Section 4.15(1)(b) Likely impacts of the development					
	Satisfactory	**Conditions required**	**Not Satisfactory**	**Not Relevant**	**Comment**
Waste	☒	☐	☐	☐	The development once constructed will generate kerb side waste collection. No adverse impact identified.
Energy	☐	☐	☐	☒	No adverse impact identified.
Noise & vibration	☐	☒	☐	☐	Standard conditions to be imposed to meet maximum levels of noise emission and hours during construction works to ensure the development complies with the current acceptable standards.
Hours of operation	☐	☒	☐	☐	Standard conditions to be imposed to meet construction noise requirements.
Natural hazards - Flooding - Bushfire Prone Area Map	☒	☒	☐	☒	Stage 1 - The land is not currently identified as bushfire prone or flood prone land. No other known natural hazards apply to the site. The land is identified and partially mapped as bush fire prone under the recent RFS draft mapping, however at the time of the assessment the mapping is not in place and therefore not applicable to this development application assessment. Advice was obtained during the referral stage from RFS and the advice is to be provided to the Applicant to satisfy.
Technological Hazards	☒	☒	☐	☐	The application has been considered with regard to geotechnical matters, risk of contamination. This includes an assessment by our environmental health, building, engineering and civil infrastructure sections. It is considered that the use of this site for residential purposes to be appropriate. Standard conditions as listed will ensure that the Applicant is responsible for ensuring appropriate measures are undertaken should any of these concerns be identified during works, such as any contaminated materials.
Safety, security and crime prevention	☒	☒	☐	☐	Adequate surveillance opportunities are provided within the site to the adjoining public domain. Street tree and tree planting must not impact on public utilities. The applicant shall liaise with the relevant service authorities on the location and use of services within the public road reserve. Tree planting and the potential for streetlight spill need to be considered with the design plans. This confirmation must be received before Subdivision Works Certificate can be issued. The proposal is considered to be satisfactory in terms of future residential occupants, being capable of providing casual or passive surveillance of the public domain and also maintaining internal privacy. Public and private spaces will be clearly defined as the subdivision is developed. Suitable access security measures are required to be incorporated into the design and operation of the detention basin on lot 133 and to separate that area of potential passive recreation.

Section 4.15(1)(b) Likely impacts of the development					
	Satisfactory	**Conditions required**	**Not Satisfactory**	**Not Relevant**	**Comment**
Social impact in locality	☒	☒	☐	☐	There are no unreasonable social or economic impacts as a result of the proposed development.
Economic Impact in Locality	☒	☐	☐	☐	The land use is consistent with the current and preferred land uses identified for the area.
Site design and internal design	☒	☐	☐	☐	The lot layout takes advantage of cleared area and access off Dunns Road.
Overlooking - overshadowing	☐	☐	☐	☒	Not Applicable in this instance.
Landscaping	☒	☒	☐	☐	Existing landscaping is satisfactory.
Construction	☒	☒	☐	☐	The noise impacts generated by the proposal will be consistent with the approved development on the site, and there will be no significant additional noise impacts outside construction. Construction will occur during legislative hours permitted by Council.
Private open space	☐	☐	☐	☒	Not Applicable in this instance.
Cumulative Impacts	☒	☒	☐	☐	No identified adverse impact identified to warrant refusal.
Disabled access	☐	☐	☐	☒	Not Applicable in this instance.
Signage	☐	☐	☐	☒	Not Applicable in this instance.
Setbacks, Building Envelopes	☐	☐	☐	☒	No existing structures in this instance.

Section 4.15 (1)(c) – THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

Does the proposal fit the locality?

Proposal is considered appropriate with regard to the zoning of the site and is not expected to have any unreasonable impacts on the amenity of the locality or adjoining developments.

Are the site attributes conducive to development?

The proposed development has been designed to satisfy current requirements while not prohibiting future potential for dwellings. As a result the lots meet the MLS and the site has been assessed as suitable. Conditions to be applied to ameliorate impacts to the neighbours to acceptable standards.

Subject to the proposed conditions of consent, there are no site constraints that would warrant refusal and as such the site is considered suitable for the development and approval is recommended.

Section 4.14 - Bushfire

The land is not identified as bushfire prone. The land is partly mapped on the draft BF prone mapping – although generally not applicable at the time of assessment the RFS advice has been obtained and required to be satisfied.

Aboriginal Heritage

The Applicant has followed a Due Diligence Assessment and there were 3 sites identified. As a result, Heritage NSW (now known as DCCEEW) was consulted and their General Terms of Approval obtained to be attached to the recommended draft conditions.

Section 4.15 (1)(d) – ANY SUBMISSIONS RECEIVED

In accordance with Council's notification procedures, the application did require notification. The application was notified to neighbours during the notification period from 20 August 2025 to 7 September 2025. 22 submissions were received.

The submissions raised objections and comments, These concerns are addressed in the Council Meeting the assessment report and subject to the proposed conditions are not considered to warrant refusal of the application.

Section 4.15 (1)(e) – THE PUBLIC INTEREST

Subject to the recommended conditions of consent, it is considered that the proposal is suitable for the site and not contrary to the public interest as it will not result in any unacceptable impacts on the natural, social, or economic environments. In this regard, it is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest.

The scale of the development is compatible with existing development in the locality and current planning requirements.

The assessment demonstrates that the proposal will not have any unacceptable impacts upon any adjoining properties or the environment through compliance with the applicable planning instruments and controls. All relevant issues regarding environmental impacts of the development are discussed elsewhere in this report and built environment impacts such as traffic and design. In the context of the site and the assessment, it is the Assessing Officer's opinion, the development as proposed and conditioned is considered satisfactory in terms of public interest.

E. Contributions

LOCAL INFRASTRUCTURE CONTRIBUTIONS

Contributions	Y/N	
Section 7.11 Contributions	Yes	To be calculated at time of payment
S64 Headworks Charges	Yes	To be calculated at time of payment

4.15(1)(a)(iiia) – any Planning Agreement	Y/N	If yes, date of agreement and details:
	Yes – Letter of Offer for VPA submitted and exhibited	Requirement for VPA to be finalised and signed before issue of the subdivision works certificate No concern raised during the neighbour notification period except that open space should be required. Request Applicant reinsert passive open space offer.

Contributions will be required to be determined at the time of issue of the Subdivision Certificate for the allotments. These will be determined in accordance with the plan at the time subject to quarterly CPI.

A standard condition of consent has been imposed requiring the contribution to be paid prior to the issue of a Subdivision Certificate (where applicable).

Payment of security, application fees for the VPA and maintenance is required.

WATER & SEWER HEADWORKS

S64 Contributions

The S64 contributions will be sought as the land is serviced by reticulated water or sewer. These will be calculated at the time of lodgement of the s305 application in accordance with the plan.

F. CONCLUSION

In view of the above assessment, it is considered that the proposed development will not result in unacceptable social, economic or environmental impacts. After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal is considered suitable for the site and is in the public interest and is considered to be satisfactory for approval subject to the recommended conditions of the development consent. It has been recommended to be approved for the following reasons:

1. The proposed lots meet the minimum lot size and the development will be connected to reticulated town water and sewer.
2. The development is not inconsistent with the zone objectives
3. The development will be compatible with the current and emerging and planned future character of the area.

For the reasons given above, approval of the application is in the public interest.

G. RECOMMENDATION:

The application has been assessed having regard to the Matters for Consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, and the statutory and non-statutory provisions as relevant to this application and as discussed in this report.

Consideration of technical matters by Council's engineering and planning departments has not identified any fundamental issues of concern. The proposal demonstrates compliance with the statutory requirements with the minimum lot size for subdivision and compliance with the Engineering requirements subject to conditions (where applicable). As Noted in the assessment an offer under a VPA has been provided as a result of the design and variation considered acceptable.

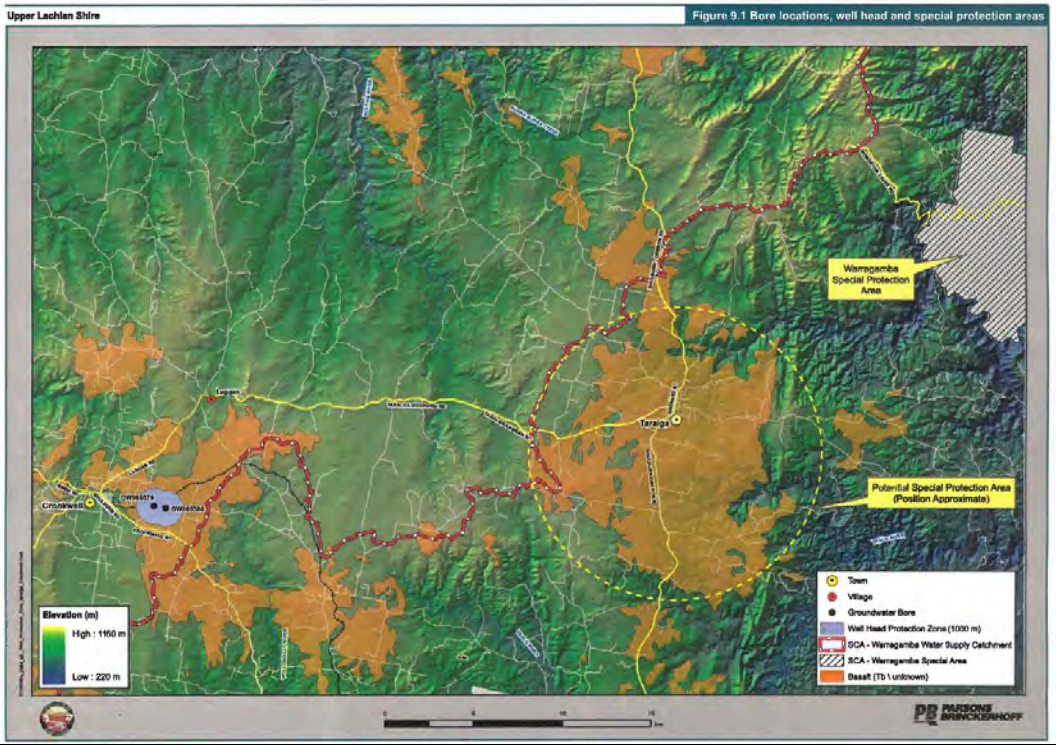
Pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, it is recommended that Council APPROVE development consent for DA 69/2025 subject to the draft conditions of consent in **Attachment 7**.

Assessing Officer: Dianne James

Date: 3 December 2025

Appendix A

DEVELOPMENT CONTROL	Control	Satisfactory	Not Satisfactory	Not Applicable	COMMENTS
4.2.1 Tree and Vegetation preservation	A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree identified above without the authority conferred by development consent or a permit granted by the Council. Any removal of native vegetation including trees, shrubs and other vegetation that occurs in an area zoned non-urban and non-industrial, may require consent under the Native Vegetation Act unless an exemption applies.	☐	☐	☑	The DCP references Clause 5.9 of LEP which does not apply to tree removal. No native vegetation removal has been proposed within the subject lot. Refer to assessment under Biodiversity SEPP for assessment.
4.2.2 Waterways, water bodies and wetlands	There should be no changes to the hydraulic regime (diversions or changes to the channel) of a wetland or waterway. Changes to the hydraulic regime are only supported where appropriate for the natural enhancement of the wetland or waterway (i.e. improving environmental values). The ecological integrity of wetlands and waterways must be maintained. Development must not significantly impact on flora, fauna, habitat or other ecological values associated with the wetland or waterway. All stormwater being discharged into a wetland or waterway must be appropriately treated prior to discharge to ensure no significant impact on the receiving waters.	☑	☐	☐	Although there is no waterway within stage 1on the development site, a stormwater assessment has been undertaken to ensure post development flows do not exceed pre-development flows and therefore will maintain the ecological integrity of the waterways and appropriately treated prior to discharge and no change or impact envisaged. The drainageline will be altered however this is a minor drainageline and unnamed. Considered satisfactory for the development with interlot drainage.
4.2.3 Riparian corridors	Vegetation buffers should be provided adjacent the high bank of the water in accordance with the following requirements (based on the order of the waterway): • Strahler Stream Order 1 and 2 – 10 metres, • Stream Order 3 and 4 – 25 metres, and • Stream Order 5 – 50 metres. A riparian buffer of at least 50 metres should be provided around the perimeter of any significant wetland. All development (buildings, structures, infrastructure, etc.) must be located outside of these buffers. Existing native vegetation within the riparian buffer should be maintained and enhanced using local plant species.	☑	☐	☐	The development site does not include river frontage riparians land. NSW Fisheries and NSW Department of Planning and Environment. The Agency comments are to be incorporated into the attachments referred to in the conditions of consent.
4.2.4 Groundwater	Applicants must consider the extent to which the development would affect the groundwater resources in terms of the: • Potential for ongoing impacts through the operation of the development, and • Adequacy of the measures proposed to avoid, mitigate or remedy any adverse affects of the proposed development. Development consent must not be granted to development unless the applicant has submitted a report with the development application that addresses, to the satisfaction of the consent authority, the following matters: (a) characteristics of the groundwater present in the area, (b) any potential risk of groundwater, contamination from on-site storage or disposal of	☐	☐	☑	No ground water usage proposed and no adverse impact identified. Council's contamination assessment and related consent condition/s is considered adequate to ensure protection to the ground water environment.

	solid or liquid waste and chemicals, (c) any potential adverse cumulative impacts on groundwater including the impacts on groundwater extraction for potable water supply or stock water supply, (d) a description of any proposed measures to be undertaken to avoid or ameliorate any potential adverse impact, and (e) that the extraction is environmentally sustainable, i.e. does not exceed re-charge.				
4.2.5 Wall Head Protection Plans	Council is required to develop wellhead protection plans as a component of groundwater management plans for all bores providing water to the towns and villages of the Shire. The Well Head Protection Plan shall be prepared in accordance with the NSW Groundwater Quality Protection Policy or equivalent policy/best practice.	☐	☐	☑	Not located within the mapped well head protection area of Crookwell or potential area of Taralga as per Figure 9.1 prepared by Parsons Brinkerhoff. 
4.2.6 Biodiversity management	Regional Corridors: Existing regional habitat and ecological corridors (local or strategic linkage) are retained and enhanced. Specifically, development will not be supported where development: • adversely impacts on native vegetation within the corridor, • reduces the scale and biodiversity of the vegetation within the corridor, or • limits the function and capacity of the habitat within the corridor.	☐	☐	☑	The proposal has been assessed that it will not have any unreasonable adverse impacts on any regional corridors. The site is not mapped under Figure 2 as containing known biodiversity values under Council's Biodiversity Planning Framework , and is not adjacent to mapped sites. The site identified no tree removal. The assessment has identified no significant impact under the 5 part test.

	High and Medium Conservation Value Area: • all native vegetation in medium or high condition should be retained and protected, • hollow-bearing trees and other important habitat resources, i.e. known or potential feed trees for Glossy Black Cockatoos, should be retained and protected, • native vegetation and important habitat resources should be appropriately buffered from development and associated activities, • livestock should be excluded from areas identified as supporting high conservation value (HCV) vegetation or medium conservation value (MCV) vegetation, except where a plan has been developed for 'managed seasonal grazing', • plant species known to be invasive should not be permitted in any lands that are known to support HCV or MCV vegetation, and • wherever possible development and activities should be designed to achieve net improvements in biodiversity values i.e. through the protection and enhancement of MCV, HCV and the enhancement of local and regional corridors.	☑	☐	☐	The BV Map does not identify High Conservation Value land within the site. The site identified no tree or native vegetation removal.
4.2.7 Bushfire risk management	All development on land that is classified as bushfire prone land identified on Council's Bushfire Prone Land map must be developed in accordance with the NSW Rural Fire Service Planning for Bush Fire Protection 2006. Development on bushfire prone land will be subject to the requirements of Section 79BA of the Act and Section 100B of the Rural Fires Act 1997. Additionally, the following bushfire matters should be provided for in the planning stages of any development: • Management regimes for any areas of hazard remaining within the subject area, identifying the level of hazard, potential risk and how the risk can be managed (including asset protection zones). • Minimising the impact of radiant heat and direct flame contact by separating the development from the bush fire hazard (e.g. setbacks, asset protection zones, etc.). • Any proposed revegetation should be undertaken such that it does not contribute to an increased bushfire risk to the development/existing development. • Roads within new development areas are designed to comply with section 4.1.3 of Planning for Bush Fire Protection 2006.	☑	☐	☐	The lot is not identified as being bushfire prone land. Referral to RFS for advice as draft BF mapping identifies the land as bushfire prone.
4.3 Design					
4.3.1 Solar access	Residential development is sited to provide for a minimum of three hours of direct sunlight to the main daytime living area of the dwelling and the major part of the associated landscaped open space between the hours of 9.00 am and 3.00 pm on 21 June (winter solstice). Habitable areas should be designed and positioned within the dwelling to have a northerly aspect. This could be through either a north-south or east-west building orientation. An appropriate approach to achieving adequate shade in summer and exposure to sunlight in winter occurs where a dwelling has a northerly aspect (including where oriented up to 20	☐	☐	☑	The proposed subdivision does not have any negative impacts on solar access to the existing dwelling, or any neighbouring dwellings.

	degrees east and 30 degrees west from north). Building eaves should be designed to respond to the changing micro-climate of the seasons. Eaves on north facing walls should be designed to completely shade windows in summer but allow the sun to shine through in winter. Methods for shading the glass with awnings or vegetation should be considered.				
4.3.2 Landscaping	Landscaping as part of a development must: - recognise the importance of landscaping to the visual amenity and microclimate of the local area, - be sensitive to site characteristics such as streetscape character, landform, existing vegetation, views, privacy and solar access, - be designed to highlight natural features such as creeks/rivers, landforms, and the like, - be of an appropriate scale to the development and surrounding uses, and - minimise effects to overhead and underground services and utilities. • Landscaping must comprise predominantly of species which are native to the locality, • Landscaping must not comprise species which are weed species, • Landscaping must retain vegetation where not removed as a result of any proposed development.	☑	☐	☐	The site can be developed to achieve the requirements.
	Residential development must provide: - landscaping to the frontage of the site such that it complements streetscape character. This will require a minimum of one street tree, - landscaping to provide privacy between dwellings, and - landscaping to assist in energy efficiency of the dwelling.	☐	☐	☑	The site can be developed to achieve requirements.
4.3.3 Disability standards for access	Development proposals are required to be consistent with the DDA, BCA and relevant Australian Standards. Both the DDA and the BCA provides scope for performance based solutions for specific circumstances and where proposed, supporting information should be provided in accordance with the specific requirements.	☐	☐	☑	Not Applicable
4.3.4 Crime prevention through environmental design	These controls apply to all development proposals on both public and private land. Development that includes the following components needs to consider the design principles in the context of natural surveillance, natural access, territorial reinforcement and target hardening: • open space and community areas (including design of children's play areas, lighting and signage), • built form (including interface between buildings and public realm, choice of materials), and • access paths (including signage, lighting, landscaping, etc.).	☑	☐	☐	The proposed development does not contradict the provisions of this clause.
4.4 Heritage					
4.4.1 European (non-Indigenous) heritage conservation	New development	☑	☐	☐	No adverse impact identified to the Gunning General Cemetery and no other items listed in the immediate vicinity/locality.
	Alterations and additions	☐	☐	☑	

4.4.2 Indigenous heritage and archeology	Where development is proposed on or adjacent to a place that has (or may likely have) Aboriginal heritage values, an assessment must be undertaken of all aspects of the cultural heritage significance.	☑	☐	☐	Due Dilligence Assessment NSW Heritage AHIP requirement and GTAs received to be attached to the conditions of consent.
4.5 Flooding and stormwater					
4.5.1 Flood affected lands	These controls apply to areas that are subject to the discharge of a 1:100 average recurrence interval (ARI) flood event, or land identified to be flood prone on the Flood Planning Map of the LEP, and to areas that the Council consider to be potentially flood prone. A Flood Study needs to be prepared to support a development application, demonstrating the proposed development is consistent with these controls.	☐	☐	☑	Stage 1 - Not identified as being flood prone land.
4.5.2 Stormwater management	All stormwater discharging from a development must not adversely impact on environmental values of the receiving waters or water quality values downstream of a development. Environmental values in receiving waters must be protected and enhanced. This will require all stormwater being discharged from a development to be appropriately treated prior to discharge. Proposed development must incorporate treatment methods and an approach to water management that: • reduces demand for potable water, • requires stormwater discharge for all proposed development be equivalent with levels and volumes of discharge for the pre-developed condition of the site, • maximises pervious surfaces where possible, and • encourages the reuse of stormwater and greywater.	☑	☐	☐	The Application included the modelling of a stormwater assessment. The Report was assessed by Infrastructure Services and subject to the recommended conditions of consent considered satisfied.
4.5.3 Impact on drinking water catchments	Development within the Sydney Drinking Water Catchment should be consistent with the relevant requirements of Part 5 the Drinking Water Catchments Regional Environmental Plan No 1 (REP 1). A complete copy of current recommended practices can be found on the SCA website - http://www.sca.nsw.gov.au For all other development where there is the potential to impact on a drinking water catchment, development should only proceed where it can be demonstrated that the development: • will not adversely change landform or vegetation, and • includes the implementation of a management plan that will ensure that there will be no impacts or changes to surface and groundwater hydrology.	☐	☐	☑	the proposed subdivision is not within the Sydney Drinking Water Catchment area
4.5.4 Overland flow paths	A detailed site survey of each potential development site is to be submitted with the development application where the land is located within the villages of Crookwell, Gunning, Taralga or Collector and is affected by stormwater overland flowpaths. The site survey is to be accompanied by a plan of all contributing	☐	☐	☑	The development is not identified as adversely impacting any overland flow path/s.

	catchments, areas, runoff volumes for 1, 5, 10, 20, 50 and 100 year storm intensities and a plan showing the extent of the affected area.				
4.6 Traffic and Car Parking					
4.6.1 Vehicular Access and parking	Sufficient on-site car parking is to be provided for all development proposals. The demand for car parking generated by any development should be provided for on-site (on the development site). The Roads and Traffic Authority (NSW) Guide to Traffic Generating Developments identifies the generation rates for determining car parking demand. On-site parking shall be calculated in accordance with Table 2. Where the land use is not specified it shall be categorised into one of the like headings by Council and the number of spaces calculated accordingly. Larger development applications will require a specific Parking Study or Traffic Impact Assessment to justify the proposed development in terms of access, provision of car parking and impact on the local road network. Disabled standard will apply to most land uses at a rate of 1 space per 50 spaces or part thereof. The Building Code of Australia Part D prescribes the minimum requirements for the provision of parking spaces for people with disabilities. This Plan does not relieve an applicant of any obligation to comply with the Building Code of Australia. For fractions within 0.25 of the next whole number, the total number of spaces shall be increased to the next whole number. Bicycle parking/racks should be considered for shopping and recreational development	☐	☐	☐	The proposal provides for sufficient access and parking.
4.6.2 Roads and Traffic Authority Controlled Roads	In the preparation of development applications for development on RTA controlled roads, consideration shall be given to relevant RTA Road Design Guidelines and the like.	☐	☐	☑	Not applicable – No access proposed of Taralga Road - regional road Council the authority to approve access. TfNSW consulted and advice received and attached to the conditions of consent..
4.6.3 Heavy Vehicle generation development	For significant mining, infrastructure or similar developments, a haulage route must be nominated with the development application for approval. The design of the haulage route must ensure that the route: • is adequate for the type and volume of traffic to be generated, • will not create or worsen any traffic hazards, • will not have adverse effects on the amenity of the locality, and • minimises disturbance to surrounding land uses and impacts from emissions.	☐	☐	☑	Only short-term construction identified. Not applicable
4.4 Existing Use	For the purposes of these provisions the following definition and references are relevant for each of the terms below: • Existing Use – Environmental Planning and Assessment Act 1979 • Certain Development Allowed – Environmental Planning and Assessment Regulation 2000	☐	☐	☑	Not applicable
4.8 Temporary events		☐	☐	☑	Not applicable not subject of the proposed development

5. Residential Development					
5.1 Subdivision	Subdivision can only occur in accordance with the provisions of the LEP.	☑	☑	☐	Satisfied
	The layout of the subdivision is responsive and creates local identity by: ¬ responding to site characteristics, setting, landmarks, places of cultural heritage significance and views, and ¬ creating legible and interconnected movement and open-space networks.	☑	☑	☐	Can be satisfied subject to conditions
	Access for one dwelling via right of carriageway is to be a minimum of 4 metres in width (excluding traffic control devices)	☐	☐	☑	Not applicable
	Shared access for two or more dwellings is to be a minimum of 6.0 metres in width.	☐	☐	☑	Not applicable
	The layout of streets, lot and infrastructure responds appropriately to environmental features of the site or locality, by: ¬ following the natural topography, ¬ minimising the need for earthworks, ¬ minimising vegetation loss or the potential for adverse edge effects on remnant vegetation, ¬ avoiding risks to human health and the environment from contaminated land, ¬ maintaining natural drainage features and flood ways, and ¬ maintaining wildlife corridors and habitat areas.	☑	☐	☐	Generally satisfied.
	The development is integrated with the surrounding urban or rural environment, having regard to: ¬ the layout and dimensions of streets and lots, ¬ connections to surrounding streets and infrastructure networks, ¬ provision for shared use of public facilities by adjoining communities, and ¬ buffering of any existing or potential incompatible land uses nearby.	☑	☐	☐	Generally satisfied
	The street and lot orientation facilitates buildings which have improved energy efficiency through climate responsive siting and design.	☑	☐	☐	Satisfactory
	The street and lot layout facilitates the provision of services, including water supply, sewage disposal, waste disposal, drainage, electricity and telecommunications, in a manner that: ¬ is efficient, ¬ minimises risk of adverse environmental or amenity related impacts, and	☑	☐	☐	Satisfactory

	¬ minimises whole of life cycle costs for that infrastructure				
	In a reconfiguration that involves the creation of a new street, streetscape and landscape treatments are provided that: ¬ create an attractive and legible environment with a clear character and identity, ¬ use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance, ¬ enhance the safety, casual street surveillance, and comfort, and meet user needs, ¬ complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour, ¬ assist the integration with the surrounding environment, ¬ provide for infiltration of stormwater runoff wherever practicable, and ¬ minimise maintenance costs having regard to: – street pavement, parking bays and speed control devices, – street furniture, shading, lighting and utility installations, and – retention of existing vegetation, and – on street planting	☑	☐	☐	Applicable subject to conditions
	Lots created for residential purposes do not alienate or diminish the productivity of good quality agricultural land and are themselves protected from the potential adverse effects of rural uses.	☑	☐	☐	Applicable subject to conditions
	Telecommunications Infrastructure advice Telstra Corporation is the Primary Universal Service Provider for telecommunications infrastructure in Australia. Extensions to the Telstra network are planned in light of the size and pace of each stage of proposed development and the proximity of existing Telstra network. Early notification of any proposed development will enable Telstra to deliver services with minimal disruption and enable coordination of trenching with other infrastructure. To provide early notification, planned property developments can be registered on the Telstra website. Council requires the extension of the Telstra cable network to all new allotments within any subdivision for residential purposes	☑	☐	☐	The Applicant has advised that telecommunication services are available. Referred to National Map .
5.2 Residential					
5.2.1 Residential					
	5.2.1 Dwelling Houses 5.2.1 Residential (RU5 Village, R2 Low Density Residential and R5 Large Lot Residential Zones)	☐	☐	☑	Not applicable – no existing/ proposed structures. Subject to future applications.

	Dwelling houses Controls Height • Maximum 8.5 metres in height, measured from natural ground level. • Not exceed two storeys in height. Setbacks Front setbacks: Council will consider flexibility in front setbacks (inclusive of verandah, porch etc.), however, the following development standards are recommended: - New residential areas – 6 metres - Existing residential areas – the average of the setbacks for the two adjoining lots - Corner lots – the secondary frontage setback can be reduced to 4.5 metres - Large Lot Residential – 10 metres - Council will consider reduced setbacks if it can be demonstrated that there are no adverse impacts in relation to streetscape amenity, road function, privacy, private open space, landscaping, etc. - Garages must be setback a minimum of 5.5 metres from the primary or secondary frontage from which vehicle access is proposed, to allow private vehicles to park completely within the site Side and rear setbacks: - Side setbacks shall be 900 mm for Zones RU5 Village and R2 Low Density Residential -Rear setbacks shall be 3 metres for Zone R2 Low Density Residential -Side and rear setbacks shall be 5 metres for R5 Zone Large Lot Residential -Where access is to be gained from a lane adjoining a rear boundary, the setback shall be 5.5 metres from the rear boundary for Zone R2 Low Density Residential Notes: 1. These setbacks may be reduced where it can be appropriately demonstrated that dwelling structures are adequately separated for privacy and overshadowing 2. All walls adjacent common boundaries must be setback and constructed of appropriate material to ensure compliance with the Building Code of Australia fire rating requirements. Private Open Space An area of private open space must be provided on site. The private open space must: • be no less than 10% of the lot area, with a minimum area of 5 metres x 5 metres • be directly accessible from a living area of the dwelling • is generally flat (e.g. less than 5% grade) • preferably have a northerly aspect, and achieve at least 3 hours of direct sunlight on July 21 (the winter solstice), and				

	• areas used for driveways, car parking, drying yards and service yards shall not be included as private open space Privacy Where a detached dwelling is within 2 metres of an existing dwelling at the ground storey level, or within 8.5 metres at any level above the ground storey level, the windows of all habitable rooms are not located directly adjacent to the windows or glazed openings of habitable rooms in the adjacent house such that direct overlooking is possible. Vehicle access and parking • Garages shall be no more than 50% of the dwelling house width. • Garages must not be forward of the front building line (incorporating any articulation zones). • Vehicle access to the residential dwelling house must be designed and constructed such that: ¬ public utility services and drainage infrastructure are appropriately accommodated, - driveways are safe for drivers and pedestrians, and - they are sealed so they do not cause noise of dust issues for adjoining residences. • Vehicle access must be consistent with the relevant requirements of AS2890 • Access for one dwelling house via right of carriageway is to be a minimum of 4 metres in width (excluding traffic control devices) • Shared access for two or more dwelling houses is to be a minimum of 6 metres in width (refer to Australian Model Code for Residential Development – AMCORD), and • Vehicle access design should be incorporated in the overall landscape design.				
	Domestic Outbuildings Height 4.5m	☐	☐	☑	NA
	Setbacks Side setbacks to comply with BCA Rear setbacks 900mm Side and rear setbacks 5m for R5	☐	☐	☑	NA
	Other Shall not contain any other sanitary fixtures other than a toilet and basin Not to be used for any habitable, commercial or industrial purpose	☐	☐	☑	Not proposed
	Swimming Pools and Spas NOT APPLICABLE	☐	☐	☑	Not proposed
5.2.2 Dual Occupancy	ALL CONTROLS	☐	☐	☑	Not relevant to this development
5.2.3 multi dwelling house	ALL CONTROLS	☐	☐	☑	Not applicable
5.2.4 residential (R5 Large lot residential zone Laggan Road Crookwell)		☐	☐	☑	Not applicable
6 Commercial Development					

6.1 Commercial	ALL CONTROLS	☐	☐	☑	Not Applicable
6.2 Outdoor dining – footpath usage	ALL CONTROLS	☐	☐	☑	Not applicable
7 Industrial Development					
7.1 Industrial Crookwell	ALL CONTROLS	☐	☐	☑	Not applicable
8 Rural development					
8.1 Agriculture	ALL CONTROLS	☐	☐	☑	Not Applicable.
8.2 Rural Subdivision	ALL CONTROLS	☐	☐	☑	Not Applicable
8.3 Rural dwellings	ALL CONTROLS	☐	☐	☑	Not applicable – no new dwelling proposed as a result of the subdivision – not inconsistent.
8.4 Rural industries	ALL CONTROLS	☐	☐	☑	Not applicable
8.5 Extractive Industries	ALL CONTROLS	☐	☐	☑	Not applicable
8.6 Chemicals	ALL CONTROLS	☐	☐	☑	Not applicable for extensive agriculture –on-going extensive agriculture is subject to workcover requirements.
9 Special Development Types					
	ALL CONTROLS	☐	☐	☑	Not applicable
10 Engineering Requirements					
10.1 Utility Services	Applicants are to provide connections to the following services where available to the site: • Water (reticulated town water supply) • Sewerage (reticulated gravity sewerage system) • Telephone • Electricity Applicants are advised to liaise with the Telstra (telephone), Country Energy (electricity) and Council (water and sewer) or other accredited providers as to the availability of these services, prior to submission of development applications.	☑	☐	☐	Assessed as satisfactory subject to conditions..
10..2.1 Urban Roads	Residential roads must be designed and constructed in accordance with the provisions outlined in Table 3, Section 5 of the Plan.	☑	☑	☐	Assessed as satisfactory subject to conditions.
10.2.2 Rural	All proposed public roads are required to be constructed to Council's version of AUSTROADS Design and Construction Specifications.	☐	☐	☑	Not Applicable
	A. Residential All proposed public roads will be required to be constructed to requirements in accordance with the Table 3 at Section 5 and to be bitumen sealed.	☑	☐	☐	Assessed as satisfactory subject to conditions.
	Driveway access Legal and physical access is to be provided to all lots to Council standards. This is to be provided at the developers cost. On all Council controlled roads the following controls apply: • The entrance gateway is to be setback 17 metres from the edge of the road formation. See Figure 14 – Rural Local Road – Typical Property Access (sheets 1 to 4).	☐	☐	☑	Not rural access required.

	• Where required, the installation of 3 x 375 mm RCP with precast headwalls or similar will be necessary (minimum length 4.88 metres). The culvert is to be installed with cover and bedding requirements in accordance with manufacturers recommendations based on the design load and class of pipe. • Provision of a vehicle access of 200 mm consolidated thickness of approved gravel, minimum 4.0 metres wide at the entrance gateway and 8.0 metres wide at the edge of the road pavement. Where the road pavement is sealed, from the edge of the road pavement to be gateway is to be sealed with a double 14/7 mm bituminous seal. Where the access is proposed to enter onto a Classified/Main Road [Roads and Traffic Authority (RTA) road], the approval of the RTA is required. Council's Work's Department will complete an inspection of the proposed access prior to the issue of the notice of determination.				
10.2.3 Crown Roads	Development that requires vehicular access along Crown Roads has to be provided with legal and physical access in a dedicated public road reserve. Therefore the applicant is required to meet the full costs of transferring the Crown Road to a Public Road and the full costs of upgrading the former Crown Road to the same standards as set out in Section 10.2	☐	☐	☑	Not applicable
10.2.4 Unmaintained Council controlled public roads	Development that requires vehicular access along an unmaintained or unformed public road reserve is required to be provided with a formed road to the standards as set out in Section 10.2. The full cost of this work is to be met by the developer/applicant. Council's Works Department will take regard of the potential for future traffic movements for adjacent lots in specifying the standard of road works required to service the proposed lot or subdivision. However, for very small rural developments (involving up to two properties/dwellings), the following minimum road standards will apply: • 150 mm gravel depth and crowned to shed water • 6 metre road formation • Guide posts as per standards • Table drains to manage stormwater • Concrete culverts with headwalls to be installed at watercourse crossings. The culvert size to be determined by design based on catchment or a minimum 450 mm diameter • Fencing to Council standards on both sides • All work to be performed by a Council approved contractor • Schematic drawings required • Council will not maintain these roads.	☐	☐	☑	Not applicable
10.3 Easements	Easements are required in accordance with Section 88B of the Conveyancing Act 1919. Easements will typically be required under the following circumstances:	☑	☐	☐	Easements will be provided where necessary i.e. services and electricity.

	• Sewerage and water supply easements shall be created over all existing and proposed sewer and water lines • Where applicable, easements for batter and support shall be created over lots in accordance with approved engineering plans • All existing and proposed rights of carriageway shall be legalised, minimum 20 metre wide easement • Easements for electricity purposes, if required, shall be created over existing and proposed electricity lines • Drainage reserves (or easements in exceptional circumstances) shall be created over proposed stormwater drainage lines (including flood ways and overland flow paths), in accordance with the Council's standards, and • Easements for the purposes of overland flow paths, retardation basins and detention basins and reserves shall be dedicated to Council free of cost and appropriately indicated on the plan of subdivision. All easements and drainage reserves must be registered prior to development commencing use/operation.				
10.4 Building over sewer	Council does not support building over sewer mains. In exceptional cases, this may be permissible. The Applicant will need to demonstrate that the proposed development will not adversely impact on the sewer and the ability of Council to operate and maintain the infrastructure is not constrained. Any development, where it is proposed to build over a sewer, the design must be consistent with Council's Policy for Building Over Sewers and relevant documentation submitted with the development application.	☐	☐	☑	Not Applicable.
10.5 Staging of development	ALL CONTROLS	☑	☑	☐	Applicable and conditioned with regards to release of staging.