INTRODUCTION

This Report has been prepared to form part of a Development Application submission for the proposed construction of two x one bedroom units located at 111 Bultje Street Dubbo, prepared by Rocksolid Projects Pty Ltd and is to be read in conjunction with the following documents:

Architectural Drawings
Prepared by Avalon Drafting

- Titled *Floor Plan,* No.23199, Sheet 1, Issue H, Dated 23/10/2024;
- Titled *Elevations – Dwelling A* No. 231991, Sheet 2, Issue H, Dated 23/10/2024;
- Titled *Elevations – Dwelling B*, No. 23991, Sheet 3, Issue H, Dated 23/10/2024;
- Titled *Site Plan,* No. 23199, Sheet 4, Issue H, Dated 23/10/2024;
- Titled *Erosion & Sediment Control Plan*, No. 23199, Sheet 5, Issue H, Dated 23/10/2024;
- Titled *Basix Commitments Plan*, No. 23199, Sheet 6, Issue H, Dated 23/10/2024; &
- Titled *Basix Commitments & Typical Section*, No. 23199, Sheet 7, Issue H, Dated 23/10/2024.

1 DEVELOPMENT DESCRIPTION

1.1 Subject Site

The subject site is known as Lot 1, 111 Bultje Street Dubbo in DP575989, Central Dubbo. The subject site is zoned R1 General Residential. The subject site currently has one existing primary dwelling on the parcel.

1.2 Proposed Works

Development Consent is sought to permit the construction of two x one bedroom dwellings ('granny flat's) located at the rear of the property. The proposed dwellings is to be located at the rear of the property and to be comprised of a one bedroom, one bathroom single dwelling as separate self-contained units. Dwelling A will comprise of 60.98sq.m and Dwelling B will comprise of 68.20sq.m.

Refer to accompanying Architectural Drawings for details.

2 ENVIRONMENTAL PLANNING INSTRUMENTS (EPIs)

2.1 State Environmental Planning Policies (SEPPs)

We understand there are no SEPPs preventing the development from being undertaken.

2.2 Regional Environmental Plans (REPs)

We understand there are no REPs preventing the development from being undertaken.

2.3 Local Environmental Plans (LEPs)

Land Use Table

The Dubbo Local Environmental Plan 2022 applies to the subject site. The site is zoned R2 Low Density Residential. The proposed development is generally consistent with the objectives of the LEP and is permissible as a "Dwelling House" that is permitted under Clause 3 of the Land Use Table for Zone R2.

5.14 Siding Spring Observatory - Maintaining Dark Sky

Clause 5.14 applies to the subject site, requiring the consideration of the development upon the Siding Spring Observatory. As the development is situated greater than 18km from the Observatory and is already an existing site, therefore already complies with the LEP.

7.1 Flood Planning

The subject site is located outside of the blue-coloured "Flood Planning Area" in Flood Planning Map 008A. As such, Council's *Flood-Prone Land Policy* is not applicable to the subject site.

2.4 Draft Environmental Planning Instruments (EPIs)

We understand there are no Draft EPIs relevant to the subject site.

2.5 Development Control Plans (DCPs)

The *Dubbo Development Control Plan 2013* is applicable to the subject development. The development is consistent with the aims, objectives and provisions of the DCP. Specifically, in relation to *Section 2.1.1 Residential Design – Dwellings, Dual Occupancy and Multi-Dwelling Housing,* we note the following:

Element 1: Site integration

Performance Criteria	Acceptable Solution	Compliance/Notes
Built form P1 The frontage of buildings and their entries are readily apparent from the street. A1.1 Buildings adjacent to the public street, address the street by having a front door facing the street. A1.2 The site area for multi-dwelling housing is a minimum of 700 m2 and has a minimum frontage of 20 m. A1.3 Where dual occupancies or multidwelling housing are situated on corner blocks (where one is not a laneway), the development is designed to face each street frontage. A1.4 Dual occupancy development shall be designed in accordance with Figure 1. A1.5 Dual occupancy development shall not be designed as 'mirror reversed'.	A1.1 Buildings adjacent to the public street, address the street by having a front door facing the street. A1.2 The site area for multi-dwelling housing is a minimum of 700 m2 and has a minimum frontage of 20 m. A1.3 Where dual occupancies or multidwelling housing are situated on corner blocks (where one is not a laneway), the development is designed to face each street frontage. A1.4 Dual occupancy development shall be designed in accordance with Figure 1. A1.5 Dual occupancy development shall not be designed as 'mirror reversed'.	- **Complies**
P2 The development is to be designed to respect and reinforce the positive characteristics of the neighbourhood, including: − Built form; − Bulk and scale; − Vegetation; and − Topography.	A2.1 Design elements to consider include: − Massing and proportions; − Roof form and pitch; − Floor to ceiling height; − Façade articulation and detailing; − Window and door proportions; − Features such as verandas, eaves and parapets; − Building materials, patterns, textures and colours; − Decorative elements; − Vehicular footpath crossing (location and width); − Fence styles; and − Building set-backs.	- **Complies** **The units will be in proportion to respect the characteristics of the neighbourhood.**

P3 Walls visible from the street are adequately detailed for visual interest.	A3.1 This may be achieved by recesses, windows, projections or variations of colour, texture or materials.	- **Complies**
	A3.2 Walls longer than 10 m are articulated with a variation of not less than 600 mm for a minimum length of 4 m.	
P4 Garages and parking structures (carports) are sited and detailed to ensure they do not dominate the street frontage, integrate with features of the dwelling and do not dominate views of the dwelling from the street.	A4.1 The width of a garage door or parking structure facing the street shall not be greater than 50% of the total width of the front of the building for an allotment in excess of 12 m in width, measured at the street frontage. A4.2 Garages or parking structures are located in line with or behind the alignment of the front façade/ entrance of the dwelling, with a minimum set-back of 5.5 m (see Element 2 – Building Set-backs), where the street frontage is in excess of 12 m.	- **Complies.** **As per the plans, one park will be provided behind the building line and the second park will be via off-street carparking.**
Fencing P6 Fencing is consistent with the existing character of the area.	A6.1 Fences should take elements from neighbouring properties where elements are representative of the character of the street.	- **Complies**
P7 Front fences enable outlook from the development to the street or open space to facilitate surveillance and safety. Front fences provide noise attenuation on classified roads. Front fences provide security in areas where there is a difference of land use (eg residential, commercial or industrial).	A7.1 Front fences have a maximum height of 1.2 m if solid or less than 50% transparent and 1.5 m if greater than 50% transparent. A7.2 Fences along secondary frontages may have a maximum height of 1.8 m up to a point that is level with the building line for the primary road frontage provided that: − The fence does not exceed 5 m in length without articulation or detailing to provide visual interest (see Figure 2); − The fence is constructed of materials which are consistent with those used in development on the site and adjoining developments (other than solid metal panels or chain wire fencing); and − The fence is softened with the use of	- **Complies**

	landscaping. A7.3 Solid front fences to main roads or highways for the purposes of noise attenuation may be considered to a height of 1.8 m provided that: − The fence does not exceed 5 m in length without articulation or detailing to provide visual interest (see Figure 2); − The fence is constructed of materials which are consistent with those used in the development on the site and adjoining developments (other than solid metal panels or chain wire fencing); and − The fence is softened with the use of landscaping.	
P8 Fencing style and materials reflect the local streetscape and do not cause undue overshadowing of adjoining development	A8.1 Side fences on corner allotments are set-back and/or articulated to provide for vegetation screening to soften the visual impact of the fence.	- **Complies.**
Note: Barbed/razor wire or electrified fencing in residential areas is not permitted.	A8.2 Side fences forward of the building line are not constructed of solid metal panels or chain wire fencing (including factory pre-coloured materials). A8.3 Fences adjoining heritage-listed properties are constructed of timber palings or other materials associated with the architecture and character of the area.	- **NA**
P9 Fencing on corner allotments does not impede motorists' visibility at the intersection	A9.1 Fencing is either splayed, set-back, reduced in height or transparent to maintain visibility for motorists. Note: The extent of the splay will be determined by Council in consideration of the characteristics of the road and the radius of the kerb return.	- **Complies.**
P10 Gates are designed to ensure pedestrian and motorist safety. Note: Gates are not permitted to open across the footpath (Clause 21, Roads Regulation 2008).	A10.1 Where a driveway is provided through a solid fence, adequate visibility for the driver is maintained.	- **Complies.**

Element 2: Building set-backs

Performance Criteria	Acceptable Solution	Compliance/Notes
P1 Front boundary set-back – dwellings and ancillary structures The set-back of the development from the front boundary of the allotment is consistent with established set-backs, or is consistent with the desired amenity of the locality. Residential development on corner allotments shall address both street frontages. Note: The set-back is measured from the property boundary to the first vertical structural element of the development. No portico, posts, etc shall be any closer than the stated set-back.	Primary frontage A1.1 R1 and R2 zones - minimum setback of 4.5 m from the front property boundary where no streetscape set-back has been established. A1.2 RU5 zone - minimum set-back of 10 m from the front property boundary where no streetscape setback has been established A1.3 In established areas, infill development is to be set-back the average of the front building setbacks of the adjoining and adjacent dwellings, if the difference between the set-backs of the adjoining buildings is greater than 2 m. Alternatively, a dwelling may be progressively stepped in as detailed in Figure 3, Scenario 3. Secondary frontage A1.4 R1 and R2 zones - the secondary (side) set-back is 3 m. Where the corner is splayed, residential development is designed accordingly. A1.5 RU5 zone - the secondary (side) setback is 5 m. Where the corner is splayed, residential development is designed accordingly	- **Setbacks are further than neighbouring properties.**
P2 Side and rear boundary set-backs – dwellings and ancillary structures The set-back of the development from the side and rear boundaries of the allotment is consistent with established set-backs or is consistent with the desired amenity of the locality. Note: The set-back is measured from the property boundary to the first vertical structural element of the development.	A2.1 Residential development is set-back such that it complies with the requirements of the Building Code of Australia (BCA). A2.2 RU5 zone – the minimum set-back to the side or rear boundary is 5 m	- **Complies with the BCA Requirements**

No portico, posts etc shall be any closer than the stated set-back. Note: This applies to a dwelling house and any ancillary structure that is attached or detached to a dwelling house.		
P3 Front boundary set-back – garages and carports The location of garages and carports does not diminish the attractiveness of the streetscape, does not dominate views of the dwelling from the street and integrates with features of associated dwellings.	Primary frontage A3.1 Garages and carports are set-back in the R1 and R2 zones a minimum of 5.5 m from the front property boundary and in line with or behind the alignment of the front façade of the dwelling. This does not apply to allotments where the frontage is less than 12 m in width. A3.2 Garages and carports are set-back in the RU5 zone a minimum of 10 m from the front property boundary and in line with or behind the alignment of the front façade of the dwelling. Secondary frontage A3.3 Garages and carports in the R1 and R2 zones on secondary frontages of corner allotments may extend beyond the alignment of the secondary façade of the dwelling and shall achieve a minimum 5.5 m set-back from the secondary property boundary (see Figure 4). A3.4 Garages and carports in the RU5 zone on secondary frontages of corner allotments may extend beyond the alignment of the secondary façade of the dwelling but shall achieve a minimum 5.5 m set-back from the secondary property boundary (see Figure 4).	- **Complies**
P4 Side and rear boundary set-backs – garages and carports The location of garages and carports does not diminish the attractiveness of the locality and integrates with features of associated dwellings.	A2.1 Garages and carports are set-back such that they comply with the requirements of the BCA.	- **Complies**

Element 3: Solar Access

Performance Criteria	Acceptable Solution	Compliance/Notes
Solar access P1 Development is designed to ensure solar access is available to habitable rooms, solar collectors (photovoltaic panels, solar hot water systems etc) private open space and clothes drying facilities. Note 1: Council requires the submission of a shadow diagram to demonstrate the impact of overshadowing on adjoining and adjacent allotments for any residential development above single storey. Shadow diagrams are to be prepared for 9.00 am, 12 noon and 3.00 pm on 22 June. The shadow diagrams are to demonstrate the extent of overshadowing of the proposed and existing development on the subject land and adjacent sites. Note 2: The length of shadows cast by the sun in Dubbo for 22 June is able to be calculated using the information provided at the end of this element	A1.1 Dwellings are sited in accordance with Figure 5. A1.2 On east/west orientated lots, the setback on the north-side of the lot is increased to allow for maximum solar access to habitable rooms located on the north-side of the dwelling. A1.3 A roof area sufficient to meet the space requirements for a solar hot water service is provided where it faces within 200 of north and receives direct sunlight between the hours of 9.00 am and 3.00 pm on 22 June. A1.4 Outdoor clothes drying areas are located to ensure adequate sunlight and ventilation are provided between the hours of 9.00 am and 3.00 pm on 22 June to a plane of 1 m above the finished ground-level under the drying lines.	- **Complies**
P2 The proposed development does not reduce the level of solar access currently enjoyed by adjoining or adjacent allotments.	A2.1 Habitable rooms of adjoining development receive a minimum of four hours solar access between the hours of 9.00 am and 3.00 pm on 22 June. A2.2 Principle private open space of adjoining and adjacent development receives a minimum of four hours solar access over 75% of the main private open space area between 9.00 am and 3.00 pm on 22 June. A2.3 Landscaping is designed to ensure that when mature, required areas of private open space or established BBQ/pergola areas on adjoining allotments	- **Complies**

	maintain solar access on 22 June in accordance with A2.2. A2.4 The solar impact of development shall be shown with the submission of shadow diagrams taken on 22 June (winter solstice). The shadow diagram shall be prepared in accordance with Figure 6.	

Element 4: Private open space and landscaping

Performance Criteria	Acceptable Solution	Compliance/Notes
Private open space P1 Private open space is of an area and dimension facilitating its intended use. Note: See Element 3 – Solar Access requirements for private open space development in residential areas.	Development in residential areas A1.1 Dwelling houses, dual occupancy and multi-dwelling housing shall have a Principle Private Open Space (PPOS) area, in addition to the general Private Open Space (POS). A1.2 The PPOS area has a minimum area per dwelling of 25 m2 and a minimum dimension of 5 m (4 m for multi-dwelling housing). This area can include covered (not enclosed) outdoor entertainment areas. A1.3 Dwelling houses and dual occupancies have an overall minimum POS area (including PPOS) of 20% of the site area (excluding the area located forward of the front building line). A1.4 Multi-dwelling housing has an overall minimum POS area (including PPOS) of 5% of the site area per dwelling within the development (excluding the area located forward of the building line).	- **Complies**
P2 Private open space is easily accessible by the occupants of the development and provides an acceptable level of privacy.	A2.1 All Principle Private Open Space (PPOS) is directly assessed from the main living area. A2.2 All private open space is located behind the front building line and is screened to provide for the privacy of occupants and the occupants of adjoining properties.	- **Complies**

Landscaping P3 Landscaping is provided at a scale and density which is appropriate for the development.	A3.1 Landscaping is provided in accordance with the requirements of the Landscaping Schedule (below). A3.2 The height and density of vegetation at maturity will be suitable to screen and soften the development. A3.3 A landscape plan is required to be provided for assessment with the lodgement of development applications for dual occupancy and multi-dwelling housing developments.	- **Complies. Landscaping to be consistent of the surrounding areas**
P4 Landscaping is located to not impact infrastructure, development on the site or development adjoining the site.	A4.1 Species are selected and located taking into consideration the size of the root zone of the tree at maturity and the likelihood of potential for the tree to shed/drop material. A4.2 Species are selected and located to ensure that the amenity of adjoining and adjacent properties is not impacted (see Element 3 – Solar Access).	- **Complies**
P5 Landscaping is undertaken in an environmentally sustainable manner which limits the time and costs associated with maintenance.	A5.1 Existing native trees are retained. A5.2 Species selected are suitable for the local climate. A5.3 Species selected require a minimal amount of watering (Waterwise Garden). A5.4 Landscaping does not impact ground-water levels by over-watering resulting in ground-water level increases or the pollution of waters. A5.5 Landscaping is provided with a timed watering system and moisture meter to determine if watering is required. A5.6 Sensors are used to control watering systems (see also Element 9).	- **Complies.**

Element 5: Infrastructure

Performance Criteria	**Acceptable Solution**	**Compliance/Notes**
P1 Residential development shall not overload the capacity of public infrastructure	A1.1 Physical infrastructure is provided by the proponent in accordance with Council's	- **Complies**

including reticulated services, streets, open space and human services	adopted version of NAT Spec and relevant policies.	
P2 Design and layout of residential development provides space (including easements) and facilities to enable efficient and cost-effective provision of telecommunication services.	A2.1 Development is connected to a telecommunication system provided in accordance with the requirements of the appropriate authority.	- **Complies**
P3 The development is connected to reticulated sewerage, water supply and electricity systems and to natural gas where available.	A3.1 Development is connected to Council's reticulated water supply, stormwater drainage and sewerage system to Council's adopted version of AUSPEC and relevant policies (including separate water meters where the development is to be subdivided). A3.2 Where not serviced by Council reticulated water supply in the RU5 zone, each dwelling is provided with at least 45,000 litre potable water storage (or 20,000 litre potable water storage if supplemented by an alternative supply) and have ready access to a minimum water supply of 10,000 litres reserved for fire fighting purposes (see Note 1). A3.3 Extend and construct electricity supply capable of meeting the needs of the development and locate development where ready access to an electricity supply is available. A3.4 Where Council sewerage services are not available, an approved effluent disposal system is installed and located so it is not: - Situated on flood-affected land; - Within or adjacent to drainage lines; and - Likely to contaminate any surface or ground-water supplies.	**Complies. All services to be connected**
P4 In areas where drainage infrastructure has little or no excess capacity, developments which would generate stormwater run-off beyond that equivalent to 35% site cover (or	A4.1 Onsite stormwater detention shall be provided with delayed release into the stormwater system. A4.2 Minimal impervious areas shall be provided. A4.3 An onsite	- **Complies**

beyond that presently generated by the site if greater) should provide for stormwater drainage mitigation or upgrading of the local drainage system.	water recycling system shall be provided.	

Element 6: Visual and acoustic privacy

Performance Criteria	Acceptable Solution	Compliance/Notes
Visual privacy P1 Private open spaces and living rooms of adjacent residential accommodation are protected from direct overlooking by an appropriate layout, screening device and distance. Note: No screening is required if: − Bathrooms, toilets, laundries, storage rooms or other non-habitable rooms have translucent glazing or sill heights of at least 1.5 m. − Habitable rooms having sill heights of 1.5 m or greater above floor level or translucent glazing to any window less than 1.5 m above floor level. − Habitable rooms facing a property boundary have a visual barrier of at least 1.5 m high (fences and barriers other than landscaping are not to be any higher than 1.8 m) and the floor level of the room is less than 0.6 m above the level of the ground at the boundary.	A1.1 Windows of habitable rooms with an outlook to habitable room windows in adjacent development within 10 m: − Are offset a minimum distance of 1 m from the edge of the opposite window in the proposed development; − Have a sill height of 1.5 m above floor level; − Have a fixed obscure glazing in any window pane below 1.5 m above floor level; or − Have screens which obscure the view from habitable room windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas within a development into private open space and/or habitable rooms of existing residential accommodation (see Figure 7). A1.2 Screens are solid, translucent or perforated panels or trellis which: − Have a minimum of 25% openings; − Are permanent and fixed; − Are of durable materials such as galvanised steel, iodised aluminium or treated timber; and − Are painted or coloured to blend in with the surrounding environment (see Figure 7). A1.3 Windows and balconies of residential accommodation shall be designed to prevent overlooking of more than 50% of the private open space of any adjoining residential accommodation (see Figure 7).	- **Complies**

Acoustic privacy P2 The transmission of noise to and the impact upon habitable rooms within the proposed development and adjoining and adjacent development is minimised	A2.1 Living rooms or garages of residential accommodation do not adjoin or abut bedrooms of adjacent residential accommodation. A2.2 The plumbing of residential accommodation is separate and contained sufficiently to prevent transmission of noise. A2.3 Electrical, mechanical or hydraulic equipment or plant generating a noise level no greater than 5dBA above ambient L90 sound level at the boundary of the property. A2.4 Dividing walls and floors between residential uses are constructed in order to comply with the requirements of part F5 of the BCA (Class 2 and 3 buildings only). A2.5 Residential accommodation is constructed to ensure habitable rooms are not exposed to noise levels in excess of the standards contained in the relevant Australian Standard(s) including AS 3671 – Road Traffic.	- **Complies**

Element 7: Vehicular access and car parking

Performance Criteria	**Acceptable Solution**	**Compliance/Notes**
Parking provision P1 Car parking is provided according to projected needs, the location of the land and the characteristics of the immediate locality.	A1.1 Dwelling houses and dual occupancy development provide the following vehicle parking: − One bedroom dwelling – one car parking space per dwelling, situated behind the front building set-back; and − Dwelling with two or more bedrooms – two car parking spaces per dwelling. At least one of the required spaces shall be situated behind the front building set-back.	- **Complies. Single car spaces provided for each unit**
	A1.2 Multi-dwelling housing development provides the following vehicle parking behind the front building setback: − One bedroom unit – one car parking space per unit; − Two or more bedroom unit – two car parking spaces per unit;	

	and − Visitor parking – one car parking space for every four units or part thereof with a minimum of one car parking space.	
Design P2 Car parking facilities are designed and located to: − Conveniently and safely serve users including pedestrians, cyclists and vehicles; − Enable efficient use of car spaces and accessways including adequate manoeuvrability for vehicles between the street and the lot; − Conform to the adopted street network hierarchy and objectives of the hierarchy and along with any related local traffic management plans; − Be cost effective; and − Protect the streetscape.	A2.1 The dimensions of car spaces and access comply with Section 3.5 Parking. A2.2 Accessways and driveways are designed to enable vehicles to enter the designated parking space in a single turning movement and leave the space in no more than two turning movements. A2.3 Vehicles in multi-development housing shall enter and exit development sites in a forward direction. A2.4 Where five or more car spaces (or three or more dwellings) are served, or a driveway connects to a distributor road, manoeuvring space is provided to make it unnecessary for cars to reverse on to or off the road. The entrance is at least 5 m wide for a distance of 7 m to allow vehicles to pass each other. A2.5 The design and appearance of garages and carports shall: − Be in line with or behind the alignment of the front façade of the dwelling (noting that they cannot be less than 5.5 m from the front property boundary in the R1 and R2 zones) or 10 m in the RU5 zone; − Garages and carports on secondary frontages of corner allotments may extend beyond the alignment of the secondary façade of the dwelling but shall achieve a minimum 5.5 m setback from the secondary property boundary (see Figure 4); − Lots with a narrow frontage of 15 m or less have a single width garage/carport; − Large parking areas are broken up with trees, buildings or different surface treatments;	- **Complies**

	− Parking is located so that the front windows of a dwelling are not obscured; − The dwelling design highlights the entry and front rooms rather than the garage; and − Garages are located under the roof of two-storey dwellings (eg terrace houses).	
Access points RU5 zone P4 Minimise the number of access points, provide safe access, ensure vehicle egress in a forward direction and does not impede the flow of stormwater.	A4.1 All developments have access from a road maintained by Council. Where access is not available such access will be constructed at full cost to the developer in accordance with Council's requirements. A4.2 Culvert pipes are provided where required and accesses are constructed to maintain the flow of stormwater through table drains and other drainage structures.	- **Complies**
Access points off highways P5 Development abutting highways (Newell, Mitchell and Golden Highway) minimise the number of access points, provide safe access, ensure vehicle egress in a forward direction and not impede the flow of stormwater.	A5.1 To be undertaken in accordance with the requirements of Roads and Maritime Services (RMS) A5.2 Other road frontages are used if alternatives are available. A5.3 The number of access points onto a highway is not greater than the number of existing access points. A5.4 Culvert pipes are provided where required and accesses are constructed to maintain the flow of stormwater through table drains and other drainage structures.	- **NA**
Security P6 For multi-housing development, open car parking areas and accessways are suitably landscaped to enhance the amenity while providing for the security needs of residents and visitors.	A6.1 Car parking facilities are designed and located so as they: − Are adjacent and convenient to residential uses; − Are secure or allow surveillance from residential accommodations; − Are lit at night; − Are well-ventilated if enclosed; − Do not obscure the view between the street and front windows; − Clearly define any visitor parking; and - Clearly separated from habitable room windows to minimise noise and	- **Complies**

	fumes entering residential accommodation.	
Emergency vehicle access P7 Standing and turning areas for service, emergency or delivery vehicles are provided where access to any dwelling from a public street is remote or difficult.	A7.1 Accessways into multi-housing development are designed to cater for an 'AUSTROADS 8.8 m length Design Service Vehicle'.	- **Complies**
Surface treatment P8 Driveways, car parks and access points are designed in accordance with Section 3.5 Parking.	A8.1 Car spaces, accessway and driveways are formed, defined and drained to a Council drainage system and surfaced with: – An all-weather seal such as concrete, coloured concrete, asphalt or mortared pavers. – Stable, smooth, semi-porous paving material (such as brick, stone or concrete pavers) laid to the paving standard of light vehicle use.	- **Complies**
Location of driveways and accessways from residential uses P9 Shared driveways, accessways and car parks of other dwellings are set-back from habitable rooms of adjoining residential uses to enhance resident's privacy.	A9.1 Shared driveways, accessways and car parks of other residential uses are set-back a minimum of 1.5 m from windows to habitable rooms of residential accommodation unless the floor level of the dwelling is at least 1 m above the driveway. The setback may be reduced to 1.0 m when the driveway etc is bound by a fence of 1.5 m in height.	- **Complies**

Element 8: Waste management

Performance Criteria	**Acceptable Solution**	**Compliance/Notes**
Domestic solid waste P1 Domestic solid waste is disposed of in an environmentally responsible and legal manner.	A1.1 Residential accommodation shall participate in Council's garbage and recycling materials collection service. A1.2 Organic waste shall be composted. A1.3 Recycling of wastes such as paper (mulch in garden), plastics, glass and aluminium. A1.4 Reuse of waste such as timber. A1.5 Dispose of waste to a Councilapproved waste facility or transfer station.	- **Complies. Council bins to be used**
P2 The amount of liquid waste generated is minimised.	A2.1 The use of dual-flush toilet systems and water saving fittings and appliances.	- **Complies**

P3 Where no reticulated sewage system is available, the ability to reuse treated waste water is maximised where there is minimal risk of contamination to the aquifer or ground-water supplies.	A3.1 Subject to site suitability, the use of aerated wastewater treatment systems (AWTS) which enable treated effluent to be used to water trees and gardens. Note 1: AWTS enable treated effluent to be irrigated onto trees, gardens, lawn etc. Treated effluent shall not be used to irrigate passive or active recreation areas or used to grow vegetables or fruit for human consumption. Note 2: Recommended buffer distances for onsite sewage disposal systems are included in the table below.	
P4 Adequate space is provided to store waste collection bins in a position which will not adversely impact upon the amenity of the area.	A4.1 Waste collection bins are stored behind the building line.	- **Complies**

Element 9: Site facilities

Performance Criteria	**Acceptable Solution**	**Compliance/Notes**
Mail boxes P1 Mail boxes are located for convenient access by residents and the delivery authority.	A1.1 Individual mailboxes are located to each ground-floor entry of residential accommodation or a mail box structure is located close to the major pedestrian entrance to the site.	- **Complies. Mailboxes located at front of development**
Storage areas P2 Each dwelling within a multi-housing development is provided with adequate storage areas and external clothes drying facilities.	A2.1 A space of 8 m3 with a minimum horizontal surface area of 6 m2 per dwelling is set aside exclusively for storage. This space may form part of a carport or garage but shall be dedicated for storage. A2.2 Open air, communal clothes drying facilities are easily accessible to all residents and visually screened from public streets, communal streets and recreational areas.	- **Complies**
Security P3 Car parking areas and pedestrian accessways to the entry of multi-housing development are adequately lit	A3.1 Car parking areas and pathways are lit in accordance with AS 1158.	- **Complies**

at night for safety and security of residents and visitors.		
Antennae P4 Telecommunications facilities are provided to serve the needs of residents and do not present any adverse visual impacts.	A4.1 The number of television antennae and other receiving structures is kept to a minimum or, where appropriate, a receiver is provided to serve all dwellings within a single building.	- **Complies**

Element 10: Non-residential uses – Non-Applicable

Element 11: Signage – Non-Applicable

3. Other Considerations

3.3 Heritage

We understand there are no nearby Heritage items.

3.4 Natural Environment

Given the site exists within an already established rural locale, there are no anticipated negative impacts to the natural environment, flora, fauna, air, and micro-climate.

3.5 Social & Economic Impacts

The proposed development will not significantly impact on the social aspects currently enjoyed by nearby residents or the greater community and there will be no negative economic effects.

3.6 Construction

During the construction period there is expected to be a small amount of dust and noise as typically associated with a residential project. This impact is temporary only, deemed minor in nature and will be minimized by suitable means during construction.

CONCLUSION

We submit that the Application for the alterations and addition to the existing dwelling supported for the following reasons:

- *it is permissible within the zone;*
- *it is suitable for the site;*
- *it is compatible with the surrounding locality;*
- *it complies with the relevant provisions of the EPIs; and*
- *it will have no significant negative environmental impacts.*