



REWARD CHARACTER DESIGNS

BUILDING DESIGN & CREATOR

CONTINUED USE OF UNAPPROVED RURAL FARM SHED

199 DUNNINGS ROAD, BRUCEDALE, NSW, 2650

LOT 1 DP 233097
LOT SIZE - 83.93Ha
LGA: WAGGA WAGGA CITY COUNCIL

DESIGNED FOR:
AARON KITSON

DRAWING SCHEDULE:

NO.	TITLE
A01	SITE PLAN
A02	PARTIAL SITE PLAN

REVISION:

PRELIMINARY. 1	26/03/2024
FINALS.	28/03/2024

DESIGNED: *REWARD CHARACTER DESIGNS*

P 0406 140 093
E info@rcd.net.au

PROJECT AREAS

EXISTING DWELLING - 177.60m²
 EXISTING SHEDS - 156m²

NOTE AREAS ARE APPROX.

TOTAL - 333.60m²

PROPOSED AREA
 PROPOSED SHED - 840m²

TOTAL - 840m²

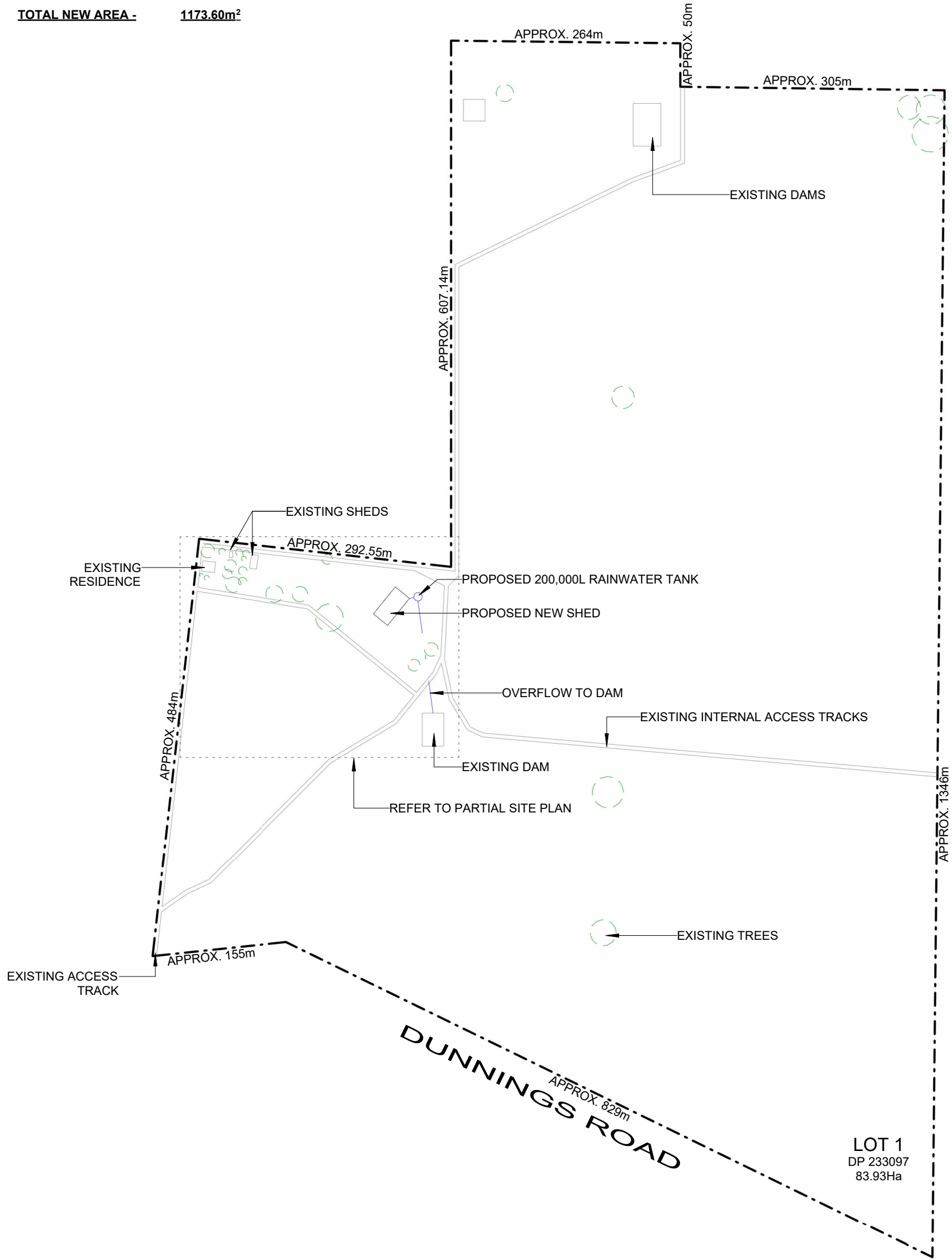
TOTAL NEW AREA - 1173.60m²

SITE COVER

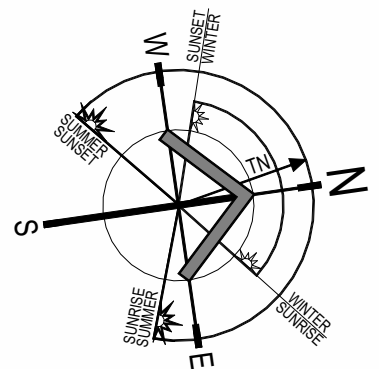
SITE AREA - 83.93Ha
 TOTAL ENCLOSED AREA - (EXTERNAL SIDE OF WALL) 1173.60m²

TOTAL - 1173.60m²

SITE COVERAGE = 0.14%
 SITE COVERAGE MAX = N/A%



SITE PLAN
 SCALE AT A3 1:5000



LOT 1
 DP 233097
 83.93Ha



PROJECT
 CONTINUED USE OF UNAPPROVED RURAL FARM SHED
 199 DUNNINGS ROAD,
 BRUCEDALE, NSW, 2650

DRAWING TITLE
 SITE PLAN
 CLIENT
 AARON KITSON
 DRAWN BY
 GUY WARD
 BUILD BY
 TBC

SCALE
 AS SHOWN
 STATUS
FINALS
 PROJECT ID
 11RCD24
 DATE // TIME
 10/05/2024 7:52:12 AM

DRAWING NO.

A01

BUILDING NOTES

ALL: CONSTRUCTION WORKS ARE TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND ANY RELEVANT AUSTRALIAN STANDARDS OR LOCAL COUNCIL AUTHORITY REQUIREMENTS REFERENCED IN THE PLANS.

BUILDING DESIGN PLANS: ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND PROFESSIONAL ENGINEERING PLANS / MANUFACTURERS PLANS

BUILDER / CONTRACTORS: TO CONFIRM LEVELS AND DIMENSIONS AND ANY OTHER DETAILS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.

BUILDER: TO ENSURE UNDERGROUND SERVICES, PIPES AND CABLES TO BE LOCATED PRIOR TO EXCAVATION WORKS. CALL DIAL BEFORE YOU DIG ON 1100 OR GO TO WWW.1100.COM.AU.

SITE MANAGEMENT: TO COMPLY WITH THE LOCAL COUNCIL AUTHORITY FOR THE SUPPLY/ INSTALL AND MAINTENANCE OF THE FOLLOWING:

- SEDIMENT CONTROL MEASURES
- STABILISED ENTRY POINT
- CONTROLLED RUBBISH AREA
- TOILET FACILITIES

CONCRETE: SLABS AND FOOTINGS ARE TO BE TO ENGINEERS SPECIFICATIONS AND AS 3600

STORMWATER/ SEWER: MUST BE DESIGNED AND INSTALLED TO COMPLY WITH AS/NZS 3500.3 - 2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5 - 2000 (NATIONAL PLUMBING AND DRAINAGE DOMESTIC INSTALLATIONS) & NCC 22 VOL. 1 F1D3 STORMWATER DRAINS

TERMITE PROTECTION: PROVIDE PHYSICAL AND CHEMICAL TERMITE BARRIERS IN ACCORDANCE WITH NCC 22 VOL 1 B1D4 TERMITE RISK MANAGEMENT AND AS 3660.1.

MASONRY: TO BE IN ACCORDANCE WITH AS 3700 (MASONRY STRUCTURES).

ELECTRICAL: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3018 -2001 (ELECTRICAL INSTALLATIONS - DOMESTIC INSTALLATIONS)

INTERNAL WET AREA WATERPROOFING: TO COMPLY WITH AS 3740 - 2010 WATER PROOFING OF DOMESTIC WET AREAS & NCC 22 VOL. 1 F2D2 WET AREA CONSTRUCTION & SPECIFICATION 26.

EXTERNAL WET AREA WATERPROOFING: TO BE IN ACCORDANCE WITH NCC 22 VOL 1 F1D5 EXTERNAL WATERPROOFING MEMBRANES, SYSTEM DESIGN AS PER AS 4654.2

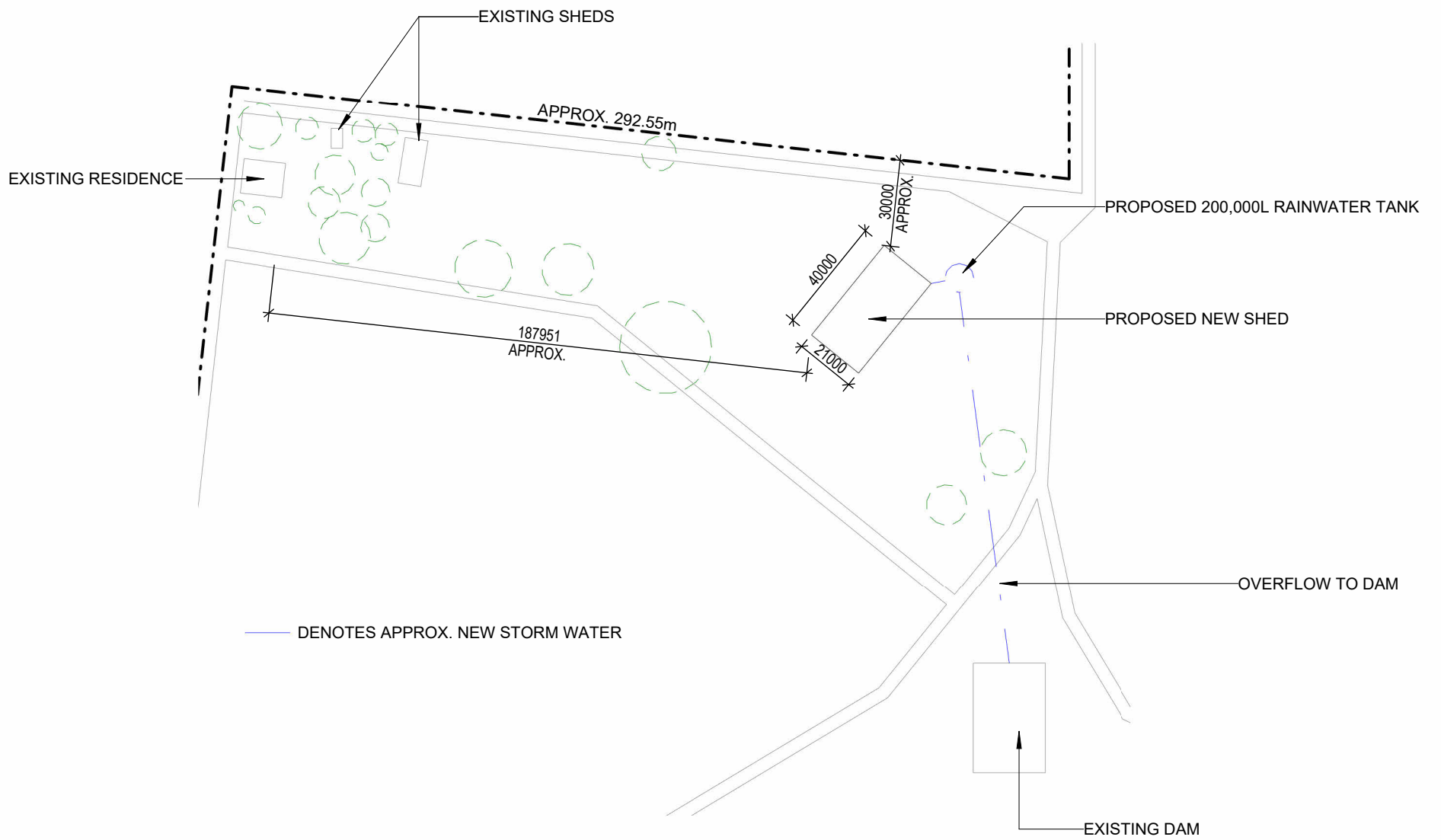
GLAZING: SELECTION AND INSTALLATION TO AS 2047 AND GLASS TYPE AND THICKNESS TO AS 1288. ALL OTHER COMPONENTS TO COMPLY WITH RELATIVE STANDARDS.

TIMBER: STRUCTURAL TIMBER TO COMPLY WITH AS 1684 & TO ENGINEERS DETAILS. DECORATIVE TIMBER FEATURES TO BE AS SELECTED.

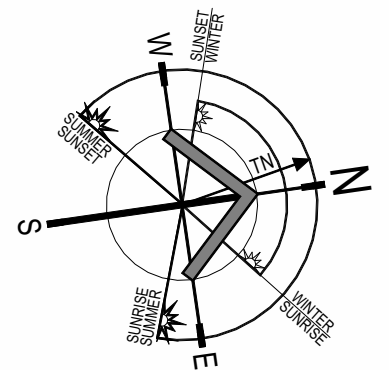
STEEL: REFER TO BUILDING SPECIFICATIONS & ENGINEERS DETAILS.

HAZARDS: ALL CARE IS TO BE TAKEN BY ONSITE CONSTRUCTION WORKERS. RELEVANT QUALIFICATIONS/ INSURANCES / INDUCTIONS ARE TO BE UP TO DATE PRIOR TO COMMENCEMENT OF WORKS. HAZARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- CHEMICALS- E.G PAINTS, SOLVENTS & SEALANTS.
- CONSTRUCTION MATERIALS- E.G TREATED TIMBER, ASBESTOS REMOVAL, INSULATION.
- WORKING AT HEIGHTS.
- WORKING IN CONFINED SPACES.
- DEMOLITION WORKS.



PARTIAL SITE PLAN
SCALE AT A3 1:2000



REWARD CHARACTER
DESIGNS
BUILDING DESIGN & CREATOR

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PROJECT
CONTINUED USE OF UNAPPROVED RURAL FARM SHED

199 DUNNINGS ROAD,
BRUCEDALE, NSW, 2650

DRAWING TITLE
PARTIAL SITE PLAN

CLIENT
AARON KITSON

DRAWN BY
GUY WARD

BUILD BY
TBC

SCALE
AS SHOWN

STATUS
FINALS

PROJECT ID
11RCD24

DATE // TIME
10/05/2024 7:52:14 AM

DRAWING NO.
A02

Development Application

Continued Use of Unapproved Rural Farm Shed

199 Dunnings Rd, Brucedale, NSW 2650

Lot 1, DP 233097

Statement of Environmental Effects

Prepared for Aaron Kitson



		Project Continued Use of Unapproved Rural Farm Shed 199 Dunnings Rd, Brucedale, NSW 2650 Lot 1, DP 233097					
Revision	Date	Prepared By		Checked By		Approved By	
Final	29-03-22	Name	Colby Farmer	Name	Colby Farmer	Name	Aaron Kitson



CAF BUILDING & TOWN PLANNING CONSULTANCY
 COLBY FARMER

Mobile: 0437 663 673
Email: planningbuildingconsultant@yahoo.com
Web: www.cafplanningbuildingconsultancy.com.au

1 INTRODUCTION

1.1 OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared on behalf of Aaron Kitson (the client) to form part of a Development Application (DA) seeking Council's consideration for a continued use approval in relation to a rural farm shed, erected without consent, and located on the land known as 199 Dunnings Road, Brucedale, NSW (the site).

Surrounding properties consist of agricultural land uses, as illustrated in the aerial image of the site and its surrounds provided in [Figure 1](#) below.

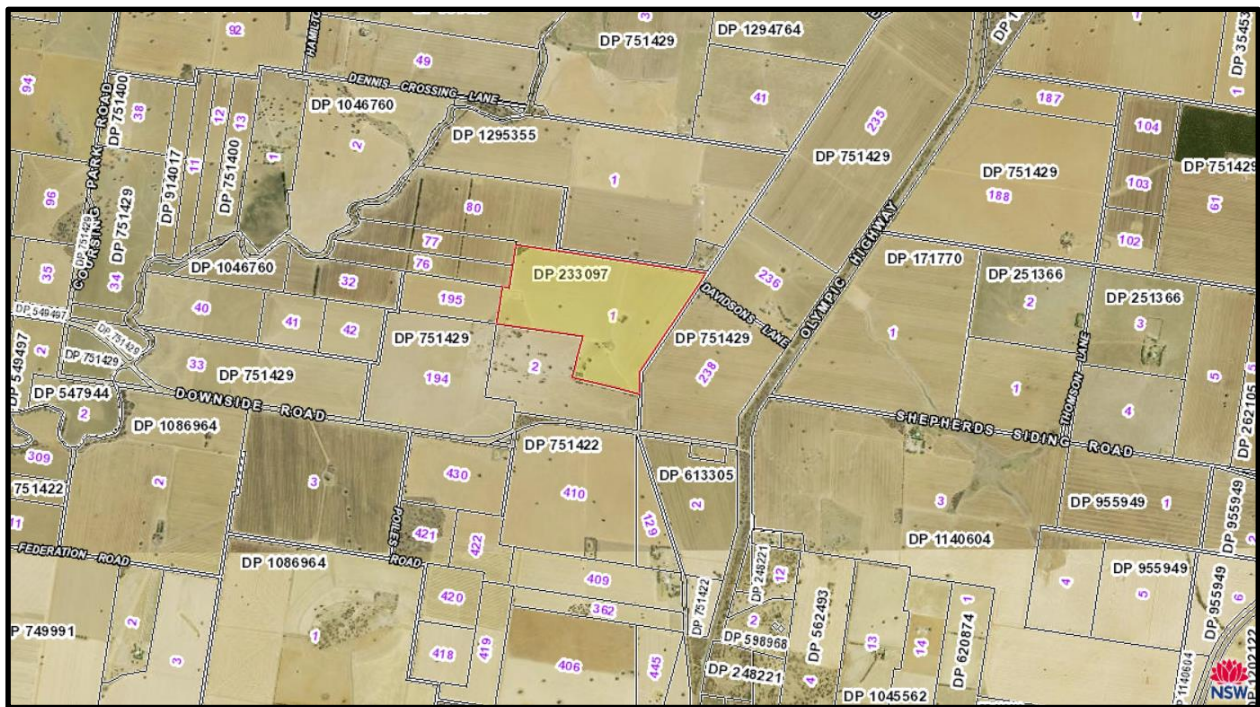


Figure 1 Aerial Image of the Development Site and Surrounds (Source: Six Maps)

The development site is irregular in shape, has frontage to Dunnings Road and is zoned RU1 Primary Production under the provisions of the Wagga Wagga Local Environmental Plan 2010 (WWLEP). Surrounding and adjoining lots are also zoned RU1 Primary Production.

It is considered that the proposed development is compatible with existing and surrounding development and will have no adverse impacts on adjoining allotments or the locality. The proposal will not adversely alter or detract from existing agricultural land uses being conducted on adjoining land, or the rural amenity or character of the locality.

The proposed development is considered to be in accordance with relevant statutory and non-statutory planning provisions contained within the Wagga Wagga Local Environmental Plan 2010 and the Wagga Wagga Development Control Plan 2010.

The development application is accompanied by:

- Completed Wagga Wagga City Council Development Application Checklist;
- Site Plan;
- Shed Plans;
- Structural Certification for the Existing Unapproved Rural Shed.

It is considered that the development is permissible with consent, subject to a merits assessment.

1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the development application relates to and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

2 DESCRIPTION

2.1 DEVELOPMENT SITE AND LOCALITY

The development site is known as 199 Dunnings Road, Bruce Dale and is legally described as Lot 1, DP 233097. The site is irregular in shape and incorporates an area of 83.93 Ha, as shown in [Figure 2](#) below.

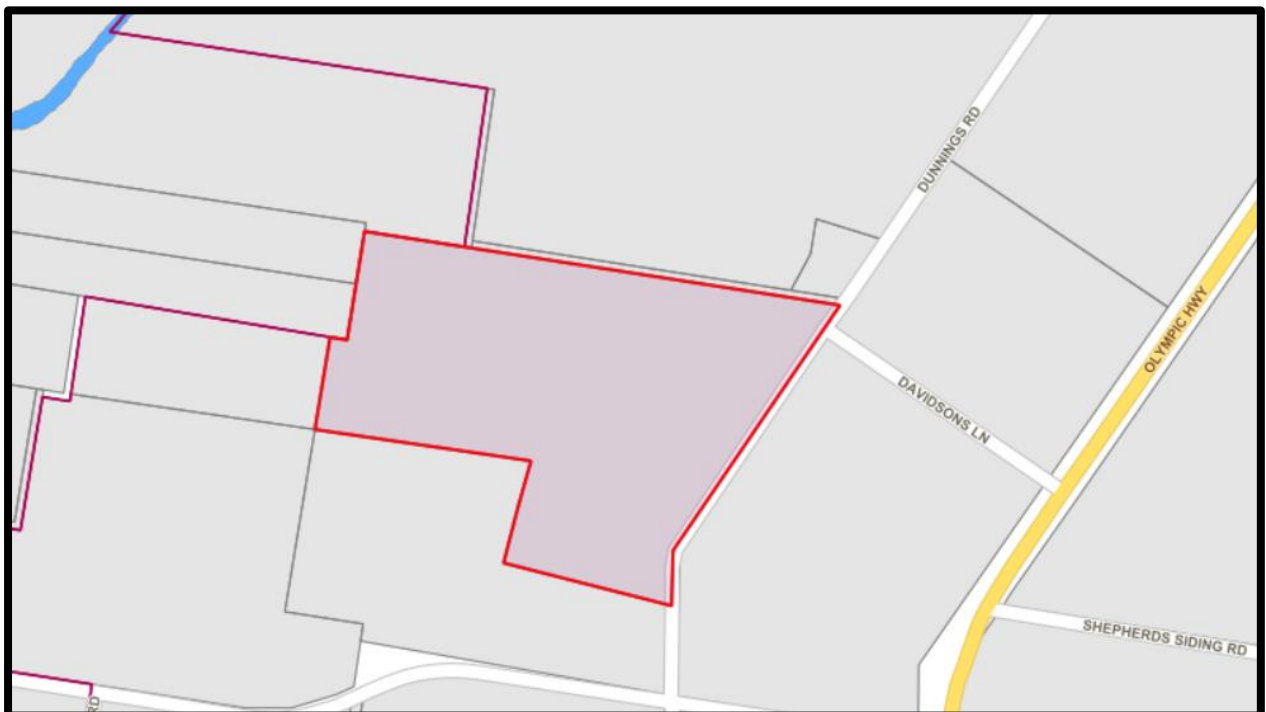


Figure 2 Locality and Base Plan (Source: WWCC IntraMaps)

The site is located on the north / western side of Dunnings Road, approximately 251 metres from the Downside-Shepherds siding Road and Dunnings Road intersection with access to the site being provided from Dunnings Road via an approved Council access.

The site slopes gently from south to north.

The site contains the following structures:

- Dwelling House
- Residential Shed
- Farm shed
- Farm shed (Currently before Council for Assessment DA24/0090, but recommended that the applicant withdraw this as it exempt development under the provisions Section 2.32, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008)
- 200,000L Rainwater tank

The site is categorised as being bushfire prone land but is not identified as being subject to riverine flooding at a 1:100 ARI or as being located in the riverine Flood Planning Area (WMA 2018).

The area of land subject to this development application is flood free from both Riverine and MOFFS flooding.

A close-up aerial view of the development site is provided in [Figure 3](#) below.



Figure 3 Close up Aerial Image of the Development Site and Surrounds (Source: WWCC IntraMaps)

2.2 PROPOSED DEVELOPMENT

It is noted that Council has advised the owner of the site that development consent is required for the farm shed and that the use of the site for the current storage of b – double trailers is not permitted on the land.

There is currently up to 15 x b – double trailers located on the site in proximity to the unapproved farm building. The storage of such trailers would be appropriately characterised as a transport depot which means:

transport depot means a building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.

The use of the site for such purposes is a prohibited land use in the RU1 Primary Production Zone.

The applicant/ owner will be removing all but 3 of the b – double trailers from the site. The 3 trailers to remain on site will be used only for the purposes agricultural activities i.e. hay carting. The trailers are tort liner trailers and designed for such uses.

This application is for the:

- **Continued use of unapproved rural farm shed**
- **Use of 200,000L rainwater tank as an exempt development type Codes SEPP 2008 – clause 2.64 – and meets applicable development standards**

The constructed shed is 40m long x 21m wide x 6m high (to underside of eaves). The existing shed has been erected with a concrete slab, utilising steel framed construction and is clad in Corrugated iron with a 12-degree roof pitch.

The shed incorporates a mechanical servicing pit that will be used for the routine maintenance and service of farm machinery as is a typical and expected in a farm shed on rural holdings.

The existing shed incorporates 5 x 8m bays in total.

The shed is divided by a steel frame and metal clad wall resulting in 3 bays being open and 2 bays being closed. The 2 closed bays have large sliding doors.

The overall area of the shed is 840m².

The 3 x open bays area is 504m².

The 2 x enclosed bays area is 336m².

The shed has been constructed on a natural ground (earth).

The existing shed addresses stormwater drainage via guttering and downpipes that are disposed of into an existing rainwater tank (200,000 litres) with overflow to an existing dam (approx. 130m) located North / East of the shed.

The shed is used for rural farming purposes in the form of machinery and hay storage.

Please refer to attached plans and specifications for further details of proposed works.

The application is accompanied by engineer's certification, confirming that the shed is structurally sound and fit for purpose.

The report provides:

During my inspection I confirmed that the shed that was under construction at this site was detailed and fabricated generally in accordance with the above referenced drawings.

At the time of my inspection the foundations had been completed and the steel shed structure had been erected and was substantially completed. A workshop mechanics pit had been substantially completed and a 250mm deep concrete floor slab was being prepared for pouring between grid lines 4 and 6. The concrete pit had a wall thickness of 300mm and was reinforced at each face with N12 Bars at 200 cts each way. The floor slab is to be reinforced with 2 layers SL82 mesh and a 600Wx 500D edge beam was being incorporated at the pit surround.

The following work was incomplete on the shed:

- 1. The crossed roof bracing in the centre bay,*
- 2. Cladding,*
- 3. Sliding doors and door tracks*

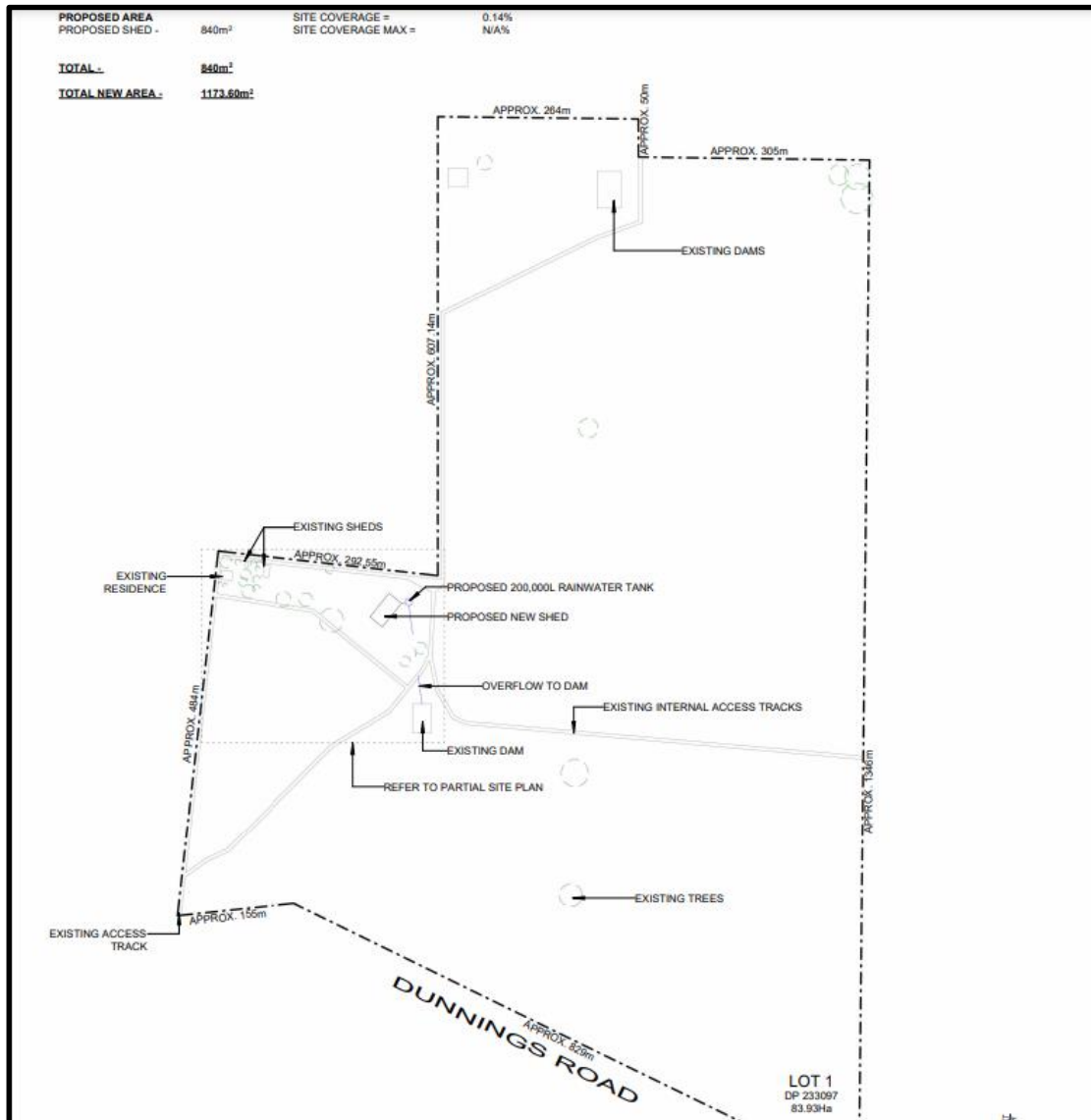
At the time of my inspection there was no adverse structural distress seen and the entire structure is free from unexpected deflections.

The existing rainwater tank will be located 5 -10 metres to the north / west to ensure the unapproved shed's stormwater drainage can be connected and disposed of in accordance with the Plumbing Code of Australia and AS 35500 and Council requirements.

It is noted that the subject shed was constructed without a development and construction certificate approval.

This development application seeks to regulate the land use and if Council requires the owner will lodge a building information certificate to Council under the provisions of Section 6.26 of the Environmental Planning and Assessment Act 1979, to address the fact that the shed was constructed without the required construction certificate. It is anticipated the Council will condition any development consent to require that the application make application for a building information certificate.

As previously mentioned, the applicant has installed a 200,000L rainwater tank in association with the unapproved shed. The rainwater tank is considered to be an exempt development type under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, specifically Subdivision 32 'Rainwater tanks (above ground)'.



2.3 PRESENT AND PREVIOUS USES OF THE SITE

The site is currently utilised for primary production purposes and contains an existing dwelling house and associated outbuildings. The site will continue to be used for primary production purposes if this development application is approved.

2.4 LAND HAZARDS

2.4.1 BUSHFIRE

The site is subject to bushfire as indicated in the below. However, it is noted that the Planning for Bushfire Protection Guideline 2019 (PBP 2019) does not require any bushfire protection measures for a class 10a building which this development is classified as.

Section 8.3.2 of the PBP 'Class 10 structures' provides:

The NCC defines a Class 10 building as a non-habitable building or structure such as a: a. Class 10a – a non-habitable building being a private garage, carport, shed or the like; or b. Class 10b – a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like; or c. Class 10c

– a private bush fire shelter There is no bush fire protection requirements for Class 10a buildings located more than 6m from a dwelling in bush fire prone areas. Where a Class 10a building is located within 6m of a dwelling it must be constructed in accordance with the NCC.

The structure is a 10a building and is located more than 6 metres from a dwelling.



Figure 5 Bushfire mapping layer (Source: Mecone Mosaic)

2.4.2 FLOODING

The land is not mapped as being flood prone land according to Wagga Wagga City Council Flood Prone Mapping layers.

3 ENVIRONMENTAL IMPACTS

3.1.1 AIR QUALITY AND ODOUR

Given the nature and scale of the development, it is not anticipated to create any adverse long term air quality or odour impacts on the area. The shed is already erected and therefore disturbances from construction has already occurred.

The proposed agricultural activities undertaken at from the site and in relation to this rural shed will be intermittent in nature and will not create adverse air quality or odour impacts on or off the site.

There are no known existing air quality or odour impacts currently experienced by surrounding development and it is expected that the potential for future issues is unlikely.

3.1.2 WATER QUALITY

The area has historically been utilised for agricultural purposes and is not identified as having groundwater vulnerability issues and it is unlikely that groundwater would be encountered within the near surface during construction – which has already occurred.

The proposed development is not expected to have any detrimental impacts on water quality. All stormwater will be discharged into an existing 200,000 litre rainwater tank, with overflow to a suitably sized existing dam.

There are no new sewerage works proposed or required.

3.1.3 WASTE MANAGEMENT

The shed is already constructed and the need for waste management for construction materials is not applicable.

Waste management for the future development would undertake via the location of suitability sized bins that would be collected by the owner/ or contractor and disposed of to a Council land fill as required.

The development will not generate any noxious waste materials and any oils generated by the development as a result of routine servicing would be collected in appropriate receptacles and disposed of to a Council landfill site – used oil waste stream or collected by an approved waste contractor.

3.1.4 FLORA AND FAUNA IMPACTS

The site has been predominately utilised for agricultural – grazing purposes, for a number of years.

The application does not require the removal/disturbance of any vegetation.

The site is not identified on NSW Governments Biodiversity Value Map Threshold Tool, nor is any clearing proposed or required – the location of the subject development is on cleared land that has been heavily grazed.

It is noted that the lot is mapped as terrestrial biodiversity under the provisions of the WWLEP 2010 – the shed will not result in any adverse impacts to the matters identified in clause 7.3 'Biodiversity'.

The development will not result in any adverse impacts on any of the following:

- a native vegetation community,
- the habitat of any threatened species, population or ecological community,
- a regionally significant species of plant, animal or habitat,
- a habitat corridor,
- a wetland,
- the biodiversity values within a reserve, including a road reserve or a stock route.

It is considered that the subject development will not promote any unacceptable flora or fauna (Biodiversity) impacts on the site or within the immediate locality.

3.1.5 ABORIGINAL CULTURAL HERITAGE

The site not identified as containing any Aboriginal Cultural Heritage significance and an AHIMS search was undertaken on the 28th of March 2024 and identified that there are no known sites within a 200 m radius to the site.

A copy of the AHIMS Search results is provided below.

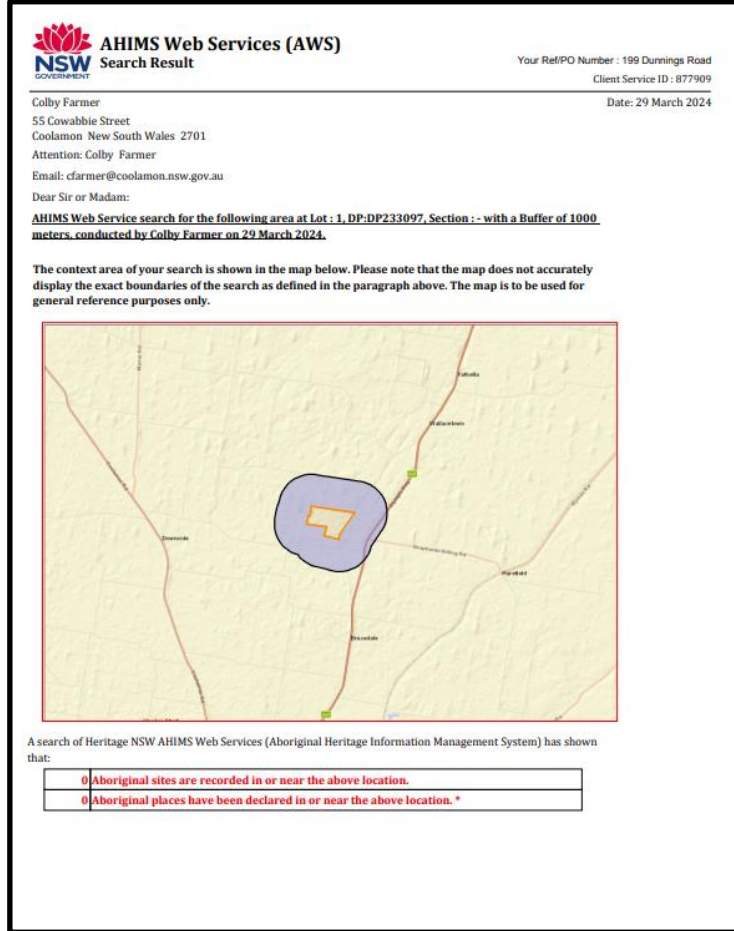


Figure 6 AHIMS Search Results

3.1.6 EUROPEAN CULTURAL HERITAGE

The site does not contain any European cultural heritage significance, is not located in a heritage conservation area, and is not listed in schedule 5 of the WWLEP 2010.

4 PLANNING PROVISIONS

4.1 STATE ENVIRONMENTAL PLANNING POLICIES

Table 1 Relevant State Environmental Planning Policy Requirements

SEPP	COMMENTS
State Environmental Planning Policy (Resilience and Hazards) 2021	When assessing an application for development Council must consider whether the land is contaminated, and if so, that it is suitable in its

	<p>contaminated state (or will be after remediation) for the purposes of the development.</p> <p>The site is currently and has for some time, been used for primary production purposes, and will continue to be used for such purposes if this development is approved.</p> <p>The proposal does not seek a change in land use. The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'.</p> <p>The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'potentially contaminated land'.</p> <p>The current owners have no knowledge of the site having been subject to either a preliminary or detailed site contamination investigation in the past. The past and existing land use of the property does not relate to an activity which would suggest the land would be contaminated.</p> <p>The current zoning, permissible land uses, and existing use of the site do not suggest that contamination may be an issue for this or adjoining sites.</p>
<p><i>State Environmental Planning Policy (Primary Production) 2021</i></p>	<p>The aims of this SEPP are as follows—</p> <p><i>(a) to facilitate the orderly economic use and development of lands for primary production,</i></p> <p><i>(b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</i></p> <p><i>(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</i></p> <p><i>(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</i></p> <p><i>(e) to encourage sustainable agriculture, including sustainable aquaculture,</i></p> <p><i>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</i></p> <p><i>(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</i></p> <p>The land is not identified as being, state significant agricultural land and the use of the land for a rural farm shed is not inconsistent with the aims and objectives of this SEPP.</p>

4.2 WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

The subject site is zoned RU1 Primary production under the provisions of the Wagga Wagga Local Environmental Plan 2010 (WWLEP2010), as illustrated in [Figure 7](#) below

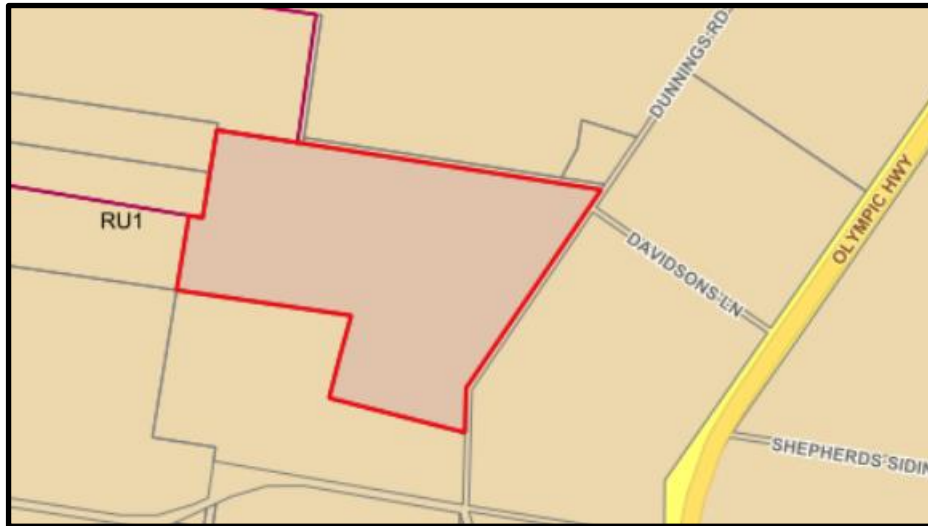


Figure 7 WWLEP 2010 Zoning Map (Source: WWCC IntraMaps)

The development is most appropriately characterised as rural farm shed (Farm Building).

The WWLEP 2010 defines a farm building as:

Means a structure the use of which is ancillary to an agricultural use of the landholding on which it is situated and includes a hay shed, stock holding yard, machinery shed, shearing shed, silo, storage tank, outbuilding or the like, but does not include a dwelling.

The development is permissible in the RU1 Primary Production zone with consent under the RU1 land use table.

An extract from the Land Use Table for the RU1 Primary Production Zone is provided below:

<p>Zone RU1 Primary Production</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. To encourage diversity in primary industry enterprises and systems appropriate for the area. To minimise the fragmentation and alienation of resource lands. To minimise conflict between land uses within this zone and land uses within adjoining zones. To foster strong, sustainable rural community lifestyles. To maintain the rural landscape character of the land. To allow tourist and visitor accommodation only where it is in association with agricultural activities. <p>2 Permitted without consent</p> <p>Environmental protection works; Extensive agriculture; Home businesses; Home occupations; Roads</p> <p>3 Permitted with consent</p> <p>Aquaculture; Artisan food and drink industries; Bed and breakfast accommodation; Cellar door premises; Dual occupancies; Dwelling houses; Extractive industries; Farm buildings; Farm stay accommodation; Hardware and building supplies; Home industries; Intensive livestock agriculture; Markets; Open cut mining; Roadside stalls; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Any other development not specified in item 2 or 4</p> <p>4 Prohibited</p> <p>Airports; Amusement centres; Camping grounds; Caravan parks; Commercial premises; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Home occupations (sex services); Industrial training facilities; Industries; Local distribution premises; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Residential accommodation; Restricted premises; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies</p>

Figure 8 WWLEP 2010 Zoning Table

The objectives of the RU1 Primary Production Zone are outlined in the below table.

Table 2 Objectives of the RU1 Primary Production Zone

ZONE OBJECTIVES	COMMENTS
<i>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</i>	The development is consistent with this objective. Sustainable primary industry uses will continue to be carried out on the land and the development is for farm shed purposes. The development will have no long-term impacts on the natural resource base.
<i>To encourage diversity in primary industry enterprises and systems appropriate for the area.</i>	The development is not inconsistent with this objective and will provide infrastructure that is typical and appropriate in rural enterprises in the area.
<i>To minimise the fragmentation and alienation of resource lands.</i>	The development is consistent with this objective and there is no subdivision of land proposed and there will be no fragmentation or alienation of resource lands.
<i>To minimise conflict between land uses within this zone and land uses within adjoining zones.</i>	The proposal is consistent with this objective, the site is developed and contains an existing dwelling house and ancillary outbuildings / farm shed, the proposed development will not create conflict between land uses within the zone and land uses within adjoining zones
<i>To maintain the rural landscape character of the land.</i>	The proposal is consistent with this objective no works are proposed that will affect any scenic rural landscapes.
<i>To allow tourist and visitor accommodation only where it is in association with agricultural activities.</i>	Not applicable. The development does not propose tourist and visitor accommodation.

Table 3 below considers the clauses of the WWLEP 2010 applicable to the subject development.

Table 3 WWLEP 2010 clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
2.4	<i>Unzoned Land</i>	Not applicable.	N/A
2.5	<i>Additional permitted uses for particular land</i>	Not applicable.	N/A
2.6	<i>Subdivision – consent requirements</i>	Not applicable.	N/A
2.7	<i>Demolition requires development consent</i>	Not applicable.	N/A
2.8	<i>Temporary use of land</i>	Not applicable.	N/A
PART 3: EXEMPT AND COMPLYING DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
3.1	<i>Exempt development</i>	Not applicable.	N/A
3.2	<i>Complying development</i>	Not applicable.	N/A
3.3	<i>Environmentally sensitive land</i>	Not applicable.	N/A
PART 4: PRINCIPAL DEVELOPMENT STANDARDS			
	CLAUSE	COMMENTS	APPLICABLE
4.1	<i>Minimum subdivision lot size</i>	Not applicable.	N/A

4.1A	<i>Exceptions to minimum subdivision lot sizes for certain split zones</i>	Not applicable.	N/A
4.1AA	<i>Minimum lot size for community title schemes</i>	Not applicable.	N/A
4.2	<i>Rural subdivision</i>	Not applicable.	N/A
4.2A	<i>Erection of dwelling houses and dual occupancies on land in certain residential, rural, and environmental protection zones</i>	Not applicable.	N/A
4.2B	<i>Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones</i>	Not applicable.	N/A
4.3	<i>Height of buildings</i>	Not applicable.	N/A
4.4	<i>Floor space ratio</i>	Not applicable.	N/A
4.5	<i>Calculation of floor space ratio and site area</i>	Not applicable.	N/A
4.6	<i>Exceptions to development standards</i>	Not applicable.	N/A
4.6A	<i>Boundary changes between lots in certain rural zones</i>	Not applicable.	N/A

PART 5: MISCELLANEOUS PROVISIONS

CLAUSE		COMMENTS	APPLICABLE
5.1	<i>Relevant acquisition authority</i>	Not applicable.	N/A
5.2	<i>Classification and reclassification of public land</i>	Not applicable.	N/A
5.3	<i>Development near zone boundaries</i>	Not applicable.	N/A
5.4	<i>Controls relating to miscellaneous permissible uses</i>	Not applicable.	N/A
5.6	<i>Architectural roof features</i>	Not applicable.	N/A
5.7	<i>Development below mean high water mark</i>	Not applicable.	N/A
5.8	<i>Conversion of fire alarms</i>	Not applicable.	N/A
5.10	<i>Heritage conservation</i>	Not applicable.	N/A
5.11	<i>Bush fire hazard reduction</i>	Not applicable.	N/A
5.12	<i>Infrastructure development and use of existing buildings of the crown</i>	Not applicable.	N/A
5.13	<i>Eco-tourist facilities</i>	Not applicable.	N/A
5.14	<i>Siding Spring Observatory – maintaining dark sky</i>	Not applicable.	N/A
5.15	<i>Defence communications facility</i>	Not applicable.	N/A

5.16	<i>Subdivision of, or dwellings on, land in certain rural, residential or conservation zones</i>	Not applicable.	N/A
5.17	<i>Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations</i>	Not applicable.	N/A
5.18	<i>Intensive livestock agriculture</i>	Not applicable.	N/A
5.19	<i>Pond-based, tank-based and oyster aquaculture</i>	Not applicable.	N/A
5.20	<i>Standards that cannot be used to refuse consent—playing and performing music</i>	Not applicable.	N/A
5.21	<i>Flood planning</i>	Not applicable.	N/A
5.22	<i>Special flood considerations</i>	Not applicable.	N/A
5.23	<i>Public bushland</i>	Not applicable.	N/A
5.24	<i>Farm stay accommodation</i>	Not applicable.	N/A
5.25	<i>Farm gate premises</i>	Not applicable.	N/A
PART 6: URBAN RELEASE AREAS			
CLAUSE		COMMENTS	APPLICABLE
6.1	<i>Arrangements for designated State public infrastructure</i>	Not applicable.	N/A
6.2	<i>Public utility infrastructure</i>	Not applicable.	N/A
6.3	<i>Development control plan</i>	Not applicable.	N/A
6.4	<i>Relationship between Part and remainder of Plan</i>	Not applicable.	N/A
6.5	<i>Lloyd Quarry site development</i>	Not applicable.	N/A
PART 7: ADDITIONAL LOCAL PROVISIONS			
CLAUSE		COMMENTS	APPLICABLE
7.1	<i>Restriction on new dwellings at North Wagga Wagga</i>	Not applicable.	N/A
7.1A	<i>Earthworks</i>	Not Applicable. The shed is already constructed with any earthworks already completed.	N/A
7.3	<i>Biodiversity</i>	The site has been predominately utilised for agricultural – grazing purposes, for a number of years. The application does not require the removal/disturbance of any vegetation. The site is not identified on NSW Governments Biodiversity Value Map Threshold Tool, nor is any clearing proposed	✓

		<p>or required – the location of the subject development is on cleared land that has been heavily grazed.</p> <p>It is noted that the lot is mapped as terrestrial biodiversity under the provisions of the WWLEP 2010 – the shed will not result in any adverse impacts to the matters identified in clause 7.3 'Biodiversity'.</p> <p>The development will not result in any adverse impacts on any of the following:</p> <ul style="list-style-type: none"> • a native vegetation community, • the habitat of any threatened species, population or ecological community, • a regionally significant species of plant, animal or habitat, • a habitat corridor, • a wetland, • the biodiversity values within a reserve, including a road reserve or a stock route. <p>It is considered that the subject development will not promote any unacceptable flora or fauna (Biodiversity) impacts on the site or within the immediate locality.</p>	
7.4	<i>Vulnerable land</i>	Not applicable.	N/A
7.5	<i>Riparian land and waterways</i>	Not applicable.	N/A
7.6	<i>Groundwater vulnerability</i>	Not applicable.	N/A
7.7	<i>Protected regrowth for Native Vegetation Act 2003</i>	Not applicable.	N/A
7.8	<i>Cartwrights Hill Precinct – odour and noise assessment</i>	Not applicable.	N/A
7.9	<i>Primacy of Zone B3 Commercial Core</i>	Not applicable.	N/A
7.10	<i>Business premises in Zone B6 Enterprise Corridor</i>	Not applicable.	N/A
7.11	<i>Airspace operations</i>	Not applicable.	N/A
7.12	<i>Development in areas subject to aircraft noise</i>	Not applicable.	N/A
7.13	<i>Certain land at Estella</i>	Not applicable.	N/A

4.3 WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010

The following applicable provisions of the Wagga Wagga Development Control Plan 2010 (WWDCP2010) have been identified as relevant to the proposed development and are discussed in the below table.

Table 4 Relevant WWDCP2010 Clauses and Controls

SECTION 2: CONTROLS THAT APPLY TO ALL DEVELOPMENT			
CLAUSE/CONTROLS		COMMENTS	COMPLIES
2.1	<i>Vehicle access and movements</i>	The site has frontage to Dunnings Road and will utilise existing and approved access. No change to existing approved access is proposed and access is considered satisfactory for the purpose of this development.	✓
2.2	<i>Off-Road parking</i>	This section of the DCP requires, as applicable to the development: The development complies with this section and provides for ample off street parking.	✓
2.3	<i>Landscaping</i>	Control C1 provides that: 'A landscape plan is required for applications for: • Commercial and Industrial developments • Residential development (other than dwelling houses)'. The application is for the continued use of an existing farm shed – landscaping is not required, noting the site is already established and landscaped.	N/A
2.4	<i>Signage</i>	There is no signage proposed as part of the subject development.	N/A
2.5	<i>Safety and Security</i>	Not applicable. A Crime Risk Assessment is required under this section for: • Residential projects with more than 20 dwellings • New or upgraded medium and large commercial, retail or industrial developments • Schools, hospital and aged care developments • Public facilities including sports, community uses and car parks • Clubs and hotels	N/A
2.6	<i>Erosion and sediment control principles</i>	Not applicable. Shed is already constructed	N/A
2.7	<i>Development adjoining open space</i>	The development does not adjoin public open space.	N/A
SECTION 4: ENVIRONMENTAL HAZARDS AND MANAGEMENT			
4.1	<i>Bushfire</i>	This is discussed above in Section 2.4.1.	✓
4.2	<i>Flooding</i>	The site is not identified as being flood prone according to Wagga Wagga City Council records.	N/A
SECTION 8: RURAL DEVELOPMENT			

8.1	<i>Development in rural areas</i>	The site is already developed as discussed above throughout this report. There will be no effects on existing buildings within the site or on neighbouring properties.	✓
8.2	<i>Agritourism</i>	Not applicable. The development is for storage purposes of farm machinery and hay.	N/A
8.3	<i>Rural dwellings</i>	Not applicable. The development is not for a dwelling.	N/A

5 STATEMENT OF ENVIRONMENTAL EFFECTS

The likely impacts of the development are considered in the below table.

Table 5 Likely Impacts of the Development

PRIMARY MATTER	COMMENTS	IMPACT
<i>CONTEXT AND SETTING</i>	The proposed development will create no adverse impacts in terms of context and setting, the land is appropriately zoned, and the surrounding area consists of similar land uses and development types. The scale and bulk of the development is considered consistent with adjoining and surrounding development and is appropriate in terms of both context and setting. The proposal is considered to be consistent with the character of the area and entirely compatible with adjacent land uses.	Acceptable
<i>STREETSCAPE</i>	The proposed development will not have any adverse effect on the existing streetscape. The proposal will not detract from the streetscape in this instance and its impact would be acceptable. The bulk and scale of the development is considered consistent with other developments in the locality and supports the objectives of the zone.	Acceptable
<i>TRAFFIC, ACCESS, AND PARKING</i>	No change to existing approved access is proposed or required and access is considered satisfactory for the purpose of this development. The proposed development will not cause any traffic conflicts that would reduce the efficiency and safety of the road or road network within the locality. The proposed development will not significantly increase the frequency of local traffic movements for the area, and as such it is considered that a Traffic Impact Study would not be required in support of this Development Application. Ample off-street car parking space is provided and complies with all Council requirements.	Acceptable
<i>PUBLIC DOMAIN</i>	The development will not result in any adverse impacts to the public domain.	Acceptable
<i>UTILITIES</i>	Not Applicable. The development is for the purposes of storage of farm machinery and hay. Stormwater has been addressed within this report.	Not applicable
<i>HERITAGE</i>	Not applicable.	Not applicable
<i>OTHER LAND RESOURCES</i>	The development will have no impact on other land resources.	Acceptable
<i>WATER QUALITY AND STORMWATER</i>	The development is not anticipated to have a long term impact on water quality. Stormwater will be adequately managed via onsite collection (rainwater tank) and overflow disposed of to the existing dam.	Acceptable

<i>SOILS, SOIL EROSION</i>	Not applicable – the shed has already been constructed.	Acceptable
<i>AIR AND MICROCLIMATE</i>	The development is not anticipated to have ambient air quality and microclimate impacts.	Acceptable
<i>FLORA AND FAUNA</i>	No adverse flora and fauna impacts are anticipated as the proposal will not require clearing of any vegetation from the site.	Acceptable
<i>WASTE</i>	Not applicable for construction waste. Waste generated from farm works will be disposed of via appropriate measure. E.g. landfill or collection contractor.	Acceptable
<i>NOISE AND VIBRATION</i>	No adverse noise or vibration impacts are anticipated as a result of the proposal. The development will not generate any unacceptable noise or vibration impacts during construction or at post development.	Acceptable
<i>HOURS OF OPERATION</i>	Not applicable.	Not applicable
<i>NATURAL HAZARDS (FLOOD AND BUSHFIRE)</i>	This has been discussed previously in this report.	Acceptable
<i>TECHNOLOGICAL HAZARDS</i>	The development is unlikely to create any technological hazards.	Acceptable
<i>SAFETY, SECURITY AND CRIME PREVENTION</i>	No adverse safety and security impacts are anticipated as a result of the proposal.	Acceptable
<i>SOCIO-ECONOMIC IMPACT IN THE LOCALITY</i>	The development will add value to the property which in turn will assist in increasing value of neighbouring properties.	Acceptable
<i>SITE DESIGN AND INTERNAL DESIGN</i>	Internal and site design are considered compatible with the intended use and the expected design outcomes for the area.	Acceptable
<i>OVERLOOKING AND OVERSHADOWING</i>	Nil impacts expected. Ample setbacks to adjoining properties.	Acceptable
<i>LANDSCAPING</i>	Landscaping is existing and no further landscaping is proposed or required.	Acceptable
<i>CONSTRUCTION</i>	Construction is completed. It is deemed all construction was carried out following the relevant standards and NCC requirements. See attached engineers certification.	Acceptable
<i>CUMULATIVE IMPACTS</i>	The development, when considered simultaneously with other developments on the site, adjoining, in the locality, or in the local area generally, is considered to have marginal and acceptable cumulative impacts.	Acceptable
<i>DISABLED ACCESS</i>	Not applicable.	Not applicable
<i>SIGNAGE</i>	Not applicable. No signage is proposed.	Not applicable
<i>SETBACKS AND BUILDING ENVELOPES</i>	The setbacks proposed for the development have been discussed elsewhere in this report. All setbacks are compliant with Council and NCC requirements.	Acceptable

6 CONCLUSION

This SEE report has been prepared to support a Development Application for continued use of unapproved rural farm shed, located at 199 Dunnings Road, Brucedale.

The proposal has been described and discussed in previous sections of this report and has been considered in respect of the relevant planning framework that is applicable to this proposed development. The proposal is considered to be permissible for the following reasons:

- The proposal is permissible under the provisions of the Wagga Wagga Local Environmental Plan 2010 and meets the objectives of the applicable RU1 Primary Production Zone;
- The proposal complies with the applicable controls of the Wagga Wagga Development Control Plan 2010.; and
- The proposal would not have any significant adverse environmental consequences, nor would it have an adverse effect on the area or surrounding residents.

As demonstrated throughout this report, the development is permissible with consent, subject to a merit's assessment.