

INTRODUCTION

To assist Council in assessing your development application, in accordance with relevant legislative requirements, it is necessary for you to answer the following questions and provide justification of your responses. These questions relate to common matters that need to be addressed in order to mitigate potential impacts resulting from your development.

Please note: Incomplete or insufficient information may lead to your application be delayed or rejected.

PERMISSIBILITY

- Is your proposal permissible in the zone? Yes No
- Is your proposal consistent with the zone objectives? Yes No
- Is your proposal in accordance with the relevant development control plan? Yes No

If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a member of the Health & Planning Division before lodging a development application.

Please justify your answers below:

DESCRIPTION OF DEVELOPMENT

This needs to include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.

Subdivision Only APPROVED PERM DA 14/047

DESCRIPTION OF SITE

1. Describe the site including any physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

CURRENTLY ZONED RUS STAGE 4 OF
DEVELOPMENT "RIVERTON FARM" ON DARLING RIVER

2. What is the present use and previous uses of the site?

PRESENTLY ZONED FOR SUBDIVISION

3. Is the development site subject to any of the following natural hazards: (e.g. bushfire prone, salinity, flooding or stormwater inundation etc.)

POSSIBLE FLOODING

4. What other constraints exist on the site? (e.g. vegetation, easements, sloping land, drainage lines contamination, etc.)

NIL

5. What types of land use and development exist on surrounding land?

RURAL RESIDENTIAL + FARM LAND

CONTEXT AND SETTING

- Will the development be:
 - Visually prominent in the surrounding area? Yes No
 - Inconsistent with the existing streetscape? Yes No
 - Out of character with the surrounding area? Yes No
 - Inconsistent with surrounding land uses? Yes No

Please justify your answers below:

CONTINUATION OF SPACES DEVELOPMENT

PRIVACY, VIEWS AND OVERSHADOWING

- Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space, etc.? Yes No
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? Yes No
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.? Yes No
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? Yes No

Please justify your answers below:

SUBDIVISION ONLY

ACCESS, TRAFFIC AND UTILITIES

- ① • Is legal and practical access available to the development? Yes No
- ② • Will the development increase local traffic movements / volumes?
If yes, by how much? ~~100%~~ Yes No
- ③ • Are additional access points to a road network required? Yes No ?
- ④ • Has vehicle manoeuvring and onsite parking been addressed in the design? Yes No
- Are power, water, sewer and telecommunication services readily available to the site? Yes No

Please justify your answers below:

1 - YES - SUBJECT TO TfNSW REQUIREMENTS
 2 YES - INCREASE SLIGHTLY
 3 SUBJECT TO TfNSW REQUIREMENTS
 4 ✓ ✓ / /

ENVIRONMENTAL IMPACTS

- Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? Yes No
- Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? Yes No
- Will the development have any noise impacts above background noise levels (eg. swimming pool pumps)? Yes No
- Does the development involve any significant excavation or filling? Yes No
- Could the development cause erosion or sediment run-off (including during the construction period)? Yes No
- Is there any likelihood in the development resulting in soil contamination? Yes No
- Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? Yes No
- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? Yes No
- Is the development likely to disturb any aboriginal artefacts or relics? Yes No

Please justify your answers below:

SUBDIVISION ONLY
CLEARED LAND.

FLORA AND FAUNA IMPACTS

- Will the development result in the removal of any native vegetation from the site? Yes No
- Is the development likely to have any impact on threatened species or native habitat? Yes No

For further information on threatened species, visit www.threatenedspecies.environment.nsw.gov.au

Please justify your answers below:

CLEARED LAND NO NATIVE VEC.

WASTE AND STORMWATER DISPOSAL

- How will effluent be disposed of?
 To Sewer Onsite
- How will stormwater (from roof and hard standing) be disposed of:
 Council Drainage System Other (please provide details)
- Will liquid trade waste be discharged to Council's sewer? Yes No
- Will the development result in any hazardous waste or other waste disposal issue? Yes No
- Does the development propose to have rainwater tanks? Yes No
- Have all potential overland stormwater risks been considered in the design of the development? Yes No

N/A
N/A
N/A

Please justify your answers below:

Subsidiary Only

SOCIAL AND ECONOMIC IMPACTS

- Will the proposal have any economic or social consequences in the area? Yes No
- Has the development addressed any safety, security or crime prevention issues? Yes No

Please justify your answers below:

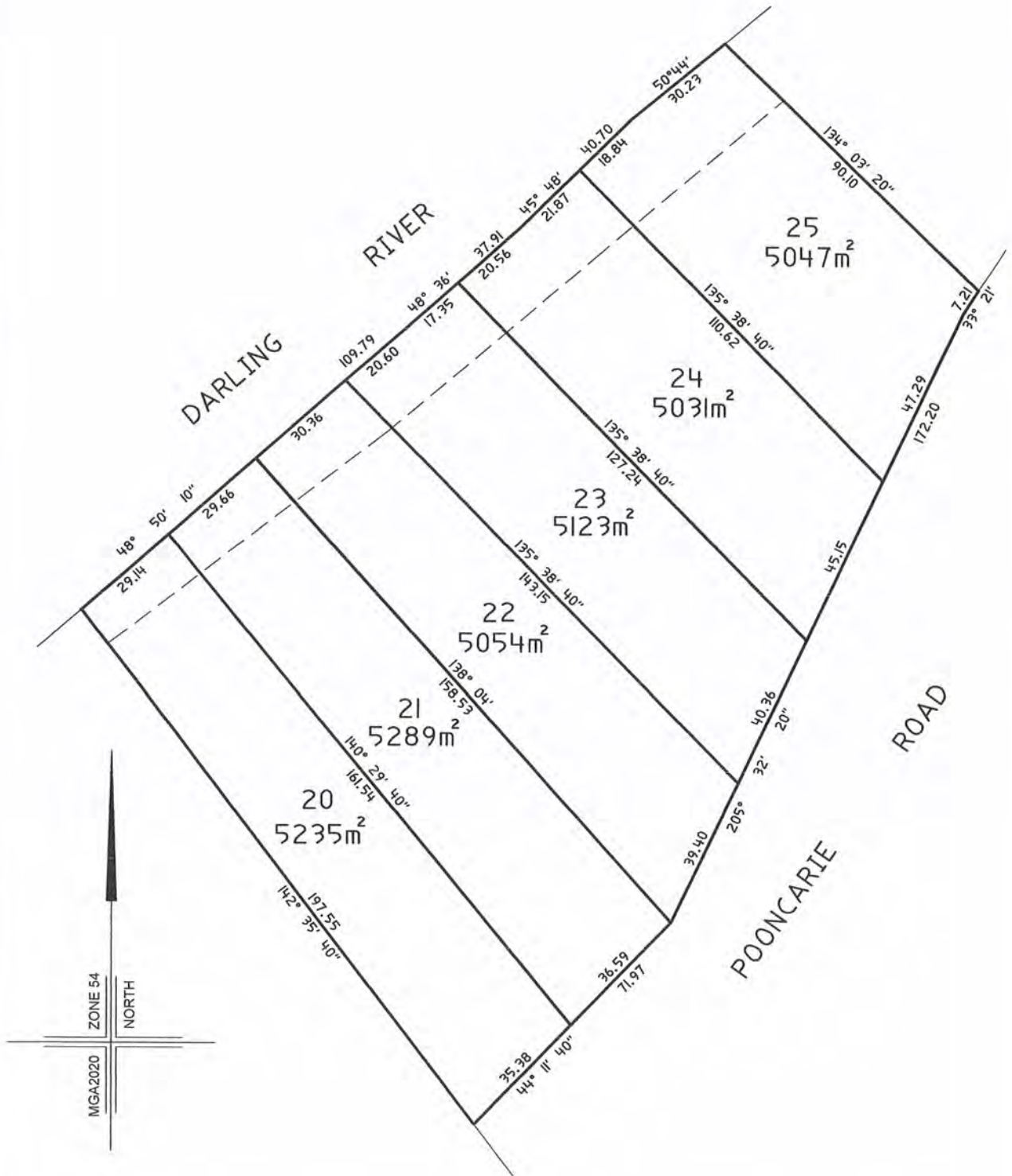
Nil Known

CONCLUSION

Cumulative effects of all factors.

Part Of DA 14/047 Final Stage 4
As Per Original DA.

PROPOSED SUBDIVISION

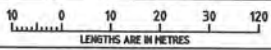


ZONE 54
NORTH
MGA2020

Danson & Blaby
consulting surveyors

177 WALNUT AVE, MILDURA 3500 P.O.BOX 766 MILDURA 3502
PHONE: (03) 5023 6268 EMAIL: admin@dansonblaby.com.au

SCALE: 1:1000



ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 1

SURVEYORS
REF:
8555

**POONCARIE ROAD
WENTWORTH**