

# Report of Development Application

## *Environmental Planning and Assessment Act 1979*

<b>Application Details</b>	Application Number	DA20/0470	Applicant	RN Brentnall 2/142-144 Hammond Ave EAST WAGGA WAGGA NSW 2650
	Date of Lodgement	14/09/2020		
	Proposal	Two storey dwelling with attached garage, shed, pool and associated retaining wall.	Description of Mod.	N/A
	Development Cost	\$710000	Other Approvals	AA20/0594 - Part B4 (Sewer) and Part B5 (Stormwater) - Private
<b>Site Details</b>	Subject Land	10 Lakesend Pl LAKE ALBERT NSW 2650 Lot 29 DP 1235752	Owner	RN Brentnall

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

**Delegation to Determine Application:-** Council

section not relevant

Section 4.55 Modification of Consent

Section 4.15(1) Matters for consideration - general

<b>Description</b>	Two storey dwelling with attached garage, pool and shed
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Matters for consideration						
GIS & System Check	Section 4.15(1) <small>EP&amp;A Act 1979</small>	Issue	Legislative Provisions	Not Relevant	Satisfactory	Comment
◀ <small>Ⓢ Ⓞ</small>		DA History		○ <small>NR</small>	● <small>Sat</small>	

LEP 2010 Zones	(a)(i) (b) (c) (e)	<b>Zoning</b>	<b>LEP</b> 2.2 Zoning of land to which Plan applies 2.3 Zone objectives and Land Use Table	○ NR	● Sat	Zoning of land (cl 2.2): R5 The development is permissible in the zone (cl. 2.3(1)) The development is consistent with the following objectives of the zone (cl. 2.3(2)): <ul style="list-style-type: none"> <li>• To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</li> <li>• To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</li> <li>• To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</li> <li>• To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>• To ensure that the clearing of native vegetation is avoided or minimised as far as is practicable.</li> </ul>

Land Parcels & DP	(b) (c) (e)	<p><b>Land Title</b></p> <p>Correct legal description and ownership</p> <p>Easements &amp; Building Envelopes</p> <p>Open Deposited Plan (including 88b)</p> <p>Registered title (deferred commencement)</p>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>Easement to drain sewer and water 2.5m wide along the western boundary – development does not impact on the easement.</p> <p>Easement for underground powerlines 2m wide along the eastern boundary. Relevant conditions will be imposed on the development consent to ensure works are undertaken in accordance with Essential Energy’s requirements.</p>
LEP 2010 Listed item and Conservation	(a)(i) (a)(iii) (b) (c) (e)	<p><b>Heritage</b></p> <p>Conservation Area</p> <p>Listed item</p>		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
		<p><i>DCP 3 Heritage Conservation</i></p>	<p>LEP 5.10 Heritage conservation</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
LEP 2010 Urban release Area	(a)(i) (b) (c) (e)	<p><b>Urban Release Area</b></p>	<p>LEP 6.2 Public utility infrastructure</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			<p>LEP 6.3 Development control plan</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
Natural resource Sensitivity	(a)(i) (a)(iii) (b) (c) (e)	<p><b>Natural Resource Sensitivity</b></p>	<p>LEP 7.3 Biodiversity</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
		<p><i>DCP 5.4 Environmentally sensitive land</i></p>	<p>LEP 7.4 Vulnerable land</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	

			<b>LEP 7.5 Riparian lands and waterways</b>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			<b>LEP 7.6 Groundwater vulnerability</b>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
Flooding (including MOFFS)	(a)(i) (a)(iii) (b) (c) (e)	<b>Flooding</b>  Overland flow  <i>DCP 4.2 Flooding</i>		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			<b>LEP 7.2 Flood Planning</b>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
Bushfire Prone Land	(a)(iii) (b) (c) (e)	<b>Bushfire</b>  <i>DCP 4.1 Bushfire</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	The site is not mapped as bush fire prone land and a site inspection has confirmed that the site or surrounding area is not a bush fire risk. No further assessment is required.
Environmental - Contaminated Land & PFAS	(a)(i) (b) (c) (e)	<b>Contaminated Land</b> PFAS Study Area Site observations	<b>SEPP55</b>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	There is no indication that the site has previously been occupied by any use that could have led to contamination of the site. Furthermore, the land is not identified on Councils register of contaminated sites.
Airport Constraints	(a)(i) (b) (c) (e)	<b>Airport Constraints</b>	<b>LEP 7.11 Airspace operations</b>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			<b>LEP 7.12 Development in areas subject to aircraft noise</b>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

Assets – Sewer and Stormwater	(b) (c) (e)	<p><b>Services/Utilities</b></p> <p>(Septic area? Health referral))</p> <p>Sewer/stormwater infrastructure (Build over, encroachment, earthwork impacts)</p> <p>Stormwater issues – overland flow</p> <p>Electricity infrastructure (including setbacks to substations) (Infrastructure SEPP referral)</p>		○ NR	● Sat	The proposed development was referred to Essential Energy given the proximity of proposed development from underground powerline.
Aerial Imagery (*Topographic – Hydrology)	(b) (c) (e)	<p><b>Existing site conditions</b></p> <p>Buildings on site Retaining walls Cut and fill Deposited fill Boundary fencing and walls Private open space Vegetation *Proximity to natural waterways Other observations</p>		○ NR	● Sat	<p>Site visit undertaken on: 29/09/2020</p> <p>Vacant block with no significant vegetation present on site.</p>

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Aerial Imagery (*Topographic – Hydrology)</p>	<p>(b) (c) (e)</p>	<p><b>Off site observations</b></p> <p>Buildings Window locations Private open space Retaining walls Cut and fill Boundary fencing and walls Vegetation *Proximity to natural waterways Other observations</p>		<p><input type="radio"/> NR</p>	<p><input checked="" type="radio"/> Sat</p>	<p>Adjoining lots to the east, north (number 90 and 92 Lakehaven Drive) and south are currently vacant with no development application lodged or approved.</p> <p>The northern lot number 94 Lakehaven Drive has a single storey dwelling and outbuilding.</p>
	<p>(a)(iii) (b) (c) (e)</p>	<p><b>Traffic, access and parking</b></p> <p>Manoeuvring</p> <p>Site Distance Issues</p> <p>Driveway grade</p> <p>Check Driveway location and grade</p> <ul style="list-style-type: none"> <li>• Side entry pit</li> <li>• Service lids/pits</li> <li>• Poles/turrets/substations</li> <li>• Street Trees</li> </ul> <p><b>DCP</b> <i>2.1 Vehicle access and movements</i> <i>9.3.6 Front setbacks</i></p>		<p><input type="radio"/> NR</p>	<p><input checked="" type="radio"/> Sat</p>	

	(a)(iii) (b) (c) (e)	<b>Context, setting and streetscape</b>  <i>DCP</i> <i>9.2.2 Streetscape</i> <i>9.2.3 Corner lots and secondary facades</i> <i>9.2.4 Sloping Sites</i> <i>9.3.1 Site area per dwelling</i> <i>9.3.2 Site cover</i> <i>9.3.6 Front setbacks</i> <i>9.3.7 Side and rear setbacks</i> <i>9.4.1 Building elements</i> <i>9.4.2 Materials and finishes</i> <i>9.4.4 Garages, carports, sheds and driveways</i> <i>9.4.5 Site facilities</i>		○ NR	● Sat	The proposal is non-compliance with section 9.3.7 of the DCP. See section 9.3.7 below for further discussion.
	(a)(iii) (b) (c) (e)	<b>Public Domain</b>  Impact on street or adjoining public place  Condition/Dilapidation  Construction access  <i>DCP</i> <i>2.7 Development adjoining open space</i> <i>9.4.5 Site facilities</i>		○ NR	● Sat	
	(a)(iii) (b) (c) (e)	<b>Safety, security and crime prevention</b>  <i>DCP 2.5 Safety and security</i>		○ NR	● Sat	



	(a)(iii) (b) (c) (e)	<b>Site and internal design</b>  <i>DCP</i> 9.2.1 Site layout 9.4.1 Building elements 9.4.4 Garages, carports, sheds and driveways		○ NR	● Sat
	(a)(iii) (b) (c) (e)	<b>Solar impact</b>  <i>DCP</i> 9.3.4 Solar access 9.3.7 Side and rear setbacks		○ NR	● Sat
	(a)(iii) (b) (c) (e)	<b>Visual Privacy</b>  Private open space  Boundary fencing and screening  <i>DCP</i> 9.3.5 Private open space 9.3.7 Side and rear setbacks 9.4.3 Privacy		○ NR	● Sat
	(a)(i) (b) (c) (e)	<b>Noise and Vibration</b>  Acoustic privacy conflicts  Impacting nearby landuses (Rail, Road, Infrastructure SEPP referrals)		○ NR	● Sat

	(a)(i) (b) (c) (e)	<b>Air and microclimate</b>  Impacting nearby landuses (Rail, Road, Infrastructure SEPP referrals)		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(i) (a)(iii) (b) (c) (e)	<b>Earthworks and Soils</b>  Cut and fill Stability and erosion control Stormwater quality		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
		<i>DCP</i> <i>9.4.6 Changing the landform – cut and fill</i>	<b>LEP 7.1A Earthworks</b>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(b) (c) (e)	<b>Landscaping</b>		<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(b) (c) (e)	<b>Waste</b>  Construction waste management  Asbestos		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
		<b>Energy &amp; Water</b>  <i>DCP</i> <i>9.3.7 Side and rear setbacks</i> <i>9.4.1 Building elements</i> <i>9.4.2 Materials and finishes</i>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

	(a)(i) (b) (c) (e)	<b>BASIX</b> (Use assessment checklist)	<b>BASIX SEPP 2004</b>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	A valid certificate has been lodged with the application and assessed as compliant.
	(b) (c) (e)	<b>Other hazards</b> Natural Technological		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(iii) (b) (c) (e)	<b>Flora and Fauna</b> (on and off-site)  Check for native veg requirements (R5 and RU4 Land)  <i>DCP</i> <i>5.2 Preservation of trees</i> <i>5.3 Native Vegetation Cover</i>	<b>Section 5AA and Part 7 of the Biodiversity Conservation Act 2016</b>  <i>Test for determining whether proposed development or activity is likely to significantly affect threatened species or ecological communities, or their habitats)</i>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	On 21st November 2017, certain zones of the WWLEP 2010 achieved Biodiversity Certification under the Biodiversity Conservation Act 2016, including all Business, Industrial, Residential and Special Infrastructure Zones that were in place at the time of the making of the Biodiversity Conservation Act 2016. The subject site falls within an area subject to the Biodiversity Certification Order.  The effect of the Biodiversity Certification, as set out by Section 8.4 of the Biodiversity Conservation Act 2016 is that:  <i>An assessment of the likely impact on biodiversity of development on biodiversity certified land is not required for the purposes</i>

						<p><i>of Part 4 of the Environmental Planning and Assessment Act 1979.</i></p> <p><i>A consent authority, when determining a development application in relation to development on biodiversity certified land under Part 4 of the Environmental Planning and Assessment Act 1979, is not required to take into consideration the likely impact on biodiversity of the development carried out on that land.</i></p> <p>Therefore, no further consideration of these matters is required.</p>
	(b) (c) (e)	<b>Social and economic impacts</b>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(b) (c) (e)	<b>Facilitation of Ecologically Sustainable Development</b>		<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	(a)(i) (b) (c) (e)	<b>Other LEP Clauses</b>	<b>LEP 2.7</b> Demolition requires development consent	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			<b>LEP 4.3</b> Height of buildings	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
			<b>LEP 7.9</b> Primacy of Zone B3 Commercial Core	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

			<b>LEP 4.2A</b> Erection of dwelling houses and dual occupancies on land in certain residential, rural and environmental protection zones	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
			<b>Other Clauses</b>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	(a)(i) (b) (c) (e)	<b>Other EPIs</b>	<b>SEPP (Infrastructure) 2007</b>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>An easement for underground powerlines 2m wide is located along the eastern boundary. Given the proximity of proposed development from the underground powerline the proposal was referred to Essential Energy for a period of 21 days pursuant to <i>Clause 45 of State Environmental Planning Policy (Infrastructure) 2007</i>.</p> <p>Essential Energy have provided the following comments:</p> <ul style="list-style-type: none"> <li>• If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;</li> <li>• Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with; and</li> </ul>

						<ul style="list-style-type: none"> <li>• In addition, Essential Energy’s records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.</li> <li>• Prior to carrying out any works, a “Dial Before You Dig” enquiry should be undertaken in accordance with the requirements of <i>Part 5E (Protection of Underground Electricity Power Lines)</i> of the <i>Electricity Supply Act 1995</i> (NSW).</li> <li>• Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (<a href="http://www.safework.nsw.gov.au">www.safework.nsw.gov.au</a>) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.</li> </ul> <p>Above comments will be incorporated as conditions of development consent to ensure</p>
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						compliance with Essential Energy's requirements.
			Other SEPPs	● NR	○ Sat	
	(a)(ii) (b) (c) (e)	<b>Draft EPIs</b>		○ NR	● Sat	<p>There are a number of state environmental planning policies currently subject to review, including some which have involved consultation and notification. With the exception of the following, none of these are applicable to this application.</p> <p><b>Remediation of Land SEPP and repeal of State Environmental Planning Policy 55</b></p> <p>The draft SEPP will not impact on the assessment of this application under SEPP 55 with regard to the potential contamination of this site and its suitability for the proposed development.</p>
	(a)(iii a) (e)	<b>Planning agreements</b>		● NR	○ Sat	No related planning agreement has been entered into under section 7.4.
	(d) (e)	<b>Submissions</b>		○ NR	● Sat	One submission was received during the notification period. This will be discussed in the report under section 1.10 of the DCP.
	(e)	<b>Section 68 Application made as part of DA</b>	<i>Local Government Act 1993</i>	○ NR	● Sat	AA20/0594 – Part B4 (Sewer) and Part B5 (Stormwater) – Private is lodged with the application.

(e)	<b>Section 7.11 Contributions</b> (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&amp;A Act 1979</i>	● NR	○ Sat	
(e)	<b>Section 7.12 Contributions</b> (Local Infrastructure Contributions Plan 2019 - 2034)	<i>EP&amp;A Act 1979</i>	● NR	○ Sat	
(e)	<b>Section 64 sewer</b> (Development Servicing Plan – Sewerage Services – July 2013)	<i>s64 LG Act 1993 &amp; s306 Water Management Act 2000</i>	● NR	○ Sat	
(e)	<b>Section 64 stormwater</b> (Development Servicing Plan – Stormwater – November 2007)	<i>s64 LG Act 1993 &amp; s306 Water Management Act 2000</i>	● NR	○ Sat	
(a)(iv) (e)	<b>The Regulation – Prescribed Matters</b>	<i>EP&amp;A Regulation 2000</i>	○ NR	● Sat	
(a)(iv) (e)	<b>The Regulation – Prescribed Conditions</b> <i>(ensure conditions of consent included)</i>	<i>EP&amp;A Regulation 2000</i>	○ NR	● Sat	
(a)(iv) (e)	<b>Other regulation matters</b>	<i>EP&amp;A Regulation 2000</i>	○ NR	● Sat	
(e)	<b>Council Policies</b>		○ NR	● Sat	<b>Policy 046</b> - Processing Development Applications lodged by Councillors, staff and individuals of which a conflict of interest may arise, or on Council owned land.  No declaration has been made that would require action under this policy.
(e)	<b>Other public interest matters</b>		○ NR	● Sat	It is considered that this application will not have a detrimental effect on the public interest.



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## Development Control Plan 2010

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

DCP Section (Objectives and Controls)	Not Relevant	Satisfactory	Comment
<input checked="" type="checkbox"/> section not relevant			

### 1.10 Notification of a Development Application

Compliance with the advertising and notification procedures detailed in this section of the DCP	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>In accordance with the Council's advertising and notification provisions outlined in Section 1.10 of the WWDCP the application was required notified between 15/10/2020 and 22/10/2020 for 7 days. One submission was received during the notification period.</p> <p>Below is the summary of concerns raised:</p> <ul style="list-style-type: none"> <li>• Overshadowing impact by proposed shed on adjoining property to the south due to proposed reduced side setback.</li> <li>• Loss of views given the height of the proposed shed.</li> </ul>
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		<p>All the concerns raised were thoroughly examined against the relevant control and objectives of the DCP.</p> <p>For the following reasons, the proposed development is considered reasonable and therefore recommended that the proposal be supported.</p> <ul style="list-style-type: none"><li>- Proposed shed does not exceed permitted size and height allowed under the current DCP provision. The current DCP allows outbuildings to be built up to maximum of 4.8m in height from the existing ground level.</li><li>- A small portion of southern lot along the north-western corner will be overshadowed during the afternoon however the overshadowing impact decreases as the day progresses. Given the shed is of modest size and height, and is setback 1.1m from southern boundary lot the overshadowing impact on the southern lot will be minimal. This impact would not be considered unreasonable and therefore does not warrant the refusal or redesign of the shed.</li><li>- The shed is considered to be ancillary to the proposed use of the land and meets the objectives of the control given the reduced side setback still allows adequate space for landscaping, natural light, access for maintenance and maintains separation from adjoining buildings.</li></ul>
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|  |  |  | <ul style="list-style-type: none"><li>- Similarly, the proposal is consistent with the pattern of development within the locality as outbuildings within Lakesend place and Lakehaven Drive have been permitted to build with reduced side setback to allow them to better utilise their backyard space.</li><li>- In addition, the adjoining lot to the south is currently vacant with no development application lodged or approved. Therefore, it is difficult to anticipate potential impacts of the proposed development on future development on this property, however, it is noted that the proposed shed is located to the rear of the lot, away from likely living areas and areas of private open space adjoining these living areas.</li><li>- The proposed shed may obstruct distant views to Willans Hills and Lake Albert however the impact is not considered to be unreasonable given the views are not significant views and the shed is compliant with the relevant control of the DCP. The proposed reduced side setback of 1.1m does not alter the views from southern lot significantly therefore the visual impact is considered negligible and therefore does not warrant refusal of proposed shed.</li><li>- Strict compliance with the control is considered unreasonable give these</li></ul> |
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			<p>circumstances.</p> <ul style="list-style-type: none"> <li>- Having regard to the overall assessment of the application under section 4.15 of the Act.</li> </ul> <p>Further to above, an assessment of variation requested and the potential impact on adjoining properties are discussed in detail under Section 9.3.7 of the DCP below.</p>
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## 1.11 Complying with the Wagga Wagga Development Control Plan 2010

<p>Compliance with the procedures, guidelines and delegations detailed in this section of the DCP</p>	<p><input type="radio"/></p> <p>NR</p>	<p><input checked="" type="radio"/></p> <p>Sat</p>	<p>The applicant has proposed a variation to control C2 of section 9.3.7 of the DCP that relates to side setback requirement.</p> <p><b>9.3.7 - C2</b>  <b>C2 Any point of a building must have a setback from the side boundary nearest to that point of at least:</b>  <b>a) If the lot is in Zone R5 a setback of 2m</b></p> <p>The applicant proposes a 1.1m setback from the southern boundary to the external wall of proposed shed.</p> <p>The applicant has provided justification for the variations and issues surrounding the variations will be discussed under Section 9.3.7 below.</p>
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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.	● NR	○ 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.	○ NR	● Sat	
	C6 Ensure adequate sight lines for proposed driveways.	○ NR	● 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.	○ NR	● Sat	
<i>O3 Minimise disruptions to existing levels of service and safety as a result of insufficient parking being provided on site.</i>				

## 2.3 Landscaping

## 2.5 Safety and security

	C1 Use good site planning to clearly define public, semi-public and private areas.	○	●	
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<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>		NR	Sat		
	C2 Entries are to be clearly visible and identifiable from the street, and are to give the resident/occupier a sense of personal address and shelter. For non-residential uses, administration offices or showroom are to be located at the front of the building.	<input type="radio"/>	NR	<input checked="" type="radio"/>	Sat
	C3 Minimise blank walls along street frontages.	<input type="radio"/>	NR	<input checked="" type="radio"/>	Sat
	C4 Avoid areas of potential concealment and 'blind' corners.	<input type="radio"/>	NR	<input checked="" type="radio"/>	Sat
	C5 Provide lighting to external entry areas, driveways and car parks in accordance with the relevant Australian Standards. The lighting is to be designed and sited to minimise spill and potential nuisance to adjoining properties.	<input checked="" type="radio"/>	NR	<input type="radio"/>	Sat
	C6 Planting and fencing is not to reduce the safety of users or compromise areas of natural surveillance.	<input type="radio"/>	NR	<input checked="" type="radio"/>	Sat
	C7 Where a site provides a pedestrian through route the access path is to be clearly defined and sign posted, appropriately lit, and have satisfactory visibility.	<input checked="" type="radio"/>	NR	<input type="radio"/>	Sat
	C8 Locate public toilets and rest areas to promote their use, and maximise public surveillance without creating visual intrusion.	<input checked="" type="radio"/>	NR	<input type="radio"/>	Sat

## □ 2.6 Erosion and sediment control

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

## 3 Heritage Conservation

### 4.1 Bushfire

### 4.2 Flooding

**5.1 Development on ridges and prominent hills**

**5.2 Preservation of trees**

**5.3 Native Vegetation Cover**

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

<p><i>O1 To support the controls and objective for both the E2 and E4 Zone and environmentally sensitive land provisions in Clauses 7.3 to and inclusive of Clause 7.6 of the LEP.</i></p> <p><i>O2 Protect, maintain or improve the diversity of the native flora and fauna.</i></p> <p><i>O3 Protect the ecological processes necessary for their continued existence.</i></p> <p><i>O4 Encourage the recovery of threatened species, communities or populations and their habitats.</i></p> <p><i>O5 Protect, maintain or improve the diversity and stability of landscapes.</i></p>	C1 Development is to be consistent with any Conservation Management Plan prepared for land in the E2 zone.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	Environmentally sensitive land – biodiversity (Outside “biocertified area”)	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	Natural Resources Sensitivity - land	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	Natural Resources Sensitivity - waterways	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	Natural Resources Sensitivity - groundwater	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	



6 Villages

8 Rural Development

9.1.5 R3 Zone – Staunton Estate

9.2.1 Site layout

<p><i>O1 Encourage site responsive development that is compatible with existing or desired built form.</i></p> <p><i>O2 Facilitate sustainable development through passive solar design.</i></p> <p><i>O3 Integrate landscaping and built form.</i></p> <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.	<input type="radio"/>	<input checked="" type="radio"/>	
	C2 Integrate access, landscaping and services in the site layout, avoiding underutilised spaces.	<input type="radio"/>	<input checked="" type="radio"/>	
	C3 Orient living spaces to maximise solar access.	<input type="radio"/>	<input checked="" type="radio"/>	
	C4 Facilitate natural cross ventilation within dwellings through the location of windows and doors.	<input type="radio"/>	<input checked="" type="radio"/>	

## □ 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.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	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.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C3 Fence height at and behind the building line is not to exceed 1800mm in height.	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	C4 The majority of windows in dwelling wall which face the street should be windows of habitable rooms.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

## ✗ 9.2.3 Corner lots and secondary facades

## □ 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</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.

that would require cutting into the site.				
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**9.3.1 Site area per dwelling**

**9.3.2 Site cover**

**9.3.4 Solar access**

<p><i>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 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>	C1 Locate garages, laundries and bathrooms to provide insulation from western sun.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	C2 Locate living areas and private open space to ensure orientation to the north and north east where possible.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	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	The adjoining lot to the south is currently vacant with no development application lodged or approved. Therefore, it is difficult to anticipate potential impacts of the proposed development on future development on the southern lot, however, it is noted that the proposed shed is located to the rear of the lot, away from likely living areas and areas of private open space adjoining these living areas.

		<input checked="" type="radio"/>	<input type="radio"/>	
	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.	<i>NR</i>	<i>Sat</i>	
	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"/>	<input checked="" type="radio"/>	<p>The proposed shed and dwelling are unlikely to cause impact on eastern, western and northern lots given the location and setback from respective boundaries.</p> <p>A small portion of southern lot along the north-western corner of the property is likely to be impacted by the shed however the proposed shed is of modest height and size, and setback 1.1m from the southern boundary therefore the impact is minimal and hence the proposal is considered reasonable.</p>

### 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 dwellings and private open space.</i></p>	C1 At least 24m <sup>2</sup> 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"/>	<input checked="" type="radio"/>	
	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.	<i>NR</i>	<i>Sat</i>	
	C3 Use screening where necessary to ensure the privacy of private open space areas.	<input type="radio"/>	<input checked="" type="radio"/>	

		NR	Sat	
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### □ 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 2000m<sup>2</sup>):</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> <ul style="list-style-type: none"> <li>• 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</li> </ul>	● NR	○ Sat	

	<p>with those generally allowed under the SEPP (Exempt and Complying Code) 2008 or relevant Code at the time of lodgement of a development application.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>			
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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>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>● NR</p>	<p>○ Sat</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 the impact of proposed structures on adjoining landowners.</i></p>	<p>C2 Any point of a building must have a setback from the side boundary nearest to that point of at least:</p> <p>a) If the lot is in Zone R5 a setback of 2m, or b) If the lot is in Zone RU1, RU2 or RU4 a setback of 10m.</p>	<p>○ NR</p>	<p>● Sat</p>	<p>The applicant seeks variation to the 2m side setback requirement for the R5 zone. The proposed dwelling meets the side setback requirement however the shed has been designed with a 1.1m setback from the southern boundary.</p> <p>The applicant has provided written justification for the variation, summarised as follows:</p> <ul style="list-style-type: none"> <li>- Only 900mm setback is required for majority of residential properties in Wagga.</li> <li>- The proposal will not cause any impact on existing easements on the property.</li> </ul>

				<ul style="list-style-type: none"> <li>- Will allow better vehicular access and flow to and from the site.</li> <li>- The overall design of the shed coincides with the design of the dwelling and is lower than the dwelling.</li> <li>- Located on the western side of the property to better utilize the site.</li> <li>- The proposed shed is unlikely to cause solar access or privacy issues on neighbouring properties.</li> </ul> <p>Proposed variation was examined against the relevant control and objectives of the DCP. For the following reasons it is recommended that the variation be supported:</p> <ul style="list-style-type: none"> <li>- The proposed reduced side setback is unlikely to have any detrimental impact on amenity of adjoining properties given the shed is of modest size and height, and maintains adequate setback from adjoining boundaries.</li> <li>- The proposal meets the objectives of the control given the reduced side setback will still allow adequate space for landscaping, natural light, access for maintenance and maintains separation from adjoining buildings.</li> <li>- The proposal is consistent with the pattern of development within the locality as</li> </ul>
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				<p>outbuildings within Lakesend place and Lakehaven Drive have been permitted to build with reduced side setback to allow them to better utilize their backyard space.</p> <ul style="list-style-type: none"> <li>-</li> <li>- The proposed shed is located on the rear backyard of the property therefore unlikely to cause any unreasonable impact on the streetscape.</li> <li>- The proposed development is consistent with the built form within the locality and therefore unlikely to have detrimental impact on the character of the area.</li> </ul>
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#### 9.4.1 Building elements

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



## 9.4.2 Materials and finishes

<p><i>O1 Encourage the use of external materials and finishes that are suited to their location and support consistent quality streetscapes.</i></p> <p><i>O2 Encourage use of materials that have good thermal performance.</i></p> <p><i>O3 Promote the use of materials that are climate responsive and contribute to innovative building design.</i></p> <p><i>O4 Discourage corporate colours in building facades.</i></p>	C1 Select materials for their environmental performance, durability, detail and appearance to achieve quality appearance.	<input type="radio"/>	<input checked="" type="radio"/>	
	C2 Avoid large unbroken expanses of any single material.	<input type="radio"/>	<input checked="" type="radio"/>	
	C3 Minimise use of highly reflective or glossy materials on building exteriors.	<input type="radio"/>	<input checked="" type="radio"/>	
	C4 Use contrasting materials in combination with design elements for features such as corner elements.	<input type="radio"/>	<input checked="" type="radio"/>	

## 9.4.3 Privacy

<p><i>O1 Ensure privacy within new developments, and avoid potential impacts to existing properties.</i></p> <p><i>O2 Ensure adequate acoustic privacy within dwellings.</i></p>	C1 Offset windows, balconies and private open space areas between adjoining dwellings.	<input type="radio"/>	<input checked="" type="radio"/>	
	C3 Screening is required where there is direct line of sight between neighbouring balconies or private open space areas, or between windows and door openings of habitable rooms.	<input type="radio"/>	<input checked="" type="radio"/>	The applicant has proposed to use obscure glass for ensuite window (W2) and obscured film on the windows of bedroom 3 (W1) and of bedroom 4 (W3). Similarly, a privacy screening is proposed to be installed on the northern side of the pool attached to the brick retaining wall to avoid potential overlooking onto adjoining private open

				space areas and windows and door openings of habitable rooms.
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#### 9.4.4 Garages, carports, sheds and driveways

<p><i>O1 Minimise the visual dominance of garages and driveways in the streetscape.</i></p> <p><i>O2 Where possible, locate garages so as to assist in protecting dwellings from early morning and late afternoon summer sun.</i></p>	<p>C1 Where garage doors form part of the facade of a dwelling fronting a public road - the garage door is to be:</p> <p>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* - 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 # - Variations to these controls may be considered where the setback of the dwelling exceeds 10 metres.</p>	○ NR	● Sat	
	<p>C2 Garages, carports and sheds that open up to a laneway must be setback a minimum of 1m from the property boundary.</p>	● NR	○ Sat	
	<p>C3 The floor area of an outbuilding on a residential lot must not be more than the following: (a) 8% of the site area if the lot has an area of less than 600m<sup>2</sup>, (b) 8% of the area or a maximum area of 175m<sup>2</sup>, whichever is the lesser, if the lot has an area of at least 600m<sup>2</sup> but less than 4000m<sup>2</sup>, (c) Lots greater than 4000m<sup>2</sup> will be considered on their merits.</p>	○ NR	● Sat	Proposed shed is 86m <sup>2</sup> which is 4.86 % of the total site area. Complies with the control.

	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 300m <sup>2</sup> , whichever is the lesser.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	Proposed shed is the only outbuilding proposed to be built on the site. Complies with the control.
	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	Shed height – 4.8m and roof pitch – 16 degree. Complies with the control.
	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>	C3 Locate mail boxes so that they are clearly visible from the street or main entry. The plans are to include details of the location for letter boxes and any associated shelter structure.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
<i>O2 Encourage an attractive residential setting and quality public domain.</i>	C4 Garbage areas are to be easily accessible within the site, and are to have adequate lighting. The area should be visually screened from adjoining developments and public spaces.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
<i>O3 Minimise duplication of trenches for services and the like.</i>	C5 Provide an external drying area in an area that receives reasonable solar access. The drying area is to be screened from the street or adjoining public spaces.	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

## 9.4.6 Changing the landform – cut and fill

<p><i>O1 Encourage site responsive development and 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>C1 Excavation is not to exceed a maximum depth measured from ground level (existing) as follows:</p> <p>(a) If located no more than 1m from boundary – 1.5m, and</p> <p>(b) If located more than 1m but not more than 1.5m from any boundary – 2m, and</p> <p>(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>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
<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:</p> <p>(a) 1.5m above ground level (existing), and</p> <p>(b) Must be contained by either:</p> <p>(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</p> <p>(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:</p> <p>(a) has been certified by a professional engineer, and</p> <p>(b) has adequate drainage lines connected to the existing stormwater drainage system for the site, and</p> <p>(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:</p> <p>(i) more than 1.5m in height and within 1m from a side or rear boundary, or</p> <p>(ii) more than 3m in height at any other location.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>Relevant condition is imposed on the development consent to ensure compliance with the control.</p>
	<p>C4 Retaining walls are not to be located within the easement. The retaining wall shall be located outside the easements zone of influence.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	<p>Relevant condition is imposed on the development consent to ensure compliance with the control.</p>
	<p>C5 No cut or fill to take place within easements.</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	
	<p>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.</p>	<input checked="" type="radio"/> NR	<input type="radio"/> Sat	
	<p>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</p>	<input type="radio"/> NR	<input checked="" type="radio"/> Sat	

	as close to the proposed dwelling as is possible, to minimise the impact on the amenity of the adjoining properties.			
	C8 All retained material is to have a gradient of at least 5%.	<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	C9 Fill material is to be substantially from the site only. Imported fill material is not encouraged.	<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	C10 Cut and fill outside the building envelope is not to exceed 600mm.	<input checked="" type="radio"/> <i>NR</i>	<input type="radio"/> <i>Sat</i>	
	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.	<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	
	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.	<input type="radio"/> <i>NR</i>	<input checked="" type="radio"/> <i>Sat</i>	

 **14 Boorooma Urban Release Area**

 **15 Lloyd Urban Release Area**

 **16 Gobbagombalin Urban Release Area**