

Statement of Environmental Effects

Proposed Installation of a Hail Proof Netting Structure

117C Paringi Road, Paringi

for G2 Netting Group

January 2026

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MasterPlan SA Pty Ltd

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Executive Summary

This Statement of Environmental Effects (SEE) has been prepared by MasterPlan Pty Ltd ('MasterPlan') in support of a development application (DA) made by G2 Netting Group (the 'applicant') seeking a development consent for a proposal to install a hail proof netting structure. The DA is made to the Wentworth Shire Council under the *Environmental Planning and Assessment Act 1979* (NSW).

The DA is made over land located at 117C Paringi Road, Paringi (the 'subject site' or 'site').

The site is in the RU1 – Primary Production Zone of the Wentworth Shire Local Environmental Plan where the proposed development is 'permitted with consent' triggering the need for a development application to be made.

The assessment provided within this report and associated supporting documentation demonstrates that the proposal satisfies the requirements of the relevant planning instruments and represents an appropriate development outcome for the site and its local setting. It is the conclusion of our assessment that there are strong grounds for the Council to approve the application subject to reasonable and relevant conditions.

Site and Proposal Details	
Address of Site	117C Paringi Road, Paringi
Legal Description	334/-/DP756971 – Lot 34 in Deposited Plan 756971 at Gol Gol Local Government Area Wentworth, Parish of Paringi, County of Wentworth (formerly known as Portion 34), Title Diagram Crown Plan 857.1820.
Site Area	27.5186 hectares (ha)
Easements	Land excludes minerals (s.171 <i>Crown Lands Act 1989</i>). Subject to the conditions contained in the Government Gazette dated 23.5.1958. Easement for underground powerlines 1 wide affecting the part designated (AA) in Plan with AN136061.
Existing Use	Agriculture
Landowner	Teresa Garreffa and Domenico Antonio Garreffa
Proponent	G2 Netting Group
Local Government	Wentworth Shire Council



Site and Proposal Details

State Environmental Planning Policies	Biodiversity and Conservation Exempt and Complying Development Codes Housing Industry and Employment Planning Systems Primary Production Resilience and Hazards Resources and Energy Sustainable Buildings Transport and Infrastructure
Local Environmental Plan (LEP)	Wentworth Local Environmental Plan 2011
Development Control Plan (DCP)	Wentworth Shire Development Control Plan, December 2011
Defined Use	Farm Building
Zone	RU1 Primary Production
Category of Development Consent	Permitted with Consent

Applicant Details

Applicant	G2 Netting Group
Applicant's Representative	Jasmine Walters (MasterPlan)
Applicant's Contact Details	MasterPlan Pty Ltd 33 Carrington Street, Adelaide SA 5000 (08) 8193 5600 jasmnew@masterplan.com.au
MasterPlan Reference	20073



1 Introduction

1.1 Overview

This Statement of Environmental Effects (SEE) has been prepared by MasterPlan in support of an application made by G2 Netting Group (the ‘applicant’) seeking a development consent for a proposal to install a hail proof netting structure (HPN). The application is made to the Wentworth Shire Council (the ‘Council’) under the *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act).

MasterPlan delivers urban and regional planning services across Australia through offices in South Australia, the Northern Territory and Queensland. This report has been prepared in MasterPlan’s South Australian office.

G2 Netting Group is the proponent of the development. The proposed development is for the installation of a hail proof netting (HPN) structure that will enable the current landowner(s) to continue their existing horticultural activities over the subject land.

The application is made over land located at 117C Paringi Road, Paringi (the ‘subject site’ or ‘site’).

The site is within the Ru1 Primary Production Zone of the Wentworth Local Environmental Plan (LEP) where the proposal is ‘permitted with consent’ triggering the need for a development application.

In accordance with the LEP, the proposed development is defined as a ‘farm building’, which is permitted with consent in the RU1 Zone. For this purpose, a ‘farm building’ is defined as:

...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.

Applications for development consent are required to be assessed by the Council in accordance with the statutory requirements of the EP&A Act. The purpose of this SEE is to describe the site and its environs, the development and operational details of the proposal, the potential environmental impacts of the proposal, and the steps to be taken to protect the environment or to lessen the expected harm to the environment. This SEE also provides an assessment of the proposal in terms of the matters for consideration under Section 4.15 of the EP&A Act.

1.2 Specialist Consultants

This report should be read in conjunction with plans, drawings, and reports prepared by the following specialist consultants:

- G2 Netting Group – Plans, Elevations and Structural Details.



1.3 Pre-Lodgement Engagement with the Council

1.3.1 Communications

Pre-lodgement communications were not conducted with the Council prior to lodging the application.

1.3.2 Meetings

A pre-lodgement meeting was not held with the Council prior to lodging the application.

1.4 Pre-Lodgement Engagement with State Government

1.4.1 Communications

Pre-lodgement communications were not conducted with any agency of the NSW State Government prior to lodging the application.

1.4.2 Meetings

Pre-lodgement meetings were not held with any agency of the NSW State Government prior to lodging the application.

1.5 Community Engagement

Engagement was not undertaken with the community prior to lodging the application.



2 Context and Site Information

2.1 Context Information

2.1.1 Location and Land Uses

The subject site is located at 117C Paringi Road in the suburb of Paringi within the local government area of the Wentworth Shire Council (the 'Council'). The proposed development comprises five (5) adjoining netting structures which will cover citrus trees located on the site.

The subject site is depicted in **Figure 1** below.

Land use patterns within the locality of the Subject Site are depicted in the Site, Locality and Zone Plan provided in **Appendix A**.

The surrounding uses in the neighbourhood of the site are described in **Table 1** below.

Table 1: Surrounding Uses

Direction from Site	Surrounding Uses
North	Agriculture and ancillary structures including a dwelling.
South	Agriculture and ancillary structures including a dwelling. Murray River.
East	Agriculture and ancillary structures including a dwelling.
West	Agriculture and ancillary structures including a dwelling.

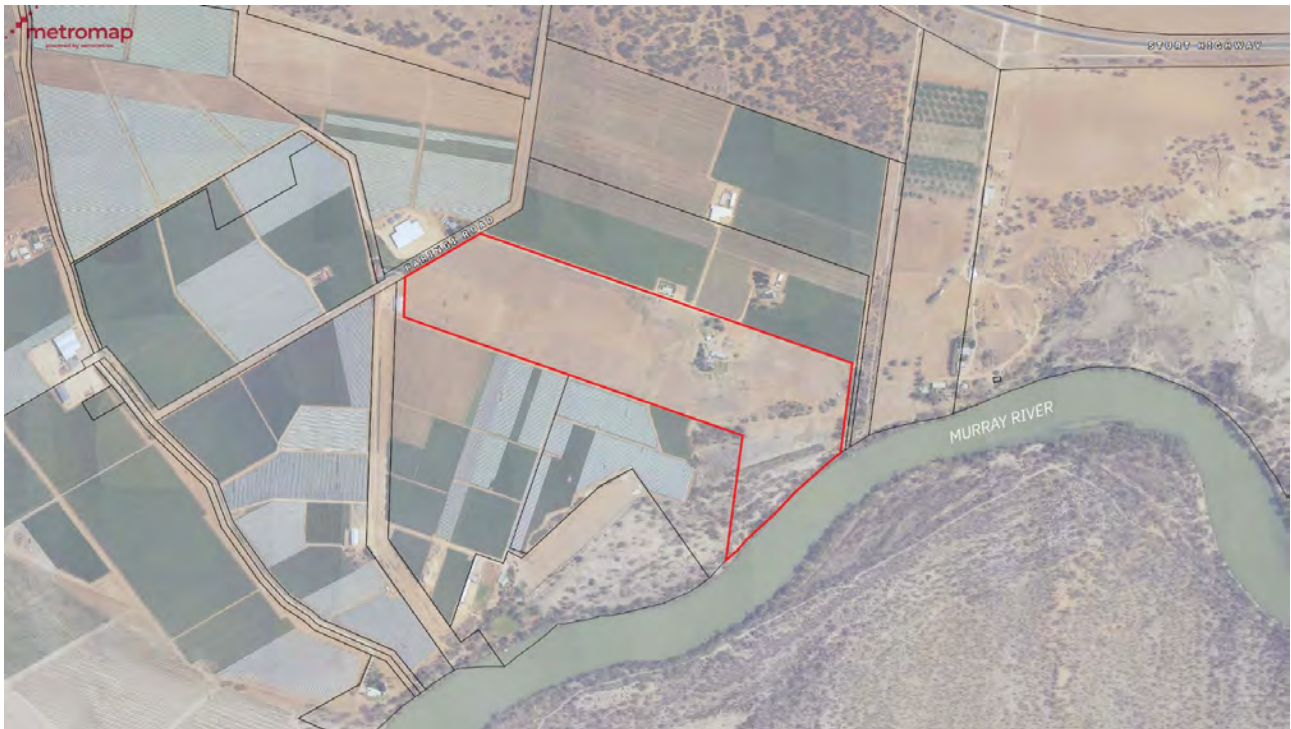


Figure 1: Subject Land

2.1.2 Sensitive Land Uses

There are sensitive land uses (i.e., dwellings) located within proximity to the nearest development site as listed in **Table 2** below.

Table 2: Sensitive Land Uses

Land Use	Likely Sensitivity	Proximity to Site	Direction from Site
Dwelling	Visual	75m	North
Dwelling	Visual	14m	North
Dwelling	Visual	215m	North
Dwelling	Visual	168m	East
Dwelling	Visual	253m	East
Dwelling	Visual	265m	East
Dwelling	Visual	47m	North-west
Dwelling	Visual	57m	West



Land Use	Likely Sensitivity	Proximity to Site	Direction from Site
Dwelling	Visual	180m	West
Dwelling	Visual	488m	South
Dwelling	Visual	500m	South
Dwelling	Visual	486m	South
Dwelling	Visual	836m	South

2.1.3 Topographical Context

The subject site is relatively flat; however, does fall gently from the site's primary frontage towards the rear boundary and in a north-east to south-east direction. The southern-most portion of the land has a more notable fall where the land meets the Murray River.

2.1.4 Transport Networks

The subject site is accessed via Paringi Road, which is a Local Road as classified by Transport for NSW. Paringi Road connects directly to Sturt Highway which is a State Road and major transport link for passengers and freight travelling between NSW, Victoria and South Australia.

Sturt Highway operates as a two-lane bi-directional road which is sealed without kerbing. The road shoulder is approximately 19m on the northern side of the road and 16m on the southern side. The Highway is an important freight route for the region, and as such, the road is designed to accommodate large vehicles including B-Doubles.

Paringi Road is two-way bi-directional all-weather road which has a shoulder of approximately 6m either side. The shoulder along the extent of Paringi Road appears to be largely cleared of vegetation with the exception of the portion directly adjacent the site which displays a consistent planting of trees.

2.1.5 Community Facilities

The townships of Gol Gol and Buronga are nearest the site, being located approximately 25 kilometres north-east of the subject land. These townships include a number of community facilities including supermarkets, hotels, child care centres and recreation facilities.

Approximately 2 kilometres further north-east, on the southern side of the Murray River, is the much larger township of Mildura, Victoria. With a population of some 35,000 persons, this township is equipped to provide a full catalogue of community facilities within the region. Mildura offers a range of medical services including a hospital, a range of recreation facilities, civic facilities including public libraries and museums, educational facilities, and other community facilities including halls, churches and community centres.



2.1.6 Neighbourhood Character

The neighbourhood character is best described as rural farm land with a number of active crops being prevalent within the immediate locality of the subject site. There are also vast expanses of untouched scrubland within the broader locality, particularly north and south of the subject site.

Riparian land is evident south of the subject land bordering the Murray River.

The Murray River forms the border between NSW and Victoria. The southern side of the Murray River, directly adjacent the subject site and within the Victoria boundary, is the Lambert Island Nature Conservation Reserve.

2.2 Site Information

2.2.1 Title and Survey Details

The Site Plan provided in **Appendix A** depicts land parcel boundaries, land parcels boundaries, road parcels, and easements on the Site.

The Site comprises one (1) allotment with a net area of 27.5186 hectares (ha) and is held under freehold title by the registered owners of the Site as outlined in **Table 3** below.

Table 3: Site Details

Address	Lot And Plan	Lot Area	Owner
117c Paringi Road, Paringi	Lot 34 in Deposited Plan 756971	27.5186 hectares (ha)	Teresa Garreffa Domenico Antonia Garreffa

The property is subject to the easements described in **Table 4**.

Table 4: Easements

Easement / Right of Carriageway	Width	Purpose
Easement (AN136061)	1m	Underground powerlines

Search copies of Certificates of Title and Survey Plans for the Site are provided in **Appendix B**.



2.2.2 Historical and Existing Use

Aerial imagery reveals that the subject land has been used for agricultural purposes, primarily cropping activities, since prior to 2002.

We understand from the owner of the land that the site is used for growing citrus and was previously used for growing grapes.

2.2.3 Existing Development

The subject site is currently improved by the following:

- Two (2) residential dwellings;
- Farm buildings (i.e., outbuildings, storage sheds);
- Garaging; and
- Boundary fencing.

The site in its current form is depicted in the Site Plan contained in **Appendix A**.

2.2.4 Road Access

The site has direct access from Paringi Road which runs parallel to the site's northern boundary.

The site also comprises internal tracks within the site boundaries, to allow for vehicular and equipment movement around the site.

2.2.5 Car Parking and Loading

All car parking is located within the site boundaries, with formalised parking located within immediate proximity of each dwelling.

Farm equipment is stored near or within the existing farm buildings.

2.2.6 Fencing

The boundary appears to be fenced with post and wire fencing.

2.2.7 Utilities and Services

Dial Before You Dig records of services infrastructure for the Site indicates that the Site is connected to the following reticulated urban infrastructure (refer **Appendix C**).



Existing electrical infrastructure for the site runs overhead between posts. We note that there both low and high voltage lines service the site; however, the proposed HPN will retain a minimum offset of 4.7m to any high voltage powerlines whilst the low voltage powerlines are underground and will not be disturbed.

The site does not have access to reticulated urban sewer or water.

An Infrastructure Agreement is not applicable to the site.

2.2.8 Landscape Features

The land consists primarily of citrus trees. Some localised landscaping exists in and around the dwellings located on the site and along the Paringi Road reserve.

There is one (1) dwelling and associated outbuildings located centrally on the site, and another dwelling located within proximity of the eastern site boundary. The dwellings are accessed via a private access road via Paringi Road.

The land is irregularly shaped, with the southern-most triangular portion sited directly adjacent the Murray River, comprising native vegetation. Riparian land is also evident within this portion of the site, where the land meets the Murray River.

2.2.9 Topography

The land is relatively flat with a gentle fall from north-to-south, extending from Paringi Road to the Murray River.

2.2.10 Terrestrial Biodiversity

The site is identified as containing Terrestrial Biodiversity land consisting of riparian land and is sited directly adjoining wetlands, that being the Murray River, as indicated on the maps provided in the State Government's ePlanning Spatial Viewer and as depicted in **Appendix D**.

2.2.11 Groundwater Vulnerability

The site is not identified as being in a Groundwater Vulnerability Area as indicated on the maps provided in the State Government's ePlanning Spatial Viewer.

2.2.12 Wetlands

Whilst there are no wetlands located on the subject site, the site does directly adjoin the Murray River along the south-east site boundary, which is a natural waterway as identified on the maps provided in the State Government's ePlanning Spatial Viewer and as depicted in **Appendix E**.



2.2.13 Environmentally Sensitive Land

The site is not identified as containing environmentally sensitive land, as indicated on the maps provided in the State Government's ePlanning Spatial Viewer.

2.2.14 Scenic Protection

The site is not identified as containing scenic protection land, as indicated on the maps provided in the State Government's ePlanning Spatial Viewer.

2.2.15 Airport Noise and Obstacle Limitation Surface

The site is not identified as being in an Airport Noise Area or as being impacted by an Obstacle Limitation Surface, as indicated on the maps provided in the State Government's ePlanning Spatial Viewer.

2.2.16 Salinity

The site is not identified as having potential salinity issues, as indicated on the maps provided in the State Government's ePlanning Spatial Viewer.

2.2.17 Flood Hazards

The site is not identified as being in a Flood Planning Area, as indicated on the maps provided in the State Government's ePlanning Spatial Viewer.

2.2.18 Bush Fire Hazards

The site is identified as partially containing bush fire prone land Vegetation Category 2, with a Vegetation Category 1 land affecting the southern-most portion of the land as well as the adjoining land to the south along the banks of the Murray River, as indicated on the maps provided in the State Government's ePlanning Spatial Viewer (**Appendix F**).

A Bushfire Assessment report is provided in support of this application and is also contained in **Appendix G**.

2.2.19 Contaminated Land

A search of the Contaminated Sites Database and the Reported Sites Register indicates that the site does not contain known or suspected contaminated soil or groundwater.



2.2.20 Acid Sulfate Soils

The site is not identified as containing potential acid sulfate soils as indicated on the maps provided in the State Government's ePlanning Spatial Viewer.

2.2.21 Heritage, Cultural and Archaeological Values

Dareton is the Local Aboriginal Land Council for the locality.

A search of the Aboriginal Heritage Information Management System (AHIMS) indicates that there are no records or information about Aboriginal places, objects and other significant sites that affect the site (refer **Appendix H**).

The site has no known non-indigenous heritage values.

2.2.22 Mineral and Resource Land

The site is not identified as being Mineral and Resource Land as indicated on the maps provided in the State Government's ePlanning Spatial Viewer.

2.2.23 Minerals and Resources Permits

There are no current exploration or production permits on or surrounding the site.

There is evidence of historic licences, including the following:

- (EL2574) held between 1985-1989;
- (EL5510) held between 2000 and 2004; and
- (EL6973) held between 2005-2009.

2.2.24 Resources

There are no extractive resource operations on or surrounding the site.

2.3 Development Approval History

A search of the NSW Planning Portal Application Tracker identifies that no recent development permits have been issued for the site.



3 Proposal

3.1 Proposal Overview

In consideration of Section 1.5(1) of the EP&A Act, the proposed development comprises:

1. The erection of five (5) adjoining farm buildings comprising Hail Proof Netting Structures and ancillary posts and anchors.

Development of the site is proposed to occur in a single stage.

The proposed structures will be located over the existing citrus trees located on the land, with the exception of that portion of the land south of the overhead high voltage lines adjoining the Murray River. The proposed structures will not interfere with existing buildings and vehicle tracks located on the land or adjoining properties.

3.2 Plans of Development

The Proposal is depicted on the Plans of Development listed in **Table 5** below and provided in **Appendix A**.

Table 5: Proposed Details

Drawing No.	Prepared By	Drawing Title	Date Of Issue
1906-100 -Rev. B	G2 Netting Group	Cover	1 December 2025
1906-101-Rev. B	G2 Netting Group	Existing Site Plan	1 December 2025
1906-102-Rev. B	G2 Netting Group	Proposed Site Plan	1 December 2025
1906-103-Rev. B	G2 Netting Group	Blocks 1 & 2 Plan Layout	1 December 2025
1906-104-Rev. B	G2 Netting Group	Blocks 3 & 4 Plan Layout	1 December 2025
1906-105-Rev. B	G2 Netting Group	Blocks 5 Plan Layout	1 December 2025
1906-106-Rev. B	G2 Netting Group	Detail Sheet	1 December 2025

3.3 Works Aspects

3.3.1 Construction Works

The proposed development incorporates the construction of hail protective netting (HPN) structures, including ancillary posts, anchors and side netting. The location, scale and form of the proposed structures are summarised in **Table 6**.



Table 6: Key Design Parameters

Building / Structure	Location on Site	Key Design Parameter	Dimensions
HPN 1	North-eastern portion of the site, adjacent to the primary street frontage.	Minimum setbacks to boundaries	4.4m northern site boundary 3.2m western site boundary 6.9m south site boundary
		Maximum building height	6m above natural ground level
		Roof dimensions / area	171.9m (w) x 231m (l) Area = 30,191m ²
HPN 2	North-eastern portion of the site, approximately 42.3 metres from the primary street frontage.	Minimum setbacks to boundaries	4.4m northern site boundary 6.9m south site boundary
		Maximum building height	6m above natural ground level
		Roof dimensions / area	197.8m (w) x 231m (l) Area = 45,691.8m ²
HPN 3	North-eastern portion of the site, approximately 240.1 metres from the primary street frontage.	Minimum setbacks to boundaries	4.4m northern site boundary 6.9m south site boundary
		Maximum building height	6m above natural ground level
		Roof dimensions / area	197.8m (w) x 231m (l) Area = 45,691.8m ²
HPN 4	Centrally on the site, surrounding the existing dwelling and ancillary structures.	Minimum setbacks to boundaries	4.4m northern site boundary 6.9m south site boundary
		Maximum building height	6m above natural ground level
		Roof dimensions / area	197.8m (w) x 231m (l) Area = 34,056.3m ²
HPN 5	South-eastern portion of the site, adjacent the Murray River.	Minimum setbacks to boundaries	4.4m northern site boundary 2.5m south site boundary 4.3m east site boundary
		Maximum building height	6m above natural ground level
		Roof dimensions / area	274m (w) x 231m (l) Area = 43,350.6m ²



The total site coverage of the proposed buildings is 220,591 square meters (m²) or 2 hectares (ha) of the Site. We note however that the structure is permeable and is covering existing orchards.

3.3.2 Construction Materials and Colour Schemes

The construction materials and colour schemes of the proposed buildings are summarised in **Table 7**.

Table 7: Construction Materials and Exterior Decorations

Building	Building Component	Construction Materials	Colour Schemes
HPN Structures (*Note - each structure will comprise the same Construction materials and colour scheme)	Top Netting	Lock stitch knitted HDPE monofilament yarn (16mm hexagonal hole with cross over yarns)	White
	Side Netting	Lock stitch knitted HDPE monofilament yarn (8mm hexagonal hole with cross over yarns)	Black
	Posts	Corners – Stainless steel Perimeter – tubular steel Internal – steel Internal breaker – iron bark (timber) Perimeter breaker – steel post base	n/a
	Wire and Cables	Galvanised steel	n/a
	Post Footings	Cast-in-Place Concrete	n/a

The buildings proposed to be constructed as part of the development of the Site are depicted on the Plans of Development provided in **Appendix A**.

3.3.3 Methods of Construction and Site Management

The proposed netting structures will be constructed on-site.

The construction site will be managed to ensure to protect the health, safety and welfare of workers and other people in accordance with the NSW work health and safety legal framework as set out under the:

- *Work Health and Safety Act 2011;*
- *Work Health and Safety Regulation 2017; and*
- Relevant Codes of Practice.



3.3.4 Excavation and Fill

The proponent has confirmed that the proposed development will include post holes of no greater depth than 600 millimetres (mm) to support the HPN structures.

3.3.5 Construction Traffic

The proposed development is anticipated to generate minimal traffic movements associated with:

- Construction materials being delivered to the site.
- Installation specialists being on-site during construction.

The number and frequency of truck movements will be minimal and largely contained within the site boundaries.

The direction of vehicle and truck movements on the adjacent local road network will be in a north-west/south-east direction along Sturt Highway, and north/south along Paringi Road.

3.3.6 Services and Infrastructure

It is not anticipated that any site services will be impacted by the proposed building works. High voltage electrical cables servicing the site are generally located above ground and do not encroach on the development site. Low voltage electrical cables are located underground and will not be impacted by the proposed development.

The proposal comprises minimal ground works, other than to secure posts and anchors. The Dial Before You Dig Australia service will be utilised to identify any potential conflicts with underground services.

Vegetation Clearance

With the exception of the orchards, the site of the proposed HPN structures is relatively devoid of vegetation.

Localised landscaping exists around the on-site dwellings and a row of trees along the site's frontage to Paringi Road is also evident. The south-eastern portion of the site located directly adjoining the Murray River comprises native vegetation.

The proposed development will not involve the removal, destruction or lopping of trees and the removal of vegetation.

3.3.7 Landscaping

The proposed development will not involve any landscape works.



3.4 Construction Impacts

3.4.1 Noise Impacts

The proposed construction of the development is not anticipated to generate any significant increase in noise generation above existing levels, particularly those experienced by farm equipment and vehicle movements on Sturt Highway and Paringi Road.

3.4.2 Traffic Impacts

The construction of the proposed development is not anticipated to generate any significant increase in traffic generation to/from the site above existing levels and the construction period will be relatively short in duration.



4 Planning Controls and Permit Triggers

The requirement to obtain approval prior to the commencement or carrying out of development is derived from Part 4 of the EP&A Act. The relevant State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs) outline when development approval is required or not required.

4.1 Mapped Planning Controls


4.1.1 Property Report

A copy of the Property Report for the Site obtained from the State Government's Planning Database is provided in **Appendix I**.

4.1.2 Planning Controls

Under the LEP, the Site is subject to planning controls that apply to the whole or parts of the Site as depicted in **Table 8**.

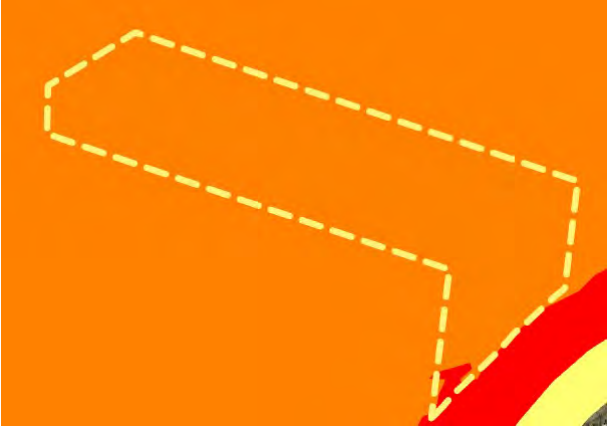
Table 8: Planning Controls

Map	Applicability
	<p>RU1 – Primary Production Zone</p> <p>The site is mapped by the NSW Planning Portal Spatial Viewer as being wholly within the RU1 – Primary Production Zone of the Wentworth Local Environmental Plan 2011 (Appendix A).</p>



Map	Applicability
	<p>Riparian Lands and Watercourses.</p> <p>The site is identified as being affected by a Watercourse, namely the Murray River which runs adjacent the southern-most site boundary (Appendix D).</p> <p>Notwithstanding, the site of the proposed structures is not located within the portion of affected land and will be setback approximately 170 metres from the watercourse.</p>
	<p>Terrestrial Biodiversity</p> <p>The site is identified as comprising some land of Terrestrial Biodiversity (Appendix D).</p> <p>The land identified predominantly affects the southern-most portion of the land and the land adjacent the Murray River. A small portion of land located directly underneath the southern overhead powerline is located within the Terrestrial Biodiversity overlay. Notwithstanding, the proposed HPN will not impact upon this area.</p>
	<p>Wetlands</p> <p>The site is identified as being affected, in part, by Wetlands, namely the Murray River (Appendix E).</p> <p>The land identified predominantly affects the southern-most portion of land adjacent the Murray River. Notwithstanding, the site of the proposed structures is not located within the portion of affected land and will be setback approximately 170 metres from the watercourse.</p>



Map	Applicability
	<p>Bushfire Prone Land</p> <p>A portion of the site is affected by Bushfire Prone Land (Appendix F).</p> <p>The most severely affected portion of land largely pertains to the southernmost part of the site which is identified as Vegetation Category 1 which typically consists of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.</p> <p>The majority of the site is identified as Vegetation Category 3 which is generally at lower risk from bush fire and typically consists of grasslands, freshwater wetlands, semi-arid woodlands, alpine complexes, and arid shrubland. In this instance the land is primarily used for primary production and is largely comprised of fruit trees.</p> <p>No planting or removal of vegetation is proposed as part of this application.</p>

4.2 Permit triggers

4.2.1 Demolition

Having regard to clause 2.7 of the LEP, the proposal does not incorporate the demolition of a building or work which may be carried out only with development consent.

4.2.2 Heritage Conservation

Having regard to clause 5.10(2) of the LEP, the proposal does not incorporate activities associated with heritage conservation where development consent is required.

4.2.3 Earthworks

Having regard to clause 6.1(2) of the LEP, the proposal incorporates earthworks that are:

- Exempt development under Wentworth LEP 2011, Part 7.1, Clause 1(b) as the earthworks to be undertaken are considered minor in nature only; and
- Exempt development under Wentworth LEP 2011, Part 7.1, Clause 2(a) as the earthworks to be undertaken are exempt development under the LEP and SEPP (Exempt and Complying Development Codes); and
- Exempt development under SEPP (Exempt and Complying Development Codes) , Subdivision 15, – Earthworks, retaining walls and structural support, as the works will comply with the criteria outlines in Clause 2.30.

Development consent is therefore not required for the proposed earthworks.



4.2.4 Category of Development Consent for Use

The Wentworth LEP 2011 includes the Site in the RU1 – Primary Production Zone.

The Locality and Zoning Plan in **Attachment A** depicts the zoning of the Site and its neighbourhood.

The proposal HPN falls within the definitions of a ‘farm building’ under the LEP, which is defined as:

“... 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 categories of development consent that are prescribed under the Land Use Table for the RU1 – Primary Production Zone for the defined uses that comprise the development are set out in **Table 9**.

Table 9: Categories of Development

Defined Use	Development Consent
Farm Building	Permitted with consent

The overall category of development consent for the application to use the Site for the purposes of the proposal is determined to be “permitted with consent”.



5 Local Planning Assessment

5.1 Local Environmental Plan

5.1.1 Zone objectives

An assessment of the proposal against the objectives of the RU1 – Primary Production Zone is set out in **Table 10**.

Table 10: Assessment Against Zone Objectives

Objective	Assessment Comments
To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.	The proposed HPN structures will not prejudice the land for primary production. The land was formerly used for the growing of grapes and is now used for citrus trees.
To encourage diversity in primary industry enterprises and systems appropriate for the area.	The proposed HPN structures will enable continuation of the land for primary production and provide opportunities for diversification of produce.
To minimise the fragmentation and alienation of resource lands.	The proposal does not seek to change the existing use of the land or provide for opportunities to sub-divide the land.
To minimise conflict between land uses within this zone and land uses within adjoining zones.	The proposal does not seek to change the existing use of the land or provide for opportunities to sub-divide the land.
To encourage and promote the growth and diversification of economic and employment opportunities in agriculture, horticulture and tourism.	The proposed HPN structures will protect crops from unseasonable weather events and allow for the continued use of the land for horticultural purposes.
To enable the development of restaurants and cafes and kiosks as part of agritourism development.	Not applicable

In summary, it is assessed that the proposal will not conflict with the objectives of the RU1 – Primary Production Zone.

5.1.2 Principal Development Standards

There are no Principal Development Standards in the Wentworth LEP that are applicable to the proposed development.

5.1.3 Miscellaneous Provisions

There are no miscellaneous provisions that are relevant to the assessment of the proposal.



5.1.4 Additional Local Provisions

The additional local provisions (Part 7 of the Wentworth LEP 2011) that are relevant to the assessment of the proposal are:

- Provision 7.4 – Terrestrial Biodiversity.
- Provision 7.5 – Wetlands.
- Provision 7.7 – Riparian Land and Murray River and other water courses – general principles.

Having regard to Provision 7.5, the assessment against the relevant additional local provisions is contained in **Table 11**.

Table 11: Wentworth LEP 2011 Additional Local Provisions

Provision	Compliance Achieved
<p>Provision 7.4 – Terrestrial Biodiversity</p> <p>1. The objective of this clause is to maintain terrestrial biodiversity by—</p> <p>(a) protecting native fauna and flora, and</p> <p>(b) protecting the ecological processes necessary for their continued existence, and</p> <p>(c) encouraging the conservation and recovery of native fauna and flora and their habitats.</p> <p>2. This clause applies to land identified as “Terrestrial Biodiversity” on the Natural Resource—Terrestrial Biodiversity Map.</p> <p>3. Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development—</p> <p>(a) is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and</p> <p>(b) is likely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and</p> <p>(c) has any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and</p> <p>(d) is likely to have any adverse impact on the habitat elements providing connectivity on the land.</p> <p>4. Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <p>(a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or</p>	<p><input checked="" type="checkbox"/> Complies</p> <p>For the following reasons:</p> <ul style="list-style-type: none"> • The land is identified in the State Government’s ePlanning Spatial Viewer as being affected by Terrestrial Biodiversity. This largely applies to the land within the southern portion of the site which is directly adjacent the Murray River and which does not comprise any built form. The proposed HPN structures will cover existing land used from primary production purposes and will not adversely impact upon any land containing native vegetation or which has not been historically cleared for horticultural purposes.



Provision	Compliance Achieved
<p>(a) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or</p> <p>(b) if that impact cannot be minimised—the development will be managed to mitigate that impact.</p> <p>(*see Appendix D for map).</p>	
<p>Provision 7.5 – Wetlands</p> <p>1. The objective of this clause is to ensure that natural wetlands are preserved and protected from the impacts of development.</p> <p>2. This clause applies to land identified as “Wetlands” on the Natural Resource–Wetlands Map.</p> <p>3. When assessing a development application for development on land to which this clause applies, the consent authority must consider potential adverse impacts from the proposed development on—</p> <p>(a) the growth and survival of native flora and fauna,</p> <p>(b) the condition and significance of the native flora on the land and whether it should be substantially retained, and</p> <p>(c) the provision and quality of habitats for indigenous and migratory species, and</p> <p>(d) the surface and groundwater characteristics of the site, including water quality, natural water flows and salinity, and</p> <p>(e) any wetland in the vicinity of the proposed development and any proposed measures to minimise or mitigate those impacts.</p> <p>4. Before granting consent to development to which this clause applies the consent authority must be satisfied that—</p> <p>(a) the development is sited, designed and managed to avoid potential adverse environmental impacts, or</p> <p>(b) where an impact cannot be avoided, and having taken into consideration feasible alternatives, the proposed design, construction and operational management of the development will mitigate and minimise those impacts.</p> <p>(*see Appendix E for map).</p>	<p><input checked="" type="checkbox"/> Complies</p> <p>For the following reasons:</p> <ul style="list-style-type: none"> • The site is identified as being affected, in part, by Wetlands, namely the Murray River (Appendix E). • The land identified predominantly affects the southern-most portion of the land and the land adjacent the Murray River. The proposed HPN structures (including anchors and arbours) will not be located within any designated wetland, nor will they restrict the flow of water over the land.
<p>Provision 7.7 – Riparian Land and Murray River and Other Watercourses – General Principles</p> <p>The objective of this clause is to protect and maintain the following—</p> <p>(a) water quality within the Murray River and other watercourses,</p> <p>(b) the stability of the bed and banks of the Murray River and other watercourses,</p> <p>(c) aquatic riparian habitats,</p>	<p><input checked="" type="checkbox"/> Complies</p> <p>For the following reasons:</p> <ul style="list-style-type: none"> • The site is identified as being affected, in part, by Riparian Lands and Watercourse, namely the Murray River located adjacent the south-eastern boundary of the site (Appendix D). • The proposed HPN structures will not be located within any portion of the site affected by the watercourse and will be setback a minimum of 160 metres from the Murray River and its banks.



Provision	Compliance Achieved
<p>(d) ecological processes within the Murray River and other watercourses and riparian areas.</p> <p>5. This clause applies to land—</p> <p>(a) identified as “Watercourse” on the Natural Resource—Watercourse Map, and</p> <p>(b) situated within 40 metres of the top of the bank of a watercourse (being a watercourse situated on land referred to in paragraph (a)).</p> <p>6. Before determining a development application to carry out development on land to which this clause applies, the consent authority must consider whether or not the development—</p> <p>(a) is likely to cause any adverse impact on the following—</p> <ul style="list-style-type: none"> (i) the water quality and flows within a watercourse, (ii) aquatic and riparian species, habitats and ecosystems, (iii) the stability of the bed, shore and banks of a watercourse, (iv) the free passage of fish and other aquatic organisms within or along a watercourse, (v) any future rehabilitation of a watercourse and riparian areas, and <p>(b) will increase water extraction from a watercourse.</p> <p>7. Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—</p> <ul style="list-style-type: none"> (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or (b) if that impact cannot be avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or (c) if that impact cannot be minimised—the development will be managed to mitigate that impact. <p>(*see Appendix D for map).</p>	<ul style="list-style-type: none"> • No removal or disturbance of native vegetation is proposed to facilitate the HPN structures.

An assessment of the proposal against the additional local provisions in the Wentworth LEP that are relevant to the assessment of the proposal is provided as follows:

5.2 Development Control Plan

The Wentworth Shire Development Control Plan 2011 (‘Wentworth DCP’ or ‘DCP’) supplements the provisions of the Wentworth LEP. The purpose of the DCP is provide quality development and sustainable environmental outcomes.



The DCP must be read in conjunction with the LEP; and any relevant State Environmental Planning Policies (SEPPs). Where there is a conflict between a provision in the DCP and a provision in an Environmental Planning Instrument (EPI), for example a State Environmental Planning Policy or Local Environmental Plan, the provisions of the EPI shall prevail to the extent of that inconsistency.

Assessments against the acceptable solutions, and performance outcomes of the relevant chapters of the DCP are provided in **Table 12** below:

Table 12: DCP Assessment Summary

Policy	Comment(s)
General Development Objectives	
<p>Non-residential land uses shall not impact upon the amenity of the area or surrounding sensitive land uses. This would include, for example, local shops and commercial premises, schools, child care centres, places of worship, open space and recreation.</p>	<p>The proposed development will be visible from Paringi Road and from the adjacent properties.</p> <p>Impacts on residential dwellings will be minimised by generous separation distances with all dwellings being located some 47 metres plus from the proposed dwelling, with the exception of one dwelling located 14m north of the site boundaries. We note that this dwelling is also located on land used from primary production and the dwelling appears to be contained within a fenced boundary which will provide some screening of the proposed netting. The topography of the land is such that the adjoining property to the north sits between 1-2m higher than the subject site which will further reduce the visual impact of the proposed HPN. In addition, the proposed HPN is not a solid structure and will permit views of the land beyond.</p> <p>Residential amenity is somewhat lower than what is expected in residential zones as the associated agricultural activities are the primary focus of the land within the RU1 - Primary Production zone. As such, farm buildings are an anticipated form of development.</p> <p>Whilst the proposed structures will be visible from the adjacent land, the structural form, materials and external appearance are not outside of the parameters of the type of development anticipated in the RU1 zone or agricultural land. The materials and colours proposed will prevent undue reflection/glare and will retain a level of transparency that enables views to adjoining land. In addition, the structures will be sited as far as possible from boundaries and adjacent residential development.</p>
Biodiversity Management	
<p>Vegetation Protection - Riverfront</p>	<p>Whilst the Site directly adjoins the Murray River at its southern boundary, the proposed HPN Structures will not be constructed within any areas of environmental sensitivity and will be setback from the Murray River and its banks by approximately 160 metres.</p>



6 State Environmental Planning Policy Assessment

State Environmental Planning Policies (SEPPs) specify planning controls for certain area and/or types of development and are prepared under Part 3 of the EP&A Act. SEPPs prevail over the provisions contained within a Local Environment Plan and the Development Control Plan. Clause 1.9 within the Wentworth LEP 2011 states:

“This Plan is subject to the provisions of any State environmental planning policy that prevails over this Plan as provided by section 3.28 of the Act”.

6.1 Relevant SEPP

The proposal is regulated by the following State Environmental Planning Policies (SEPP):

- SEPP (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- SEPP (Biodiversity and Conservation) 2021: Land Application (pub. 02-12-2021)
- SEPP (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- SEPP (Housing) 2021: Land Application (pub. 26-12-2021)
- SEPP (Industry and Employment) 2021: Land Application (pub. 02-12-2021)
- SEPP (Planning Systems) 2021: Land Application (pub. 02-12-2021)
- SEPP (Primary Production) 2021: Land Application (pub. 02-12-2021)
- SEPP (Resilience and Hazards) 2021: Land Application (pub. 02-12-2021)
- SEPP (Resources and Energy) 2021: Land Application (pub. 02-12-2021)
- SEPP (Sustainable Buildings) 2022: Land Application (pub. 29-08-2022)
- SEPP (Transport and Infrastructure) 2021: Land Application (pub. 02-12-2021)

6.2 Assessment against relevant SEPP

The Exempt and Complying Development SEPP 2008 is relevant to the proposed development. A comprehensive assessment of the proposed development against this SEPP is provided in the following Tables.



Table 13: Subdivision 16 Farm buildings (other than stock holding yards, grain silos and grain bunkers), 2.31 Specified development

Provision	Assessment
<p>The construction or installation of a farm building (other than a stock holding yard, grain silo or grain bunker) that is not used for habitable purposes is development specified for this code if it is—</p> <p>(a) constructed or installed on land in Zone RU1, RU2, RU3, RU4 or RU6, and</p> <p>(b) not constructed or installed on or in a heritage item or a draft heritage item or in an environmentally sensitive area, and</p> <p>(c) not constructed or installed on land shown on any relevant Procedures for Air Navigation Services—Aircraft Operations Map prepared by the operator of an aerodrome or airport operating within 2 kilometres of the proposed development and for which a PANS-OPS surface is identified that may compromise the effective and on-going operation of the relevant aerodrome or airport.</p> <p>Note 1— Farm building is defined in the Standard Instrument as 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.</p> <p>Note 2— Subdivisions 16A and 16B make special provision for farm buildings that are stock holding yards, grain silos or grain bunkers.</p>	<p><input checked="" type="checkbox"/> Complies</p> <p>For the following reasons:</p> <ul style="list-style-type: none"> The proposed development meets the criteria for a ‘farm building’ as defined in Note 1 of clause 2.31. The proposed development will not be installed on or in a draft heritage item or in an environmentally sensitive area. The proposed development will not be constructed or install on land shown on any relevant Procedures for Air Navigation Services – Aircraft Operations Map of an aerodrome or airport operating within 2km of the Site.

Table 14: Subdivision 16 Farm Buildings (other than stock holding yards, grain silos and grain bunkers), 2.32 Development Standards

Provision	Assessment														
<p>1 The following standards are specified for that development—</p> <p>(a) the development must not be higher than—</p> <p>(i) for a landholding that has an area of less than 10ha—7m above ground level (existing), and</p> <p>(ii) for a landholding that has an area of 10ha or more—10m above ground level (existing),</p> <p>(b) if the development is located on land that is identified for the purposes of an environmental planning instrument as “Land with scenic and landscape values” on a Scenic and Landscape Values Map or as “Scenic Protection Area” on a Scenic Protection Map or Scenic Protection Area Map—it must not be higher than 7m,</p> <p>(c) if the development—</p> <p>(i) is on a landholding that has an area of more than 4ha, and</p> <p>(ii) is on a landholding in relation to which the natural ground at any point within 100m of the ridgeline of any hill is at least 20m lower than the ridgeline, and</p> <p>(iii) is located within 100m of that ridgeline, it must be sited on the landholding so that the highest point of the development is at least 5m below that ridgeline,</p> <p>(d) subject to paragraph (e), the footprint of a farm building must not exceed 200m²,</p> <p>(e) the footprint of all farm buildings (other than grain bunkers) on a landholding must not exceed the footprint shown in the following table—</p> <table border="1" data-bbox="154 1474 985 1688"> <thead> <tr> <th>Landholding area</th> <th>Maximum footprint of all farm buildings (other than grain bunkers)</th> </tr> </thead> <tbody> <tr> <td>0–4ha</td> <td>2.5% of the area of the landholding</td> </tr> <tr> <td>>4ha–10ha</td> <td>1,000m²</td> </tr> <tr> <td>>10ha</td> <td>2,000m²</td> </tr> </tbody> </table> <p>(f) the development must be located at least 20m from any road boundary and have a minimum setback from any other boundary as shown in the table to this paragraph—</p> <table border="1" data-bbox="154 1738 985 1871"> <thead> <tr> <th>Building footprint</th> <th>Minimum setback from boundary</th> </tr> </thead> <tbody> <tr> <td>0–100m²</td> <td>10m</td> </tr> <tr> <td>>100m²–200m²</td> <td>50m</td> </tr> </tbody> </table>	Landholding area	Maximum footprint of all farm buildings (other than grain bunkers)	0–4ha	2.5% of the area of the landholding	>4ha–10ha	1,000m ²	>10ha	2,000m ²	Building footprint	Minimum setback from boundary	0–100m ²	10m	>100m ² –200m ²	50m	<p><input checked="" type="checkbox"/> Does not Comply</p> <p>For the following reasons:</p> <ul style="list-style-type: none"> The proposed farm buildings will exceed 2,000m² both individually and cumulatively. HPN 1 will be located within 20m of the Paringi Road boundary. Each of the proposed farm buildings will be located within 50m of the site boundaries. <p>The proposed hail proof netting structures will be contained entirely within the site boundaries with minimal impact on the surrounding environment. The structures do not incorporate solid walls and thereby provide some transparency to the land internal to and external of the structures. The proposed structures do not prejudice the land for its primary purpose being primary production and instead supporting ongoing use of the land for agricultural purposes, namely the growing of table grapes. The netting structures seek only to protect existing orchards from undue weather events.</p>
Landholding area	Maximum footprint of all farm buildings (other than grain bunkers)														
0–4ha	2.5% of the area of the landholding														
>4ha–10ha	1,000m ²														
>10ha	2,000m ²														
Building footprint	Minimum setback from boundary														
0–100m ²	10m														
>100m ² –200m ²	50m														



Provision	Assessment
<p>(g) a farm building must be located at least 6m from any other farm building (including any farm building that is a stock holding yard, grain silo or grain bunker) on the landholding or on an adjoining landholding,</p> <p>(h) the development must be located at least 50m from a waterbody (natural),</p> <p>(i) the development must be designed by, and constructed in accordance with the specifications of, a professional engineer,</p> <p>(j) if the development is a shipping container, there must not be more than the following number of shipping containers per landholding—</p> <ul style="list-style-type: none">(i) for a landholding that has an area of less than 400ha—1,(ii) for a landholding that has an area of 400ha or more—5, <p>(k) the development must not penetrate any obstacle limitation surface shown on any relevant Obstacle Limitation Surface Plan that has been prepared by the operator of an aerodrome or airport operating within 2 kilometres of the proposed development and reported to the Civil Aviation Safety Authority,</p> <p>(l) despite clause 2.30(a), excavation for the purposes of structural supports may exceed a depth of 600mm, measured from ground level (existing), unless the land is identified for the purposes of an environmental planning instrument as Class 1–5 on an Acid Sulfate Soils Map.</p> <p>2 In this clause, footprint means the area of the ground surface occupied by a building, including the walls, footings and roofing of the building, and extending to the perimeter of the foundations and other means of structural support to the building, but does not include the area of access ramps, eaves and sunshade devices.</p> <p>Note 1— There are other existing legislative requirements relating to the clearance of power lines, substations and Obstacle Limitation Surfaces near airport flight paths.</p> <p>Note 2— The consent of the appropriate roads authority is required under section 138 of the <i>Roads Act 1993</i> for the carrying out of certain works in relation to roads, including the building of any crossover or creating road access.</p>	



7 Closure

We conclude that the proposed development accords with the relevant objectives and policies of the State Planning Environmental Planning Policies, Wentworth Local Environmental Plan 2011 and Wentworth Development Control Plan 2011, and we therefore invite the Wentworth Shire Council as the relevant authority to approve this application.

We trust that you have sufficient information to enable assessment and determination of this variation request; however, should you require anything further or wish to discuss in more detail, please do not hesitate to contact the undersigned on (08) 8193 5600.

Yours sincerely

Jasmine Walters
MasterPlan SA Pty Ltd

Appendix A

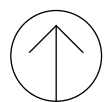
Site, Locality, Zone and Proposed Plans

SITE PLAN

117C Paringi Road
PARINGI
for G2 Netting Group




 Subject Site



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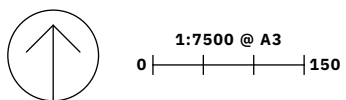


 Subject Site


LOCALITY PLAN

117C Paringi Road
PARINGI

for G2 Netting Group





 Subject Site

ZONE PLAN

117C Paringi Road
PARINGI

for G2 Netting Group



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Appendix B

Certificate of Title

Appendix C

Dial Before You Dig Summary

Appendix D

Terrestrial Biodiversity Map



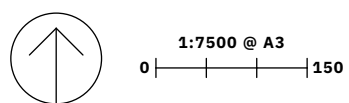


- Subject Site
- Terrestrial Biodiversity




LOCALITY PLAN
Terrestrial Biodiversity

117C Paringi Road
PARINGI

for G2 Netting Group



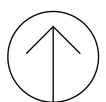


-  Subject Site
-  Riparian Land
-  Watercourses

LOCALITY PLAN

117C Paringi Road
PARINGI

for G2 Netting Group

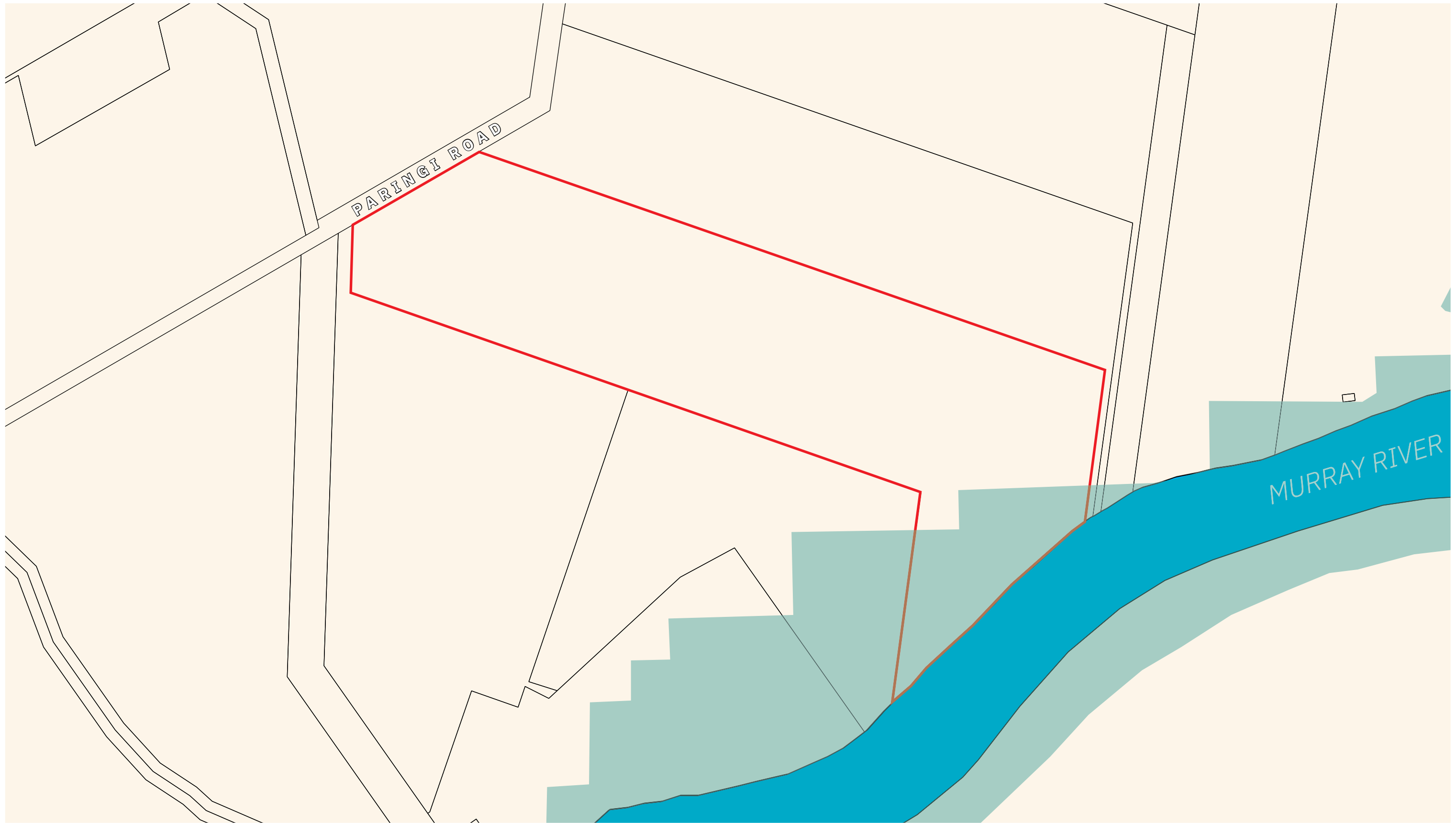




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Appendix E

Wetlands Map



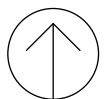


-  Subject Site
-  Wetlands

LOCALITY PLAN

117C Paringi Road
PARINGI

for G2 Netting Group



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Appendix F

Bushfire Hazards Map



- Subject Site
- Category 1
- Category 3
- Vegetation Buffer

Category 0: bush fire prone vegetation buffer polygons
Category 1: highest risk for bush fire. Vegetation category consists of areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations

Category 2: lower bush fire risk than Category 1 and Category 3 but higher than the excluded areas. Vegetation category consists of rainforests and lower risk vegetation parcels
Category 3: medium bush fire risk vegetation (higher than category 2, and the excluded areas, but lower than Category 1. Vegetation category consists of grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands

LOCALITY PLAN
Bushfire

117C Paringi Road
 PARINGI
 for G2 Netting Group

Appendix G

Bushfire Assessment

Appendix H

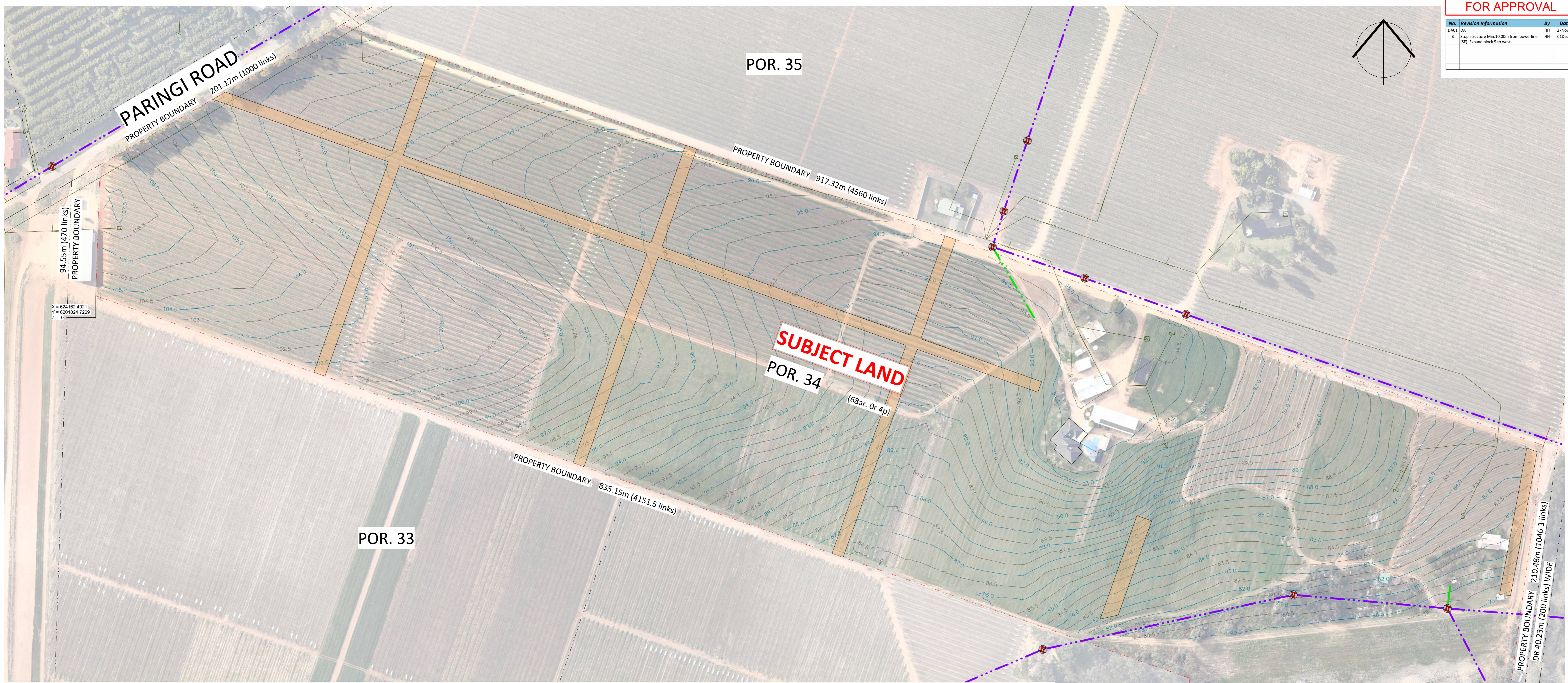
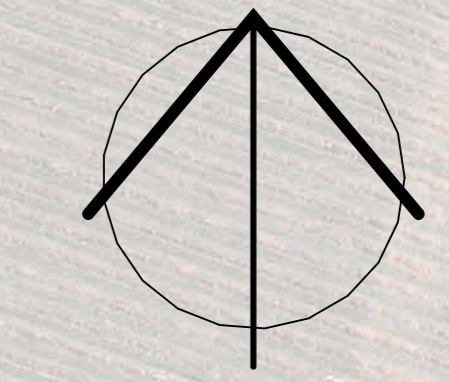
AIHMS Search

Appendix I

Property Report

FOR APPROVAL

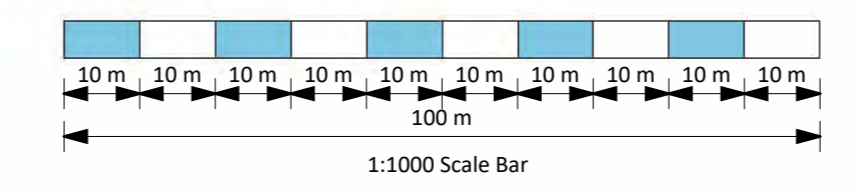
No.	Revision Information	By	Date
DA01	DA	HH	27Nov25
B	Stop structure Min 10.00m from powerline	HH	01Dec25
	SE1 Expand block 5 to west		



1 EXISTING SITE PLAN
1 : 1000

Sheet List - DA

Drawing	Sheet Name
1906-100	COVER
1906-101	EXISTING SITE PLAN
1906-102	PROPOSED SITE PLAN
1906-103	BLOCKS 1 & 2 PLAN LAYOUT
1906-104	BLOCKS 3 & 4 PLAN LAYOUT
1906-105	BLOCK 5 PLAN LAYOUT
1906-106	DETAIL SHEET



PLANNING STRUCTURE SITE LEGEND

Miscellaneous	
	Site Boundary
	High Voltage Overhead Powerlines
	Low Voltage Overhead Powerlines
	Power Pole & Clearance Distance
	Telstra Service Line
	Track

THIS DRAWING IS FOR PLANNING PURPOSES ONLY PREPARED FROM SUPPLIED INFORMATION. FINAL DETAILS MUST TAKE INTO CONSIDERATION SURVEYED PROPERTY BOUNDARIES, EASEMENTS AND SERVICES INCLUDING ELECTRICAL, WATER, GAS AND TELECOMMUNICATIONS INFRASTRUCTURE. DIAL BEFORE YOU DIG REPORTS USED TO INDICATE ELECTRICAL INFRASTRUCTURE FOR PLANNING PURPOSES ONLY. REQUIREMENTS OF ALL RELEVANT AUTHORITIES, AUSTRALIAN STANDARDS AND NATIONAL CONSTRUCTION CODE (BUILDING CODE OF AUSTRALIA) AND ELECTRICITY ACT 1996 AND ELECTRICITY (GENERAL) REGULATIONS 2012 TO BE MET. CONTRACTOR TO BE FURNISHED WITH THE AFOREMENTIONED BOUNDARY, EASEMENT AND SERVICES LOCATIONS BEFORE COMMENCING WORKS AND FINALISING DESIGN FOR CONSTRUCTION. SCALED DIMENSIONS TO BE CHECKED ON SITE.

1. SITE BOUNDARY AS SHOWN IS ESTIMATED AND AS SUCH ALL RELATED DIMENSIONS ARE APPROXIMATE.
2. THE SERVICES INFORMATION INDICATED ON THIS DRAWING IS BASED ON FIELD OBSERVATIONS AND DETAILS PROVIDED BY SERVICE AUTHORITIES. THIS DESIGN MAY INCLUDE THE POSSIBILITY OF SERVICE CONFLICT AND / OR ENCROACHMENT WITHIN SAFETY CLEARANCES REQUIRING ASSESSMENT AND APPROVAL BY THE OFFICE OF TECHNICAL REGULATOR AND SERVICES AUTHORITIES.
IF DURING CONSTRUCTION IT IS DETERMINED THAT THE CLEARANCES AS DETERMINED BY THE OFFICE OF THE TECHNICAL REGULATORS CANNOT BE MET, WORK MUST IMMEDIATELY CEASE AND THE DESIGN & PROJECT MANAGER NOTIFIED.
3. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

UNLESS OTHERWISE STATED: LINEAR TOLERANCE ± 0.5m, ANGULAR TOLERANCE ± 3° ANCHOR DISTANCE CAN ONLY BE INCREASED



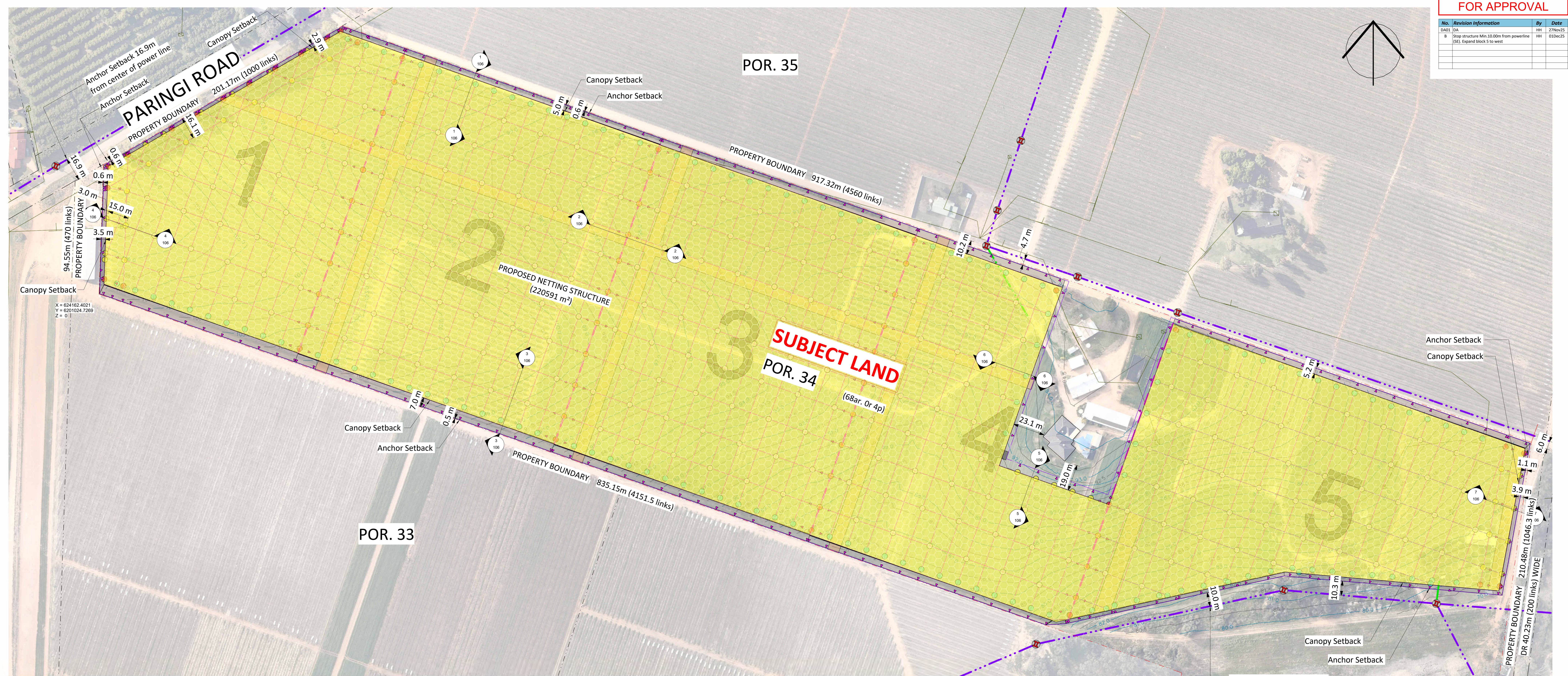
THIS DRAWING IS FOR DESIGN GUIDANCE ONLY. FINAL DETAILS MUST MEET SITE CONDITIONS, THE REQUIREMENTS OF ALL RELEVANT AUTHORITIES, APPLICABLE AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING SHOP DRAWINGS. FIGURED DIMENSIONS ARE NOT TO BE USED. SCALED DIMENSIONS MUST BE CHECKED. DO NOT SCALE THIS DRAWING.

Project
PARINGI OPTION 1
Project Address
Paringi Rd,
Paringi NSW

Drawing Title
EXISTING SITE PLAN

Client Name:
DT GEE PRODUCE
Date: **01Dec25** Scale: **A0**
Drawn: **CAW/AP/HH** Checked: **LR**
Project No.: **1906** Sheet No.: **101** Rev.: **B**



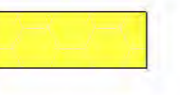


No.	Revision Information	By	Date
DA01	DA	HH	27Nov25
B	Stop structure Min. 10.00m from powerline [SE] Expand block 5 to west	HH	01Dec25



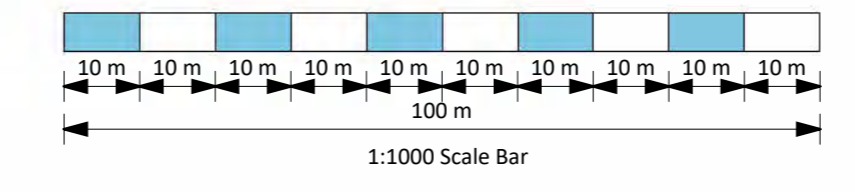
1 PROPOSED SITE PLAN
1 : 1000

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STRUCTURE LEGEND	
STRUCTURE HEIGHT:	6.0 METRES
TOP NETTING TYPE:	<p>Colour: White Construction: Lock stitch knitted HDPE monofilament yarns Hole size: 26mm Hexagonal hole with cross over yarns Weight of Net: 85 grams/mtr Nominal shade factor: 20% Warranty: 10-year UV warranty applies</p> 
SIDE NETTING TYPE:	<p>Colour: Black Construction: Lock stitch knitted HDPE monofilament yarns Hole size: 8mm Hexagonal hole with cross over yarns Weight of Net: 138 grams/mtr Nominal shade factor: 35% Warranty: 10-year UV warranty applies</p> 
	PROPOSED NETTING STRUCTURE
	PROPOSED NETTING SIDE
	ANCHOR LINE

Anchor Setback Min. 0.5m from boundary throughout.
Canopy Setback various:
NE: 5.0m, NW: 2.9m
S: 7.0m
E: 3.5m
W: 3.9m



Description	Height
Flat Top Structure Height (H)	6.0 m

PLANNING STRUCTURE SITE LEGEND	
Posts	IP, PP, PPA, CP/PP, IBP, Anchor
Wire and Cable	7.5mm Cable, 6mm Cable, 3.15mm Wire High Tensile, 3.15mm Spring Wire, 2.65mm Wire High Tensile
Miscellaneous	Site Boundary, High Voltage Overhead Powerlines, Low Voltage Overhead Powerlines, Power Pole & Clearance Distance, Telstra Service Line, Track

UNLESS OTHERWISE STATED: LINEAR TOLERANCE ± 0.5m, ANGULAR TOLERANCE ± 3° ANCHOR DISTANCE CAN ONLY BE INCREASED

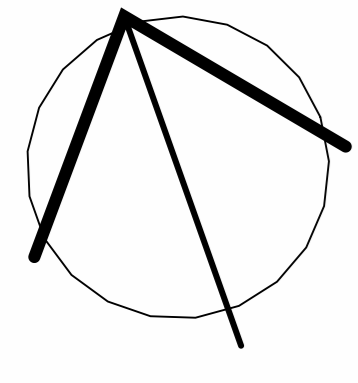


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Project
PARINGI OPTION 1
Project Address
Paringi Rd,
Paringi NSW

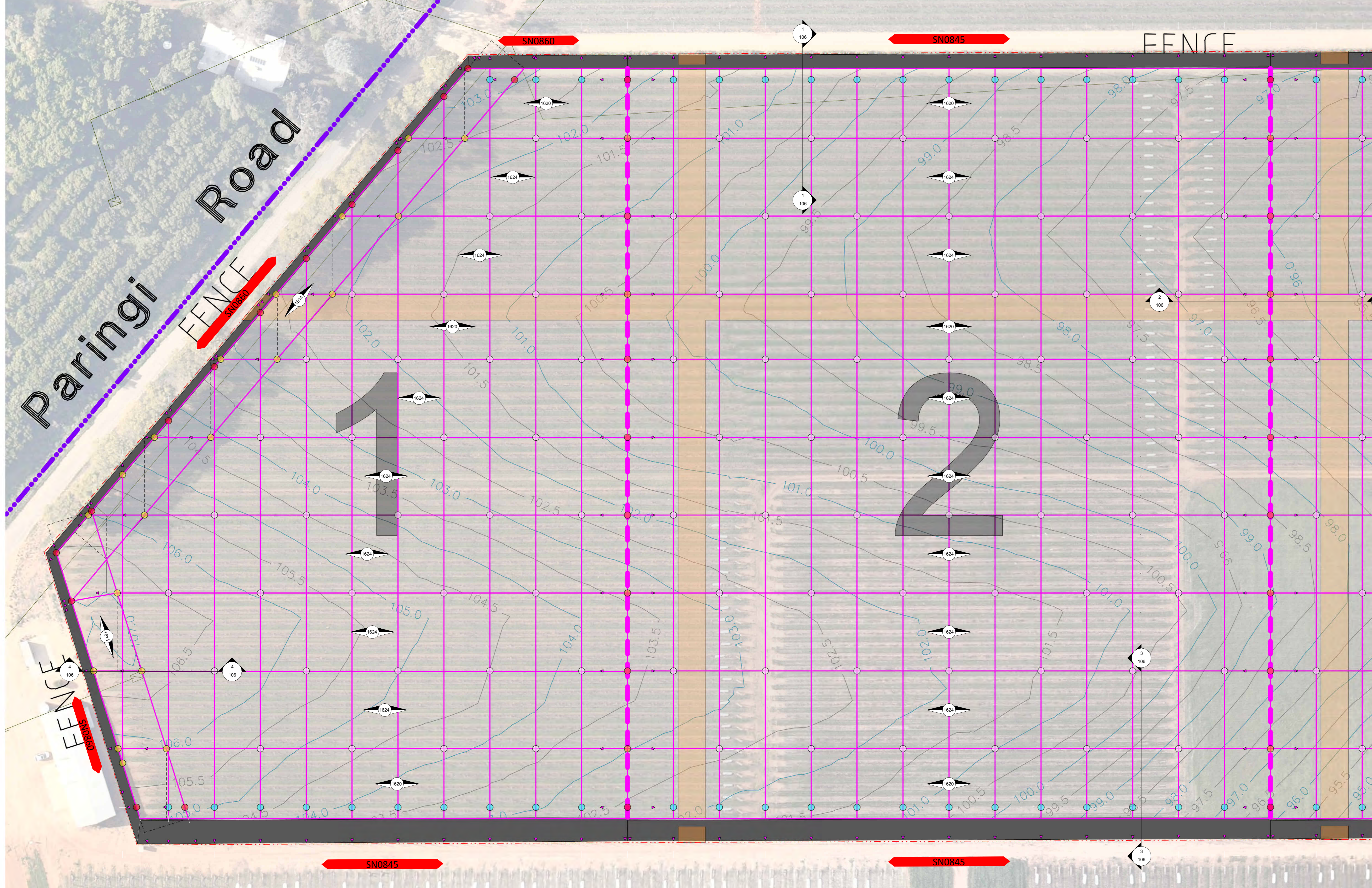
Drawing Title
PROPOSED SITE PLAN

Client Name:
DT GEE PRODUCE
Date: 01Dec25
Scale: A0
As indicated
Drawn: CAW/AP/HH
Checked: LR
Project No. 1906 - 102 - B
Sheet No. 102
Rev. B



14.9 m 157.0 m 197.8 m
 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m 14.1 m

21.5 m
 24.0 m
 24.0 m
 20.0 m
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 24.0 m
 24.0 m
 24.0 m
 24.0 m
 24.0 m
 24.0 m
 24.0 m
 21.5 m

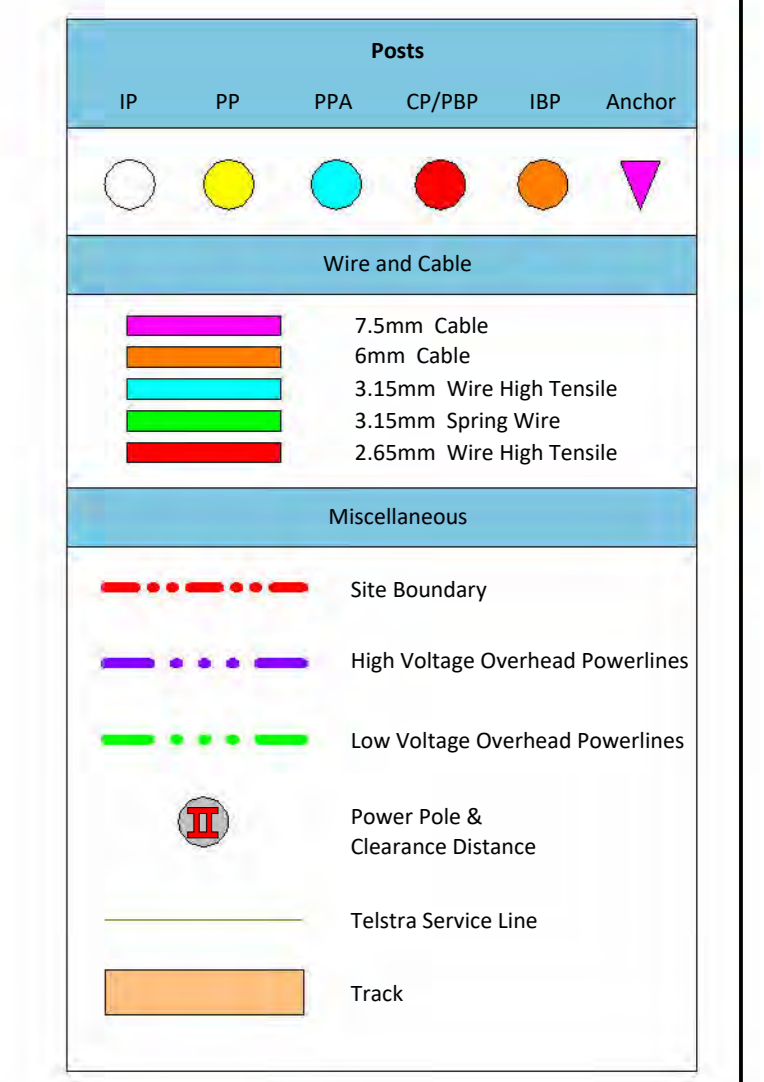


FOR APPROVAL

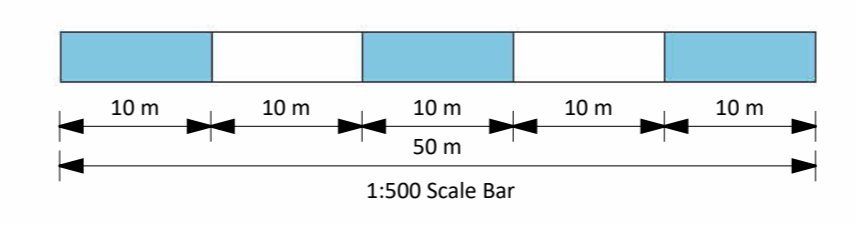
No.	Revision Information	By	Date
DA01	DA	HH	27Nov25
B	Stop structure Min 10.00m from powerline [SE] Expand block 5 to west	HH	01Dec25

Structure Height		Height
Flat Top Structure Height (H)		6.0m
Top Net		
Ref	G2 Code	Description
1614	QNW161430	16mm 14x300m White Quad Crossover
1620	QNW162030	16mm 20x300m White Quad Crossover
1624	QNW162430	16mm 24x300m White Quad Crossover
Side Net		
Ref	G2 Code	Description
SN0860	QNB080730	8mm 6.4x300m Black Quad Net (skrt) - 60° Side
SN0845	QNB080930	8mm 8.6x300m Black Quad Net (skrt) - 45° Side

PLANNING STRUCTURE SITE LEGEND



1 BLOCKS 1 & 2 PLAN LAYOUT
 1 : 500



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Project
PARINGI OPTION 1
 Project Address
 Paringi Rd,
 Paringi NSW

Drawing Title
BLOCKS 1 & 2 PLAN LAYOUT

Client Name:
DT GEE PRODUCE
 Date
 01Dec25
 Drawn
 CAW/AP/HH
 Project No.
 1906

Scale @ A0
 As indicated
 Checked
 LR
 Sheet No.
 103
 Rev.
 B

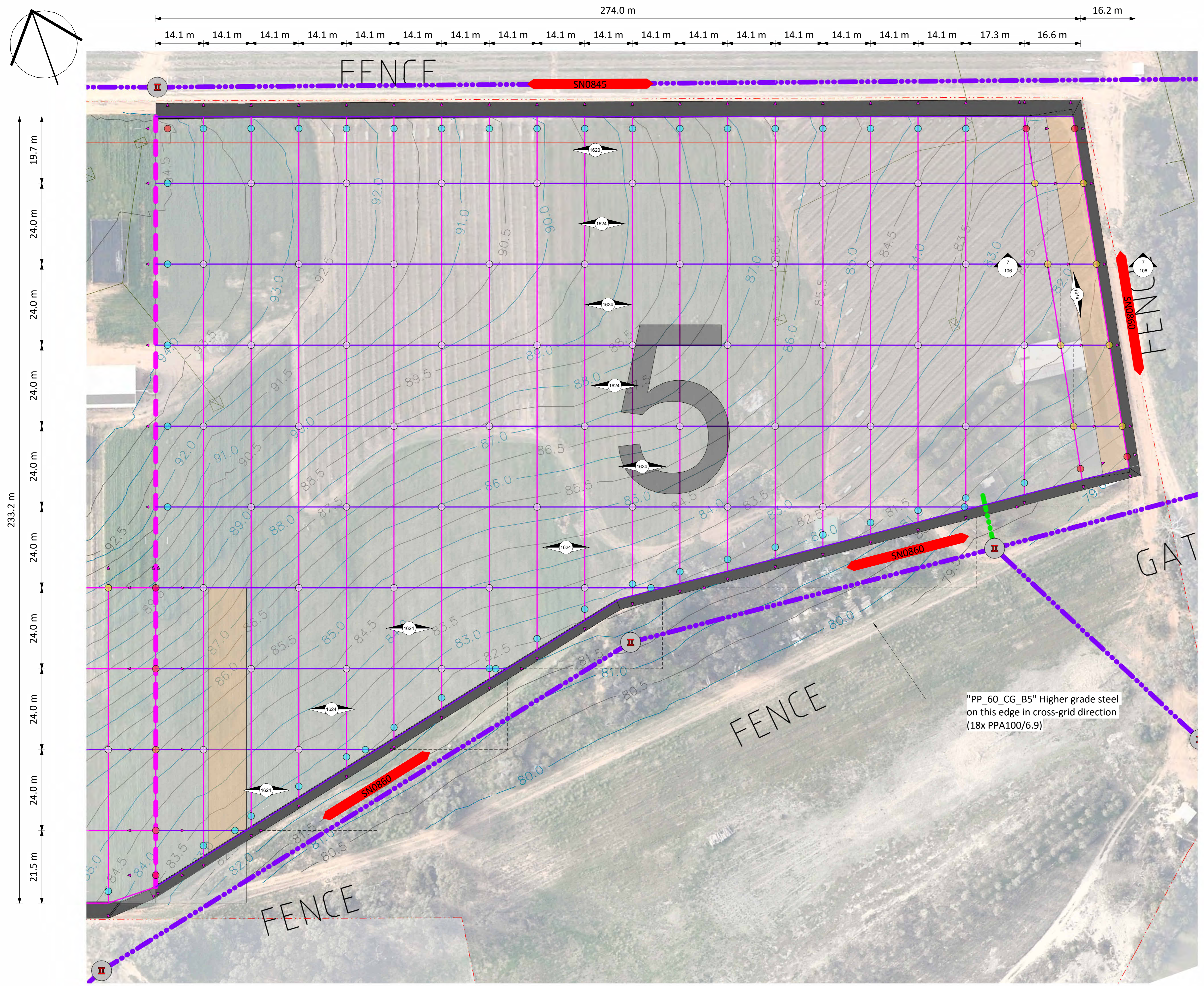
FOR APPROVAL

No.	Revision Information	By	Date
DA01	DA	HH	27Nov25
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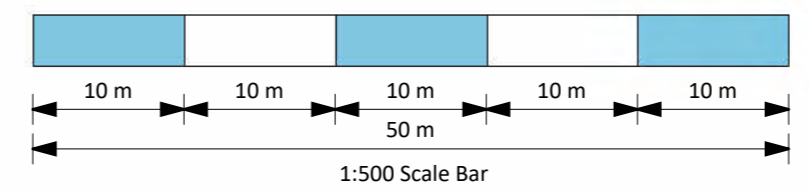
Structure Height	
Description	Height
Flat Top Structure Height (H)	6.0m

Top Net	
Ref	G2 Code
1614	QNW161430
1620	QNW162030
1624	QNW162430

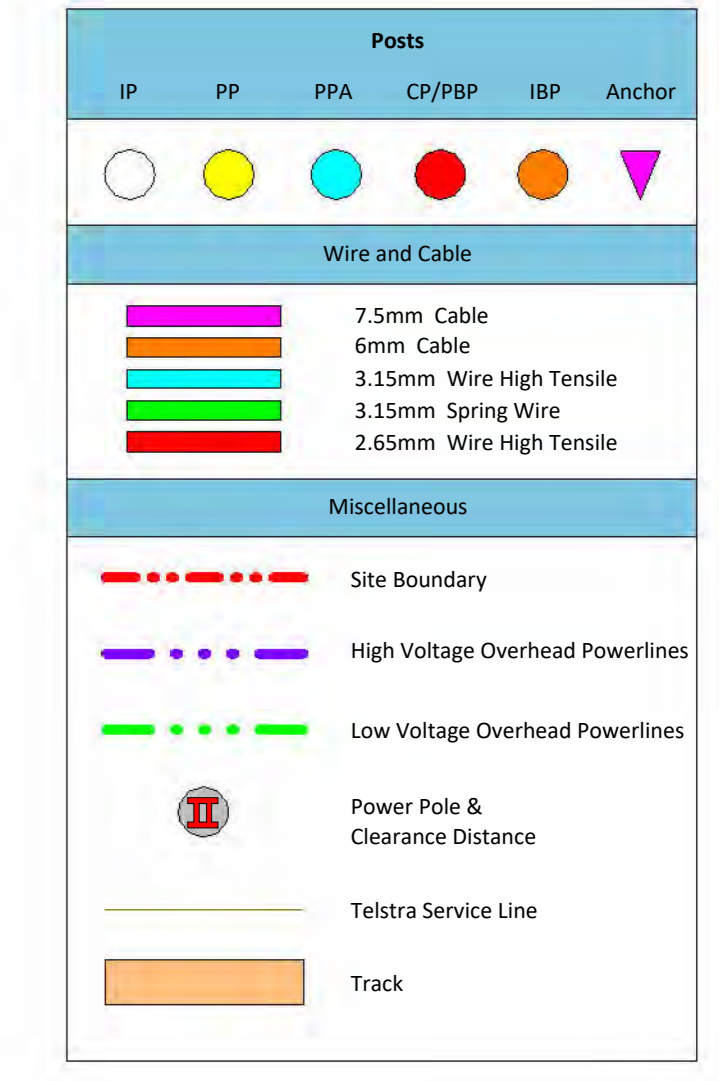
Side Net	
Ref	G2 Code
SN0860	QNB080730
SN0845	QNB080930



1 BLOCK 5 LAYOUT
1:500



PLANNING STRUCTURE SITE LEGEND



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PARINGI OPTION 1
Project Address
Paringi Rd,
Paringi NSW

Drawing Title
BLOCK 5 PLAN LAYOUT

Client Name:
DT GEE PRODUCE
Date
01Dec25
Scale @ A0
As indicated
Drawn
CAW/AP/HH
Checked
Project No.
1906 - 105 - B
Sheet No.
LR
Rev.

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23 January 2026

Wentworth Shire Council
Planning Officer
Attn: Carmel Guigno
Via: NSW Planning Portal

Our Ref: 20073LET01

Dear Carmel

Re: Bush Fire Prone Land Assessment - 117C Paringi Road, Paringi

MasterPlan Pty Ltd have undertaken the following bush fire assessment on behalf of the G2 Netting Group (the 'applicant') in relation to the development application for the installation of hail proof netting structures located at 117C Paringi Road, Paringi (the 'Site').

The subject land is identified as "bush fire prone land" as per the Wentworth Shire Council Bushfire Prone Land Map (**enclosed**), NSW Planning Portal Spatial Viewer (**Figure 3**) and Section 10.3 of the *Environmental Planning and Assessment Act 1979*.

The purpose of this assessment is to ensure that the proposed structure accords with the aims and objectives outlined in the *Planning for Bush Fire Protection (PBP) 2019* guidelines.

This report should be read in conjunction with the Statement of Environmental Effects prepared by MasterPlan dated January 2026.

Subject Land

The subject site is located at 117C Paringi Road in the suburb of Paringi within in the local government area of the Wentworth Shire Council (the 'Council'). The land is held under the common ownership of Teresa Garreffa and Domenico Antonio Garreffa.

The subject land is depicted in **Figure 1** and **Figure 2** below, with the Bushfire Prone Land overlay depicted in **Figure 3**.



Figure 1: Subject Land (subject land outlined in red).



Figure 2: Aerial Image



Figure 3: Bushfire Prone Land Overlay – NSW Planning Portal Spatial Viewer

The subject land is approximately 27.5 hectares in area with frontage to Paringi Road to the north-west. The land currently comprises two (2) residential dwellings and a number of farm buildings (i.e. hay sheds and outbuildings). Primarily the land is used for commercial scale citrus trees. The land has vehicle access from Paringi Road.

Zoning

The subject land is located wholly within the RU1 – Primary Production Zone as per the Wentworth Local Environmental Plan 2011, as is the land adjacent the north, east and west site boundaries. The land adjoining the southern site boundary is W1 – Natural Waterways and comprises the Murray River, Australia’s longest river spanning three (3) States – South Australia, Victoria and New South Wales.

Biodiversity Values

A search of the NSW Planning Portal Spatial Viewer and Biodiversity Values Map and Threshold Tool has identified that the southern-most portion of the site that directly adjoins the Murray River, is identified as an area with a high biodiversity value. The Murray River which carries the biodiversity value for the region and beyond.



The proposed hail proof netting (HPN) structures will not be located within proximity of the Murray River, with a minimum setback of approximately 160 metres (m). No anchors or augers are proposed within the waterway itself or the adjacent riparian land.

Proposed Development

As noted in the Statement of Environmental Effects, the proposed development comprises the installation of five (5) adjoining farm buildings in the form of 'hail protective netting structures and ancillary posts and anchors.

The proposed structures will be located over existing citrus trees covering the majority of the land, but excluding those areas comprising overhead powerlines, dwellings and other ancillary structures.

Under the National Construction Code, the proposed netting structures are classified as 10b – '*a structure being a fence, mast, antenna, retaining wall, swimming pool, or the like*'.

Vegetation Formations

The hazardous vegetation formations located on the subject land and within 140 metres of the site boundaries have been identified in accordance with Keith (2004) and is depicted in **Figure 4** below.



Figure 4: Vegetation Classification – Keith, 2004 (NSW Government SEED).



The subject land and immediate surrounds include the following vegetation types:

- **Black Box (13)** - Lignum woodland wetland of the inner floodplains in the semi-arid (warm) climate zone (mainly Riverina Bioregion and Murray Darling Depression Bioregion).
- **River Red Gum (11)** - Lignum very tall open forest or woodland wetland on floodplains of semi-arid (warm) climate zone (mainly Riverina Bioregion and Murray Darling Depression Bioregion).
- **Chenopod (170)** - sandplain mallee woodland/shrubland of the arid and semi-arid (warm) zones.

That portion of land directly adjoining the Murray River is identified (in accordance with Keith 2004) as Forested Wetlands.

We note that the affected land is directly adjacent the Murray River and will not be affected by the proposed HPN structures.

Contours (slope)

The contours (at 1m intervals) for the subject land and immediate surrounds are depicted on **Figure 5** below.

The contours confirm that the land slopes downwards from north-west to south-east with the lower portions of the site being evident closer the edges of the Murray River. From the southern-most portion of the proposed netting to the lands southern boundary there is a difference of up to 9m in ground level.

For the purpose of determining the Bushfire Attack Level (BAL), the subject land has a Fire Danger Index (FDI) of 80. In accordance with Australian Standard AS 959:2018 Determining the Bushfire Attack Level (BAL), the vegetation classifications relevant to the development site have the following BAL:

- Forested wetlands – downslope <5-degrees, distance 160m, BAL Low (<12.5).



Figure 5: Contour Plan (2m intervals)

Bushfire Assessment

The proposed development has a low BAL due to the separation distance from the forested wetlands to the site of the proposed HPN structures.

As previously discussed, the proposed development has a 10b building classification under the NCC and thereby is not habitable and does not require bushfire protection where it is located more than 6m from a dwelling within a bush fire prone area. The proposed development will be located at least 19m from the nearest dwelling, which is located on the subject land.

As the proposed development is not habitable (i.e. a dwelling) an Asset Protection Zone is not required.



As an established site, it is anticipated that the owner is aware that a Bush Fire Management Plan is recommended to be in place and regularly reviewed.

Water Supply

The subject land is established in that it has existing citrus trees, dwellings and ancillary structures. There are water tanks evident on the land within close proximity of the dwellings.

As previously noted, the subject land directly adjoins the Murray River which is a major source of water for New South Wales, Victoria and South Australia.

Vehicle Access

The subject land is accessed from Paringi Road which is a Local Road as classified by Transport for NSW. Paringi Road connects directly to Sturt Highway which is a State Road and major transport link for passengers and freight travelling between NSW, Victoria and South Australia.

Paringi Road is two-way bi-directional all-weather road which has a shoulder of approximately 6m either side. The shoulder along the extent of Paringi Road appears to be largely cleared of vegetation with the exception of the portion directly adjacent the site which displays a consistent planting of trees.

The site also comprises internal tracks within the site boundaries, to allow for vehicular and equipment movement around the site.

In accordance with s620 of the *Rural Fires Act 1997* and the NSW Rural Fire Service website, there are no registered fire trails within the Wentworth Shire Council area.

Construction Standards

The proposed netting structures will be constructed using steel posts, wire cables and netting constructed of monofilament yarns. The proposed structure is not enclosed by walls or solid roofing materials. The proposed structure has been engineered and will be installed by suitably qualified professionals in accordance with the engineered design parameters. As the proposed structure does not comprise any solid walls or roofing materials it is not anticipated that any adverse impacts relating to wind movements or breaks will occur.

The proposed structure incorporates netting over the wire cables and will have an internal clearance height of 6m to allow for agricultural vehicles and machinery to pass under as needed. This clearance height would also suffice for fire-fighting vehicles in the event of a bushfire emergency.



As the proposed development is not a habitable structure, nor does it comprise a solid roof form of walls, no fire safety provisions are required (i.e. fire sprinklers, egress distances etc) in accordance with the NCC.

Summary

The proposed development, whilst located on Bushfire Prone Land, is of very low risk to the spread of fire in a bushfire event. The site is established with existing citrus trees and ancillary dwellings and farm buildings with the proposed structure being setback at least 19m from the nearest dwelling.

The site has suitable vehicle access to and over the land from Paringi Road and established tracks around the site. The proposed development will not restrict access over the existing vehicle access and thoroughfares.

The site has existing water tanks on-site and vehicle access tracks to enable water draw directly from the Murray River in a bushfire emergency.

The proposed development is not a habitable structure, nor does it comprise a solid roof form of walls. As such the structure does not require any specific construction methodology to protect inhabitants in the event of a bushfire.

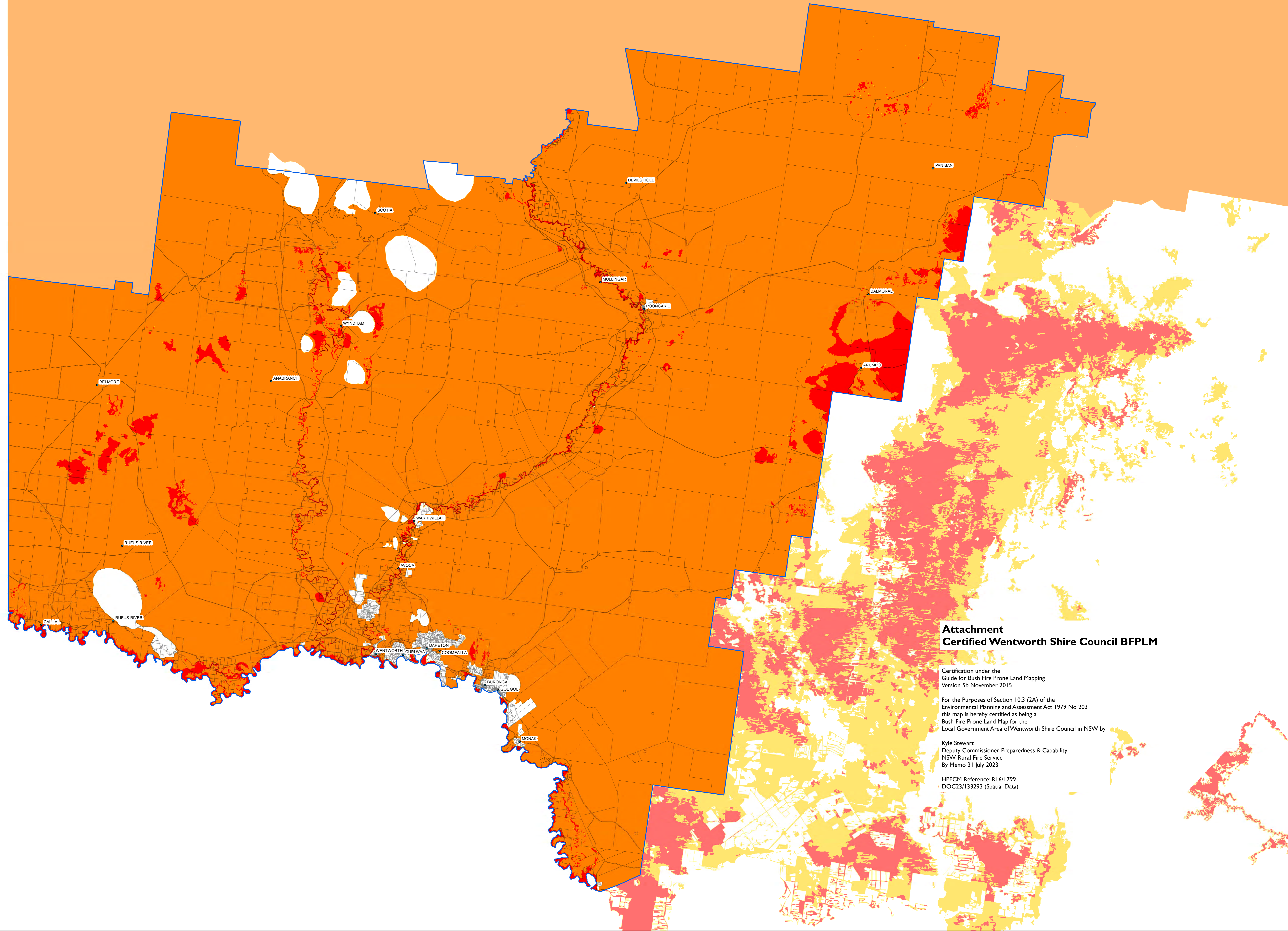
In consideration of the above, we are confident that Council can proceed with the assessment of the proposed development with referral to the NSW Rural Fire Service.

Yours sincerely

Jasmine Walters

MasterPlan SA Pty Ltd

enc. Wentworth Bushfire Prone Land Map



**Attachment
Certified Wentworth Shire Council BFPLM**

Certification under the
Guide for Bush Fire Prone Land Mapping
Version 5b November 2015

For the Purposes of Section 10.3 (2A) of the
Environmental Planning and Assessment Act 1979 No 203
this map is hereby certified as being a
Bush Fire Prone Land Map for the
Local Government Area of Wentworth Shire Council in NSW by

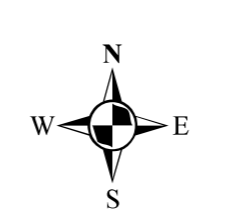
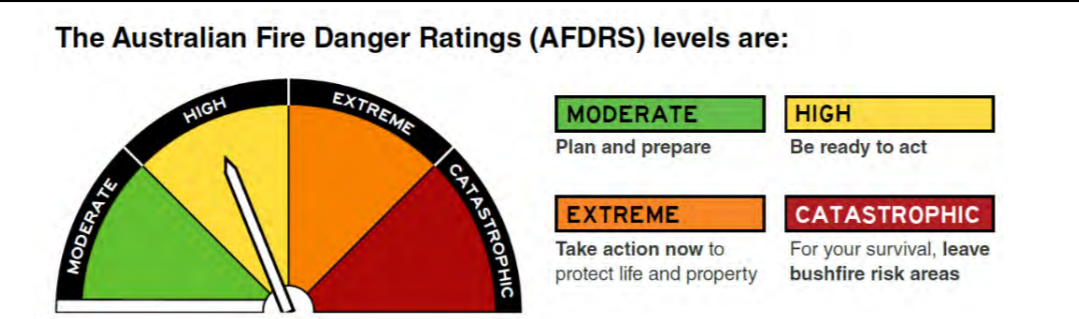
Kyle Stewart
Deputy Commissioner Preparedness & Capability
NSW Rural Fire Service
By Memo 31 July 2023

HPECM Reference: R16/1799
DOC23/133293 (Spatial Data)

Wentworth Shire Council ~ Bush Fire Prone Land Map



Data supplied by various Stakeholders under ANZLIC* Guidelines.
The information contained herein has been provided in good faith.
Effort has been made to ensure its accuracy and completeness.
The Stakeholders take no responsibility for errors or omissions nor
any loss or damage that may result, from the use of this information.
*Australia New Zealand Land Information Council.



Theme	Source	Date	Copyright
Property Information	NSW Spatial Services	2023	© Crown NSW
Local Government Boundary	NSW Spatial Services	2023	© Crown NSW
Bush Fire Prone Vegetation	NSW RFS / Council	2023	© RFS NSW 2023
Bush Fire Prone Buffer	NSW RFS	2023	© RFS NSW 2023

© Crown NSW

Legend

	Wentworth LGA
Category	
	Vegetation Category 1
	Vegetation Category 2
	Vegetation Category 3
	Vegetation Buffer

