

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	31	Section	-
Deposited Plan/Strata Plan	DP271393		
Unit No.		House No.	16
Street	Rich River Drive		
Suburb	Moama	Postcode	2731

Description of the proposed development

What is the proposed development? New double storey dwelling with attached garage.

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 proposed development comprises a double-storey residential dwelling, incorporating an attached garage. The exterior design will feature traditional brick cladding on the lower level, complemented by James Hardie Linea Cladding on the upper facade. Internally, the ground floor is configured with bedrooms 2, 3, and 4, in addition to an activity area that provides access to an undercover alfresco space. The upper level accommodates a guest bedroom, an open-plan kitchen, dining, and family area, with direct access to an upstairs balcony. The site is currently vacant, precluding the necessity for demolition or significant site excavation. The construction will include the installation of an exposed aggregate concrete crossover and driveway.

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

458m2

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 vacant site is located within The Golf Club Estate at Rich River. The adjoining land, which will also be used for residential purposes, was vacant as of October 12, 2024. At that time, there were no fences present between the properties, as indicated in the attached site survey and soils report included with the application. The land has a minimal fall, suggesting that no excessive site cut will be necessary. The zoning classification for the land is R1 General Residential.

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.

Part 3 Housing Code

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)?

Residential Development

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

This proposed dwelling development offers housing suitable for a couple. It features a well-laid-out two-story design and meets all relevant BASIX requirements. The owner also intends to further develop the site with landscaping.

Planning considerations

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

PART 3 Housing Code
3.10 Minimum Setbacks

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](#)

PART 3 Housing Code

3.10 Minimum Setbacks

Rear Boundary

In response to The Golf Club Estate's mandated 5m garage setback, the dwelling's position was adjusted to secure necessary approvals, which has been granted. Due to the distinctive block configuration and the requirement for a minimum 3m setback from both front and rear boundaries, this adjustment resulted in an encroachment on the rear boundary, falling below the stipulated 3m. While conforming to setback dimensions on a uniquely angled rear boundary presents inherent challenges, compliance with the required setbacks has been maintained across the majority of the block.