

Enquiries Applications Coordinator
Our Ref Application Number: PIR4008/2020
Property Number 101744

15/08/2019

Ferguson Real Estate
50 Vale St
COOMA NSW 2630

Dear Sir/Madam

Property Information Request

Council has received your property information request in relation to the property described below:

Property Address	Legal Description
3155 Snowy Mountains Highway DRY PLAIN NSW 2630	Part Lot 143 DP 756714 Ph Murroo Lot 144 DP 756714 Ph Murroo

It is advised that we have examined the subject file material and provide the following in-principle information to your request.

1. The land is zoned RU1 – Primary Production, the following is the land use table for Zone RU1 from the Snowy River Local Environmental Plan 2013.

Zone RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To promote tourism, educational and recreational development and living opportunities that are compatible with agricultural activities and the environmental, historical and cultural values of the zone.
- To ensure that development maintains and protects the scenic values and rural landscape characteristics of the zone through compatible, small-scale development.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home occupations

3 Permitted with consent

Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Child care centres; Community facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Funeral homes; Garden centres; Helipads; Home-based child care; Home businesses; Home industries; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Intensive plant agriculture; Jetties; Landscaping material supplies; Mooring pens; Moorings; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Secondary dwellings; Timber yards; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures; Wharf or boating facilities

4 Prohibited

Any development not specified in item 2 or 3

2. The land is mapped with a minimum lot size of 250 hectares under the Snowy River LEP 2013. The land size is less than 250 hectares. As such it does not meet the minimum lots size for construction of a dwelling house under clause 4.2D(3)(a) of the SR LEP 2013.
3. The specified property is part of an existing holding being Lot 143 & 144 DP 756714 and holds one (1) dwelling entitlement. In order for Council to approve a dwelling both lots 143 & 144 would need to be owned by the same person at the time of the development application being approved.
4. Parts of the land are identified as "Biodiversity" on the Terrestrial Biodiversity map and as such any development application must consider requirements of clause 7.2 of the Snowy River LEP 2013 and any impact would need to consider native flora and fauna.

Note: The information provided above is only accurate on the date of this correspondence. In this regard, it is advised that Council regularly exhibits draft Local Environmental Plan (LEP) amendments which may change development standards in specific areas of the Shire. For further information regarding the existence of any draft LEP's, Council strongly advises that you make an appointment with one of Council's Strategic Planners or obtain a section 10.7(2) & (5) Certificate.

We trust the above information is of assistance and should you wish to make any enquiries about your application, please contact Council's Applications Co-ordinator, Jindabyne Branch Office on (02) 6451 1550 between the hours of 8.30am and 4.30am Monday to Friday. Please quote the abovementioned Application No. when contacting Council.

Yours faithfully



Sarah Brown

Town Planner - Duty