



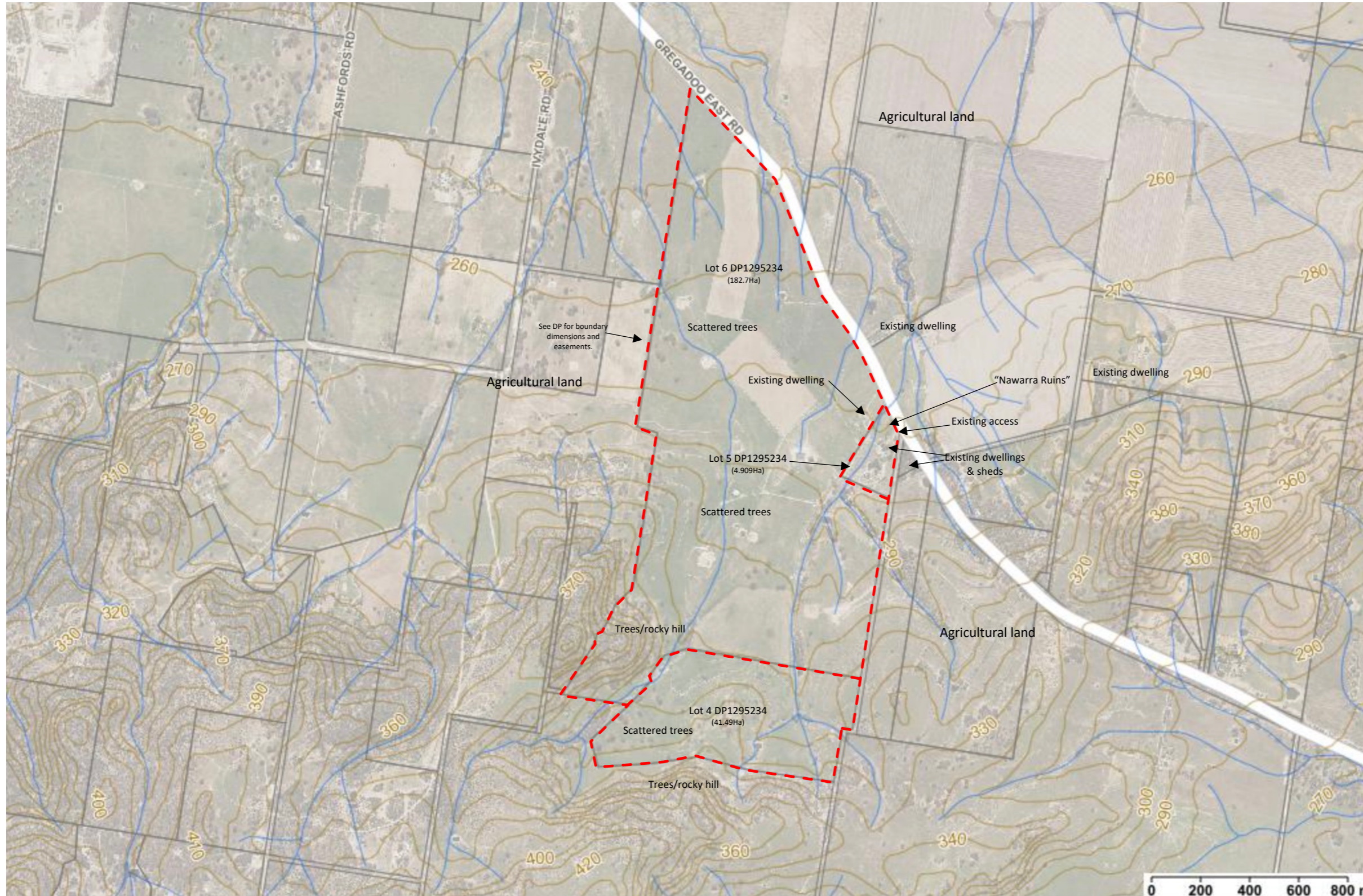
Site Analysis Plan

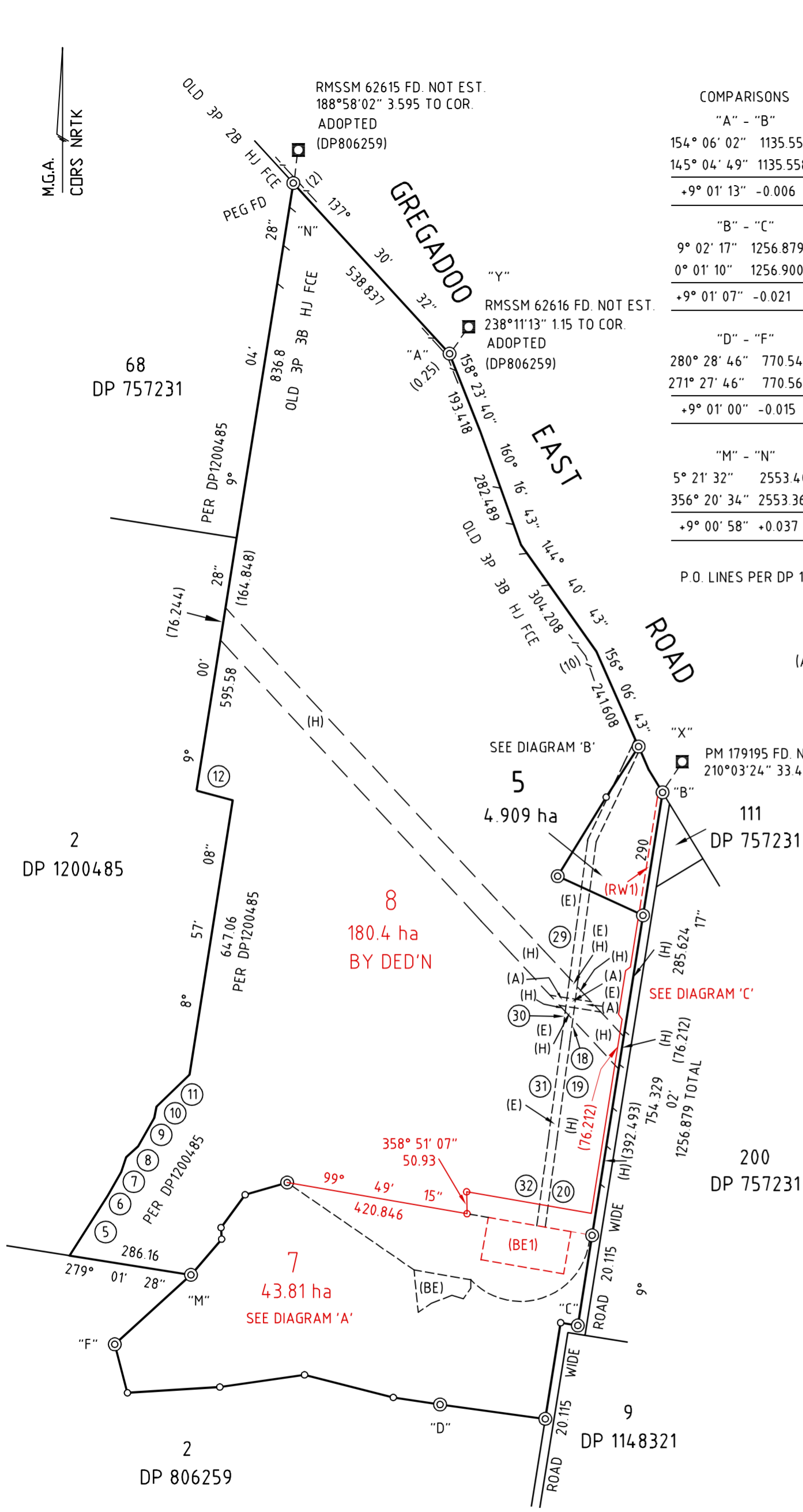
D & M Vearing
Lots 4-6 DP1295234
1149, 1153 & 1173 Gregadoo
East Road, Gregadoo NSW 2650

Reference #23046
Scale: See scale bar (A3)
Site Area: 229.18Ha

Rev	Date	Initials - Comment
A	18/4/24	RR - Draft

Notes:
1 - All dimensions in metres
2 - All dimensions subject to survey
3 - Refer to Planning Report & SEE for further details





COMPARISONS

"A" - "B"
 154° 06' 02" 1135.552 BY ME
 145° 04' 49" 1135.558 BY DP806259
 +9° 01' 13" -0.006

"B" - "C"
 9° 02' 17" 1256.879 BY ME
 0° 01' 10" 1256.900 BY DP806259
 +9° 01' 07" -0.021

"D" - "F"
 280° 28' 46" 770.548 BY ME
 271° 27' 46" 770.563 BY DP806259
 +9° 01' 00" -0.015

"M" - "N"
 5° 21' 32" 2553.403 BY ME DED'N
 356° 20' 34" 2553.366 BY DP806259
 +9° 00' 58" +0.037

P.O. LINES PER DP 1200485 + 9°00'58"

COORDINATE SCHEDULE

MARK	M.G.A. COORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
SSM 62615	537273.230	6103355.112	D	N/A	CORS NRTK GNSS	FOUND
SSM 62616	537637.475	6102955.010	D	N/A	CORS NRTK GNSS	FOUND
PM179195	538149.020	6101962.267	D	N/A	CORS NRTK GNSS	FOUND

DATE OF NRTK COORDINATES 20 APRIL 2022 MGA ZONE 55
 COMBINED SCALE FACTOR 0.999575 MGA DATUM GDA 2020

PM / SSM COORDINATES WERE DETERMINED BY CORS NRTK DOUBLE OCCUPATIONS

GNSS VALIDATION SCHEDULE

FROM	TO	GRID BEARING	DISTANCE	METHOD
PM179195	SSM62616	332° 44' 19"	1117.264	CORS NRTK
		332° 44' 19"	1117.273	CADASTRAL TRAVERSE
SSM62616	SSM62615	317° 41' 09"	541.299	CORS NRTK
		317° 41' 13"	541.294	CADASTRAL TRAVERSE

(RW1) RIGHT OF CARRIAGE WAY 10 WIDE
 (BE1) DENOTES BUILDING ENVELOPE
 (E) EASEMENT FOR OVERHEAD POWERLINES 20 WIDE AND 5 WIDE VIDE DP1295234
 (H) EASEMENT FOR TRANSMISSION LINE 60 WIDE VIDE N958911
 (BE) DENOTES BUILDING ENVELOPE VIDE DP1295234
 SFP STEEL FENCE POST

SHORT LINES

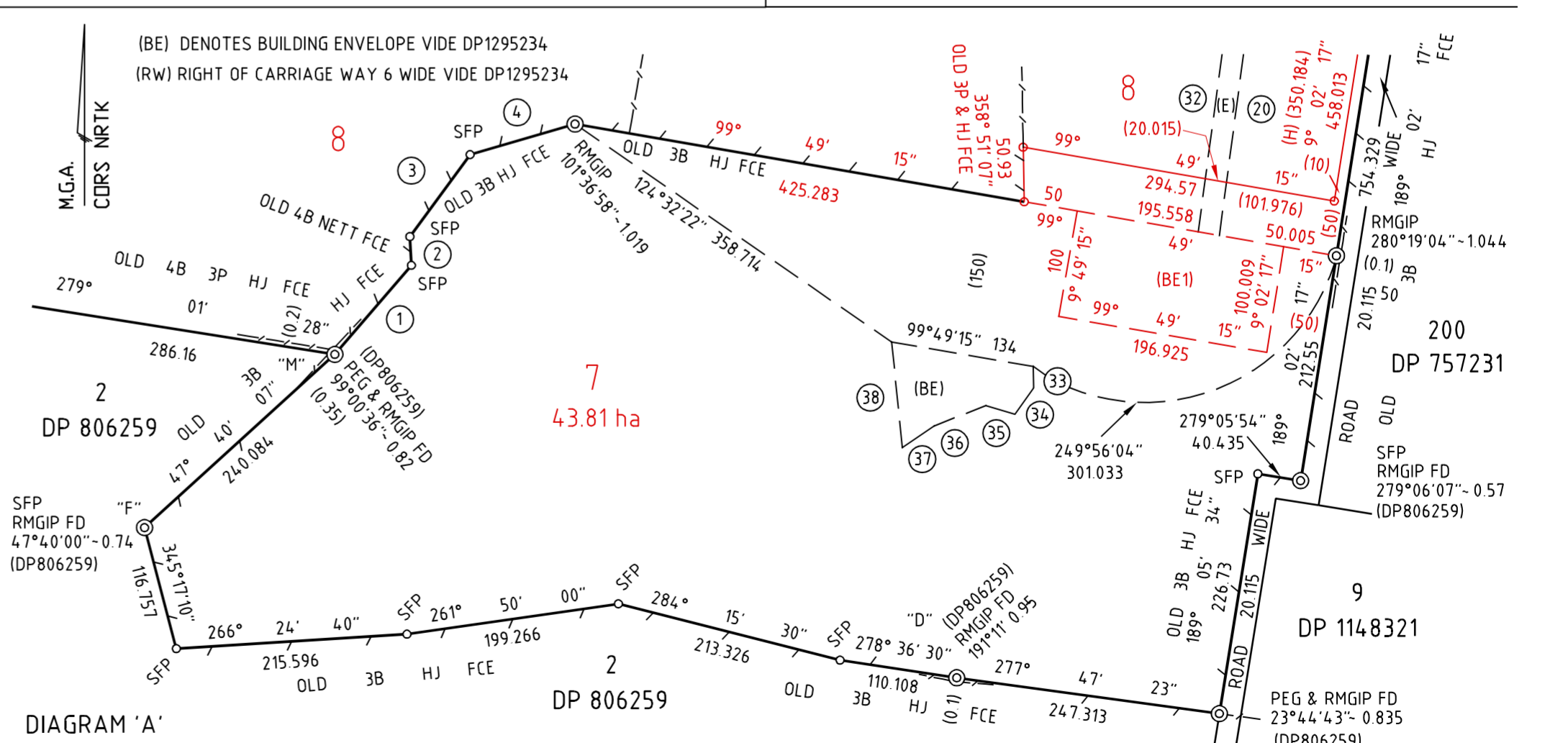
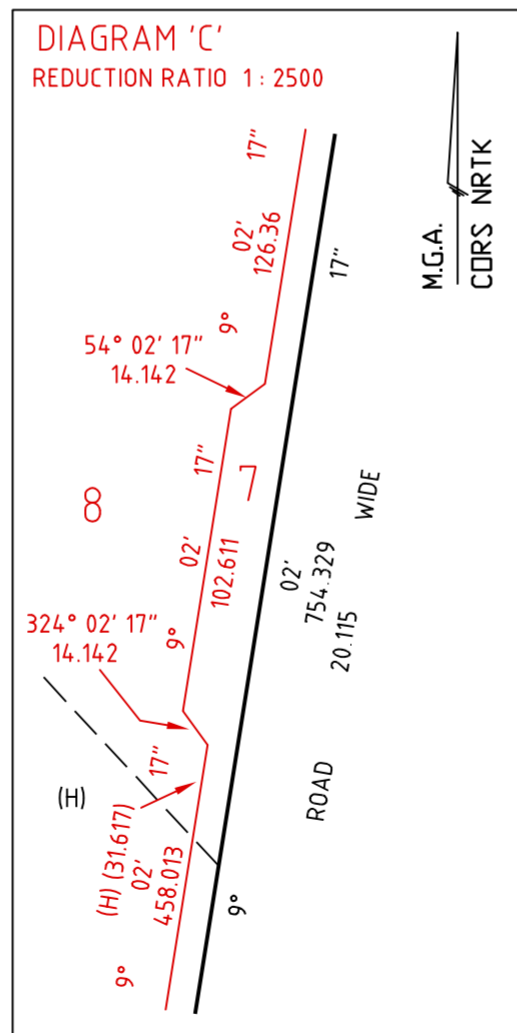
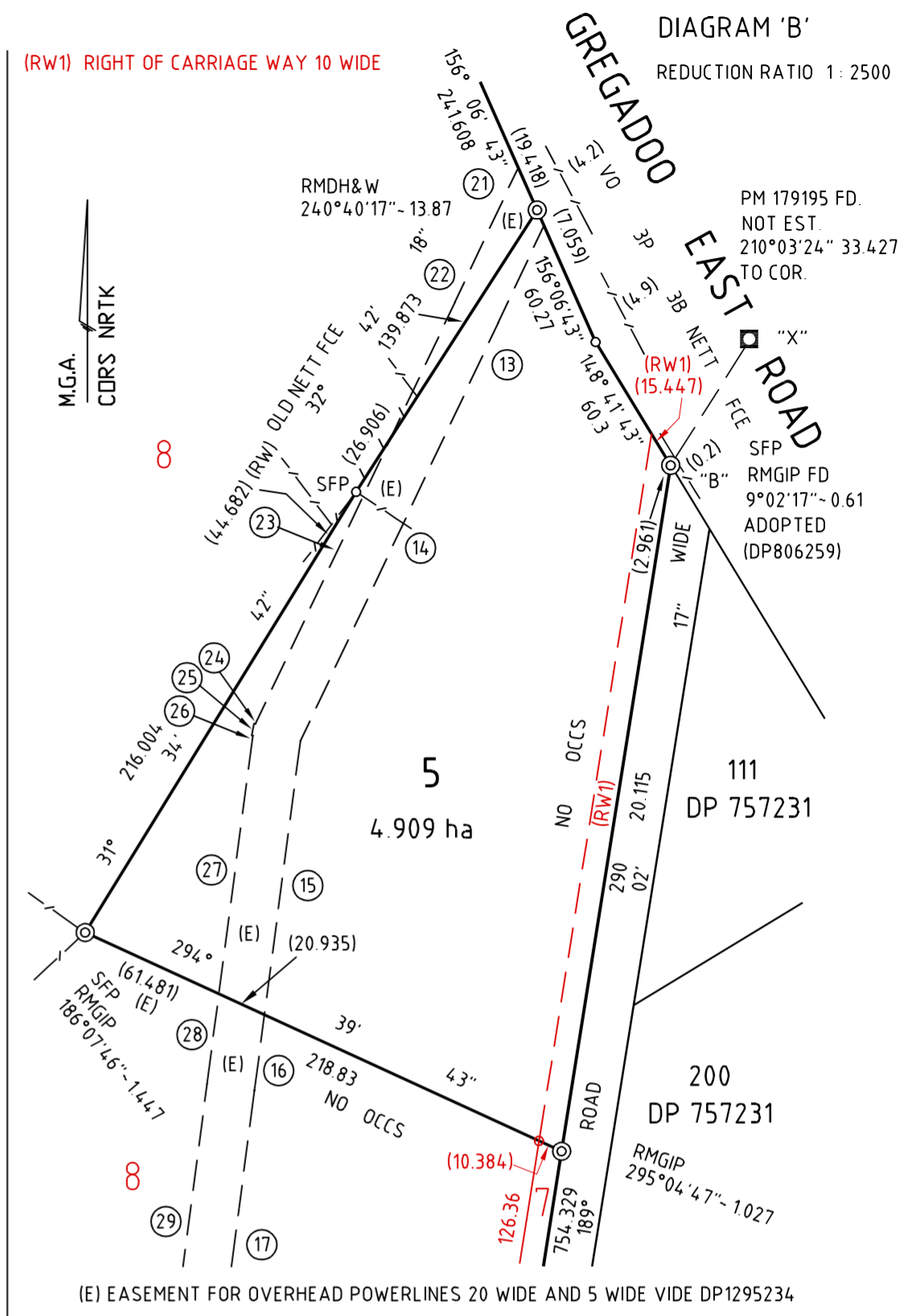
LINE	BEARING	DISTANCE	(BE)
33	179°20'13"	20.25	(BE)
34	215°18'	30	(BE)
35	287°00'	28	(BE)
36	248°47'	52	(BE)
37	235°43'	36	(BE)
38	354°14'20"	99	(BE)

SHORT LINES

LINE	BEARING	DISTANCE	P.O.
1	40°40'58"	109.558	P.O.
2	356°59'11"	26.89	P.O.
3	36°15'30"	94.99	P.O.
4	73°47'07"	101.979	P.O.
5	32°26'18"	165.46	P.O.
6	29°51'38"	64.27	P.O.
7	17°58'43"	35.485	P.O.
8	47°40'08"	37.115	P.O.
9	29°43'58"	76.49	P.O.
10	11°39'48"	26.68	P.O.
11	45°44'58"	107.01	P.O.
12	284°49'58"	86.85	P.O.
13	205°10'16"	44.77	P.O.
14	205°18'08"	193.237	P.O.
15	187°28'36"	115.416	P.O.
16	187°28'36"	31.804	P.O.
17	187°29'09"	176.007	P.O.
18	187°27'13"	145.13	P.O.
19	187°34'55"	232.454	P.O.
20	187°36'30"	204.431	P.O.
21	205°10'16"	62.097	P.O.
22	205°18'08"	62.619	P.O.
23	205°18'08"	132.288	P.O.
24	280°06'36"	0.714	P.O.
25	190°06'36"	5	P.O.
26	100°06'36"	0.501	P.O.
27	187°28'36"	108.757	P.O.
28	187°28'36"	37.987	P.O.
29	187°29'09"	176.011	P.O.
30	187°27'13"	145.114	P.O.
31	187°34'55"	232.427	P.O.
32	187°36'30"	203.654	P.O.

P.O. DISTANCES PER DP 1200485

ALL DIMENSIONS AND AREAS SUBJECT TO ALTERATION BY THE FINAL SURVEY
2.319 ha WILL BE TRANSFERRED FROM LOT 6 DP1295234 TO LOT 4 DP1295234



Surveyor : MICHAEL MATTHEW SLINGER	PLAN OF PROPOSED SUBDIVISION OF LOT 4 & 6 IN DP 1295234	LGA: WAGGA WAGGA	Registered
Date of Survey : 8 APRIL 2024		Locality: GREGADOO	DP
Surveyor's Ref : 202161		Subdivision No:	
		Lengths are in metres. Reduction ratio 1:10000	

STATEMENT OF ENVIRONMENTAL EFFECTS



Proposed Relocation of Building Envelope

1149, 1153 & 1173 Gregadoo East Road, Gregadoo NSW 2650

Lots 4-6, DP1295234



Prepared for D. & M. Vearing
Rev 2.0 – April 2024

ACKNOWLEDGEMENT OF COUNTRY

We respect and honour Aboriginal and Torres Strait Islander Elders past, present and future. We acknowledge the stories, traditions and living cultures of Aboriginal and Torres Strait Islander peoples on this land and commit to building a brighter future together.

The subject land is within the traditional land of the Wiradjuri people.



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Proposed Relocation of Building Envelope

Gregadoo East Road, Gregadoo

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TABLE OF ABBREVIATIONS

ADA	Amended Development Application
AHIMS	Aboriginal Heritage Information Management System
AHIP	Aboriginal Heritage Impact Permit
BDAR	Biodiversity Development Assessment Report
BE	Building Envelope
BYDA	Before You Dig Australia
CBD	Central Business District
CC	Construction Certificate

CDC	Complying Development Certificate
Code SEPP	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
CPTED	Crime Prevention Through Environmental Design
DA	Development Application
DCP	Development Control Plan
DP	Deposited Plan
DPHI	Department of Planning, Housing and Infrastructure
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
GIS	Geographical Information System
LEP	Local Environmental Plan
MS&A	Michael Slinger and Associates
NSW	New South Wales
OEH	Office of Environment and Heritage
PMP	Property Management Plan
ROW	Right of Way
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SP	Salvestro Planning
WWCC	Wagga Wagga City Council

Proposed Relocation of Building Envelope

Gregadoo East Road, Gregadoo

1 INTRODUCTION

1.1 Proposal Summary

The following Statement of Environmental Effects (SEE) has been prepared in support of a proposed relocation of building envelope (BE) and site access at 1153 Gregadoo East Road, Gregadoo NSW 2650. The proposal also involves land situated at 1149 and 1173 Gregadoo East Road, Gregadoo, comprising of lots 4-6 DP1295234. The site is zoned partially RU2 and RU1 under the Wagga Wagga Local Environmental Plan 2010 (LEP).

The SEE is in accordance with the approved form as published on the NSW Planning Portal and addresses the following matters, as applicable and necessary (Application requirements - March 2022, NSW Government):

- *the environmental impacts of the development*
- *how the environmental impacts of the development have been identified*
- *the steps to be taken to protect the environment or to lessen the expected harm to the environment*
- *any matters required to be indicated by any relevant guidelines issued by the Planning Secretary*
- *drawings of the proposed development in the context of surrounding development, including the streetscape*
- *development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations*
- *drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context*
- *if the proposed development is within an area in which the built form is changing, statement of the existing and likely future contexts*
- *photomontages of the proposed development in the context of the surrounding development*
- *a sample board of the proposed materials and colours of the façade*
- *detailed sections of proposed facades*
- *if appropriate, a model that includes the context.*

The purpose of the development is to allow for the relocation of the building envelope and access arrangements as further discussed within this report.

A pre-DA meeting was held with Council on 07/02/2024. The following matters were raised and have been considered in the detail of this application:

- Building envelope relocation including boundary adjustment
- Use of Crown Road
- Creek crossing
- Access to Gregadoo Road
- Previous 150m setback vs current standards
- Access arrangements with all adjoining landowners

1.2 Subdivision and Staging

The proposal does not seek approval of subdivision or staging.

1.3 Supporting Plans and Documentation

The SEE shall be read in conjunction with accompanying plans and support documentation as listed below in Table 1 below.

Table 1: Plans and Support Documentation

Accompanying Documents			
Ref:	Description	Rev	Prepared By
1	Proposal Plan Set – Ref 202161 – 08/04/24 Plan Sheet 1 Plan Sheet 2	-	Michael Slinger & Associates Pty Ltd
2	Site Analysis Plan – 23046 – 18/04/24	A	Salvestro Planning

2 APPLICANT AND LAND OWNERSHIP

The applicant is David and Maegan Vearing. The site landowners are David and Maegan Vearing (Lot 4) and Edward and Georgette Keen (Lots 5 and 6). The landowners have given their consent for the proposal to be prepared and lodged for consideration and determination.

Land title details relevant to this proposal accompany this SEE.

3 SUBJECT LAND

3.1 Subject Land and Locality

The subject land is known as 1149, 1153 and 1173 Gregadoo East Road, Gregadoo NSW 2650, comprising of Lots 4-6 DP1295234, as identified in the mapping extract below.

The proposal can be broken down to the following aspects:

Table 2: Proposal Details

Address	Lot & DP	Involvement
1153 Gregadoo East Road, Gregadoo 2650	Lot 4 DP1295234	<ul style="list-style-type: none"> Relocation of BE, Relocation of ROW and access arrangement, Boundary adjustment.
"Nawarra" 1149 Gregadoo East Road, Gregadoo 2650	Lot 5 DP1295234	<ul style="list-style-type: none"> Relocation of ROW and access arrangement.
1173 Gregadoo East Road, Gregadoo 2650	Lot 6 DP1295234	<ul style="list-style-type: none"> Relocation of ROW, Boundary adjustment.

This application is only seeking approval for the relocation of the building envelope (BE) and access to Gregadoo East Road. The other aspects of the development will assist with the overall outcome of the development however are permissible as exempt development under the State Environmental Planning Policy (SEPP).

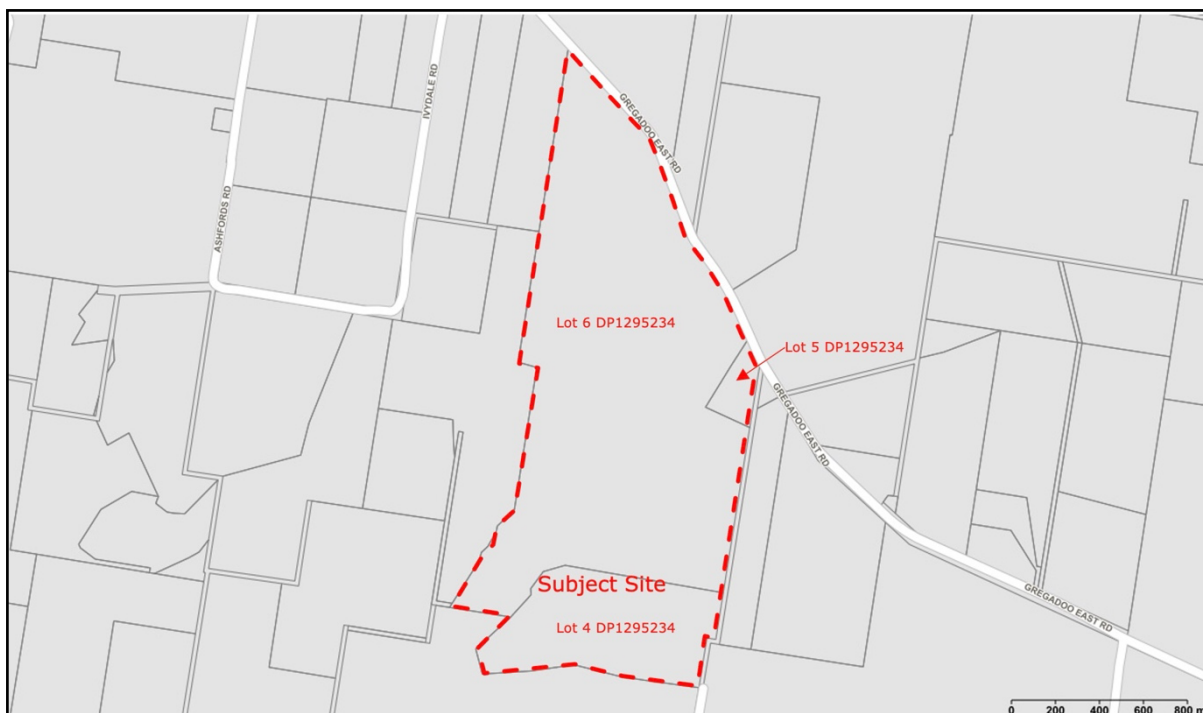


Figure 1: Subject Land (Source: WWCCGIS & SP 2024)

The subject site is located southern side of Gregadoo East Road with a total of 1.677km of street frontage. 1153 Gregadoo East Road does not have direct street frontage, with current ROW access arrangements through 1149 and 1173 Gregadoo East Road, as detailed in the current s88B Instrument and Deposited Plan. The combined subject site encompasses an area of 229.18ha. The general location of the land relative to the CBD of Wagga Wagga is shown in the figure below.

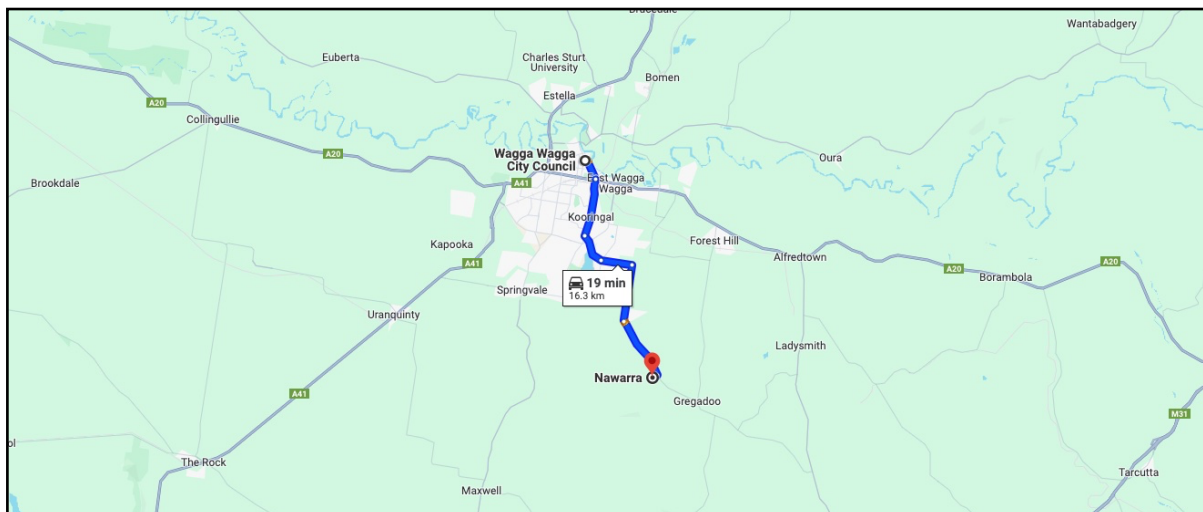


Figure 2: Location Map (Source: Google Maps 2024)

The site currently has three easements, one ROW and two BE restrictions as shown in the Deposited Plans (DP) extract below.

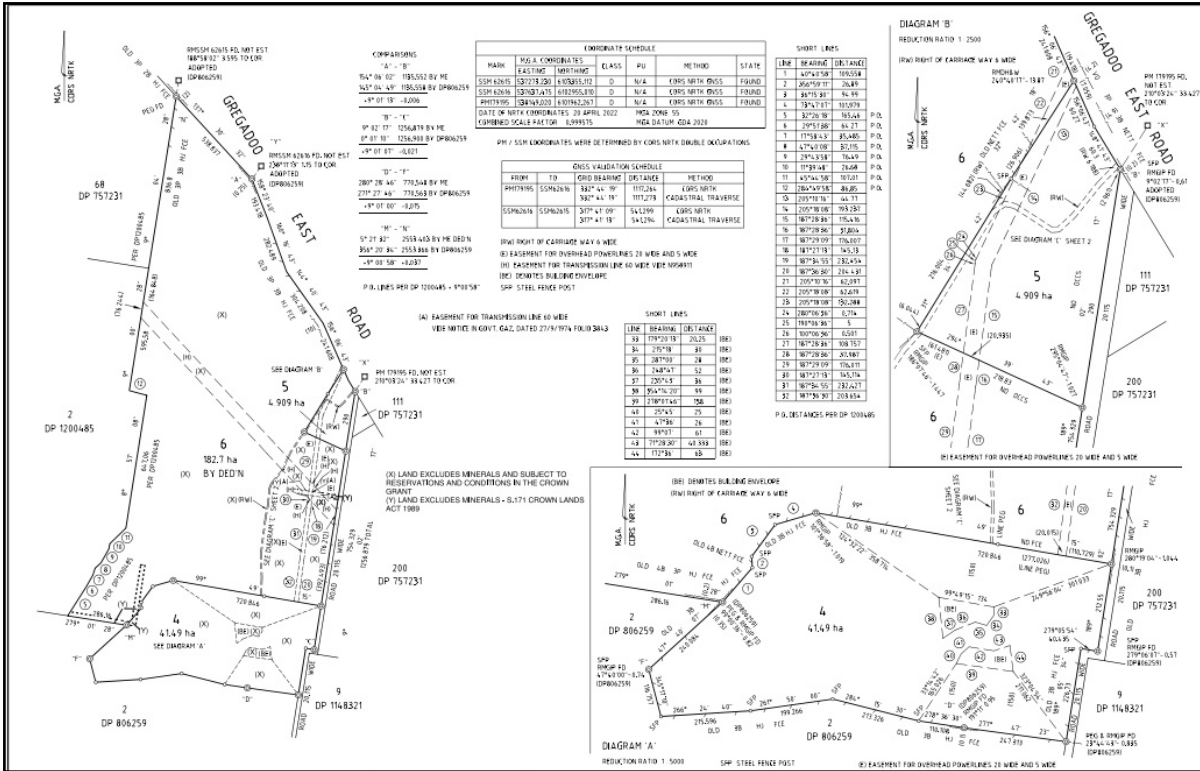


Figure 3: Extract of DP1295234 (Source: WWCCGIS Deposited Plans 2024)

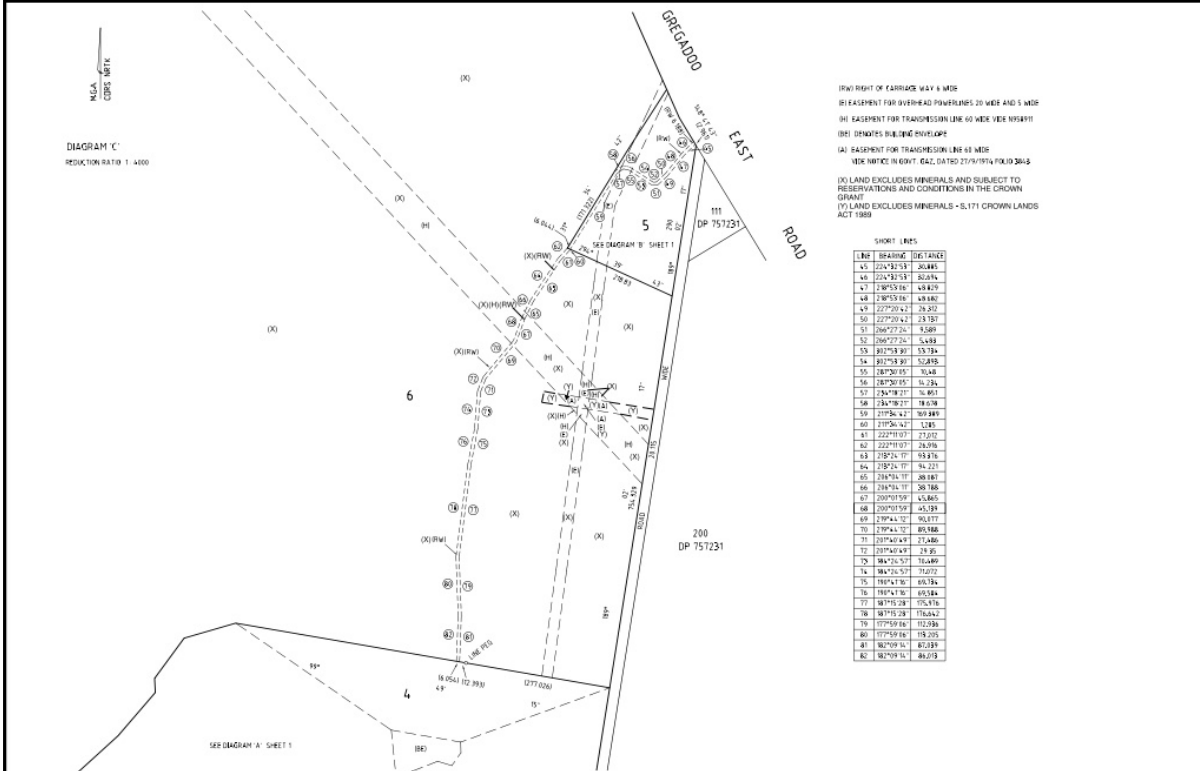


Figure 4: Extract of DP1295234 (Source: WWCCGIS Deposited Plans 2024)

3.2 Site Characteristics

3.2.1 Existing Site

The existing site is predominately agricultural land which is currently used for grazing purposes. Existing dwellings exist on both 1149 and 1173 Gregadoo East Road. Heritage item I71 is located at 1149 Gregadoo East Road and is of local significance. Further details are provided within this report.

3.2.2 Surrounding Land

The site is surrounded by similar primary productive land and rocky outcrops, framed by the Gregadoo Hills.

3.3 Site History

Historically, the land forms part of the traditional land of the Wiradjuri people. The land was progressively acquired and subdivided during post European settlement.

Council records indicate that the site has been subject to a number of development applications that were approved and carried out.

Table 3: Site Development History Summary

Review of Development Activity History		
Activity	Date	Description
DA08/0659	24/03/2009	Proposed three lot subdivision
ADA08/0071	23/12/2008	Variation to the proposed allotment boundaries between lots currently described as Lot 146 DP757231 and Lot 1 DP806259
DA07/0746	03/06/2008	Proposed rural small holding and boundary adjustment
DA20/0345	03/09/2020	Secondary dwelling and minor alterations to the principal dwelling

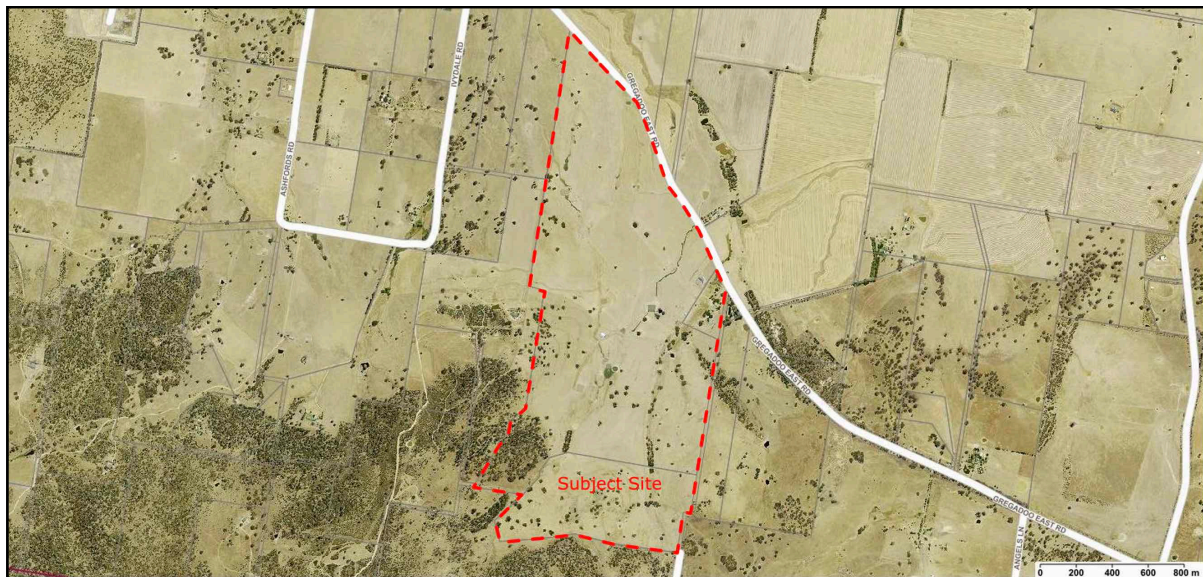


Figure 5: Historical Aerial of Subject Land – 2014 (Source: WWCCGIS & SP 2024)

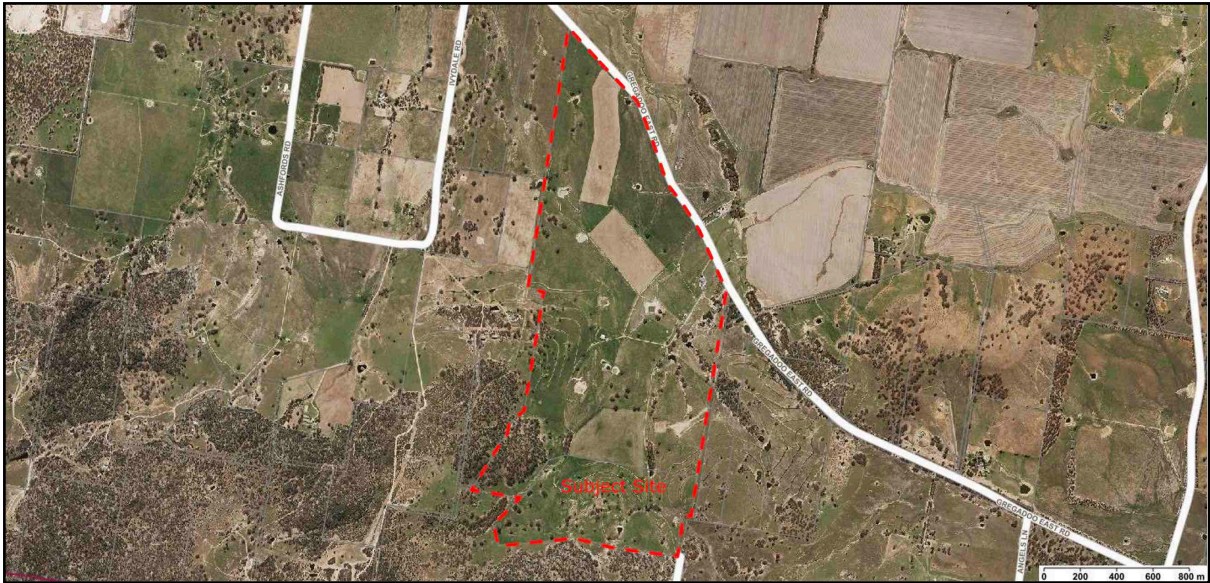


Figure 6: Historical Aerial of Subject Land – 2020 (Source: WWCCGIS & SP 2024)

3.3.1 DA08/0659 Three Lot Subdivision

As assessed and approved under DA08/0659, a three-lot subdivision created the current layout of the lots, with the dwelling potential sustained for Lot 4 DP1295234. The conditions of consent are relevant for this DA due to the proposed building envelope relocation and to provide context. Further details are provided below:

Planning Section

Condition 4, 5 and 14

A building envelope (BE) was established as per the requirements at the time of approval in 2009. The BE is confirmed on the approved DP and accompanying s88B document, written with Council empowered to uplift. A variation to relocate the BE is sought due to the following reasons:

- Existing location of electricity service,
- Physical constraints of the site including retention and embellishment of existing native vegetation, creek lines and steep rocky outcrops,
- Alignment with existing site fencing for stock control and native vegetation management,
- Restrictive access during wet weather events,
- Changes to the current legislation and Council policies and procedures since the original subdivision DA.

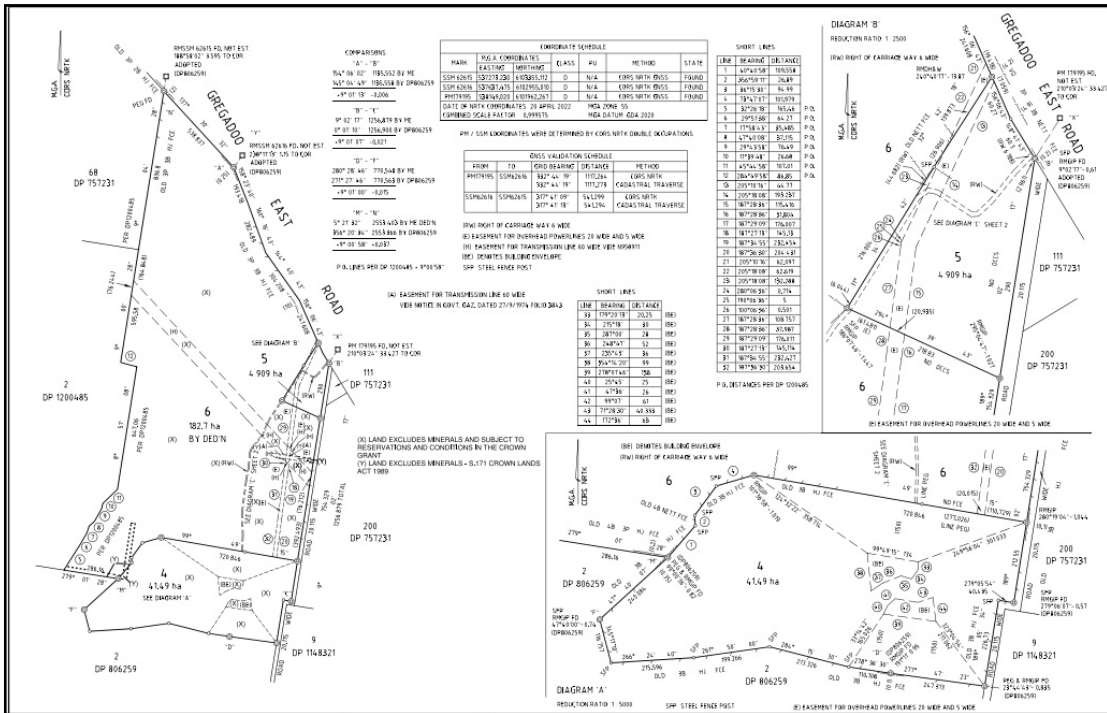


Figure 7: Extract of DP1295234 (Source: WWCCGIS Deposited Plans 2024)

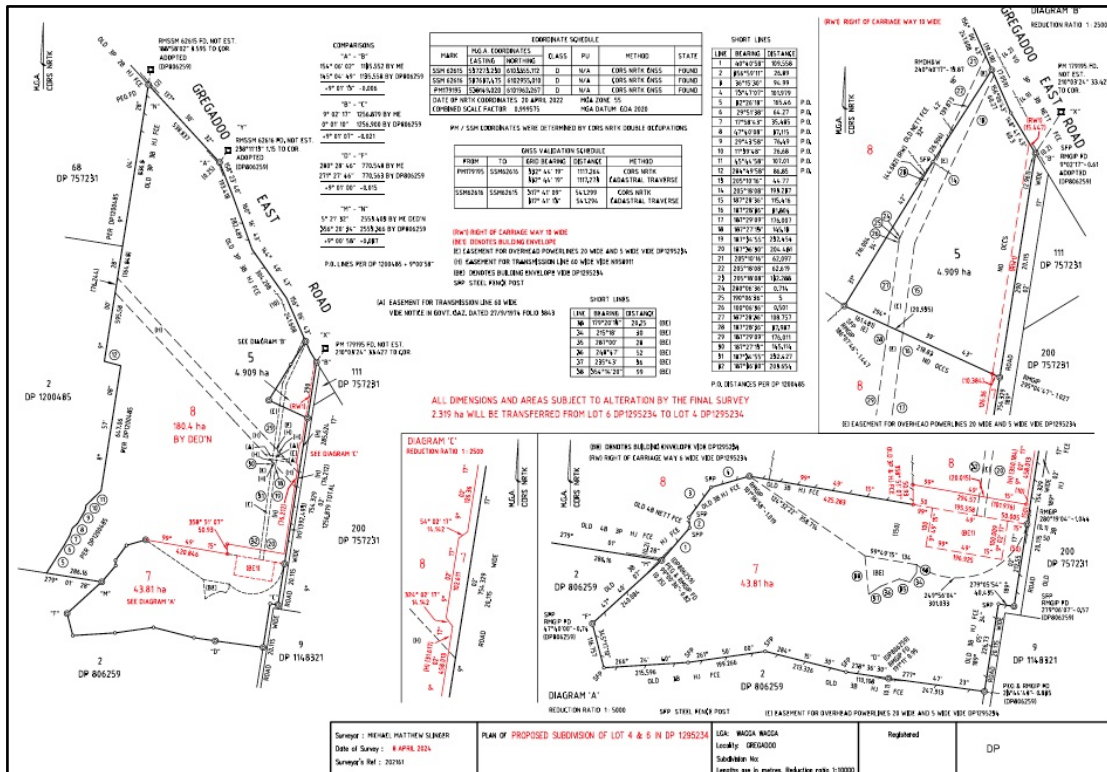


Figure 8: Proposed Plan (Source: MS&A 2024)

Additionally, Clause 5.3(2) of the WWLEP2010 specifies a relevant distance of 50m to land in Zone RU1 and RU2 for development of the site. The previous 150m distance was set due to previous legislation considerations with minimal justification surrounding the allocated distance.

The proposed location of the BE will be placed within the RU1 zoned land, meaning the adjoining northern lot will not conflict zones, as it is also zoned RU1.

Furthermore, WWDCP2010, Section 8.1 - C2, C3, C9-C12 provide controls relating to adequate buffer areas and setbacks. Landscaping may be used as a screening option for future buildings, however further information will be provided with a subsequent application containing the residential dwelling and/or shed/s. See further discussion in Section 6 of this report for further details.

Condition 6 and 8

The existing ROW through Lots 5 and 6 to allow legal access for Lot 4 to Gregadoo East Road is impractical for future access and operation of Lot 4. Further to the relocation of the BE to a more suitable location, a variation is sought for the relocation of the access envelope (also known as a ROW). There are several reasons to support this variation including:

- Creating minimal disturbance to the neighbouring two landowners,
- Creating a direct line to Gregadoo East Road, and
- Removal of the ROW throughout the middle of the property will decrease vehicles tracks and therefore result in allowing the agricultural land to return to its natural form, further minimising the risk of erosion.

Refer to accompanying revised linen plan and above figure for further details and location.

Condition 7

A revised s88B Instrument will be implemented.

4 DEVELOPMENT PROPOSAL

4.1 Proposal Details

The purpose of the development is to allow for the relocation of the building envelope, boundary adjustment and relocation of the ROW as further discussed within this report.

The proposal can be broken down to the following aspects, as shown in the table below.

Table 4: Proposal Details

Address	Lot & DP	Involvement
1153 Gregadoo East Road, Gregadoo 2650	Lot 4 DP1295234	<ul style="list-style-type: none"> • Relocation of BE, • Relocation of ROW and access arrangement, • Boundary adjustment.
"Nawarra" 1149 Gregadoo East Road, Gregadoo 2650	Lot 5 DP1295234	<ul style="list-style-type: none"> • Relocation of ROW and access arrangement.
1173 Gregadoo East Road, Gregadoo 2650	Lot 6 DP1295234	<ul style="list-style-type: none"> • Relocation of ROW, • Boundary adjustment.



Figure 9: Site Photo of Existing Features (Source: SP 2022)

4.2 Site Preparation/Demolition

No demolition is required to facilitate this proposal.

5 INFRASTRUCTURE

5.1 Provisions of Essential Services

All essential services within the rural area are available in the general vicinity. Future connections will be provided in accordance with all relevant Council and Service Provider Guidelines.

6 PLANNING POLICIES AND GUIDELINES

The following planning policies and guidelines are applicable to the subject proposal and, where relevant, further consideration is given to address consistency with various adopted provisions and controls. These are matters for consideration as listed under Clause 4.15 Evaluation of the Environmental Planning & Assessment Act 1979 (as amended).

6.1 Relevant Acts & Regulations

Development of the site is subject to the provisions of the Environmental Planning & Assessment Act 1979 & Environmental Planning & Assessment Regulations 2021.

In addition, certain other Acts and regulations are applicable to the development as referred to in the following table.

6.1.1 Integrated Development

The proposed development is not integrated development.

The table below shows the assessment of the site against section 4.46 of the EP&A Act 1979.

Table 5: Applicable Integrated Development

Act	Approval	Comment
<i>Coal Mine Subsidence Compensation Act 2017</i>	<i>Approval to alter or erect improvements, or to subdivide land, within a mine subsidence district.</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.
<i>Fisheries Management Act 1994</i>	<i>Aquaculture permit</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
	<i>Permit to carry out dredging or reclamation work</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
	<i>Permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of an such land or lease</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
	<i>Permit to: (a) set a net, netting or other material, or (b) construct or alter a dam, floodgate, causeway or weir, or (c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
<i>Heritage Act 1977</i>	<i>Approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57 (1)</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.

Act	Approval	Comment
		integrated development under this Act.
<i>Mining Act 1992</i>	<i>Grant of mining lease</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.
<i>National Parks and Wildlife Act 1974</i>	<i>Grant of aboriginal heritage impact permit</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.
<i>Petroleum (Onshore) Act 1991</i>	<i>Grant of production lease</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.
<i>Protections of the Environment Operations Act 1997</i>	<i>Environment protection licence to authorise carrying out of scheduled development work at any premises.</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
	<i>Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a "waste activity" but including any activity described as a "waste facility").</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
	<i>Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Section.
<i>Roads Act 1993</i>	<i>Consent to: (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act. Gregadoo East Road is an unclassified regional road, categorised under WWCC as sub-arterial.
<i>Rural Fires Act 1997</i>	<i>Authorisation under section 100b in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.
<i>Water Management Act 2000</i>	<i>Water use approval, water management work approval or activity approval under part 3 of chapter 3</i>	Not Applicable, proposal does not meet criteria for consideration as integrated development under this Act.

6.1.2 Biodiversity Conservation Act 2016 No 63

The subject site is not within a Biocertified Area of the WWLEP 2010, therefore the site is subject to the Biodiversity Conservation Act 2016.

The proposal has been measured against Part 7 Division 1 Section 7.2. The proposal is not likely to significantly affect threatened species. It is important to note that a BE provides the flexibility of building location and does not specify clearing of the land. No clearing of the land is proposed with this application and will be subject to a subsequent DA for the residential dwelling and associated buildings. A general area was selected for the purpose of generating the below report extracts.

Development or activity is likely to significantly affect threatened species if:

- *it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in Section 7.3*

Applying the biodiversity test concludes that the proposed development is not likely to significantly affect threatened species or ecological communities, or their habitats.

- *the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values*

The development does not exceed the Biodiversity Offset Scheme Entry Threshold. See Threshold Report below.

Date of Report Generation		11/03/2024 4:37 PM
1. Biodiversity Values (BV) Map - Results Summary (Biodiversity Conservation Regulation Section 7.3)		
1.1	Does the development Footprint intersect with BV mapping?	no
1.2	Was ALL BV Mapping within the development footprint added in the last 90 days? (dark purple mapping only, no light purple mapping present)	no
1.3	Date of expiry of dark purple 90 day mapping	N/A
1.4	Is the Biodiversity Values Map threshold exceeded?	no
2. Area Clearing Threshold - Results Summary (Biodiversity Conservation Regulation Section 7.2)		
2.1	Size of the development or clearing footprint	16,430.2 sqm
2.2	Native Vegetation Area Clearing Estimate (NVACE) (within development/clearing footprint)	75.1 sqm
2.3	Method for determining Minimum Lot Size	LEP
2.4	Minimum Lot Size (10,000sqm = 1ha)	2,000,000 sqm
2.5	Area Clearing Threshold (10,000sqm = 1ha)	10,000 sqm
2.6	Does the estimate exceed the Area Clearing Threshold? (NVACE results are an estimate and can be reviewed using the Guidance)	no
REPORT RESULT: Is the Biodiversity Offset Scheme (BOS) Threshold exceeded for the proposed development footprint area? (Your local council will determine if a BDAR is required)		no

Figure 10: Biodiversity Values Threshold Result Summary (Source: DP&E 2024)

- *it is carried out in a declared area of outstanding biodiversity value*

The development is not within a declared area of outstanding biodiversity value. See the Biodiversity Values Map below.

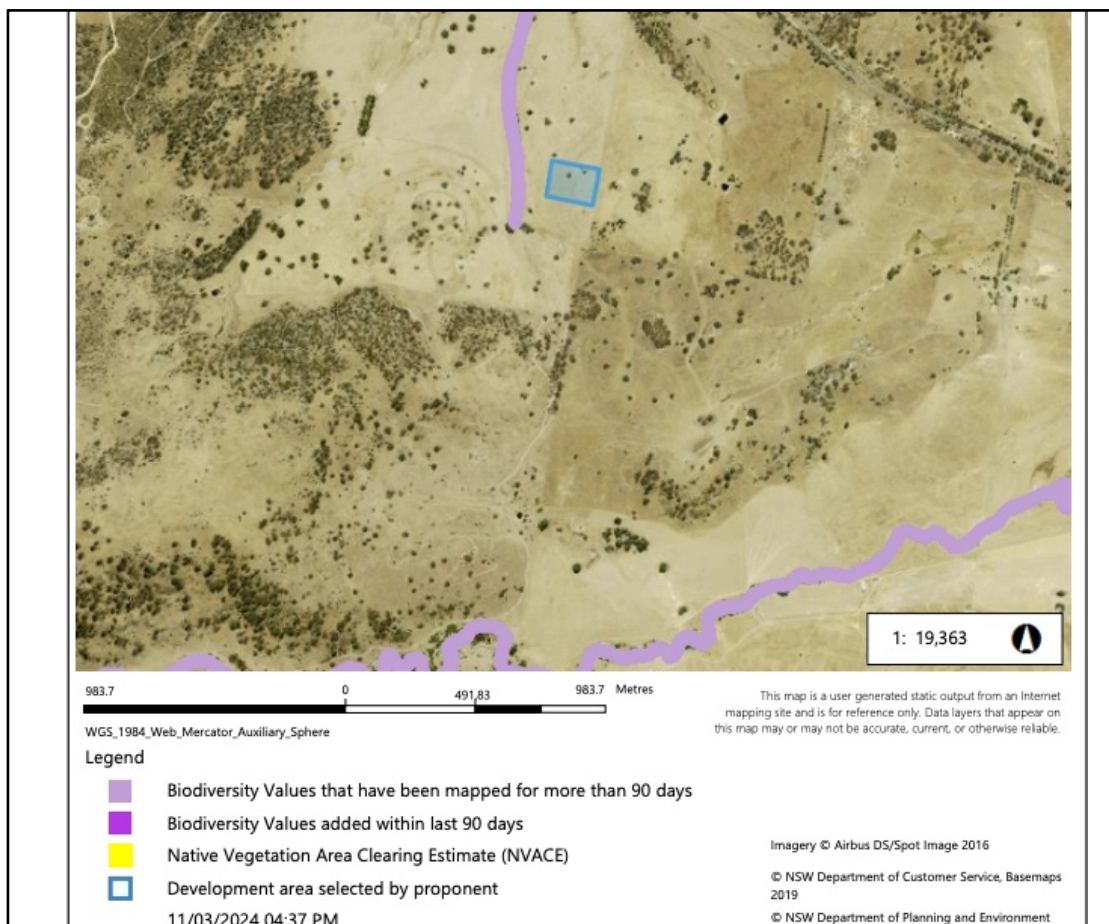


Figure 11: Biodiversity Values Map (Source: DP&E 2024)

6.2 State Environmental Planning Policies

The State Environmental Planning Policies applicable to this site, as listed by the NSW Planning Portal, are outlined in the table below.

Table 6: SEPPs Applying to the Land and Proposal

SEPP Applicability to the Proposal	
SEPP	Comments
SEPP (Biodiversity and Conservation) 2021	Applicable, not relevant.
SEPP (Exempt and Complying Development Codes) 2008	Applicable, and relevant. See below for further discussion.
SEPP (Housing) 2021	Applicable, not relevant.
SEPP (Industry and Employment) 2021	Applicable, not relevant.
SEPP (Planning Systems) 2021	Applicable, not relevant.
SEPP (Primary Production) 2021	Applicable, not relevant.
SEPP (Resilience and Hazards) 2021	Relevant. Chapter 4 Remediation of land matters to be considered for all developments. See further discussion below.
SEPP (Resources and Energy) 2021	Applicable, not relevant.
SEPP (Sustainable Buildings) 2022	Applicable, not relevant.
SEPP (Transport and Infrastructure) 2021	Applicable, not relevant.

6.2.1 SEPP (Exempt and Complying Development Codes) 2008

A boundary adjustment or realignment of boundaries falls within the definition of a subdivision under the LEP. Subdivisions, including realignment of boundaries, are development specific for this code.

The following information is provided to assist.

Table 7: Subdivision 38 - Subdivision

Subdivision 38 - Subdivision	
Clause	Comments
a) widening a public road	N/A
b) a realignment of boundaries—	
(i) that is not carried out in relation to land on which a heritage item or draft heritage item is situated, and	Satisfied, the heritage item is located on Lot 5 which does not involve the boundary realignment.
(ii) that will not create additional lots or increase the number of lots with a dwelling entitlement or increase the opportunity for additional dwellings, and	Satisfied, the boundary realignment will not create additional lots, increase the number of lots with a dwelling entitlement or increase the opportunity for additional dwellings.
(iii) that will not result in any lot that is smaller than the minimum size specified in an environmental planning instrument in relation to the land concerned (other than a lot that was already smaller than that minimum size), and	Satisfied, Lot 6 is already smaller than the minimum lot size.
(iv) that will not adversely affect the provision of existing services on a lot, and	Satisfied, provisions of existing services will not be affected.
(v) that will not result in any increased fire risk to existing buildings, and	Satisfied, existing buildings are situated away from the proposed building alignment.
(vi) if located in Zone RU1, RU2, RU3, RU4, RU6, C1, C2, C3 or C4—that will not result in more than a minor change in the area of any lot, and	Satisfied, the proposal will not result in more than a minor change in the area.
(vii) if located in any other zone—that will not result in a change in the area of any lot by more than 10%,	N/A.
c) (Repealed)	N/A
d) rectifying an encroachment on a lot,	N/A
e) creating a public reserve,	N/A
f) excising from a lot land that is, or is intended to be, used for public purposes, including drainage purposes, rural fire brigade or other emergency service purposes or public toilets.	N/A

6.2.2 SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land

Consideration of site contamination is a statutory requirement when considering development applications. Relevant guidelines prepared under State Environmental Planning Policy (Resilience and Hazards) 2021 (Chapter 4) provide an outline of matters to be considered in this respect.

The history of land use of the subject land needs to be considered as an indicator of whether land contamination is a potential issue. Where there is no reason to suspect contamination after acting substantially in accordance with the Contaminated Land Planning Guidelines, the proposal may be processed in the usual way. However, where there is an indication that the land is, or may be, contaminated, the appropriate procedures outlined in the Contaminated Land Planning Guidelines should be followed.

The following information is provided to assist in an initial evaluation of the proposal in relation to site contamination.

Table 8: Contaminated Land Consideration – Initial Evaluation Data

Initial Evaluation Data	
Consideration of readily available information:	Response
<i>g) current zoning</i>	RU1 and RU2
<i>h) permissible uses</i>	See relevant section below.
<i>i) records from previous rezonings or rezoning requests</i>	Noted.
<i>i. history of land uses including:</i>	Agricultural including grazing and cropping practices.
<i>ii. development applications & building applications</i>	See list above.
<i>j) aerial photo history</i>	See relevant photos included in this report.
<i>k) property file information & site owner information</i>	Historical information on previous development and building approvals were based on client and available information.
<i>l) knowledge of council staff</i>	To be determined by Council during its initial evaluation of the proposal.
<i>m) adjoining property information</i>	Similar agricultural land including grazing and cropping practices.
<i>n) site inspection information including photographs</i>	See below
Checklist questions (from Managing Land Contamination Guidelines)	Response
<i>a) Are there any previous contaminated land investigations available for the site? If so, what were the results?</i>	No.
<i>b) Is there any history of activities, as listed in Table 1 of the Guidelines, on the land, past or present?</i>	Yes, currently used for agricultural purposes.
<i>c) Was the land at any time zoned for industrial, agricultural or defence purposes?</i>	Yes, as above.
<i>d) Is there any history of licences, past or present, regulating the use of activities listed Table 1 of Guidelines over the land?</i>	No.
<i>e) Are there any land use restrictions on the land relating to possible contamination (eg EPA or other authority)?</i>	No.
<i>f) Does site inspection data suggest a history of any activities listed in Table 1 of Guidelines?</i>	Yes, as above.
<i>g) Is there any information concerning contamination impacts on land immediately adjacent the site that could affect the site?</i>	No.



Figure 12: Site Photos (Source: SP 2022)



Figure 13: Site Photos (Source: SP 2022)



Figure 14: Site Photos (Source: SP 2022)

The subject site is not listed in Council records as potentially contaminated and no potentially contaminating activities have occurred on the site according to all available historical data. A site inspection did not reveal any potential contamination issues on the site.

Based on the information available and presented in the table above, there is no reason to suspect contamination exists on the subject land. It is considered that no further investigation is required, and the proposal may be considered and determined accordingly.

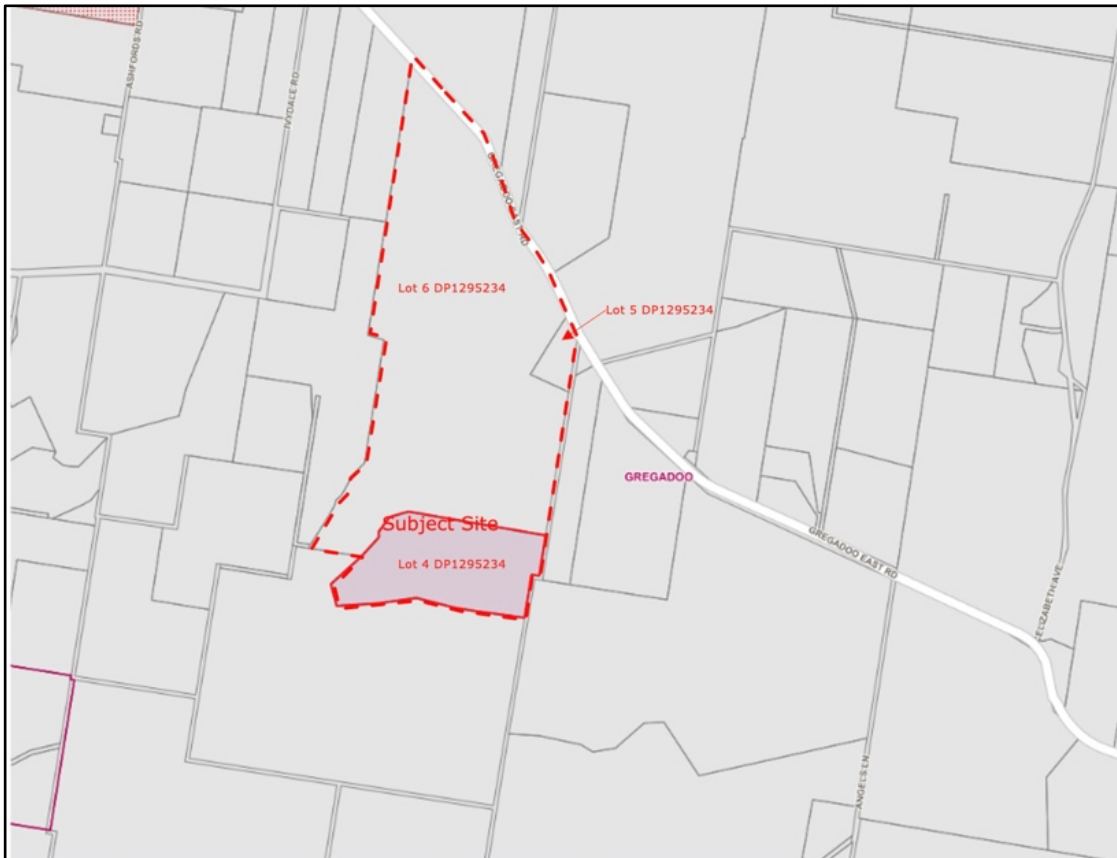


Figure 15: Potentially Contaminated Register Mapping (Source: WWCCGIS 2024)

6.3 Wagga Wagga Local Environmental Plan (LEP) 2010

The site is subject to the provisions of Wagga Wagga Local Environmental Plan 2010 (the LEP).

The particular aims of the LEP are:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
- (a) to optimise the management and use of resources and ensure that choices and opportunities in relation to those resources remain for future generations,

- (b) to promote development that is consistent with the principles of ecologically sustainable development and the management of climate change,
- (c) to promote the sustainability of the natural attributes of Wagga Wagga, avoid or minimise impacts on environmental values and protect environmentally sensitive areas,
- (d) to co-ordinate development with the provision of public infrastructure and services.

The proposal satisfies these aims providing a sustainable development on serviced and appropriately zoned land. The development will avoid impacts on environmentally sensitive areas and localities, and provide a facility for the social and economic benefit of the local and wider community. Discussion on applicable sections of the LEP is provided below.

6.3.1 Land Use Zoning

The subject land is zoned RU1 Primary Production and RU2 under the provisions of the LEP, as shown in the figure below.

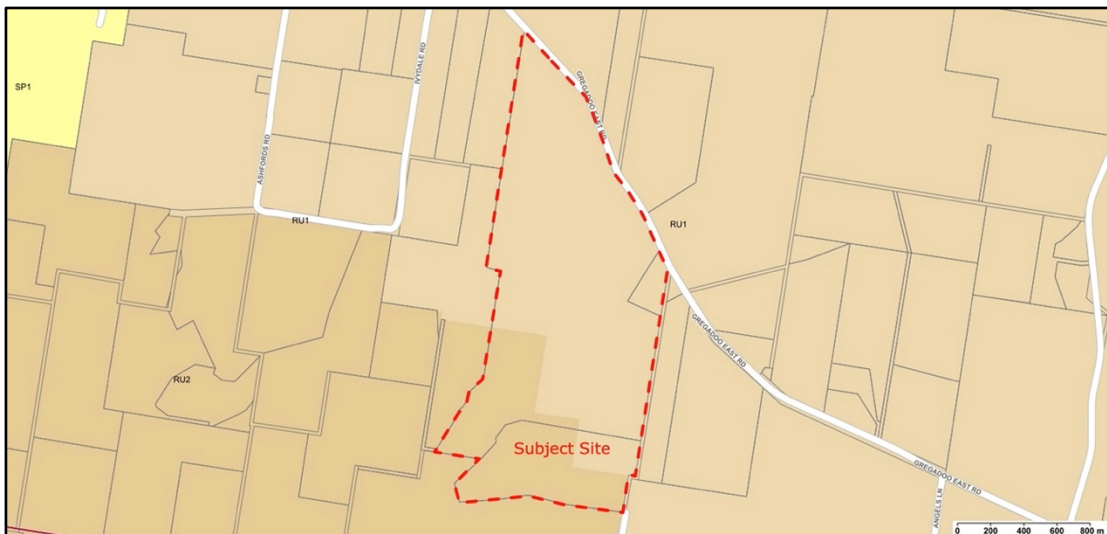


Figure 16: Land Zoning Map (Source: WWCCGIS & SP 2024)

6.3.2 Permissibility

A boundary adjustment or realignment of boundaries falls within the definition of a subdivision under the LEP. Subdivisions, including realignment of boundaries, are development specific as described above. No further discussion is required to facilitate this aspect of the development.

The Zone Objectives are considered in the table below:

Table 9: Relevant LEP 2010 Zone Objectives

LEP 2010 – RU1	
Objective	Comments
<i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i>	Consistent. The proposal will not restrict the use of the land and will allow the continuation of sustainable primary industry production.
<i>To encourage diversity in primary industry enterprises and systems appropriate for the area.</i>	Consistent. The proposal will not restrict the use of the land and will allow the continuation of sustainable primary industry production.
<i>To minimise the fragmentation and alienation of resource lands.</i>	Consistent. The proposal will allow for an improved and better suited BE, closer to the access point to the site, reducing traffic and further fragmenting the land by unnecessary access road.
<i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>	Consistent. The proposal will not restrict the use of the land and will allow the continuation of sustainable primary industry production.
<i>To foster strong, sustainable rural community lifestyles.</i>	Consistent. The proposal will allow for an additional family to reside in the rural community.

LEP 2010 – RU1	
Objective	Comments
<i>To maintain the rural landscape character of the land.</i>	Consistent. The proposal will not restrict the use of the land and will allow the continuation of sustainable primary industry production. The proposed relocation of the BE will not limit or reduce the rural landscape character.
<i>To allow tourist and visitor accommodation only where it is in association with agricultural activities.</i>	Not applicable.

Table 10: Relevant LEP 2010 Zone Objectives

LEP 2010 – RU2	
Objective	Comments
<i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i>	Consistent. The proposal will not restrict the use of the land and will allow the continuation of sustainable primary industry production and will maintain the natural resource base.
<i>To maintain the rural landscape character of the land.</i>	Consistent. The proposal will not restrict the use of the land and will allow the continuation of sustainable primary industry production. The proposed relocation of the BE will not limit or reduce the rural landscape character.
<i>To provide for a range of compatible land uses, including extensive agriculture.</i>	Consistent. The proposal will not restrict the use of the land and will allow the continuation of sustainable primary industry production.

6.3.3 Variation

No variations to the LEP are required to facilitate the proposed development.

6.3.4 Consideration of Relevant LEP Clauses

In addition to LEP2010 clauses contained in Part 1 (Aims) and Part 2 (Permissibility) discussed above, the following other clauses have been considered in relation to this development proposal:

Table 11: WWLEP 2010 Relevant Clauses - Consideration Summary

WWLEP 2010 Relevant Clause	Comment
Part 3 – Exempt and complying development	
3.1 – 3.3	Noted.
Part 4 – Principal development standards	
4.1 – 4.6	Not applicable.
4.6A Boundary changes between lots in certain rural zones	Noted. Boundary realignment, as discussed above, falls under the Code SEPP as exempt development. It is noted that the boundary change is also permissible under this clause as the boundary realignment will not increase the number of lots, increase the number of dwellings that may be erected, or have an area of less than 5ha.
Part 5 – Miscellaneous provisions	
5.1 – 5.2	Not applicable.
5.3 – Development near zone boundaries	Applicable, see discussion below.
5.4 – 5.25	Not applicable.
Part 6 – Urban release areas	
6.1 – 6.5	Not applicable.
Part 7 – Additional local provisions	
7.1 – 7.13	Not applicable.
7.3 Biodiversity	Applicable, see discussion below.
7.4	Not applicable.
7.5 – Riparian lands and waterways	Applicable, see discussion below.
7.6 – 7.13	Not applicable.

Where indicated as applicable, the relevant clause subject matter is discussed and considered in further detail below.

6.3.5 Development near zone boundaries – LEP Clause 5.3

The objective of this clause is:

to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.

The clause is relevant to the consent authority due to the development being within, and adjoining, land zoned RU1 and RU2.

See previous discussion for further details.

6.3.6 Biodiversity – LEP Clause 7.3

The objectives of this clause are to protect, maintain or improve the diversity of the native vegetation, including:

- (a) protecting biological diversity of native flora and fauna, and
- (a) protecting the ecological processes necessary for their continued existence, and
- (b) encouraging the recovery of threatened species, communities or populations and their habitats.



Figure 17: Biodiversity Sensitivity Map (Source: WWCCGIS 2024)

The proposed relocation of the BE and access will provide an improved building location, as well as assisting with minimising the impact to the natural environment by reducing access over higher valued biodiversity valued land.

6.3.7 Riparian lands and waterways – LEP Clause 7.5

The objectives of this Clause are:

- (a) water quality within waterways, and
- (b) stability of the bed and banks of waterways, and
- (c) aquatic and riparian habitats, and
- (d) ecological processes within waterways and riparian areas, and
- (e) threatened aquatic species, communities, populations and their habitats, and
- (f) scenic and cultural heritage values of waterways and riparian areas, and
- (g) catchment protection to prevent increased sediment loads and stream bank erosion from entering lakes, rivers and waterways.

The clause is relevant to the consent authority by identifying matters that it must be satisfied with in order to grant development consent.

The proposal has considered various relevant and appropriate environmental planning matters, as has been outlined and discussed in this SEE document.

Table 12: Consideration of LEP Clause 7.5 Provisions

Relevant 7.5 Provisions	Response
<p>(4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development is consistent with the objectives of this clause and—</p> <p>(a) the development is designed, sited and managed to avoid any potential adverse environmental impact, or</p> <p>(b) if a potential adverse impact cannot be avoided, the development—</p> <p>(i) is designed and sited so as to have minimum adverse impact, and</p> <p>(ii) incorporates effective measures so as to have minimal adverse impact, and</p> <p>(iii) mitigates any adverse impact through the restoration of any existing disturbed area on the land.</p>	<p>The SEE includes all relevant information to enable assessment of the proposal including plans.</p> <p>Satisfied, the proposal involves the relocation of the BE and access point to Gregadoo East Road which will result in an improved design and therefore provide less of a strain to the mapped area due to decreasing the need to cross existing waterways and valued agricultural land.</p> <p>N/A, proposed development will assist with decreasing any adverse impact to the land.</p>



Figure 18: Riparian Lands and Waterways Sensitivity Map (Source: WWCCGIS 2024)

6.4 Wagga Wagga Development Control Plan 2010 (DCP)

Sections 2, 3, 4, 5 and 8 of the Wagga Wagga Development Control Plan (DCP) 2010 are relevant to the proposed development and are considered in the Table below.

Table 13: Relevant DCP 2010 Controls

Section 2: Controls That Apply to All Development		
Clause	Objective/Control	Comments
2.1 Vehicle Access and Movements	<i>C1: Access should be from an alternative secondary frontage or other non-arterial road where possible.</i>	Not applicable, no alternative frontages are available. Proposed access to Gregadoo East Road will allow for increased property security, allowing the residents of Lot 5 to secure their property whilst limiting Lot 4 occupants to the eastern boundary.
	<i>C2: A Traffic Impact Study may be required where adverse local traffic</i>	Not applicable.

	<i>impacts may result from the development. The traffic impact study is to include the suitability of the proposal in terms of the design and location of the proposed access, and the likely nature, volume or frequency of traffic to be generated by the development.</i>	
	<i>C3: Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.</i>	Satisfied.
	<i>C4: Provide adequate areas for loading and unloading of goods on site. The loading space and facilities are to be appropriate to the scale of development.</i>	Satisfied.
	<i>C5: Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.</i>	Satisfied. Relevant rural access driveway standards to be complied with.
	<i>C6: Ensure adequate sight lines for proposed driveways.</i>	Satisfied. The proposal will utilise the existing driveway arrangements to Gregadoo Road.
2.2 Off-street parking	<i>Controls – parking rates C1- C11:</i>	Satisfied. Adequate off-street parking is available.
2.3 Landscaping	<i>Landscape design C1-C6:</i>	Not applicable.
2.4 Signage	<i>General controls for signage and structures C1-C11:</i>	Not applicable.
2.5 Safety and security	<i>C1-C8:</i>	Satisfied where applicable. Proposed access will allow for increased security by removing the need for Lot 4 to travel through the centre of Lots 5 and 6. Separate access points will allow for the separate occupants to implement their own security provisions.
2.6 Erosion and Sediment Control Principles	<i>O1-O4:</i>	Not applicable.
2.7 Development adjoining open space	<i>C1-C4:</i>	Not applicable.
Section 3 - Heritage Conservation		
Clause	Objective/Control	Comments
3.2.4 Development in the vicinity of a heritage item	<i>C1-C2:</i>	Satisfied and noted, access point to be located further away from local heritage item. BE situated a considerable distance from the local heritage item.
Section 4 - Environmental Hazards and Management		
Clause	Objective/Control	Comments
4.1 Bushfire	<i>C1-C2:</i>	Not applicable. To be assessed with future dwelling DA. No building works proposed with this application.
Section 5 - Natural Resource and Landscape Management		
Clause	Objective/Control	Comments
5.4 Land subject to Clauses 7.3, 7.4, 7.5 and 7.6 of the Wagga Wagga Local Environmental Plan 2010	<i>Land identified as "Biodiversity" on the Terrestrial Biodiversity Map (WWLEP 2010 Clause 7.3) C2: Where impacts are likely an application for development consent on land identified as "Biodiversity" on the Terrestrial Biodiversity Map shall address the following matters: (a) identification of any potential adverse impact of the proposed development on any of the following: (i) a native vegetation community, (ii) the habitat of any threatened species, population or ecological community,</i>	Satisfied where relevant, no physical impacts are proposed with this application. Future dwelling and associated buildings to be assessed with subsequent DA.

	<p>(iii) a regionally, state or nationally significant species of plant, animal or habitat, (iv) a habitat corridor, (v) a wetland, (vi) the biodiversity values within a reserve, including a road reserve or a stock route, and (b) a description of any proposed measures to be undertaken to ameliorate any such potential adverse impact.</p>	
	<p>C3: Any soil disturbance should be rehabilitated using native grasses and forbs.</p>	Satisfied and noted, as above.
	<p><u>Land identified as "Water" or "Waterway" on the Water Resources Map (WWLEP 2010 Clause 7.5)</u> C6: Where impacts are likely an application for development consent on land identified as "Water" or "Waterway" on the Water Resource Map or situated within 40m of the bank or shore (measured horizontally from the top of the bank or shore), of a waterway on the Water Resource Map shall address the following: Wagga Wagga Development Control Plan 2010 as amended - Section 5 - Natural Resource and Landscape Management Page 16 of 16 Version 27 (a) identification of any potential adverse impact on any of the following: (i) water quality within the waterway, (ii) aquatic and riparian habitats and ecosystems, (iii) stability of the bed, shore and banks of the waterway, (iv) the free passage of fish and other aquatic organisms within or along the waterway, (v) habitat of any threatened species, population or ecological community, (b) the likelihood that the development will increase water extraction from the waterway for domestic or stock use and the potential impact of any extraction on the waterway, (c) a description of all proposed measures that may be undertaken to ameliorate any potential adverse impact.</p>	Satisfied and noted, as above.
	<p>C7: The construction of septic systems is to be consistent with the "Environment and Health Protection Guidelines - On-site Sewerage Management for Single Households", 1998.</p>	Not applicable. To be assessed with subsequent dwelling application.
Section 8 – Rural Development		
Clause	Objective/Control	Comments
8.1 Development in rural areas	<p><u>Controls</u> C1: Uses are to be compatible with the character of the locality in terms of buildings, structures and the nature of operations.</p>	Satisfied, no changes proposed.
	<p>C2: Provide adequate buffer areas and setbacks to minimise potential conflicts with adjoining lawful land uses. Where</p>	Satisfied, a 50m buffer between the proposed BE and lot boundary is proposed.

	<i>there is potential for a conflict between land uses, priority will be given to the existing productive use.</i>	
	<i>C3: Use landscaping and other screening options to help integrate new uses and developments into the rural landscape.</i>	Satisfied. The proposed development will incorporate natural landscaping on the boundaries with adjoining properties.
	<i>C4: Uses must be capable of operating within capacities of available existing services.</i>	Satisfied.
	<i>C5: Provide adequate facilities for additional traffic in terms of vehicle access and movements, parking areas, and loading and unloading of goods.</i>	Satisfied.
	<i>C6: In the case of larger projects Council may require the applicant to demonstrate that the roads in the locality are of satisfactory construction and condition to accommodate the size, weight and volume of vehicles that could be generated by the use, and that the local traffic conditions are suitable.</i>	Not applicable.
	<i>C7: Provide satisfactory arrangements for storage and disposal of waste.</i>	Not applicable.
	<u>Rural buffers and land use conflicts</u> <i>C8: Locate dwellings to minimise conflicts with activities associated with primary production, so as to not interfere with the ability to farm adjoining or adjacent land.</i>	Satisfied, a 50m buffer between the proposed BE and lot boundary is proposed.
	<i>C9: A dwelling house and all ancillary development on a lot in the following zones must have a setback from the boundary with a primary road that is not a classified road of at least the following: (a) If the lot is in Zone RU1, RU2 or RU6 – 50m</i>	Not applicable to proposal, no dwelling or ancillary development proposed. For future application, Council should take into consideration, the 50m buffer between the proposed BE and lot boundary proposed as part of this application. No primary road is to be located within close proximity to the BE.
	<i>C10 A dwelling house and all ancillary development on a corner lot must have a setback from a boundary with a secondary road that is not a classified road of at least the following: (a) If the lot is in Zone RU1, RU2 or RU6 – 10m</i>	Not applicable.
	<i>C11 A dwelling house must have a setback of at least 250m from a boundary with adjoining land being used for any of the following: (i) Forestry (ii) Intensive livestock agriculture (iii) Intensive plant agriculture (iv) Mines and extractive industries (v) Railway lines (vi) Rural industries</i>	Not applicable.
	<i>C12 Variations to the minimum setback can be considered where it can be shown that the agricultural potential of the land will be protected taking into account alternative measures such as landscaping or other relevant factors.</i>	Noted.

6.4.1 Variations

There are no DCP variations required as part of the proposed development.

6.5 Other Relevant s4.15 Matters for Consideration

- *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority.....:*

There are no known proposed instruments applicable to the development proposal.

- *any planning agreement:*

There are no known planning agreements applicable to the development proposal.

- *the suitability of the site for the development...:*

Based on the above discussion, the site is considered suitable for the development.

- *any submissions:*

Council will undertake appropriate public consultation and consider any submissions accordingly.

- *the public interest ...:*

The public interest is supported with this application as the proposal is in accordance with the publicly endorsed planning policies and guidelines to ensure compatible and sustainable development on this site and within the future desired character of the locality.

7 ENVIRONMENTAL IMPACT ASSESSMENT

7.1 Site and Locality Analysis

The subject site is located on the southern side of Gregadoo East Road. with a total of 1.677km of street frontage. 1153 Gregadoo East Road does not have direct street frontage, with current ROW access arrangements through 1149 and 1173 Gregadoo East Road, as detailed in the current s88B Instrument and Deposited Plan. The combined subject site encompasses an area of 229.18ha. Proposed access arrangements for the site include the relocation of the ROW to allow access for Lot 4 occupants to Gregadoo East Road along the eastern boundary of Lot 5 which would allow for separate entry points to allow improvements to site security and decrease any conflicts due to accessing private property.



Figure 19: Photo of Site (Source: SP 2022)

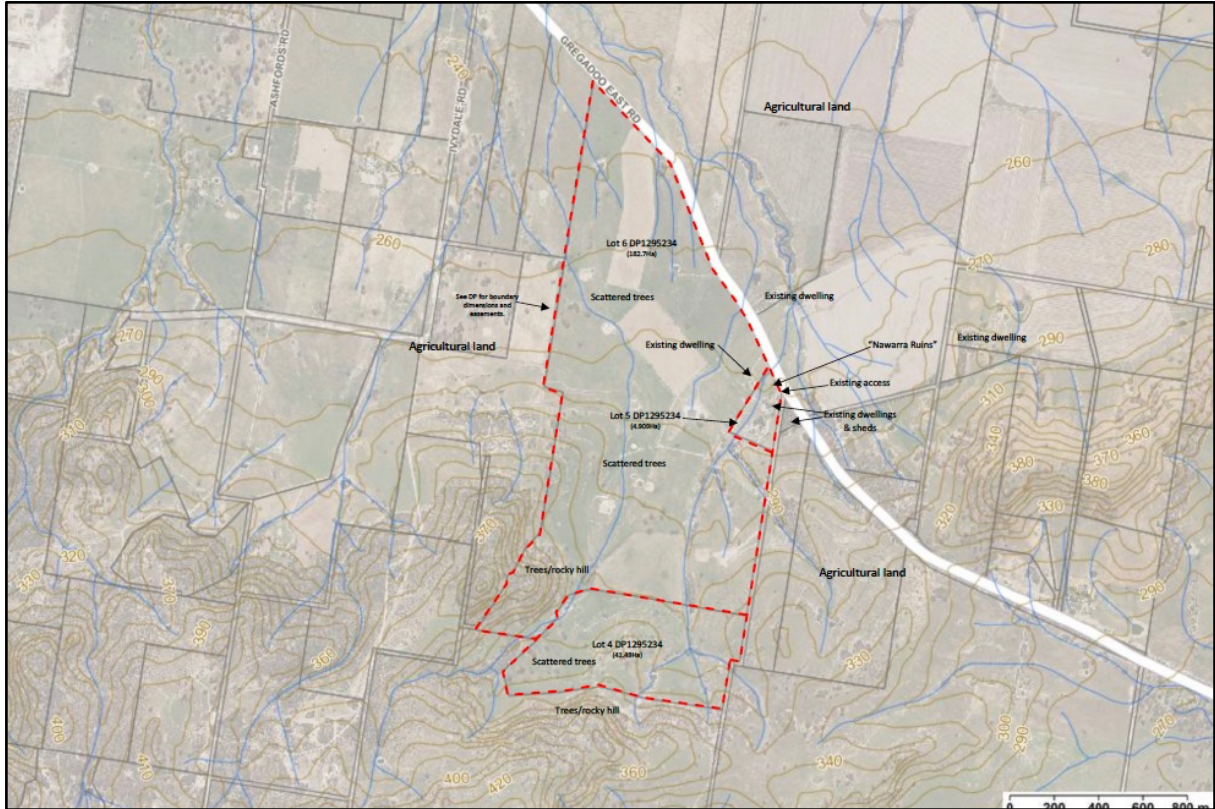


Figure 20: Extract from Site Analysis Plan (Source: SP 2024)

7.2 Bushfire

The subject land is subject to bushfire hazard. The proposal will not reduce bushfire hazard reduction. Any future building applications will be subject to further considerations as applicable.



Figure 21: Bushfire Map Extract (Source: WWCCGIS 2024)

7.3 Flooding

The subject land is not subject to flooding.

7.4 Flora and Fauna

The subject land has scattered vegetation on site. There will be no detrimental impact on local flora and fauna from the proposed development due to the nature of the proposal. The below extract shown no recorded sightings of engendered populations.

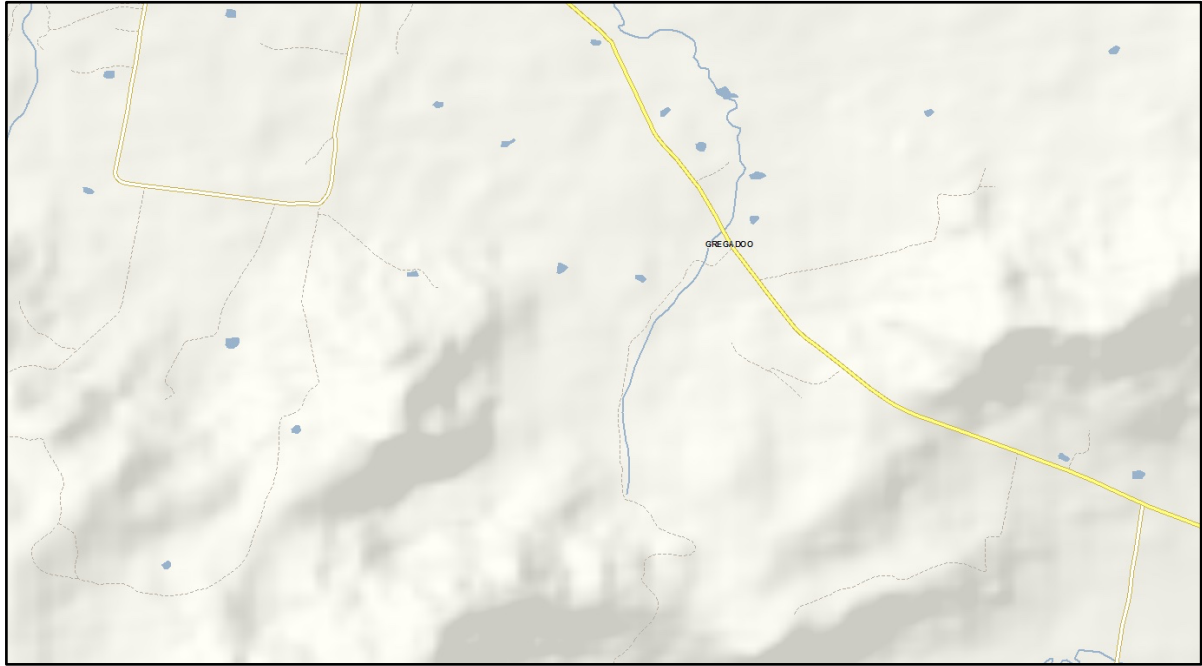


Figure 22: Wildlife Atlas Map (Source: OEH Wildlife Atlas 2024)

7.5 Natural Resources Sensitivity

The subject land is mapped as sensitive to Biodiversity and Riparian Lands & Waterways as shown below. Refer to discussion within this report for further details.



Figure 23: Biodiversity Sensitivity Map (Source: WWCCGIS 2024)



Figure 24: Riparian Lands & Waterways Sensitivity Map (Source: WWCCGIS 2024)

7.6 Cultural and Heritage Conservation

Heritage item I71 is located at 1149 Gregadoo East Road and is of local significance. Item I71 is mapped on the site, as shown in the below figure. The listing relates to the remaining stone ruin which once was a selectors cottage. The proposed relocation of the BE will be located more than 1km from the listed heritage item and so it is therefore considered to not have an adverse impact on the fabric, setting or views to the item. The proposed relocation of access to Gregadoo East Road will be located further southeast to the current access point and will also result in less of an impact to the heritage item.

A three-lot subdivision has occurred since the latest map update, and as a result, the heritage mapping – Sheet HER_004, has not been revised to exclude Lots 4 and 6.

The site is not located within a heritage conservation area.

No further consideration is required at this stage.

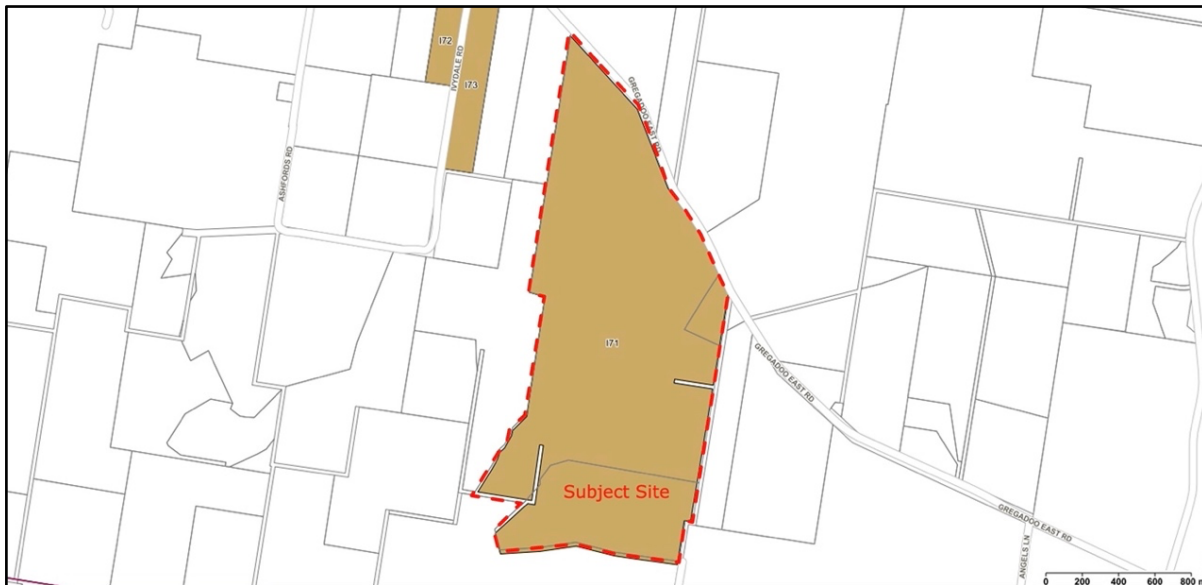


Figure 25: Heritage Map (Source: WWCCGIS & SP 2024)

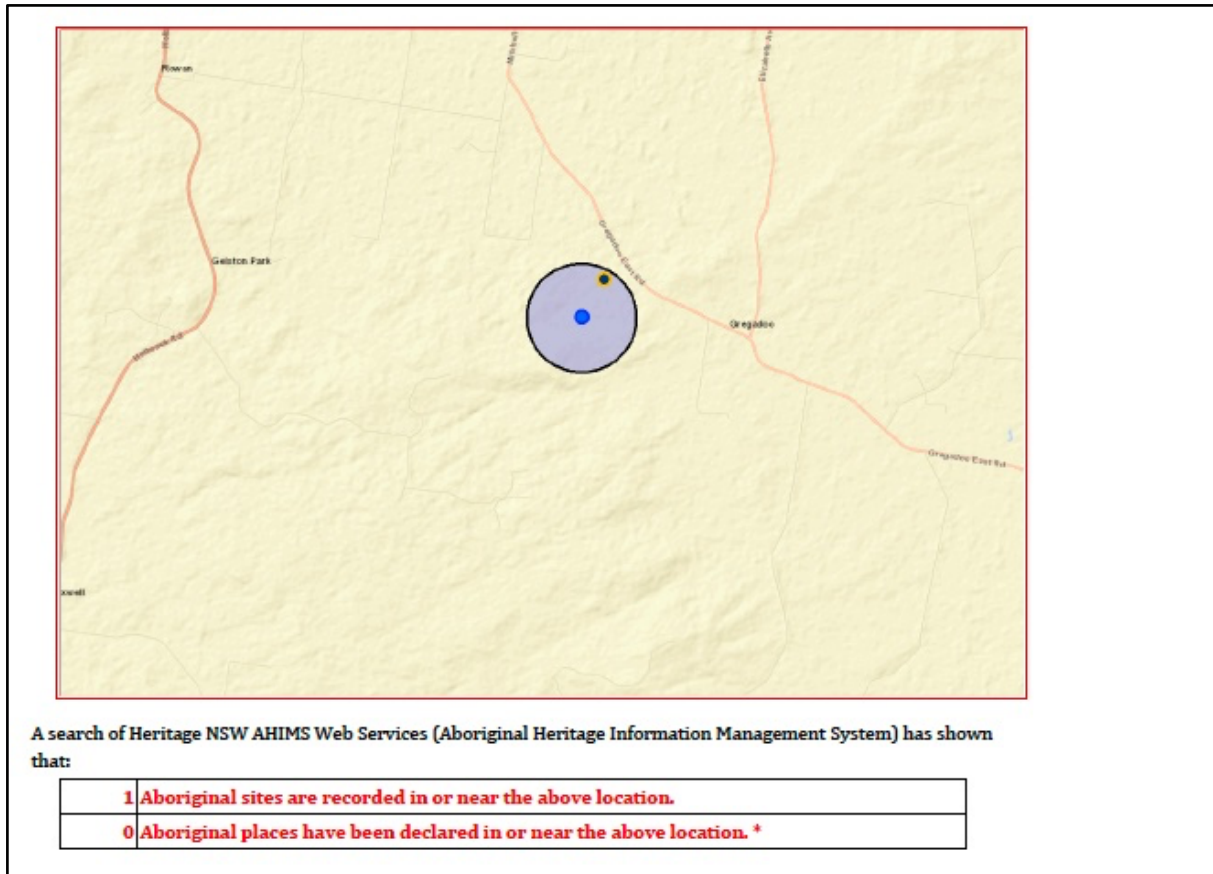


Figure 26: AHIMS Search Extract (Source: OEH 2024)

An AHIMS search extract is shown above, which confirms that within 1000m of the site, there is an aboriginal site recorded in or near the near above location. No aboriginal places have been declared.

In accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (DECCW2010)*, generic due diligence process, the following information is provided:

Will the activity disturb the ground surface or any culturally modified trees?

- Yes, the development proposed will disturb the ground surface due to establishing the site access off Gregadoo East Road, however will have no impact on any known culturally modified trees.

Are there any:

a) relevant confirmed site records or other associated landscape feature information on AHIMS?

- Yes (see AHIMS search as discussed above).

b) any other sources of information of which a person is already aware?

- No, there are no other known sources of information as determined via Council records and information available to the applicant.

c) landscape features that are likely to indicate presence of Aboriginal objects?

- No, there are no landscape features in the locality that would indicate the presence of Aboriginal objects.

It is considered that all due diligence requirements have been fulfilled due to the nature of the proposal and minimal physical impacts to the site proposed. An Aboriginal Heritage Impact Permit (AHIP) application is considered to be unnecessary. The development will proceed with caution. If any Aboriginal objects are found, work will be stopped, and relevant authorities notified. If human remains are found, work will be stopped, the site will be secured, and Police and other relevant authorities notified accordingly.

7.7 Statement of Environmental Effects Summary Table

Table 14: Statement of Environmental Effects

Proposed Relocation of Building Envelope and Access – Gregadoo East Road, Gregadoo			
Subject Area	The potential environmental impacts of the development	How the environmental impacts of the development have been identified	The steps taken to protect the environment or to lessen the expected harm to the environment
Context & Setting	Minimal	Visual observation, site and locality analysis	Appreciation of local character, quality design.
Access & Traffic	Minimal	Development data, site plans, client information, TIA	Development in accordance with applicable standards and policies.
Infrastructure	Minimal	Analysis of existing infrastructure and provisions.	Connection to existing services in accordance with the requirements of servicing authorities and applicable standards.
Heritage	Minimal	Local and State policy, local studies.	Design considerations with respect to the conservation area and local character.
Archaeology	Minimal	Local and State policy, local studies.	Due diligence procedures. Proceed with caution and notify any authorities if any artifacts are found.
Land Resources	Minimal	Local knowledge, site records	Appropriate mitigation measures implemented as necessary.
Soils	Minimal	Local records, investigation and available history	Appropriate mitigation measures implemented as necessary.
Air & Microclimate	Minimal	Local knowledge	Appropriate mitigation measures implemented as necessary.
Flora & Fauna	Minimal	Local knowledge, available data.	Not applicable, existing site.
Waste	Minimal	Development proposal information.	Waste disposed of in accordance with legislative guidelines.
Noise	Negligible	Local conditions, NIA	Operations will be in accordance with legislative guidelines.
Natural Hazards	Negligible	Local records.	Site conditions as existing including building floor levels to remain.
Social Impact	Positive	Local policy and knowledge	Not applicable.
Economic Development	Positive	Local records and available history	Not applicable
Design	Positive	Visual assessment. Local policy and knowledge	Site layout and building design, appreciation of local character.
Construction	Minimal	Visual assessment. Local knowledge	Appropriate measures and standards implemented as necessary.

8 CONCLUSION

The proposed relocation of the building envelope and access arrangement of the subject land has been considered in respect of current policy and environmental conditions. It is considered the proposal is justified and permissible, for the following reasons:

- Satisfies State Environmental Planning Policy provisions relevant to the proposal;
- Is permissible under the relevant provisions of the Wagga Wagga Local Environmental Plan 2010 and meets the objectives of the zone, where applicable;
- Satisfies and complies with the relevant provisions of the Wagga Wagga Development Control Plan 2010.
- Will not have an adverse impact on the environment, as discussed in the Statement of Environmental Effects above.
- Will provide an enhanced access way for occupants of Lot 4 which will allow for improved security and decrease the disturbance caused by the current ROW accessing Lots 5 and 6.
- Allow for a more suitable building envelope for future planning of the site, allowing for decreased disturbance of the natural formation of the land as well as decreasing impacts such as cut and fill impacts and erosion to the site.

The proposal is submitted to Council for consideration.

23046: Document History

Revision No.	Date	Authorised By		
		Name/Position	Signature	Notes
Rev 1.0 – Draft	07/03/2024	Rhiana Reardon Assistant Planner	<i>RR</i>	Preliminary draft for internal review
Rev 1.1 – Revised Draft	11/04/24	Patrice McMullen Research Planner	<i>PM</i>	Internal review
Rev 1.2 – Revised Draft	17/04/24	Garry Salvestro Director	<i>GS</i>	Internal review
Rev 2.0 – Final	30/04/24	Rhiana Reardon Assistant Planner	<i>RR</i>	Issued for lodgement



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