

This template may be used for development proposals which require a development application, and which is development not classed as designated development or State significant development. (Note:

Please review the Statement of Environmental Effects Fact Sheet before completing this template. If you require assistance in completing this form please contact Council's Duty Planner on 1300 087 004 or email admin@murrayriver.nsw.gov.au).

Property details (Note: To obtain this information refer to the [NSW ePlanning Spatial Viewer](#) on the NSW Planning Portal)

Lot	6	Section	
Deposited Plan/Strata Plan	DP560393		
Unit No.		House No.	135
Street	Merool Road		
Suburb	Moama	Postcode	2731

Description of the proposed development

What is the proposed development? reconfiguration of sites 5, 6 & 66

Describe the development in detail

(Note: the proposed development must be a land use that is listed in the Dictionary of the Murray Local Environmental Plan 2011 or the Wakool Development Plan 2013).

Include details such as:

- whether the development will use whole or part of the building(s) or land(s)
- whether new buildings are proposed
- the physical features of the proposed building(s)
- the nature of the building(s) e.g. dwelling house, materials and colour scheme, signage etc.)
- if demolition is proposed

the owner of the resort wishes to reconfigure 3 approved sites to accomodate 3 manufactured homes as requested by the site tenants. all sites are greater than 60 metres from the high bank of the Murray River satisfying condition 37 of the DA.
no demolition is proposed and no works are required as the available services were connected to the sites following approval of the DA.
no building is proposed and indicative plans have been included to indicate future development which will be subject of a Section 68 application.

Operational and management details

If applicable, describe the operational and management details of the proposed development.

Include details such as:

- *hours and days of operation*
- *number of car parking spaces provided and location of spaces*
- *servicing arrangements (location and frequency) for deliveries and waste collection*
- *total number of staff and number on duty at any one time*
- *expected number of clients/ customers per day and at any one time*
- *expected vehicle types*

the resort is accessible 24 hours per day for 7 days of the week but is generally accessed between 7am - 12pm
each site will have 1 carparking space as shown on page 3 of the site plan

Property details

What is the area of the site

the total area of the property is 10.56ha. site areas are shown on the site plan

Describe the site

Include information such as:

- *physical features of the site (i.e. slope and vegetation)*
- *existing structures at the site and whether these are to be retained or demolished*
- *existing services at the site*
- *location of any view corridors*
- *availability of public transport etc.*
- *present use of the site*
- *previous uses of the site*
- *adjoining land uses*
- *Planning overlays applying to the site*

the property is used for the siting of manufactured homes and all services are available for connection to the sites.
the proposed sites are being amended to suit the wishes of the site owners. the sites were originally designed to suit a rectangular shaped manufactured home which are the shape of all the existing manufactured homes within the resort.
the property is abutted to the west by a road containing a large amount of native vegetation, by the Murray River to the south and Merool Caravan Park to the north and east.

Planning considerations

Do any State Environmental Planning Policies (SEPPs) apply to the proposed development (such as SEPP64 – Advertising and Signage)? Yes No

If any SEPPs apply, discuss how they apply and how the proposed development complies.

Local Environmental Plan (Murray LEP 2011 or Wakool LEP 2013).

What is the land zoned?

(Note: refer to the NSW ePlanning Spatial Viewer on the NSW Planning Portal)

What is the proposed land use (as listed in the Dictionary of the applicable LEP)?

the land is zoned C3-Environmental Management

Is this use permissible within the zone? Yes No

(Note: refer to the applicable land use table)

How does the proposed development meet the objectives of the zone?

Note: refer to the applicable land use table in the LEP

the application is seeking to reconfigure 3 sites within the resort which has been previously approved.
the application will have no effect on ecological, scientific, cultural or aesthetic values.

Planning considerations

List and address all relevant Sections to your development from the applicable LEP

All relevant sections of the LEP have been previously addressed and the application is seeking to slightly enlarge 3 previously approved sites.

Planning considerations

The Murray Development Control Plan 2012 and the Wakool Development Control Plan 2013 details requirements for development which must be taken into account when preparing a development application. Please list and address all relevant clauses to your development contained in the applicable DCP.

[Murray Development Control Plan 2012](#)

[Wakool Development Control Plan 2013](#)

All relevant sections of the Murray DCP 2012 have been previously addressed and the application is seeking to slightly enlarge 3 previously approved sites.