



Planning Report

Farm Building extensions and alterations

121 Comebunyee Road
Coomella, NSW, 2717

EXECUTIVE SUMMARY

Proposal	Alterations and additions to an existing Farm Building
Street Address	121 Comebunjee Road, Coomealla
Formal Land Description	Lot 4840 DP 1306131
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 121 Comebunye Road, Coomealla and more formally as Lot 4840 DP 1306131. The land has an area of 5.174 hectares (ha) and a frontage to Gunya Road. The site is relatively flat and is predominantly used for primary production (vineyard) alongside adjoining land. There are a number of existing farm buildings and associated infrastructure. One of the farm buildings has been damaged by fire and is the subject of this application. 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 (part view)



Figure 2: Part view of the site from Gunya Road



Figure 3: Part view of the site from the west



Figure 4: Part view of the site from the south showing fire damaged building

PROPOSAL

DESCRIPTION

The application seeks approval for alterations and additions to an existing Farm Building. More specifically, the proposed alterations and additions include:

- Reconstruction of a fire damaged section of the existing building. The reconstructed section will take on the same size, form and external appearance as the original building.
- An addition at the rear of the building consisting of offices and amenities to support the farm building and horticultural use. The addition has a floor area of 216sqm and a footprint measuring 6.87m deep and 36m wide to match the existing building line. The addition has a maximum height of 3.7m and will be clad in weatherboards and Colorbond steel.
- Stormwater will be directed to the existing drainage basin on site and wastewater will also be retained on site.
- No changes to the existing provision of landscaping, access and car parking are proposed.

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 proposal involves alterations and additions to an existing farm building which has been damaged by fire. The existing building is used to store agricultural produce and administration 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. No horticultural land will be lost as the building footprint will only marginally increase, and no agricultural plantings will be removed. The proposal will not result in any land use conflicts as no changes are proposed to how the building is used.

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 proposal involves alterations to an existing fire damaged farm building, which has been used to agricultural produce and administration associated with an existing vineyard. No changes are proposed to how this existing building is used and as such, the proposal complies with this development control.

General Assessment

Visual Impacts

Given the rural location and notable boundary setbacks, unreasonable visual impacts are unlikely to occur. The small administration addition is located to the rear of the existing building and will not be readily visible from the public realm.

Open Space

Not applicable for this application.

Overshadowing and Privacy

Not applicable for this application.

Noise

The proposal will not change how the existing building is used and as such, increased noise emissions are unlikely to occur.

Erosion Control Measures

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

Economic and Social Impacts

The proposal will support the ongoing operation and expansion of an existing vineyard, which will result in positive economic and social outputs for the municipality.

Environmental Benefits

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

Disabled Access

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

Security, Site Facilities and Safety

Not applicable.

Waste Management

Existing waste management measures will be utilised. Both locations of the possible effluent disposal are in areas which will still allow the use to operate in an acceptable manor.

National Construction Code

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

Traffic

The proposal is unlikely to result in any changes to existing traffic conditions.

Stormwater/flooding

All stormwater will be retained on site as per existing arrangements.

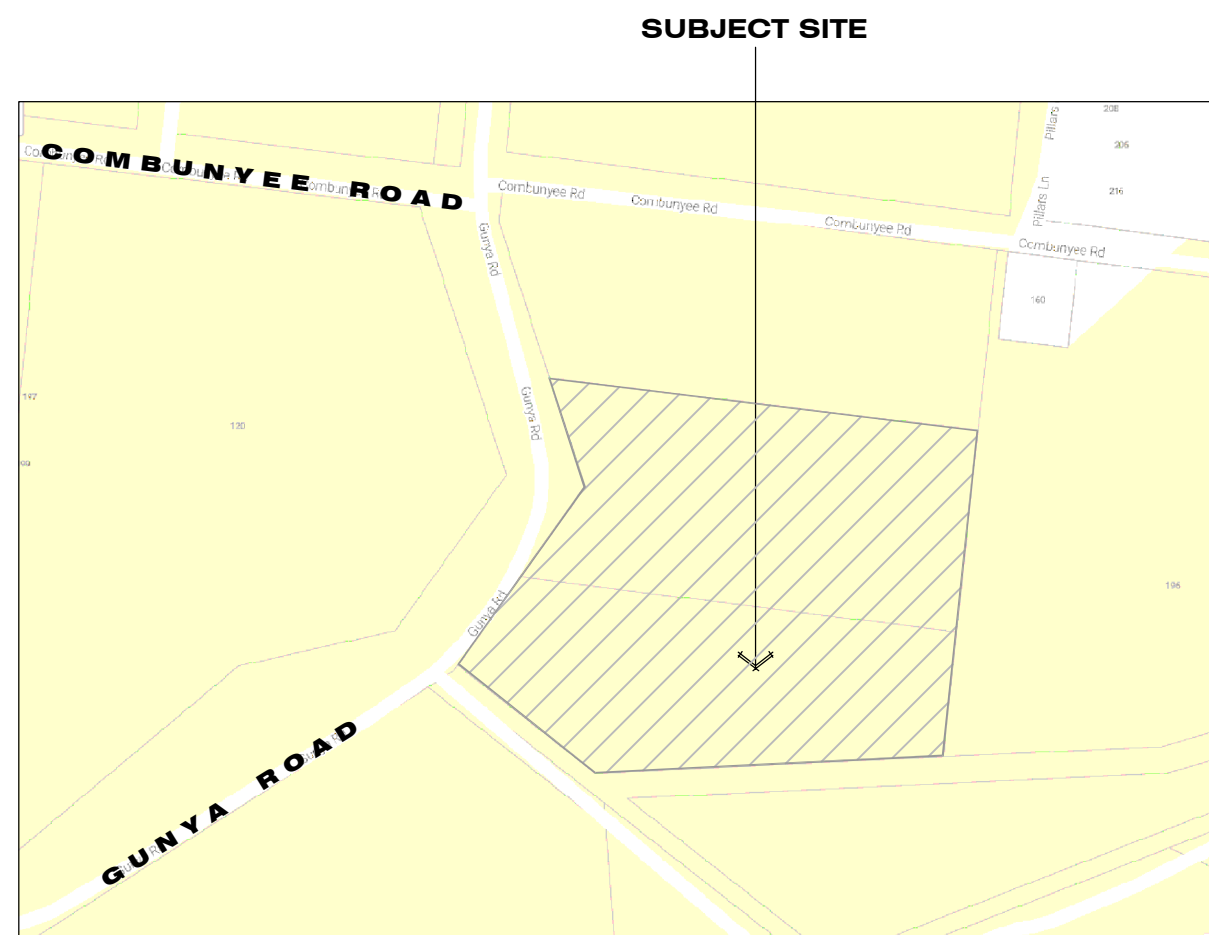
CONCLUSION

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 development as described in this report at 121 Comebunyee Road, Coomealla.

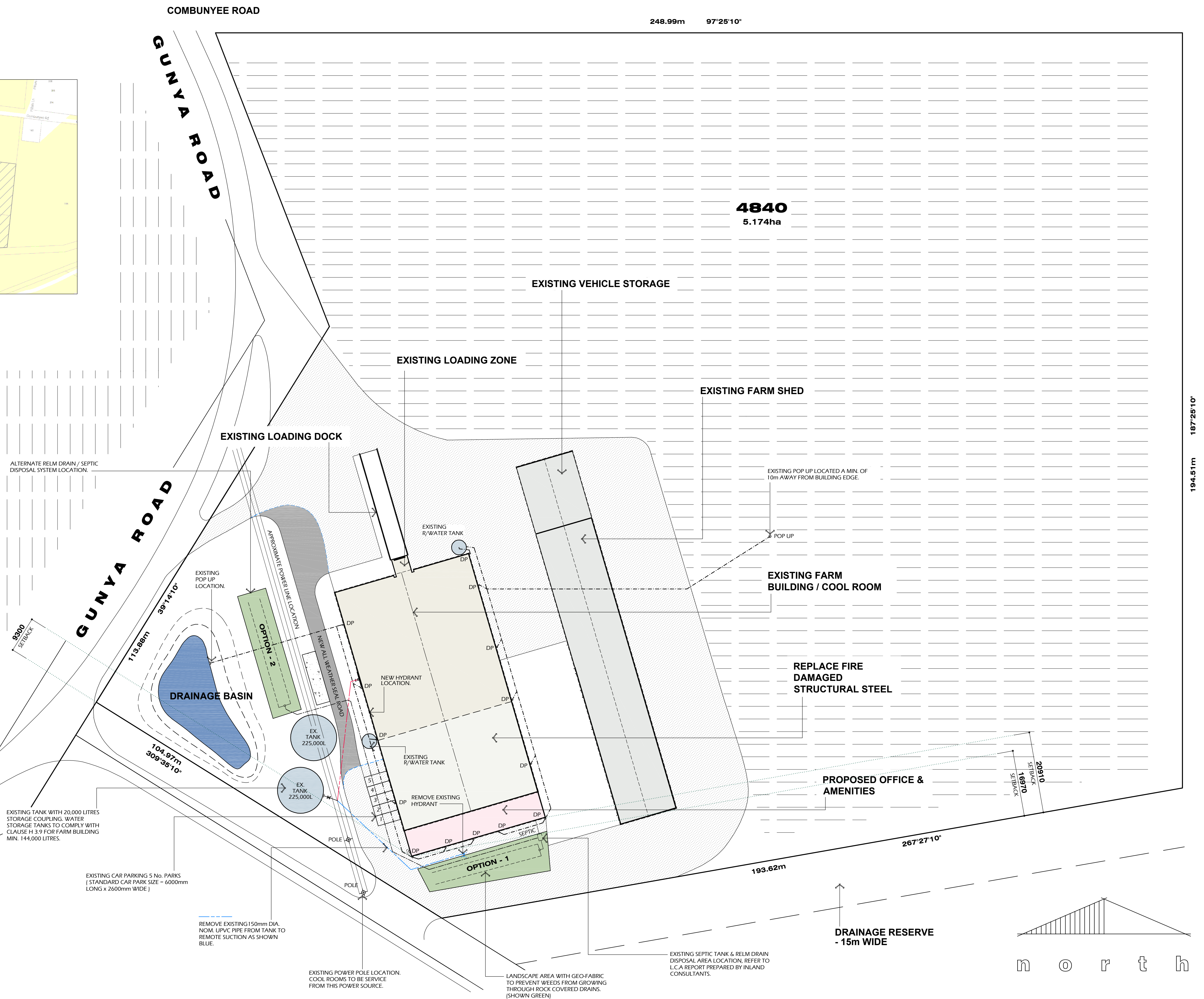


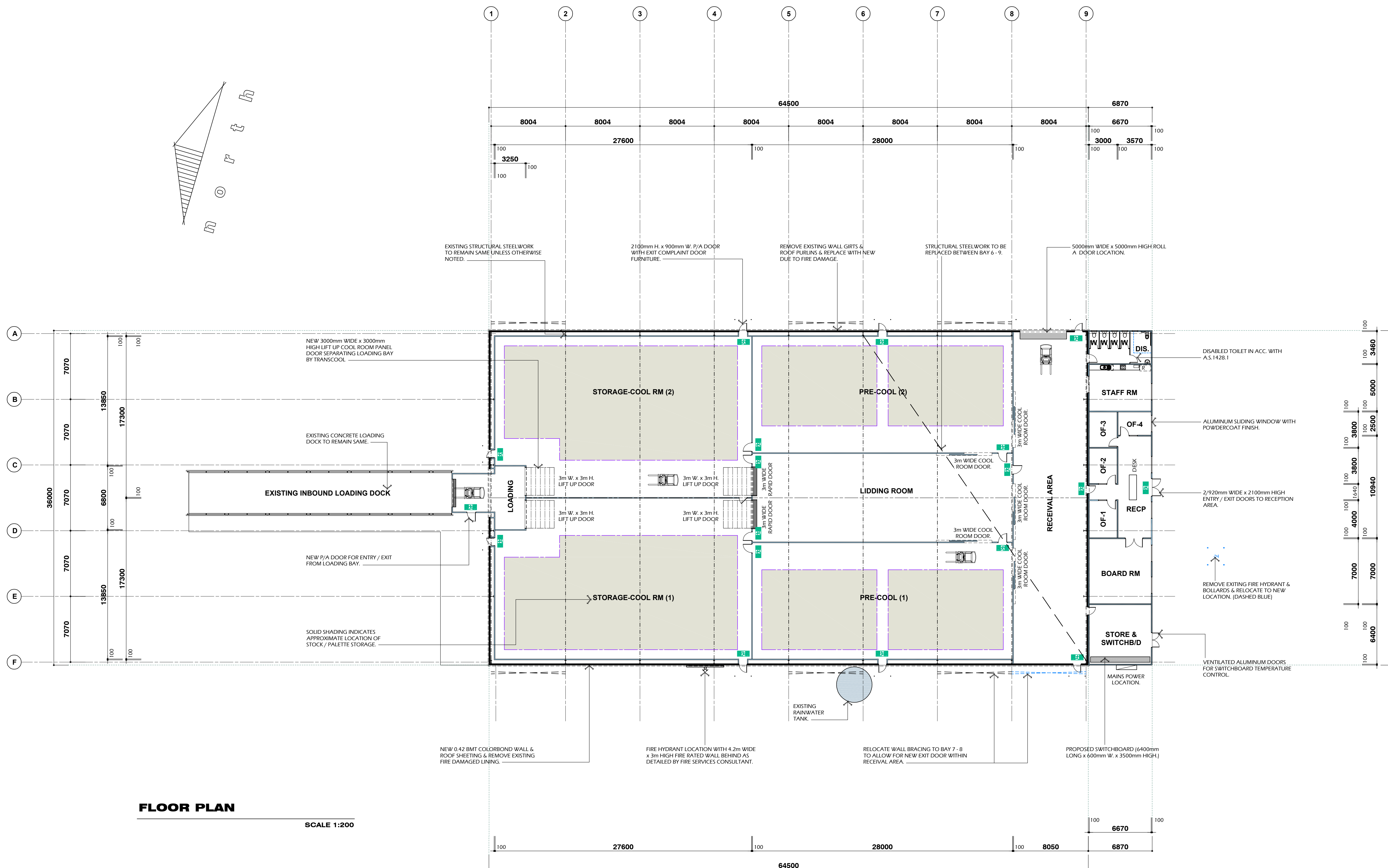
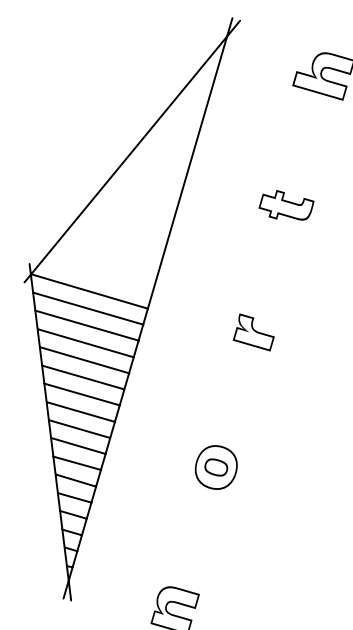
LOCATION PLAN

NOT TO SCALE

SITE PLAN

SCALE 1:500

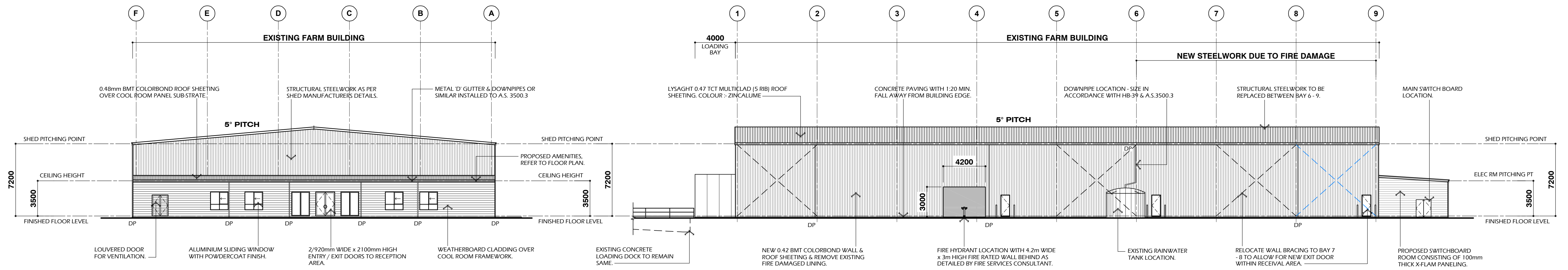




FLOOR PLAN

SCALE 1:200

AREAS:	PROPOSED RECEIVAL / COOL RM SHED	2460.00 m ²
	PROPOSED OFFICE / AMENITIES	216.00 m ²
TOTAL BUILDING AREA :-		2676.00 m ²

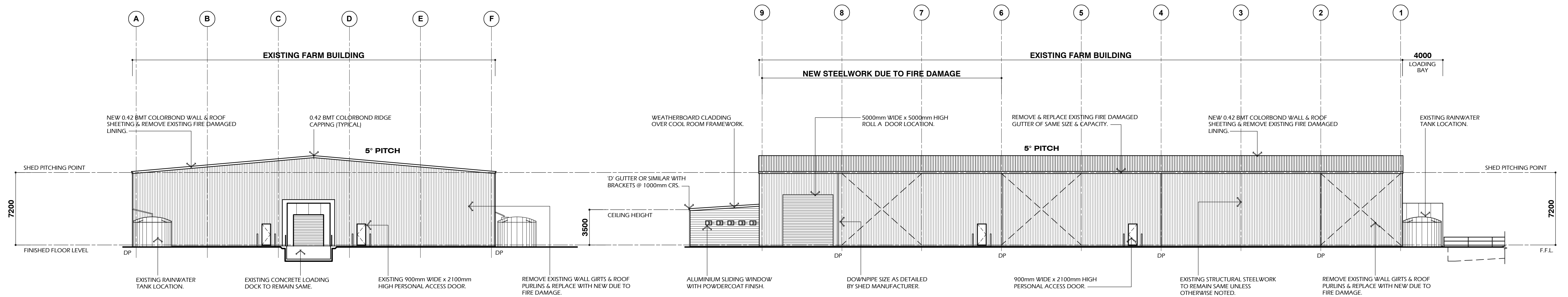


SOUTH EAST ELEVATION

SCALE 1:200

SOUTH WEST ELEVATION

SCALE 1:200



NORTH WEST ELEVATION

SCALE 1:200

NORTH EAST ELEVATION

SCALE 1:200