or services (including access roads and driveways) are to be kept below significant ridgelines.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 The assessment of applications for development in visually prominent locations is to consider potential impacts on distant views towards the site.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C3 Development on the higher slopes is not to interrupt the ridgeline.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C4 Use pier or similar construction rather than slab construction on sloping land where proposed cut and fill is in excess of that permitted in Section 9.4.6. Also consider split level design.	<input type="radio"/> NR	<input type="radio"/> Sat	

O4 Protect groundwater recharge areas.				
	C5 Details of the building platform form may be required with development applications where the land is close to a prominent ridge or hill.	<input type="radio"/> NR	<input type="radio"/> Sat	

5.2 Preservation of trees

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

Refer to this section of the DCP.	<input type="radio"/> NR	<input type="radio"/> Sat	
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5.4 Environmentally sensitive land

O1 To support the controls and objective for both the C2 and C4 Zone and the provisions in Clauses 7.3 to and inclusive of Clause 7.6 of the LEP. O2 Protect, maintain or improve the diversity of the native flora and fauna. O3 Protect the ecological processes necessary for their continued existence. O4 Encourage the recovery of threatened species,	C1 Development is to be consistent with any Conservation Management Plan prepared for land in the C2 zone.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	Land Identified as "Biodiversity" on the Terrestrial Biodiversity Map (WWLEP 2010 Clause 7.3)	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	Land Identified as "Vulnerable Land" on the Vulnerable Land Map (WWLEP 2010 Clause 7.4)	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	Land Identified as "Waterway" on the Water Resources Map (WWLEP 2010 Clause 7.5)	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	Land Identified as "Groundwater" on the Water Resources Map (WWLEP 2010 Clause 7.6)	<input type="radio"/> NR	<input checked="" type="radio"/> 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>	Streetscape, building location and form			
	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.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C8 Front setbacks are to correspond to the setbacks of adjoining buildings and the pattern of existing buildings near the site.	<input type="radio"/> NR	<input type="radio"/> Sat	
	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 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 type="radio"/> Sat	
	Landscaping			
	C12 Consider use of native species rather than exotic plants.	<input type="radio"/> NR	<input type="radio"/> Sat	
	Materials and colours			
	C13 Use materials that are compatible with surrounding development and appropriate to their	<input type="radio"/>	<input type="radio"/>	

application taking into consideration orientation, energy efficiency and sustainability.	NR	Sat	
C14 Use lightweight cladding (timber) and low intensity colours (lighter tones) for all finishes, including roofs.	○ NR	○ Sat	
Fencing			
C15 Use low, open or rural style fencing (without barbed wire) on frontages to roads or lanes, including secondary frontages.	○ NR	○ 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 Page 20 of 21 Section: 275 Collingullie Urban Design Report, June 2021.	○ NR	○ Sat	
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.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C29 Encourage new residential development to occur in the precinct east of Sydney Street.	<input type="radio"/> NR	<input type="radio"/> 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.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C32 Consider split level construction with pier footings (or similar) on sloping sites rather than concrete slabs.	<input type="radio"/> NR	<input type="radio"/> 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.	<input type="radio"/> NR	<input type="radio"/> 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.	<input type="radio"/> NR	<input type="radio"/> 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.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C41 Use pitched roof forms and articulation to break up building bulk, including verandahs to the street.	<input type="radio"/> NR	<input type="radio"/> Sat	

8 Rural Development

Development in rural areas				
<p><i>O1 Ensure that rural developments are compatible with site context.</i></p> <p><i>O2 Minimise potential for conflicts between traditional and productive agricultural 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>	C1 Uses are to be compatible with the character of the locality in terms of buildings, structures and the nature of operations.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 Provide adequate buffer areas and setbacks to minimise potential conflicts with adjoining lawful land uses. Where there is potential for a conflict between land uses, priority will be given to the existing productive use.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C3 Use landscaping and other screening options to help integrate new uses and developments into the rural landscape.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C4 Uses must be capable of operating within capacities of available existing services.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C5 Provide adequate facilities for additional traffic in terms of vehicle access and movements, parking areas, and loading and unloading of goods.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C6 In the case of larger projects Council may require the applicant to demonstrate that the roads in the locality are of satisfactory construction and condition to accommodate the size, weight and volume of vehicles that could be generated by the use, and that the local traffic conditions are suitable.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C7 Provide satisfactory arrangements for storage and disposal of waste.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C8 Locate dwellings to minimise conflicts with activities associated with primary production, so as to not	<input type="radio"/>	<input type="radio"/>	

	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	<input type="radio"/> NR	<input type="radio"/> Sat	
	C10 A dwelling house and all ancillary development on a corner lot must have a setback from a boundary with a secondary road that is not a classified road of at least the following: (a) If the lot is in Zone RU1, RU2 or RU6 – 10m	<input type="radio"/> NR	<input type="radio"/> Sat	
	C11 A dwelling house must have a setback of at least 250m from a boundary with adjoining land being used for any of the following: (i) Forestry (ii) Intensive livestock agriculture (iii) Intensive plant agriculture (iv) Mines and extractive industries (v) Railway lines (vi) Rural industries	<input type="radio"/> NR	<input type="radio"/> Sat	
	C12 Variations to the minimum setback can be considered where it can be shown that the agricultural potential of the land will be protected taking into account alternative measures such as landscaping or other relevant factors.	<input type="radio"/> NR	<input type="radio"/> Sat	
Rural Dwellings				
<i>O1 Ensure that dwellings in rural areas are compatible with the rural landscape.</i>	C1 Avoid prime productive lands and prominent hill and ridgeline locations especially where alternative, more suitable locations are available.	<input type="radio"/> NR	<input type="radio"/> Sat	

<p><i>O2 Encourage dwellings and outbuildings to be located in clusters.</i></p> <p><i>O3 Encourage energy efficient dwellings.</i></p>	C2 Locate dwellings either within a predetermined building envelope, or in a location that is suitable for construction, being free from contamination and capable of accommodating a sewage management system.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C3 The scale, footprint and height of dwellings is to be such that buildings recede in to the landscape and do not distract from skyline views or views that are part of the visual backdrop of the area. Orientate dwellings to maximise the northern aspect of living areas.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C4 Materials and finishes are to be non-reflective. Low intensity colours (lighter tones) are generally preferred.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C5 Outbuildings are to be located close to the main dwelling and to the rear when viewed from the nearest road so as to appear as a 'homestead group' of buildings.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C6 Driveways are to follow natural contours where possible. Avoid unreasonably steep and visually intrusive driveways.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C7 Native vegetation is to be retained and embellished where possible. Dwelling construction should not disturb remnant vegetation.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C8 Traditional rural fencing, such as post and wire are encouraged. Use vegetation barriers where needed to provide visual screening between adjoining properties	<input type="radio"/> NR	<input type="radio"/> Sat	
	<p>C9 Rural workers dwellings and secondary dwellings should:</p> <ul style="list-style-type: none"> • 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) 	<input type="radio"/> NR	<input type="radio"/> Sat	

	<ul style="list-style-type: none"> • 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) 			
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9.1.5 R3 Zone – Staunton Estate

Site cover				
<i>O1 Ensure adequate areas for access, parking, landscaping, useable garden and outdoor areas and natural runoff.</i>	C1 Maximum site cover is 65% of the lot area including outbuildings.	<input type="radio"/> NR	<input type="radio"/> Sat	
Private open space				
<i>O1 Provide quality, useable private open space</i>	C1 Minimum private open space provision must meet the minimum size provision in Table 9.1.5.2 below. These provisions must be read in conjunction with the additional controls detailed below Table 9.1.5.2.	<input type="radio"/> NR	<input type="radio"/> Sat	
<i>O2 Ensure adequate areas for recreation and outdoor living.</i>	C2 The location and design of private open space must: <ul style="list-style-type: none"> • Be directly accessible from a habitable room other than a bedroom; • Have a minimum width of 3m; 	<input type="radio"/> NR	<input type="radio"/> Sat	
<i>O3 Encourage good connection between dwellings and private open space.</i>	C3 A balcony, deck, patio, terrace or verandah with a finished floor level of more than 2m above existing ground level must not exceed 2m in depth and 8m ² in area. Variations in dimensions or area may be considered where site characteristics allow and where adequate privacy protection measures such as screening devices are included.	<input type="radio"/> NR	<input type="radio"/> Sat	

Front and secondary setbacks for dwellings				
<p><i>O1 Encourage uniform building lines that correspond to the built setbacks and patterns of neighbouring buildings.</i></p> <p><i>O2 Encourage attractive residential streets and quality public domain.</i></p> <p><i>O3 Maintain lines of sight for vehicle safety.</i></p>	C1 Minimum front and secondary setbacks are to be in accordance with Tables 9.1.5.3a and 9.1.5.3b below.	<input type="radio"/> NR	<input type="radio"/> Sat	
Side boundary setbacks for dwellings				
<p><i>O1 Ensure new development continues the rhythm or pattern of development in the locality.</i></p>	C1 The side boundary setbacks provisions are detailed in Table 9.1.5.4 below. These setback provisions must be read in conjunction with the additional controls detailed below Table 9.1.5.4.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 The length of walls built to a side boundary must not be greater than 21m or 70% of the length of the boundary, whichever is the lesser.	<input type="radio"/> NR	<input type="radio"/> Sat	
Rear boundary setbacks for dwellings				
<p><i>O1 Encourage uniform building lines that correspond to the built setbacks and patterns of neighbouring buildings.</i></p> <p><i>O2 Maintain lines of sight for vehicle safety.</i></p>	C1 Rear boundary setbacks for dwellings are to be in accordance with Table 9.1.5.5 below.	<input type="radio"/> NR	<input type="radio"/> Sat	

<i>O3 Provide a consistent and attractive streetscape to laneways and space for rear detached garages</i>				
Rear boundary setbacks to laneways for outbuildings				
<i>O1 Encourage uniform building lines that correspond to the built setbacks and patterns of neighbouring buildings.</i> <i>O2 Maintain lines of sight for vehicle safety.</i>	C1 Rear boundary setbacks to laneways for outbuildings are to be a minimum of 500mm.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 Access to laneways must demonstrate that the turning circle is in compliance with the Australian Standards.	<input type="radio"/> NR	<input type="radio"/> Sat	
Building articulation				
<i>O1 To ensure building facades are articulated to complement and enhance the streetscape and neighbourhood character.</i> <i>O2 To encourage contemporary and innovative design to establish a preferred neighbourhood character in new and transitional residential areas.</i>	C1 For lots less than 8m wide; and For lots more than 10m wide: Each dwelling must have a front door and a window to a habitable room in the building wall that faces a primary street.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 For lots between 8m and 10m (inclusive) in width, each dwelling must have a defined entry point using building elements or articulation in the elevation that faces a primary street. Where possible, windows to a habitable room should also be provided along the front elevation. A high level of visual articulation should be provided to reduce the visual bulk of any garage.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C3 Houses on corner lots are to ensure an acceptable address to both frontages. Continue materials around the corner to the secondary road so that the building "turns the corner".	<input type="radio"/> NR	<input type="radio"/> Sat	

	C4 Use articulation to avoid excessively long blank walls.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C5 An articulation zone may be incorporated that extends 1.5m forward of the front building setback. The maximum total area of building elements (a) to (d) - detailed below - in the articulation zone must not be more than 35 percent of the area of the articulation zone. (a) an entry feature or portico, (b) a balcony, deck, patio, pergola, terrace, verandah, (c) window box treatment, (d) bay window or similar, (e) an awning or other feature over a window, (f) a sun shading feature.	<input type="radio"/> NR	<input type="radio"/> Sat	
Outbuildings				
<i>O1 Minimise the visual dominance of outbuildings in the streetscape.</i>	C1 The maximum footprint for outbuildings in 45m ² .	<input type="radio"/> NR	<input type="radio"/> Sat	
	C2 For lots 8m to 12m wide (inclusive) and where the garage opening is facing onto a secondary frontage, the total width of garage door openings must not exceed 5.4m.	<input type="radio"/> NR	<input type="radio"/> Sat	
	C3 For lots less than 8m in width with an accessible rear lane, any vehicular access is to be from the rear. For lots where both side and rear access is available, vehicular access can be provided from the side as an alternative to rear access provided it is in accordance with C2 above.	<input type="radio"/> NR	<input type="radio"/> Sat	
Ancillary Development (excluding outbuildings)				
<i>O1 Minimise the visual dominance of ancillary development in the streetscape</i>	C1 Ancillary development located at the front of dwellings/sites must not extend forward of the front of the face of the forward-most wall of the dwelling enclosing a habitable room. In all instances, ancillary	<input type="radio"/> NR	<input type="radio"/> Sat	

	development shall not encroach into the required front setback. Except as permitted by Section 9.1.5.7.			
	C2 For lots 8m to 12m wide (inclusive) where the garage opening is to a primary frontage, the total width of the garage door opening must not exceed 5.4m. For garages in these circumstances, a high level of visual articulation should be provided to reduce the visual bulk of the garage. Where possible, windows to a habitable room should also be provided along the front elevation.	○ NR	○ Sat	
	C3 For lots 8m to 12m wide (inclusive) and where the garage opening is facing onto a secondary frontage, the total width of garage door openings must not exceed 5.4m.	○ NR	○ Sat	
	C4 For lots more than 12m wide and where the garage opening is facing onto a primary frontage, the total width of garage door openings must not exceed 6m.	○ NR	○ Sat	
	C5 For lots less than 8m in width with an accessible rear lane, any vehicular access is to be from the rear. For lots where both side and rear access is available, vehicular access can be provided from the side as an alternative to rear access provided it is in accordance with C3 above.	○ NR	○ Sat	
Privacy				
<i>O1 Ensure privacy within new developments, and avoid potential impacts to existing properties.</i>	C1 Visual privacy protection must be provided for any part of the window less than 1.5m above finished floor level, if; (a) The window is to a habitable room with a finished floor level more than 1m above existing ground level, and the window has a sill height less than 1.5m above finished floor level, and the window faces a side boundary and is less than 3m from that boundary.	○ NR	○ Sat	
<i>O2 Ensure adequate acoustic privacy within dwellings.</i>				

	<p>(b) The window is to a habitable room with a finished floor level more than 3m above existing ground level, and the window has a sill height less than 1.5m above finished floor level, and the window faces a side boundary and is between 3m and 6m from that boundary.</p> <p>(c) Visual privacy protection is not required for a window less than 2m² in size to a bedroom.</p>			
	<p>C2 Visual privacy protection may be achieved by options including, but not limited to:</p> <p>(a) Window location—primary windows to habitable rooms are located and designed to provide an outlook to the front and rear setbacks, not the side boundaries.</p> <p>(b) Layout and separation—offsetting windows from the windows of the adjoining dwelling to limit views between the windows.</p> <p>(c) Architectural design solutions and devices—redirecting and limiting sightlines using deep sills with planter boxes, fixed horizontal or vertical louvres, or other screening devices set off the windows internally or externally.</p> <p>(d) Glazed opening windows—using windows with obscure glazing to a height of 1.5m above floor level and fitted with a winder mechanism to control the maximum angle of the opening to limit views.</p> <p>(e) Glazed fixed windows or high sills—using fixed windows with obscure glazing in any part of the window below 1.5m above floor level, or window sill heights of 1.5m above floor level.</p>	<p>○ NR</p>	<p>○ Sat</p>	
	<p>C3 Windows to bathrooms and toilet areas are to have obscure glazing where these have a direct view to, and from, habitable rooms and private open space on adjoining and adjacent properties.</p>	<p>○ NR</p>	<p>○ Sat</p>	
	<p>C4 Architectural design solutions and screening devices referred to in C1 and C2 above are to be integrated with the overall design and contribute to the</p>	<p>○ NR</p>	<p>○ Sat</p>	

	architectural merit of the building, having particular regard to the appearance of the building including: (a) Impacts on visual bulk; (b) Compliance with minimum boundary setback controls; and (c) Appearance when viewed from adjoining properties and the public domain.			
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9.2.1 Site layout

<p><i>O1 Encourage site responsive development that is compatible with existing or desired built form.</i></p> <p><i>O2 Facilitate sustainable development through passive solar design.</i></p> <p><i>O3 Integrate landscaping and built form.</i></p> <p><i>O4 Encourage designs which respond to the physical context and characteristics of the particular site.</i></p> <p><i>O5 Encourage design that maximises the opportunity for passive surveillance of communal spaces from private living areas.</i></p>	C1 Use site characteristics such as trees, changes in level or rock outcrops as features within the site layout.	○ NR	● Sat	
	C2 Integrate access, landscaping and services in the site layout, avoiding underutilised spaces.	○ NR	● Sat	
	C3 Orient living spaces to maximise solar access.	● NR	○ Sat	
	C4 Facilitate natural cross ventilation within dwellings through the location of windows and doors.	● NR	○ Sat	

9.2.2 Streetscape

<p><i>O1 Encourage compatibility with existing built form.</i></p> <p><i>O2 Encourage attractive streetscapes.</i></p> <p><i>O3 Ensure a strong street edge with good definition between the public and private domain.</i></p> <p><i>O4 In locations where front fences are an important feature of the established streetscape, ensure that new fences complement the character of the streetscape.</i></p>	C1 Provide a street address and front elevation that is consistent with the predominant scale, rhythm and form of the street.	● NR	○ Sat	The proposal does not form part of the streetscape.
	C2 Front fence height forward of the building line is not to exceed 1200mm. However, a side boundary fence forward of the building line may be permitted to taper from the maximum permitted height (1.8 metres) at the building line down to the 1200mm maximum permitted height at the front boundary.	● NR	○ Sat	
	C3 Fence height at and behind the building line is not to exceed 1800mm in height.	● NR	○ Sat	
	C4 The majority of windows in dwelling wall which face the street should be windows of habitable rooms.	● NR	○ Sat	

9.2.3 Corner lots and secondary facades

<p><i>O1 Encourage development on corner sites to respond to all street frontages.</i></p> <p><i>Note: this objective relates to both building lines and fences.</i></p>	C1 Houses on corner lots are to ensure an acceptable address to both frontages. Continue materials around the corner to the secondary road so that the building "turns the corner".	○ NR	○ Sat	
	C2 Use articulation to avoid excessively long blank walls.	○ NR	○ Sat	
	C3 A fence on the secondary frontage is permitted to have a height not exceeding 1800mm except in the following circumstances where its height is not to exceed 1200mm:	○ NR	○ Sat	

	<ul style="list-style-type: none"> • Where it enters and is within the building line of the primary road - within the building line a fence will be permitted to taper down from 1800mm maximum permitted height to the 1200mm maximum permitted height at the primary road boundary” • Where a dwelling “addresses” the secondary road 			
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9.2.4 Sloping sites

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

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

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, except for land under C2.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C2 Maximum site cover for any development type on land within the black edging indicated on the maps shall have a maximum site cover of 50%, unless a greater site cover is allowed for under C1.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

9.3.4 Solar access

<p>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</p>	C1 Locate garages, laundries and bathrooms to provide insulation from western sun.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C2 Locate living areas and private open space to ensure orientation to the north and north east where possible.	<input checked="" type="radio"/> NR	<input 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.	● NR	○ Sat	

9.3.6 Front setbacks

<p><i>O1 Encourage uniform building lines that correspond to the built setbacks and patterns of neighbouring buildings.</i></p> <p><i>O2 Encourage attractive residential streets and quality public domain.</i></p> <p><i>O3 Ensure that new developments complement the established built patterns</i></p> <p><i>O4 Maintain lines of sight for vehicle safety.</i></p>	<p>C1 Minimum front setbacks for residential development (site area smaller than 2000m2):</p> <p>Primary frontage to a main or arterial road 9m #</p> <p>Primary street frontage (other roads) 6m #</p> <p>Secondary frontage (corner site) 3m</p> <p># - For residential accommodation in R3 Zones a minimum setback of 3m may be considered.</p>	○ NR	● Sat	
	<p>C2 In the older areas of Wagga Wagga front setbacks are typically 7.5m. where the setback of existing adjoining buildings is greater than 6m increase the front setback to the setback of the adjoining building closest to the street boundary.</p>	● NR	○ Sat	
	<p>C3 The front elevation of a dwelling as visible from a public road shall include at least one change in plane of the dwelling wall (that encloses a habitable room) of a minimum of 500mm. The front of the garage shall not protrude in front of the face of the forward most wall of the dwelling enclosing a habitable room. In all instances, the garage shall not encroach on the front setback identified under C1. The forward most part of a building/dwelling wall shall not project forward of the building line. Refer to diagrams opposite.</p>	● NR	○ Sat	
	<p>C4 Variations to the minimum setback can be considered in the following circumstances:</p>	● NR	○ Sat	

	<ul style="list-style-type: none"> • Within Urban Release Areas where it can be demonstrated that the reduced setback will be generally consistent with the character of the area or likely or desired future character of the area consistent with those generally allowed under the SEPP (Exempt and Complying Code) 2008 or relevant Code at the time of lodgement of a development application. • Areas where it can be demonstrated that the setback is consistent with neighbouring properties. This situation is typical to older established areas of Central Wagga and large lot residential land. • Corner lots where it can be demonstrated that the reduced setback on either or both frontages provides a more attractive streetscape without impacting unreasonably on the amenity of the neighbouring properties. This is relevant to designs that address both frontages without boundary fencing. 			
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9.3.7 Side and rear setbacks

<p><i>O1 Ensure adequate separation between buildings for landscaping, privacy, natural light and ventilation.</i></p> <p><i>O2 Ensure new development continues the rhythm or pattern of development in the locality.</i></p> <p><i>O3 Provide access for maintenance.</i></p> <p><i>O4 Building setbacks from the side and rear boundaries shall have careful regard to</i></p>	<p>C1 The rear setback for detached secondary dwellings is determined by site conditions and the setbacks of similar structures on adjoining and nearby sites.</p> <p>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 RU4 a setback of 10m.</p>	<p>● NR</p>	<p>○ Sat</p>	Side and rear setbacks comply with the objectives
		● NR	○ Sat	

<i>the impact of proposed structures on adjoining landowners.</i>				
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9.4.1 Building elements

<i>O1 Encourage quality and visually interesting buildings through the use of building elements.</i> <i>O2 Facilitate passive solar design principles.</i>	C1 Use verandahs or pergolas to link internal and external living areas.	<input type="radio"/> NR	<input type="radio"/> Sat	
	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 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 type="radio"/> Sat	
	C5 Secondary dwellings are to appear as a single occupancy from the public domain.	<input type="radio"/> NR	<input type="radio"/> Sat	

9.4.2 Materials and finishes

<i>O1 Encourage the use of external materials and finishes that are suited to their location and support consistent quality streetscapes.</i>	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	
<i>O2 Encourage use of materials that have good thermal performance.</i>	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"/>	<input checked="" type="radio"/>	

<i>O3 Promote the use of materials that are climate responsive and contribute to innovative building design.</i>		NR	Sat	
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9.4.3 Privacy

<i>O1 Ensure privacy within new developments, and avoid potential impacts to existing properties.</i> <i>O2 Ensure adequate acoustic privacy within dwellings.</i>	C1 Offset windows, balconies and private open space areas between adjoining dwellings.	● NR	○ Sat	
	C2 Provide adequate building separation within the development and from neighbouring buildings/adjacent land uses. Alternate design elements, including (but not limited to) opaque screens of appropriate dimensions, translucent or highlight windows may be used to improve privacy.	● NR	○ Sat	
	C3 Screening is required where there is direct line of sight between neighbouring balconies or private open space areas, or between windows and door openings of habitable rooms.	● NR	○ Sat	

9.4.4 Garages, carports, sheds, driveways and outbuildings

<i>O1 Minimise the visual dominance of garages and driveways in the streetscape.</i> <i>O2 Where possible, locate garages so as to assist in protecting dwellings from early morning and late afternoon summer sun.</i>	C1 Where garage doors form part of the facade of a dwelling fronting a public road - the garage door is to be:	● NR	○ Sat	
	less than 50% of the width of the house* no wider than 6m # maximum 2.4m high # - double garages are only permitted on lots 12.5m wide or greater*			

	<p>- single fronted tandem garages with one space behind the other are permitted</p> <p>* - Variations to these controls may be considered for multi storey dwellings</p> <p># - Variations to these controls may be considered where the setback of the dwelling exceeds 10 metres.</p>			
	C2 Garages, carports and sheds that open up to a laneway must be setback a minimum of 1m from the property boundary.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	<p>C3 The floor area of an outbuilding on a residential lot must not be more than the following:</p> <p>(a) 8% of the site area if the lot has an area of less than 600m²,</p> <p>(b) 8% of the area or a maximum area of 175m², whichever is the lesser, if the lot has an area of at least 600m² but less than 4000m²,</p> <p>(c) Lots greater than 4000m² will be considered on their merits.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>8% of the lot size is equal to 55m². The proposed shed is 60m², exceeding the 8% allowable coverage. Justification has been provided stating that:</p> <p><i>“A variation of less than 10% is being proposed. The open awning are contributes to undercover private open space.”</i></p> <p>The proposal only seeks to vary the DCP to a small degree, sufficient private open space is maintained, and the structure does not overshadow neighbouring properties, therefore, council considers this variation reasonable.</p>
	<p>C4 The total cumulative floor area of all outbuildings on any one property shall not exceed 8% of the site area or a maximum area of 300m², whichever is the lesser.</p> <p>Lots greater than 4000m² will be considered on their merits.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	See above.
	C5 Sheds may only be erected on residential land where a dwelling house is constructed or under construction and must be used for purposes ancillary to the residential use of the land.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

	C6 The height of an outbuilding or the alterations and additions to an existing outbuilding on a lot must not be more than 4.8m above ground level (existing). The building shall be single storey construction with a maximum roof pitch of 27 degrees or steeper to match the roof pitch of the house.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C7 An outbuilding shall not be located in front of the main building line. Variations may be considered for a balcony, deck, patio, pergola, terrace or verandah.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

9.4.5 Site facilities

<i>O1 Ensure site facilities are integrated into site design, and are convenient, visually discreet and easy to maintain.</i>	C2 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"/> NR	<input type="radio"/> Sat	
<i>O2 Encourage an attractive residential setting and quality public domain.</i>	C3 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"/> NR	<input type="radio"/> Sat	
<i>O3 Minimise duplication of trenches for services and the like.</i>	C4 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"/> NR	<input type="radio"/> Sat	

9.4.6 Changing the landform – cut and fill

<i>O1 Encourage site responsive development and</i>	C1 Excavation is not to exceed a maximum depth measured from ground level (existing) as follows:	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
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<p><i>protect the amenity of adjoining land.</i></p> <p><i>O2 Avoid excessive earthworks and minimise changes to the natural landform.</i></p> <p><i>O3 Encourage site layout and building design that is appropriate to the site conditions, including use of split levels, pier foundation or suspended floor house designs.</i></p>	<p>(a) If located no more than 1m from boundary – 1.5m, and (b) If located more than 1m but not more than 1.5m from any boundary – 2m, and (c) If located more than 1.5m from any boundary – 3m.</p> <p>Any depths and/or setbacks outside of the above may only be considered where there is no unreasonable or unacceptable impact on the amenity of the adjoining properties (direct overlooking and loss of privacy, overshadowing to areas of principal private open space and living areas).</p>			
<p><i>O4 Avoid adverse impacts on salinity by minimising the potential for surface water to enter the groundwater in recharge areas.</i></p> <p><i>O5 Avoid inappropriate fill being introduced to sites.</i></p> <p><i>O6 Ensure adequate provision of drainage in relation to cut and fill practices.</i></p>	<p>C2 Fill is not to exceed: (a) 1.5m above ground level (existing), and (b) Must be contained by either: (i) A retaining wall or other form of structural support that does not extend more than 1.5m from the closest external wall of the dwelling house, or (ii) An unprotected sloping embankment or batter that does not extend from the dwelling house by more than 3m, in which case the toe of the embankment or batter must be more than 1m away from a side or rear boundary.</p> <p>Variations to the above setbacks can be considered where the applicant can demonstrate that there is an acceptable impact on the amenity of the adjoining properties (privacy, overshadowing).</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C3 Retaining walls and support for earthworks that are more than 600mm above or below ground (existing) and within 1m of the boundary or more than 1m above the ground level in another location, must take the form of a retaining wall or other form of structural support that: (a) has been certified by a professional engineer, and (b) has adequate drainage lines connected to the existing stormwater drainage system for the site, and</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

	(c) does not result in any retaining wall or structural support with a total height measured vertically from the base of the retaining wall or structural support to its uppermost portion is: (i) more than 1.5m in height and within 1m from a side or rear boundary, or (ii) more than 3m in height at any other location.			
	C4 Retaining walls are not to be located within the easement. The retaining wall shall be located outside the easements zone of influence.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C5 No cut or fill to take place within easements.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C6 To encourage site responsive development, excavation and retaining walls greater than that specified in C1 to C3 above can be considered where the design responds to the slope (or incorporates split levels). The additional retaining wall height is to facilitate basements, garages or the like at the lower level. The excavation is to be adequately retained and drained, in accordance with approved engineering details.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C7 Where achievable, any proposed dwelling is to be designed incorporating retaining walls and fill within the dwelling. Should the provision of retaining walls and fill not be achievable within a proposed dwelling due to demonstrated site constraints they should be located as close to the proposed dwelling as is possible, to minimise the impact on the amenity of the adjoining properties.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C8 All retained material is to have a gradient of at least 5%.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C9 Fill material is to be substantially from the site only. Imported fill material is not encouraged.	<input type="radio"/>	<input checked="" type="radio"/>	

		NR	Sat	
	C10 Cut and fill outside the building envelope is not to exceed 600mm.	● NR	○ Sat	
	C11 Stormwater or surface water runoff is not to be redirected or concentrated onto adjoining properties so as to cause a nuisance. Adequate drainage is to be provided to divert water away from batters.	○ NR	● Sat	
	C12 Earthworks should not be carried out within the angle of repose of adjoining property. Unless such works are supported by certified structural engineer reports and do not impact on neighbouring property.	○ NR	● Sat	

9.5 Large Lot Residential Zone – Intensification areas

9.5.1 R5 Zone - Silverwood, Mitchell, Birch & Brunskill Road Precinct Refer to this section of the DCP.	○ NR	○ Sat	
9.5.2 R5 Zone – Gregadoo & Tallowood Precinct Refer to this section of the DCP.	○ NR	○ Sat	

14 Boorooma Urban Release Area

Site Topography and Landscape Character			
<i>O1 To require new development to respond to site features including topography and vegetation.</i>	C2 Protect sloping land and rocky outcrops as visual features of Boorooma.	○ NR	● Sat

<i>O2 To avoid adverse impact upon all land with development limitations.</i>				
Natural Resource Management				
<i>O1 To ensure trees and vegetation that contribute to the environmental and amenity value of the locality and region are preserved.</i>	C2 Compensatory tree plantings must use a minimum 10:1 ratio of trees planted to trees removed for each native tree to be removed, and revegetation and landscaping should use locally native species from seed of local provenance.	● NR	○ Sat	
<i>O4 To enhance the landscape, cultural and ecological qualities of Boorooma</i>	C5 Within the C4 Zone, building envelopes must include a 20 metre wide Asset Protection Zone and must be located to avoid mature trees with a diameter greater than or equal to 60cm (measured at 140cm from ground level). Such trees must be retained within the C4 Zone.	● NR	○ Sat	
	C6 Within the C4 Zone, all trees containing hollows or with a diameter greater than or equal to 60cm (measured at 140cm from ground level) must be retained.	● NR	○ Sat	
Topography, views and setting <i>(Note – this section relates to subdivision, however the following controls should be considered)</i>				
<i>O1 Encourage site specific solutions and site responsive development.</i>	C1 Any future development visible from the Olympic Highway must maintain a rural representation to the highway and preserve natural areas.	● NR	○ Sat	
<i>O3 Design to maximise the natural features of the land.</i> <i>O4 Protect the visual amenity of the natural ridgelines and historical landscapes.</i>	C6 All trees with a diameter greater than or equal to 60cm (measured at 140cm from ground level) must be retained.	● NR	○ Sat	
Open Space, parks and the public domain <i>(Note – this section relates to subdivision, however the following controls should be considered)</i>				

<i>O2 To provide open space areas with natural surveillance from surrounding dwellings.</i>	C2 Dwellings adjoining open space must front that open space.	● NR	○ Sat	
Design Principles				
P1 Use passive solar design principles to maximise thermal performance for good internal amenity.		● NR	○ Sat	
P2 Select materials to support good thermal performance and maximise the sustainability of the design.		● NR	○ Sat	
P3 Achieve a density and scale that reflects the zone and proximity of the site to transport, shops, schools or community uses.		● NR	○ Sat	
P4 Implement resource reuse.		● NR	○ Sat	
P5 Building siting, footprint, scale and bulk should be compatible with adjoining development and the established or intended built form.		○ NR	● Sat	
P6 Integrate building design and landscaping with north facing internal living areas that link to quality private open space.		● NR	○ Sat	
P7 Development design shall respond to the issues highlighted in the site analysis, taking advantage of natural features, minimising potential impacts to neighbours and achieving compatibility with neighbourhood character. Respond to constraints including road noise from the Olympic Highway		○ NR	● Sat	
P8 Minimise changes to the natural landform, especially in environmentally sensitive or visually prominent areas.		○ NR	● Sat	
P9 Visual and acoustic privacy are important for good residential amenity. When designing new developments care should be exercised to ensure that impacts on the privacy of adjoining developments is minimised when designing new development and to ensure the privacy of occupants of the new development.		○ NR	● Sat	

P10 Provide an attractive street address that integrates the public and private domain through landscaping and attractive fencing.		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
Site context and layout				
<i>O1 Encourage site responsive development that is compatible with existing or desired built form.</i>	C1 Incorporate site characteristics such as trees, changes in level or rock outcrops as features within the site layout.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
<i>O2 Facilitate sustainable development through passive solar design.</i>	C2 Integrate access, landscaping and services in the site layout, avoiding “left over” or wasted spaces.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
<i>O3 Integrate landscaping and built form.</i>	C3 Orient dwellings so that living areas face north with direct connection to private open space.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
<i>O4 Discourage use of predetermined design concepts.</i>	C4 Facilitate natural cross ventilation within dwellings through the considered location of windows and doors.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
<i>O5 Protect the visual amenity of the natural ridgelines and historical landscapes.</i>	C5 Maximise natural surveillance of common areas by orienting living areas with views over common spaces.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C6 Any future development visible from the Olympic Highway must maintain a rural presentation to the highway and preserve natural areas.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
Streetscape Refer to WWDCP 2010 Sections 9.2.2 and 9.2.3.				
Corner lots and secondary facades Refer to WWDCP 2010 Section 9.2.3.				
Sloping sites				
<i>O1 Encourage site responsive development.</i>	C1 Use pier, split level or suspended floor designs on sloping sites.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
<i>O2 Encourage building design that is appropriate to the site conditions.</i>				

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

Building elements Refer to Section 9.4.1 of the WWDCP 2010.				
Materials and finishes Refer to Section 9.4.2 of the WWDCP 2010.				
Privacy Refer to Section 9.4.3 of the WWDCP 2010.				
Garages and driveways Refer to Section 9.4.4 of the WWDCP 2010.				
Site facilities Refer to Section 9.4.5 of the WWDCP 2010.				
Landscaping Refer to Sections 2.4 and 5.2 of the WWDCP 2010.				
Fencing				
<i>O1 Protect the visual amenity and aesthetics of the locality by encouraging fencing that is in context with the location.</i> <i>O2 Provide fencing which achieves appropriate visual and physical separation between private and public land.</i>	C1 Dwellings adjoining open space must front the open space, and fencing must include only 600mm solid or transparent material.	● NR	○ Sat	
	C2 Rural style fencing post and wire shall be used for any dwelling adjoining land zoned C4 Environmental Living.	● NR	○ Sat	
	C3 Lots that have secondary frontage to Farrer Road require screen landscaping of their side boundary to ensure suitable visual presentation to and privacy from Farrer Road.	● NR	○ Sat	

15 Lloyd Urban Release Area

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

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

<p><i>associated with waterway and wetlands, having specific regard to fauna and flora habitats and ecosystems, stream integrity (including erosion management), land use impacts and recreational/visual amenity.</i></p> <p><i>O4 Protect and manage biodiversity in and adjacent to urban areas.</i></p> <p><i>O5 Comply with the Biodiversity Certification Report.</i></p>	<p>cats resident in the Lloyd Urban release area to manage their cats so that they are not to roam freely outdoors between sunset and sunrise. In this regard Council will, as a condition of development consent, require the imposition of a Section 88B Restriction On Use for all residential subdivisions within the Lloyd Urban Release Area.</p>			
Salinity Management				
<p><i>O1 Encourage Salinity Sensitive Urban Design.</i></p> <p><i>O2 Minimise the volume of surface water subject to infiltration and subsequent deep drainage by maximising surface water drainage across the entire Lloyd area.</i></p> <p><i>O3 Minimise earthwork based disturbance to existing undeveloped areas.</i></p>	<p>C2 Development on land zoned R1 General Residential within the Lloyd Urban Release Area must conform with the 80:20 impervious to pervious development ratio (see Appendix 2 map).</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>An 80:20 plan as been approved under DA19/0400. The proposed works occupy land that is currently permeable and complies with this control.</p>
	<p>C5 All impervious areas on individual house lots must be drained into the internal stormwater system and directed to the piped stormwater system.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C11 Built features must be drained to stormwater rather than to lawn or other pervious areas.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C12 All planned and future impervious areas included in the 80:20 ratio (impervious : pervious) are to be drained to stormwater.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>C17 Gardens calculated towards impervious surface in the release area must have an impervious liner and be drained to Council's storm water system.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

	C18 Residential development within the release area must feature predominantly native or 'water wise' gardens to help reduce urban recharge significantly OR the use of rock style gardens utilising low water use plant varieties as an alternative 'water wise' option where the garden is calculated towards pervious surface.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C19 Rock gardens and similar decorative gardens are to have impervious liners drained to the storm water system.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C20 All gardens and landscaping should be constructed and maintained using the landscaping and garden design guidelines available from the Council and approved for the Lloyd release area. The guidelines demonstrate how the 80:20 rule can be maintained for the minimising of infiltration of water to the groundwater table.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C21 Fixed irrigation systems between the front property boundary and the road reserve are not permitted. This area is to be impervious and will not require watering.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C22 Grey water reuse systems are not appropriate within the Lloyd urban release area.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
Bushfire Management in Lloyd				
<i>O1 Ensure appropriate relationships between asset protection zones on residential land that adjoins land zoned for Environmental Conservation.</i>	C1 Asset Protection Zones are to be wholly within the development lot.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C2 If the Asset Protection Zone cannot be located wholly within the Residential zone, the APZ can extend into the C2 zone provided that that no trees are removed in that zone.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

O2 Avoid adverse impacts from adjoining development on land in the C2 Environmental Conservation zone.	C3 The location of building envelopes within Residential zones that adjoin Environmental Protection zones must consider the potential impact of the associated asset protection zone (APZ) on the adjacent C2 zone.	● NR	○ Sat	
Acoustic Environment				
O1 Avoid adverse impacts from road or rail noise.	C1 Dwellings must be set back at least 60m from the centre line of the Great Southern Railway line, and must be set back at least 40m from the centre line of Red Hill Road, as shown by the Open Space plan in Appendix 3.	○ NR	● Sat	
Site cover and landscaped area				
O1 Achieve a site cover of 80:20 impermeable to permeable ratio required to minimise infiltration of water to groundwater and thereby reduce salinity impacts.	C1 Site cover on all land zoned R1 is to achieve a minimum impermeable to permeable material ratio of 80:20, based on the various controls in this section.	○ NR	● Sat	See above.
	C2 The large R1 zoned buffer lots in the western edge of the release area (adjoining Red Hill Road and the Great Southern Rail Line) and at the south western abutment of the Lloyd Urban Release Area with the R5 zoned land of Glenoak, are to have a maximum 1,000m ² development envelope nominated which will be requires to meet the 80:20 calculation. The remaining land, provided it is planted to 100% with native vegetation, will not be included in the 80:20 calculation as its infiltration rate will be the same or lower than the pre-development land.	● NR	○ Sat	
	C3 Building envelopes shall be nominated on all lots within the R5 Large Lot Residential zone. No building envelopes shall encroach on any of the following: • Existing or proposed service easements, • An area that will require the removal of existing trees,	● NR	○ Sat	

	<ul style="list-style-type: none"> • Setbacks identified for the purposes of noise buffering, • Land situated above the 280 metre AHD contour, unless the building envelope can be serviced with reticulated water and individual approval for each envelope has been obtained from the water supply authority in this regard, • Land within 10 metres of the front boundary of the allotment or land within 10 metres of another building envelope, or • Bushfire prone land. 			
	C4 The principles, objectives and controls of Section 9 apply to residential development in the Lloyd Urban Release area. Where the principles, objectives and controls of Section 9 are inconsistent with this section, this section shall prevail.	○ NR	● Sat	

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Site Topography, Landscape Character, views and setting				
<i>O1 To require new development to respond to site features including topography, ridgelines and vegetation.</i>	C8 All native trees within residential lots must be retained, or offset planting carried out at the rate indicated in the Natural Resource Management section (page 15) of this Chapter.	○ NR	● Sat	
<i>O2 To avoid adverse impact upon all land with development limitations.</i>	C9 Lots adjoining land zoned C2 should be of sufficient size that a dwelling and other buildings can be located where they will not be at risk of damage from falling trees or limbs from within the C2 zone.	● NR	○ Sat	
Heritage Conservation				
<i>O1 To protect Aboriginal cultural heritage values by responding to the</i>	C5 All other heritage items must comply with the relevant controls in Section 3 of WWDCCP 2010.	● NR	○ Sat	

<i>archaeological sensitivity of the site.</i>				
Open Space, parks and the public domain				
<i>O2 To provide open space areas with natural surveillance from surrounding dwellings.</i>	C4 Dwellings adjoining an open space (other than those next to Harris Road) must front the open space and shall have the following restrictions enforced by a s88B instrument: (i) Erect a fence along the boundary shared with the open space having: (a) a height of not greater than 1.5m; (b) not less than 50% of open/see through construction	● NR	○ Sat	
	C5 Lots adjoining Harris Road shall be at least, 1000sqm in size and have the following restrictions enforced by a s88B instrument: (i) Erect a fence along the boundary shared with Harris Road having: (a) a height not greater than 1.5m; (b) not less than 50% of open/see through construction (ii) No dwelling shall be located within 10m of the Harris Road boundary. (iii) All dwellings must have a ground floor verandah, porch, patio, pergola or deck on the side facing Harris Road.	● NR	○ Sat	
	C6 Dwellings adjoining Harris Road must have a secondary frontage that: (i) Includes a verandah, porch, patio, pergola or deck no closer than 3m of the Harris Road boundary. (ii) Sheds and garages must not be located in the 10m dwelling setback	● NR	○ Sat	
Residential Development Refer to Section 9 of the WWDGP 2010.				

