

***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](mailto: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  Section

Deposited Plan/Strata Plan

Unit No.  House No.

Street

Suburb  Postcode

## Description of the proposed development

What is the proposed development?

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*

## 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*

## Property details

What is the area of the site

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*

**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)?

Is this use permissible within the zone?      Yes      No

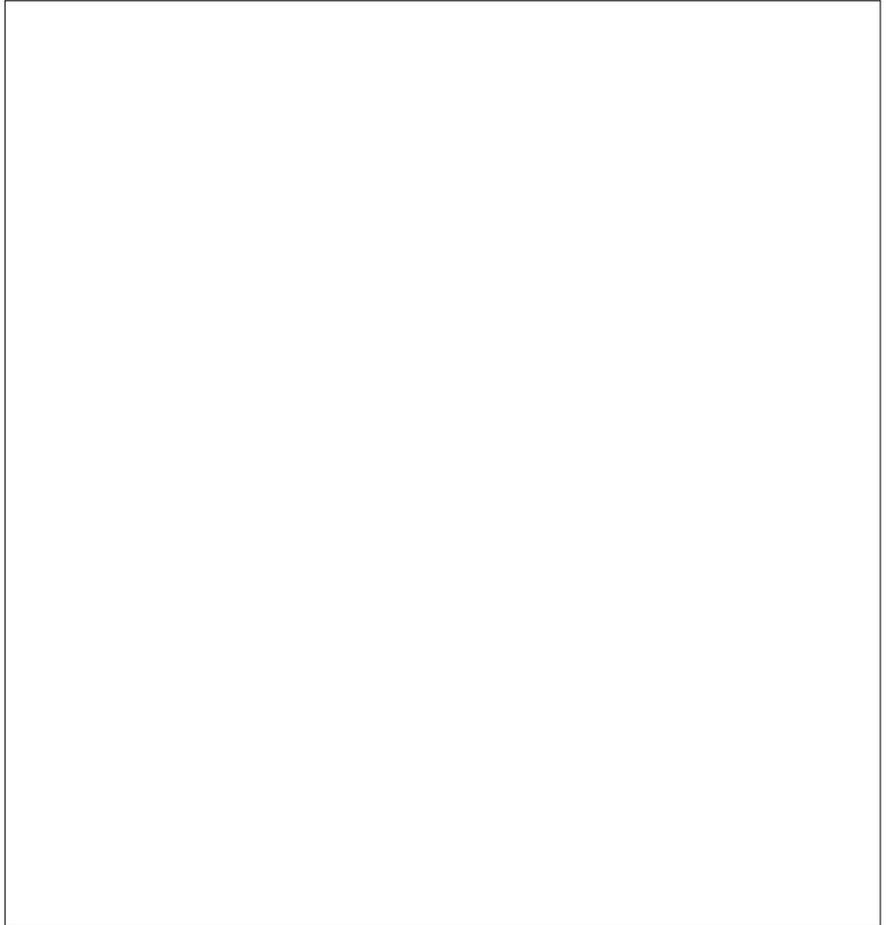
*(Note: refer to the applicable land use table)*

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

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

## Planning considerations

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

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## 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](#)