

Planning Report

Farm Building

348 Reserve Road East
Coomella, NSW, 2717

EXECUTIVE SUMMARY

Proposal	Construction of a Farm Building
Street Address	348 Reserve Road East, Coomealla
Formal Land Description	Lot 710 DP 756961
Zone	RU4 – Primary Production Small Lots
Relevant State Environmental Planning Policies	Not applicable

SUBJECT SITE AND SURROUNDING AREA

Site Description

The subject site comprises one parcel of land commonly known as 348 Reserve Road East, Coomealla and more formally as Lot 710 DP 756961. The land has an area of approximately 3.9 hectares (ha) and a frontage of approximately 272 metres (m) to Reserve Road East. The site is relatively flat and is predominantly used for primary production (vineyard) with adjoining land. There are a number of farm buildings and an existing dwelling relatively central to the site. Reticulated electricity, water and telecommunications are available, but stormwater and sewer are not. The site does not have any natural, environmental, heritage or cultural sensitivities and is not affected by any known natural hazards.

The site is situated within a rural area typically comprised of productive agricultural land, conservation land/native vegetation and rural dwellings. An aerial image of the site and surrounding area as well as site photos are contained on the following pages.

Site Photos



Figure 1: Aerial Image of the subject site



Figure 2: View of the site from Reserve Road East



Figure 3: View of the site from the south (rear)



Figure 4: View of the site from the east



Figure 5: View of the site from the west

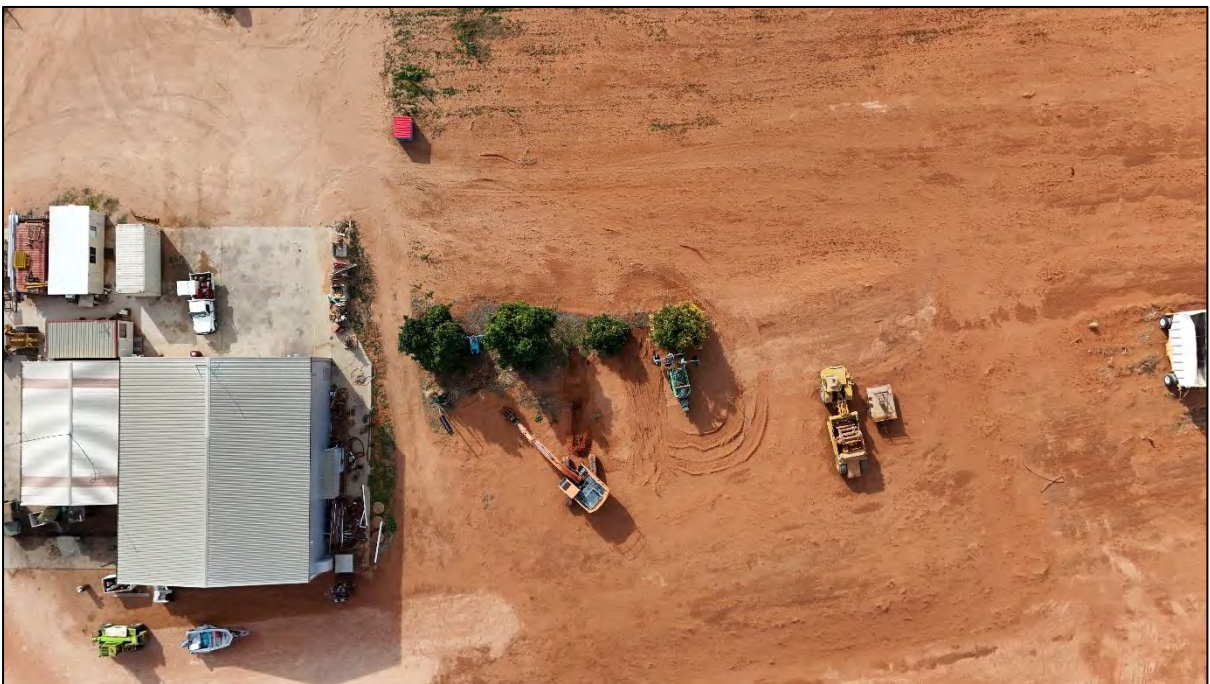


Figure 6: View of proposed shed location

PROPOSAL

DESCRIPTION

The application seeks approval for the construction of a Farm Building which will be used to store farm machinery.

The building has a floor area of 360 square metres (sqm) and a footprint measuring 24m by 15m. It has a standard gable roof form and a maximum height of 5.65m at the roof apex. The building will be clad in sheet metal and will have sliding doors on the south elevation. Stormwater will be retained on site and the building will be positioned well clear of the septic system associated with the existing dwelling. No new wet areas are proposed.

No existing vegetation will be removed to facilitate the proposed development and existing access to Reserve Road East will be utilised.

PLANNING

CONTROLS AND ASSESSMENT

Wentworth Local Environmental Plan 2011 (LEP)

The Subject site is within the RU4 – Primary Production Small Lots

The objectives of the zone are:

- *To enable sustainable primary industry and other compatible land uses.*
- *To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The proposed building will be used to store agricultural machinery associated with an existing vineyard. The objectives of the RU4 zone are met as building is intrinsically linked to the management and operation of the existing agricultural enterprise. The building is located in a position that will not result in a loss of any current plantings or inhibit existing vehicle movements through the site. The building will not result in any land use conflicts as adjoining land is also used for primary production.

State Environmental Planning Policies (SEPP)

There are no SEPP's applicable to this application.

Wentworth Development Control Plan

Chapter 5 – Rural Development Controls

5.4 Rural Sheds

The objective of this development control is to ensure the appropriate use of sheds within the rural zone within the Wentworth local government area. The proposed building will be used to store agricultural machinery, equipment and chemicals which

will support an existing vineyard. The shed will not be used for human habitation and a toilet, shower, hand basin and fire place will not be constructed. As such, the proposal complies with this development control.

General Assessment

Visual Impacts

Given the rural location and notable boundary setbacks, unreasonable visual impacts on the locality are not envisaged.

Open Space

Not applicable for this application.

Overshadowing and Privacy

Not applicable for this application.

Noise

Not applicable for this application.

Erosion Control Measures

No specific erosion control measures are considered necessary for this development.

Economic and Social Impacts

The proposed building will allow the existing vineyard to operate more efficiently, which may result in a positive economic output.

Environmental Benefits

Due to the nature of this development, no environmental benefits are envisaged.

Disabled Access

All disabled access requirements will be reviewed by the Relevant Building Surveyor at the Construction Certificate process.

Security, Site Facilities and Safety

Not applicable.

Waste Management

Not applicable.

National Construction Code

The National Construction Code will be assessed as part of the Construction Certificate process by a Building Surveyor.

Traffic

Traffic will not be impacted on from the proposed development.

Stormwater/flooding

All stormwater from the proposed building will be retained on site as per existing arrangements.

CONCLUSION

This report demonstrates that the proposal is consistent with the relevant provisions of the *Wentworth Local Environmental Plan 2011* and Wentworth DCP.

The proposal is appropriate for the site as it:

- Supports the use of the land for primary production and the objectives of the RU4 zone.
- Facilitates the ongoing operation of primary production within the municipality and does not result in land fragmentation.
- Does not impact surrounding agricultural uses or result in any land compatibility issues.
- Does not have any adverse impacts to natural, physical or environmental characteristics of the land.

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant Development Consent for the construction of a farm building as described in this report at 348 Reserve Road East, Coomealla.

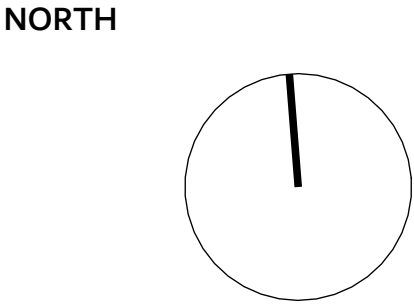
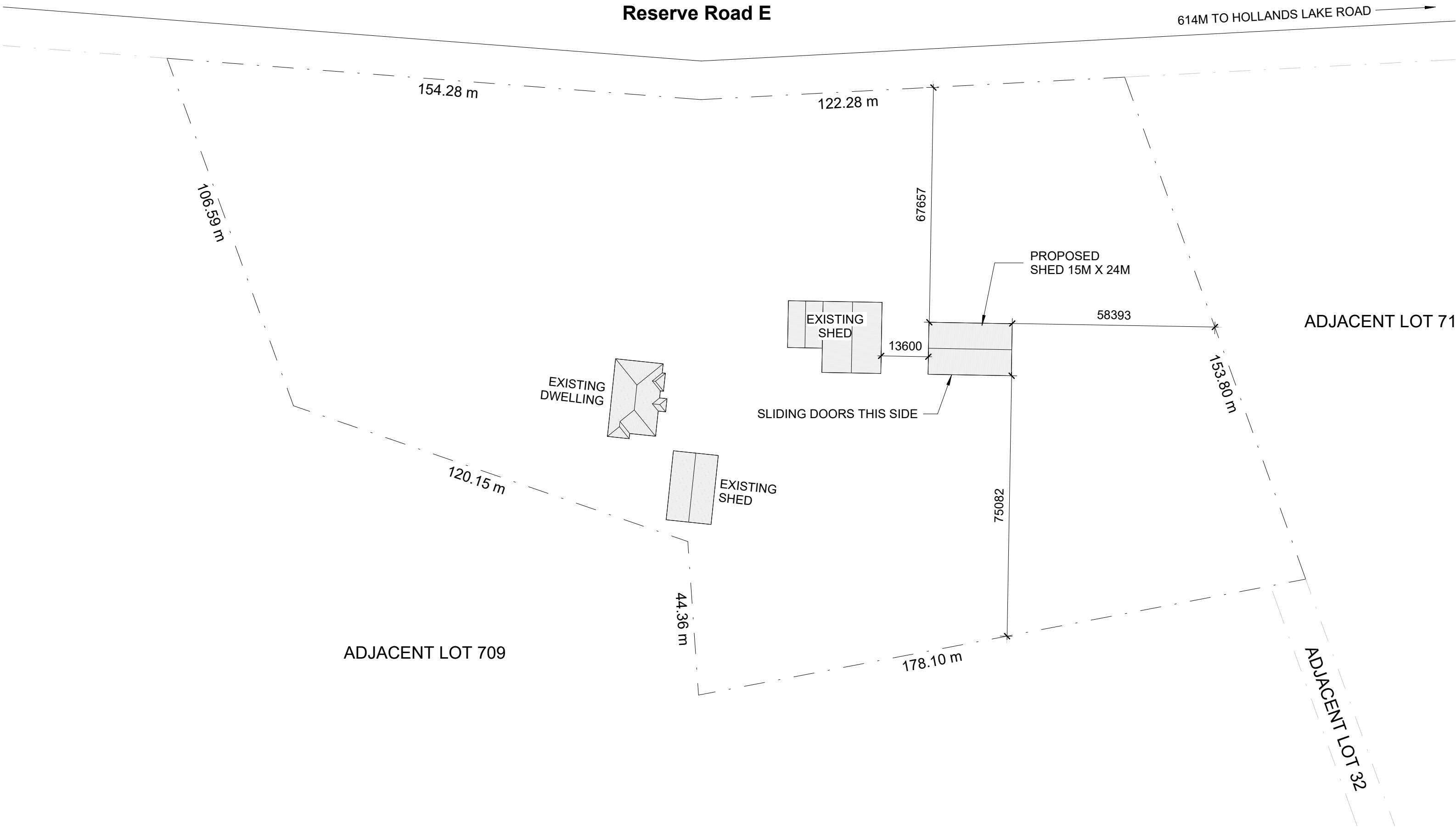
CLIENT
BRETT BOTTRELL

PROJECT
PROPOSED SHED

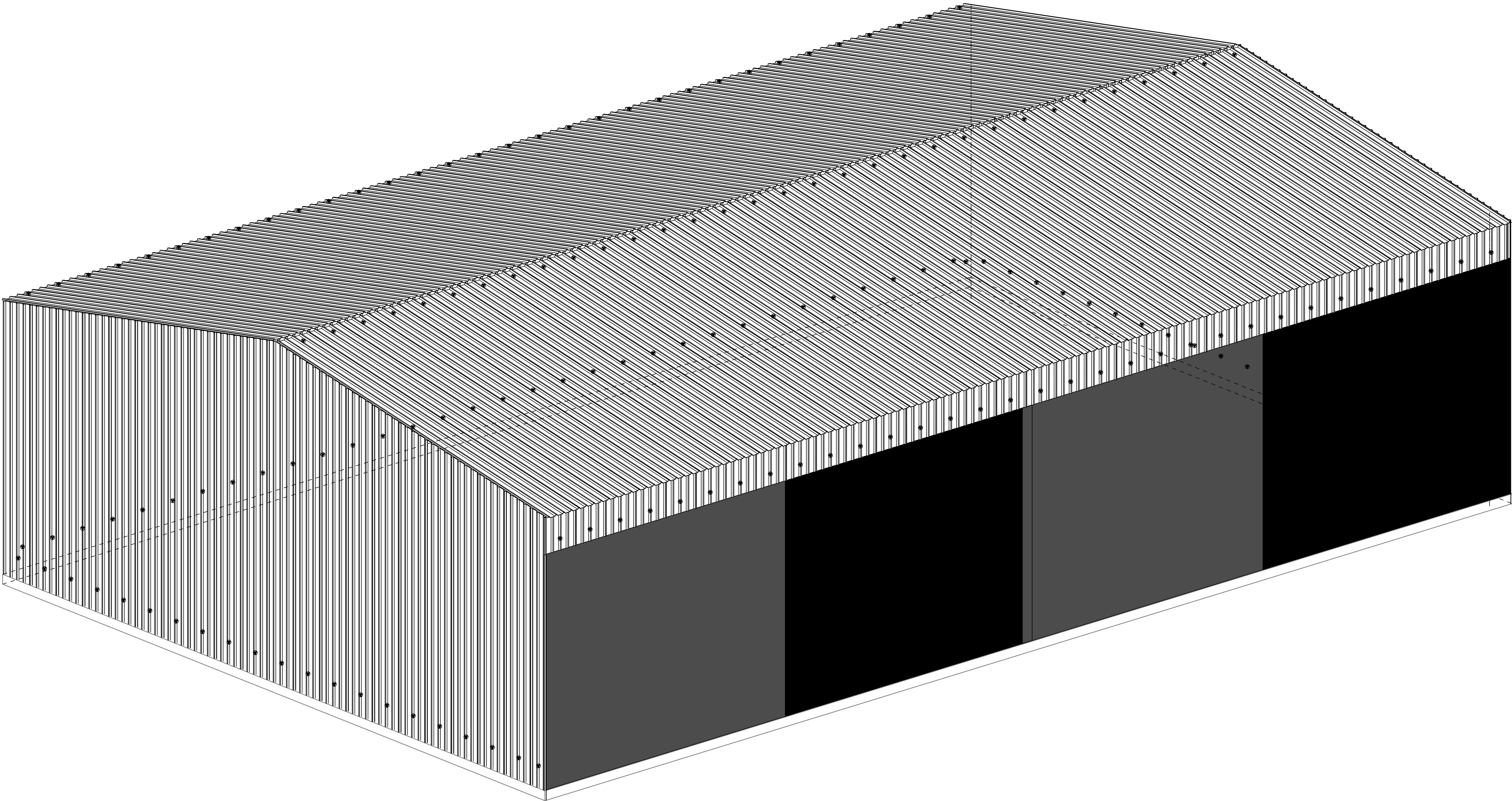
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NSW 2717


LOT 710 DP756961

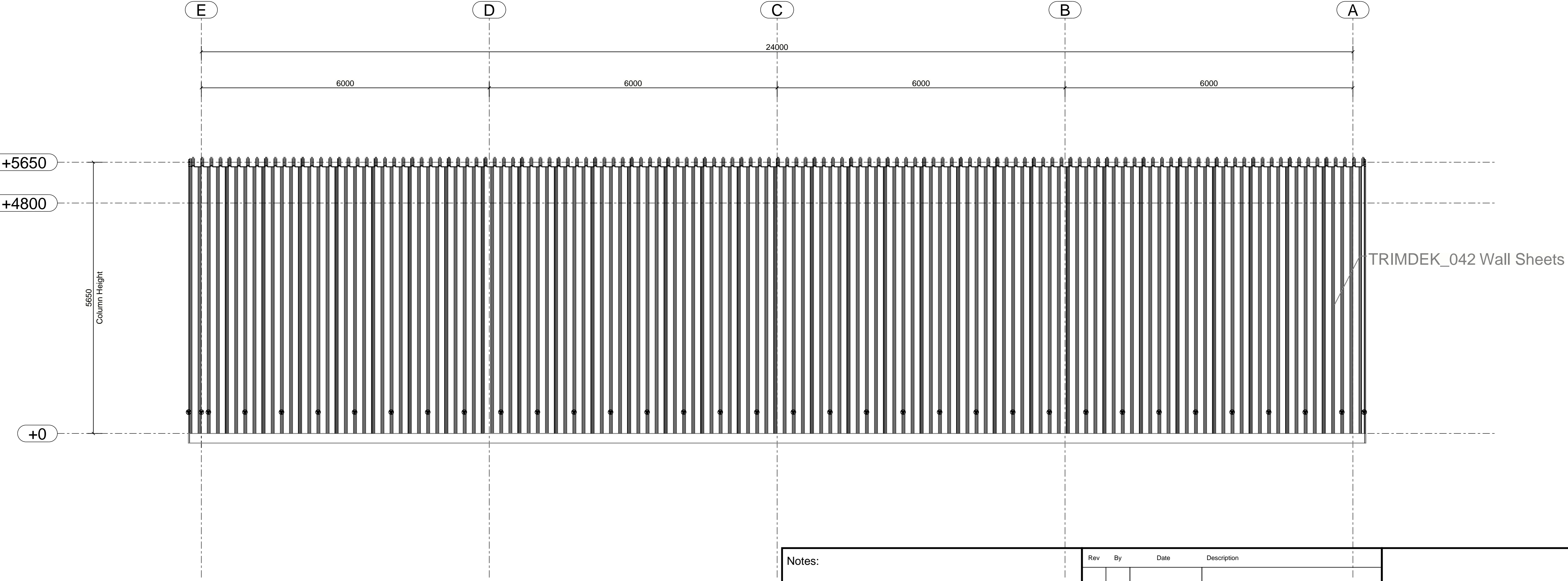
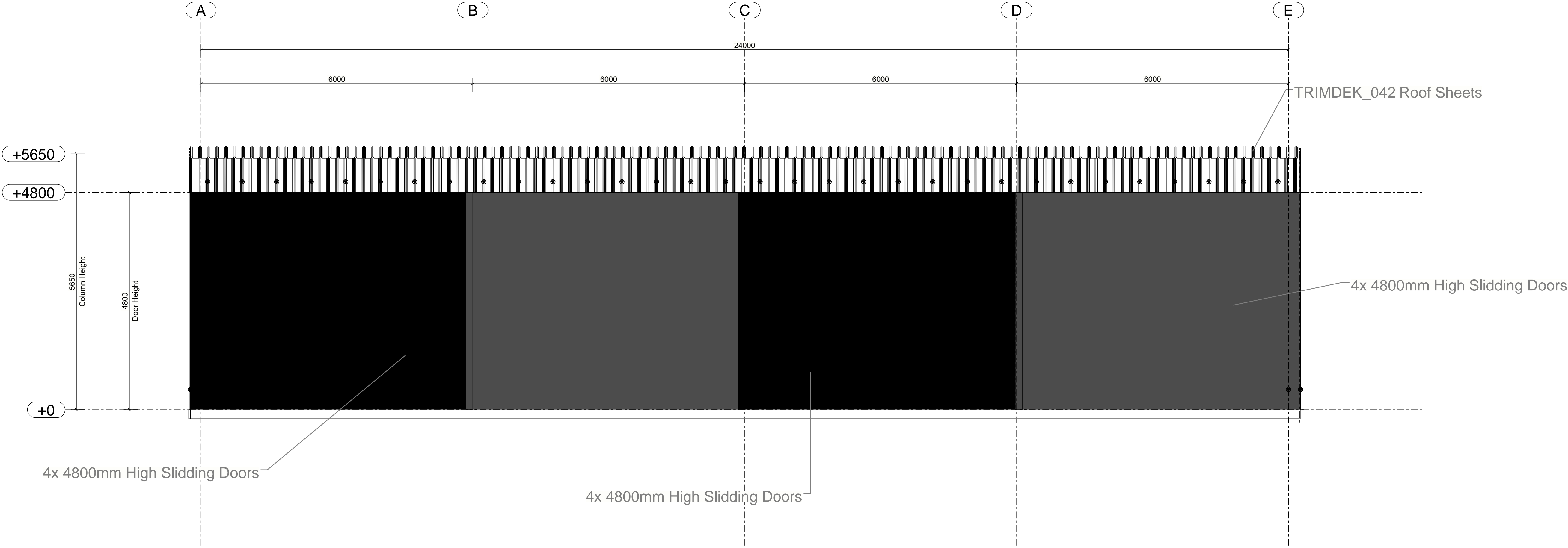
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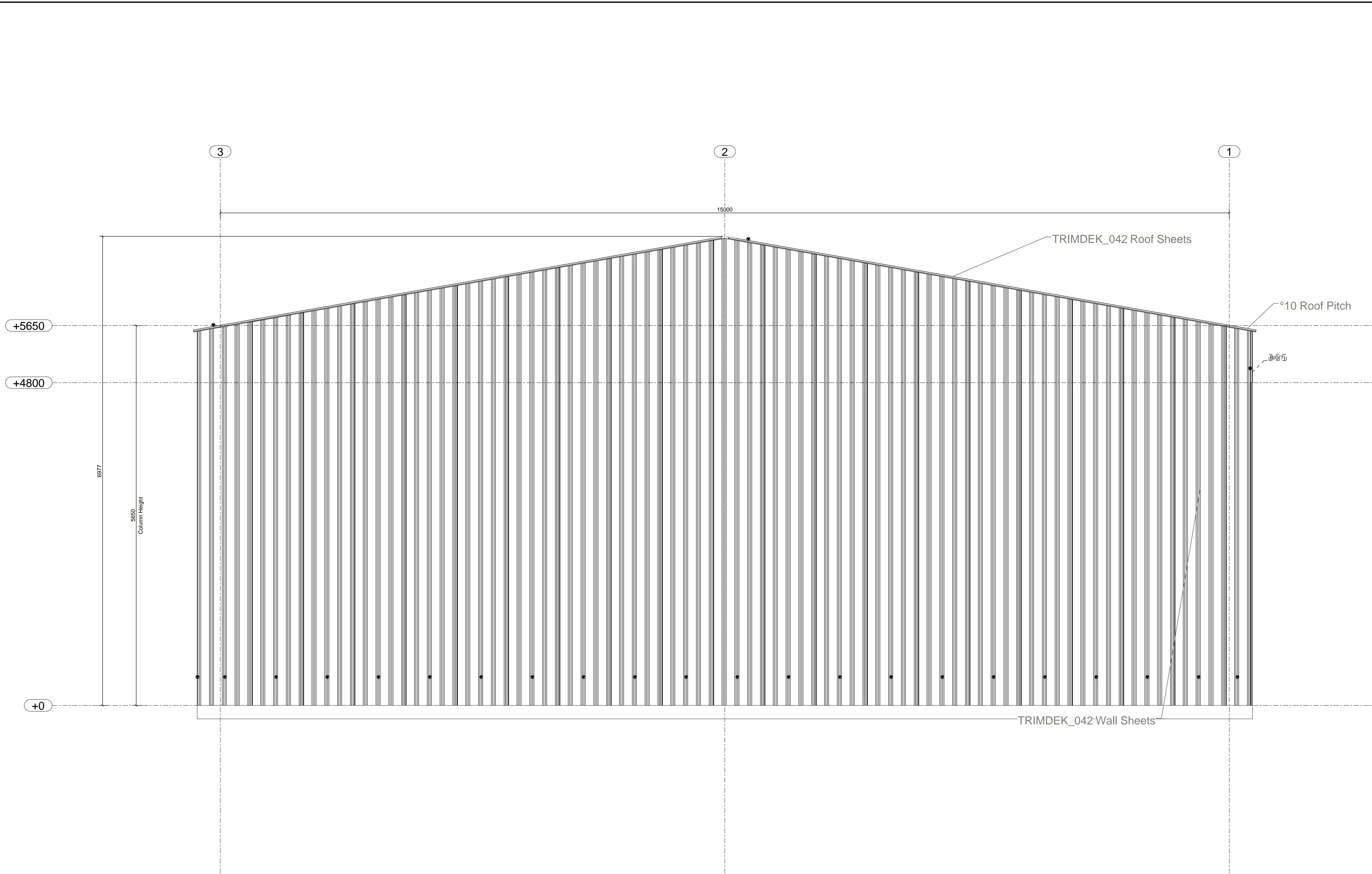
SITE PLAN



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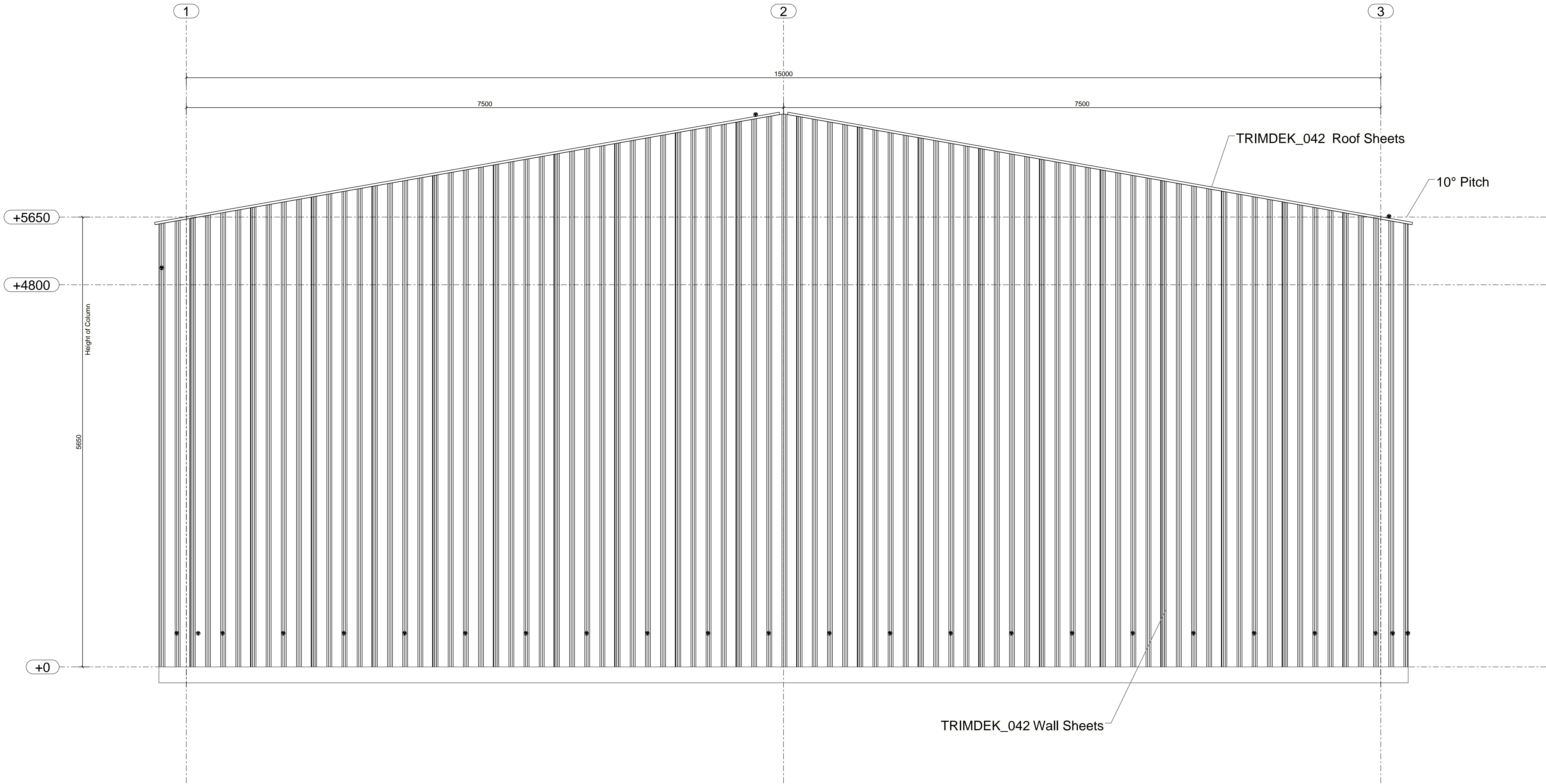
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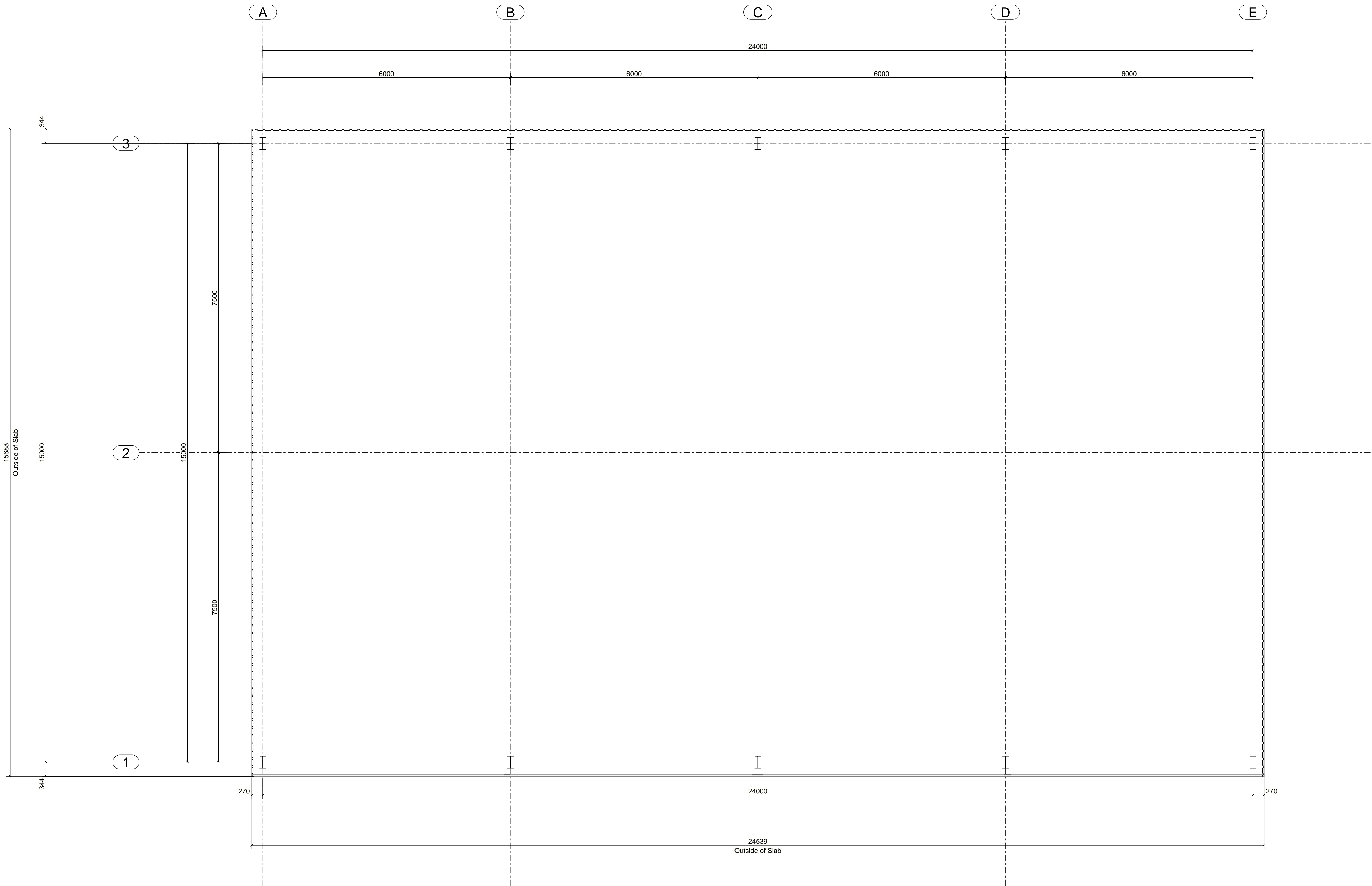
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Notes:

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Slab Layout			Drawn By:	
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			Approved By:	
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