

THE PROPOSAL

Introduction (Please include details of the proposal, objectives of the proposal and clear detailed maps of the subject land and photos of the site)

Description of all works, construction methods, constructing bodies. Please include detailed plans of all works showing dimensions and locations..

EXISTING ENVIRONMENT

Please describe the existing plantings (eg. Trees, shrubs grasses etc), Water quality (surface and ground water) and soil description.

DESIGN ISSUES

1. Are there any impacts on the neighbouring properties resulting from the development? Such as noise, odour, air emissions, overshadowing of adjacent land etc.
2. Are there any impacts on local amenity? Such as neighbourhood character, streetscape, colour, height of building, appearance, landscape?
3. Have any measurements been taken to improve energy and water efficiency? Such as appropriate orientation, eaves, awnings & shading, Insulation, rainwater, and/or a BASIX certificate attached?

4. How is vehicular access gained to the land to be developed? Such as public road, crown road. And, has there been adequate provision been made for vehicular entrance, parking & manoeuvring on-site, loading, unloading and turning?

5. Is your proposal in the vicinity of a heritage item (a list of heritage items is available on Councils' website at www.wentworth.nsw.gov.au)
If yes, then how will your proposal compliment the heritage aspect of the area?

ENVIRONMENTAL IMPACTS

1. Will the development have an adverse impact on the natural or built environment? What measures will be taken to mitigate any impact?

2. Will the development have an adverse impact on the landscape, streetscape or scenic quality of the locality? If yes, please specify what measures will be taken to minimise the effect in this regard?

3. Is the development likely to cause soil erosion?
What measures are proposed to minimise soil erosion?

4. Is the land affected by natural hazards or risks such as salinity & bushfire prone land?

5. Is your proposal within a floodplain?
If yes and also adjacent to a river, creek or tributary you must provide existing and finished levels to Australian Height Datum. You must also demonstrate flood free access to the site in a 1:20 year flood event.

