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Hi Robyn

Please find attached a letter of objection in regards to DA21/0213. Please contact us to make an appointment should you wish to discuss further.

kind regards





Attention: Robyn Bradley

City of Wagga Wagga, council@wagga.nsw.gov.au

Ref: Application No. DA21/0213, File No. D/2021/0213

Dear Robyn,

Thanks for the opportunity to comment on the abovementioned development application. Most of our concerns relate to insufficient information or incorrect claims made with respect the Development Control Plan, 2010. We feel that with further information and consideration to the relevant breaches, minor changes may be required with minimal delay. The process requires us to 'object' to aspects of size, placement, and doors/windows at this point, to engage in dialog. However, to be clear, we are keen not to delay the development and with further information we may be able to remove our objections.

The application contains limited detail and is possibly inaccurate in places. We could not determine the full impact of the development proposal until all details have been provided. We request further information or changes to the application around:

1. The development site and nearby properties can be subject to flooding; the site is towards the bottom of a steep hill, and during heavy rainfall flooding can occur. It is important to understand how water caught by the additional roof space will be handled. Incomplete detail is provided. The slope of the development site is not addressed.
2. The application indicates that it is in accordance with the Development Control Plan, 2010. This may be incorrect. Specifically, the proposed developed may breach the following controls within section 9.4.4:
 - a. C3(a) – the floor area of a single outbuilding must not be more than 8% of the site area; the proposal is for a single outbuilding and well over, at 11%.

- b. C4 – the cumulative total of all outbuildings shall not exceed 8%; the proposal exceeds the 8% limit by almost 40% of the limit.
 - c. C6 – the proposed building is **not** single-story. We have concerns over the height of the proposed shed, although at 4.5m this may not exceed the control of 4.8m above existing ground level on the high side; consideration should be given to slope.
3. How have "all potential overland stormwater risks been considered in the design of the development?"
 4. How has the development addressed any "safety, security or crime prevention issues?"
 5. The application refers to a letter from the Heritage Adviser. Could we please be made aware of details, as this forms part of the application, under other relevant matters.
 6. Detail is provided for door and window placement but not materials. Our particular interest is those that are north facing. Given the height of the building, privacy issues may warrant frosted glass.

[REDACTED]

shed for some time. We will therefore engage as quickly as possible as we do not wish to detract from the positive experience of building.

Yours sincerely