

**10.5. SUBDIVISION OF LAND - LOT 3 DP 1041444 - SNOWY MOUNTAINS HIGHWAY  
GILMORE TUMUT - ATTACHMENT**

Attachment Titles:

1. 20230608 - Zoning Report - Lot 3 -DP 1041444 and Map

**Attachment 1 - 20230608 - Zoning Report - Lot 3 -DP 1041444 and Map**

# Property Report

SNOWY MOUNTAINS HIGHWAY GILMORE 2720



## Property Details

Address: SNOWY MOUNTAINS HIGHWAY GILMORE 2720  
 Lot/Section /Plan No: 3/-/DP1041444  
 Council: SNOWY VALLEYS COUNCIL

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Tumut Local Environmental Plan 2012 (pub. 21-12-2012)
Land Zoning	E4 - General Industrial: (pub. 24-2-2023) RU1 - Primary Production: (pub. 24-2-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	150 ha 2 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Landslide Risk Land	Landslide Risk Land
Terrestrial Biodiversity	Biodiversity

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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# Property Report

## SNOWY MOUNTAINS HIGHWAY GILMORE 2720

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

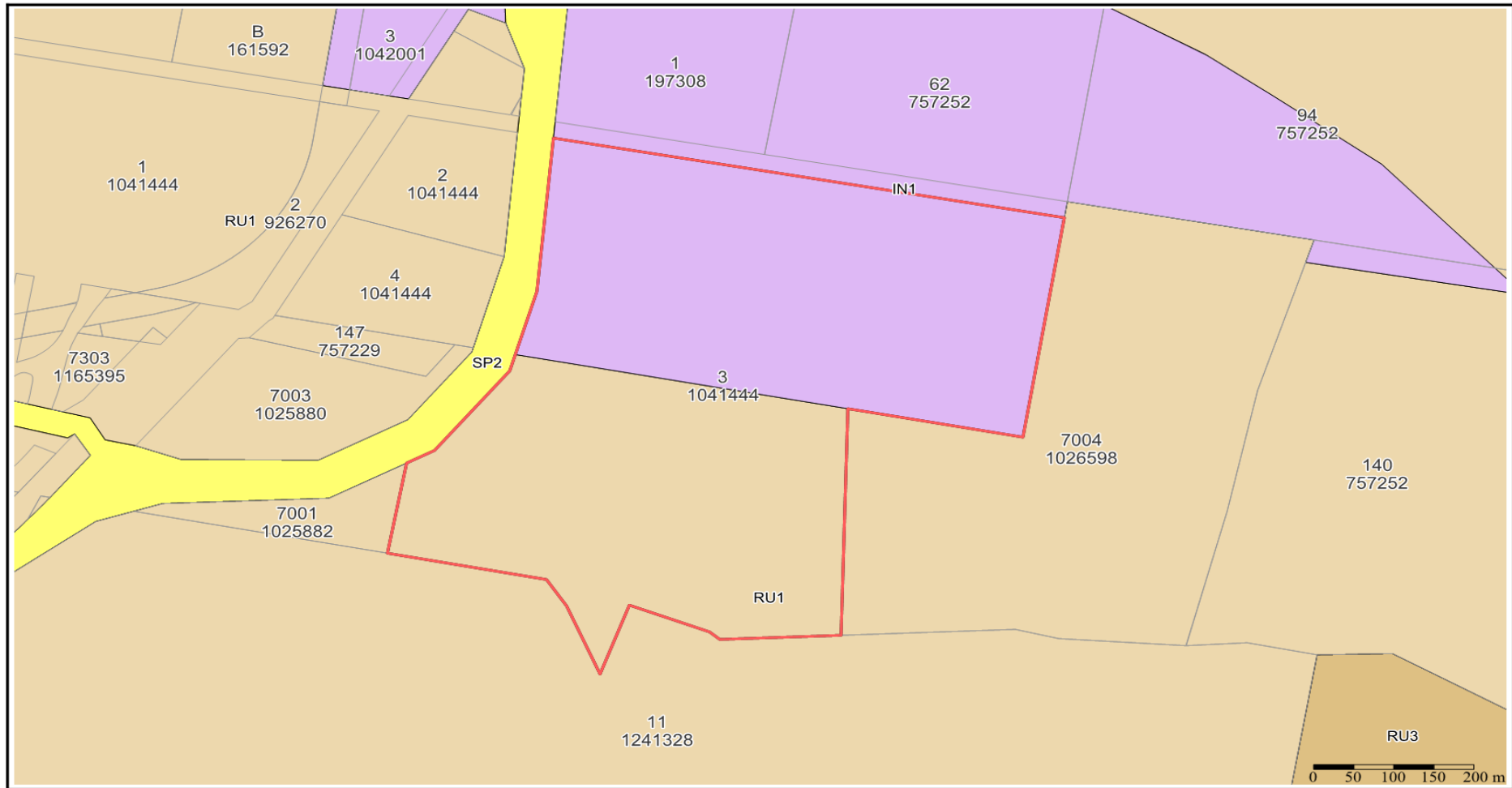
### Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Bushfire Prone Land	Vegetation Buffer
	Vegetation Category
Local Aboriginal Land Council	BRUNGLE/TUMUT
Regional Plan Boundary	Riverina Murray

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**Created by:** Rotgans, Geoffrey  
**Projection:** GDA94 / MGA zone 55  
**Scale:** 1:6000  
**Date:** 4/05/2023 2:42 PM

**Lot 3 DP1041444**