

## 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.

## 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.

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

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

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

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

### 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:

### ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development?  Yes  No
- Will the development increase local traffic movements / volumes?  
If yes, by how much?  Yes  No
- Are additional access points to a road network required?  Yes  No
- 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:

## 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:

## 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](http://www.threatenedspecies.environment.nsw.gov.au)

Please justify your answers below:

## 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

Please justify your answers below:

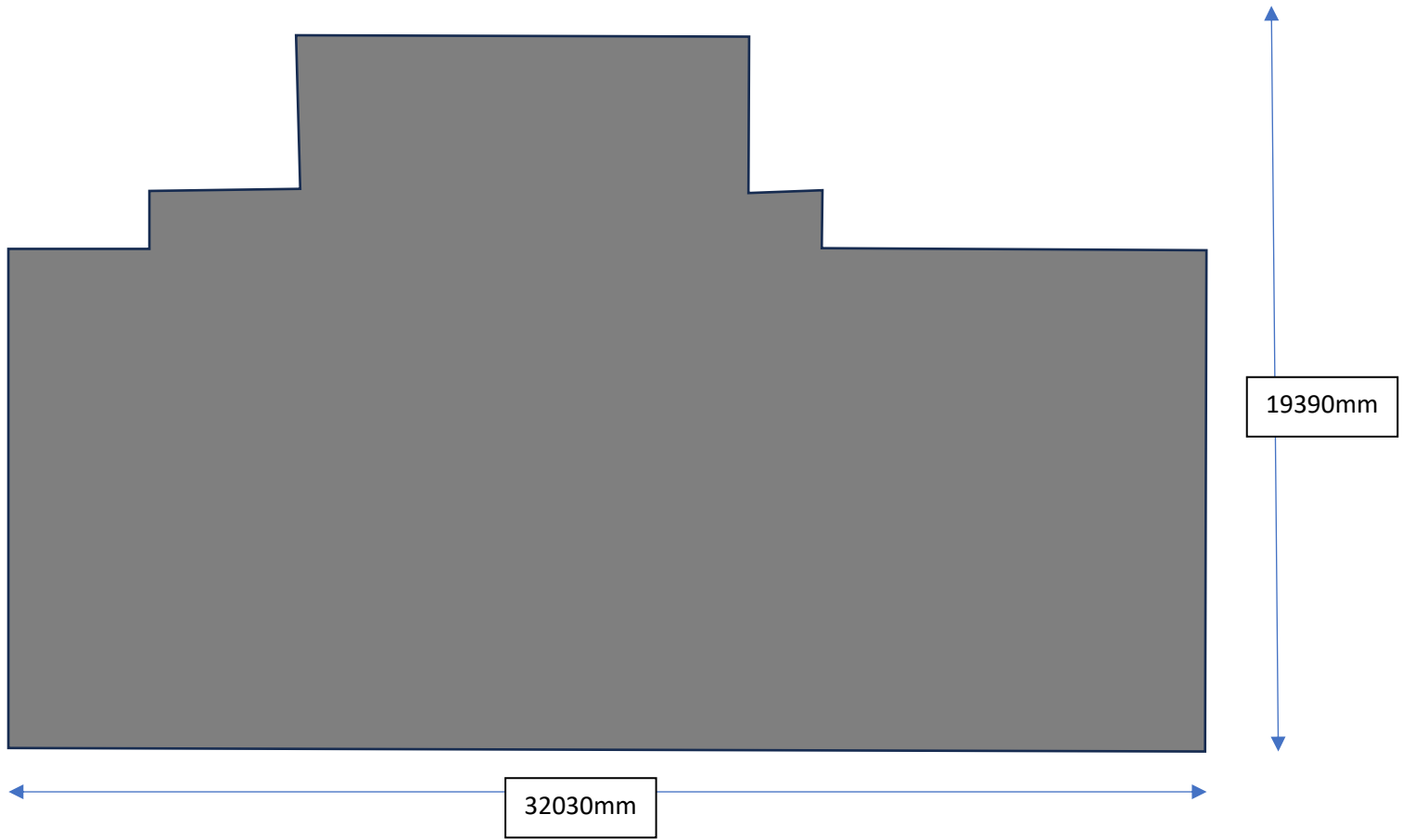
## SOCIAL AND ECONOMIC IMPACTS

- 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

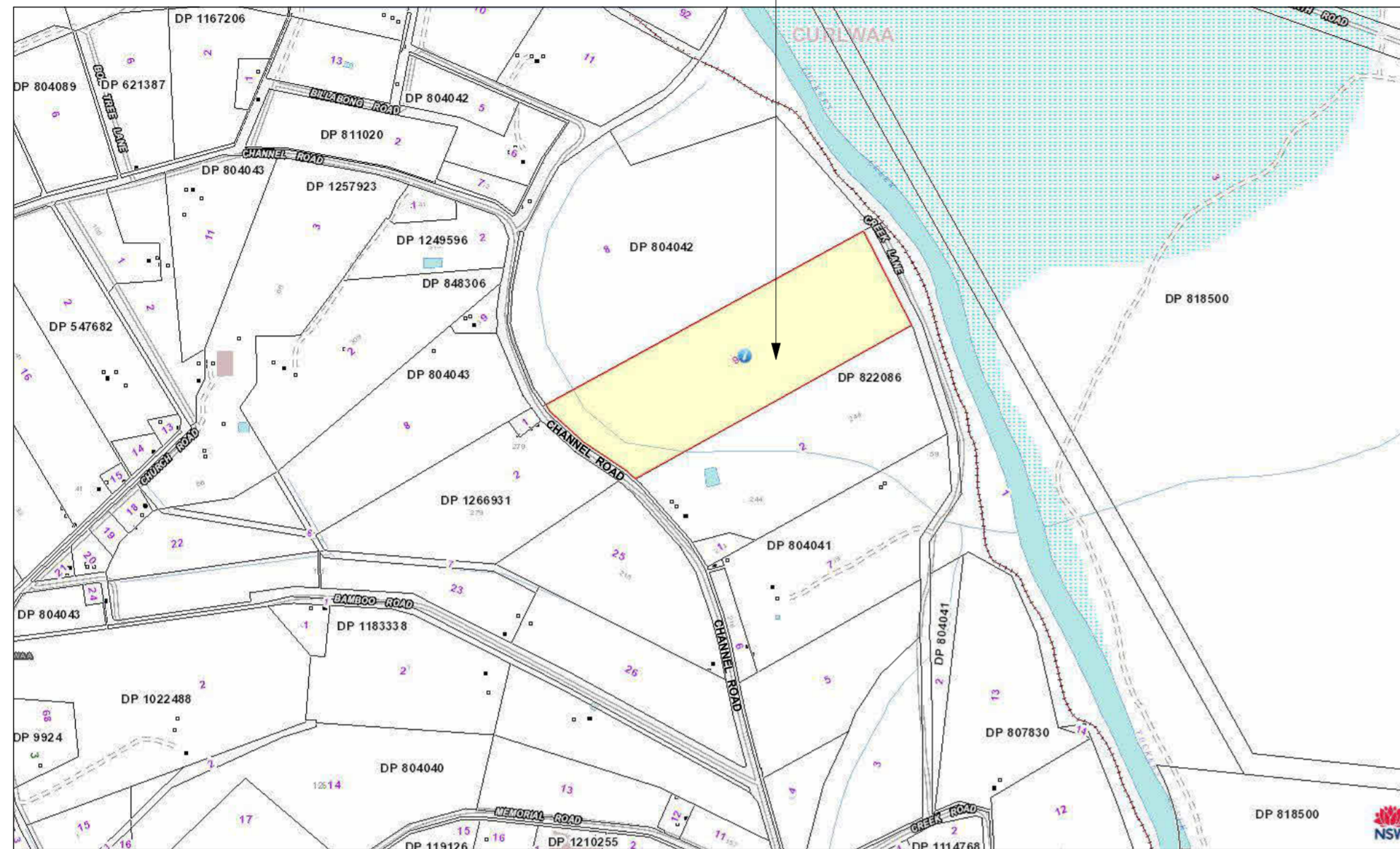
Please justify your answers below:

## CONCLUSION

Cumulative effects of all factors.



**PROPOSED SUBJECT SITE**  
**LOT 9 PS804041**  
**CREEK LANE**  
**CURLWAA, NSW 2648**



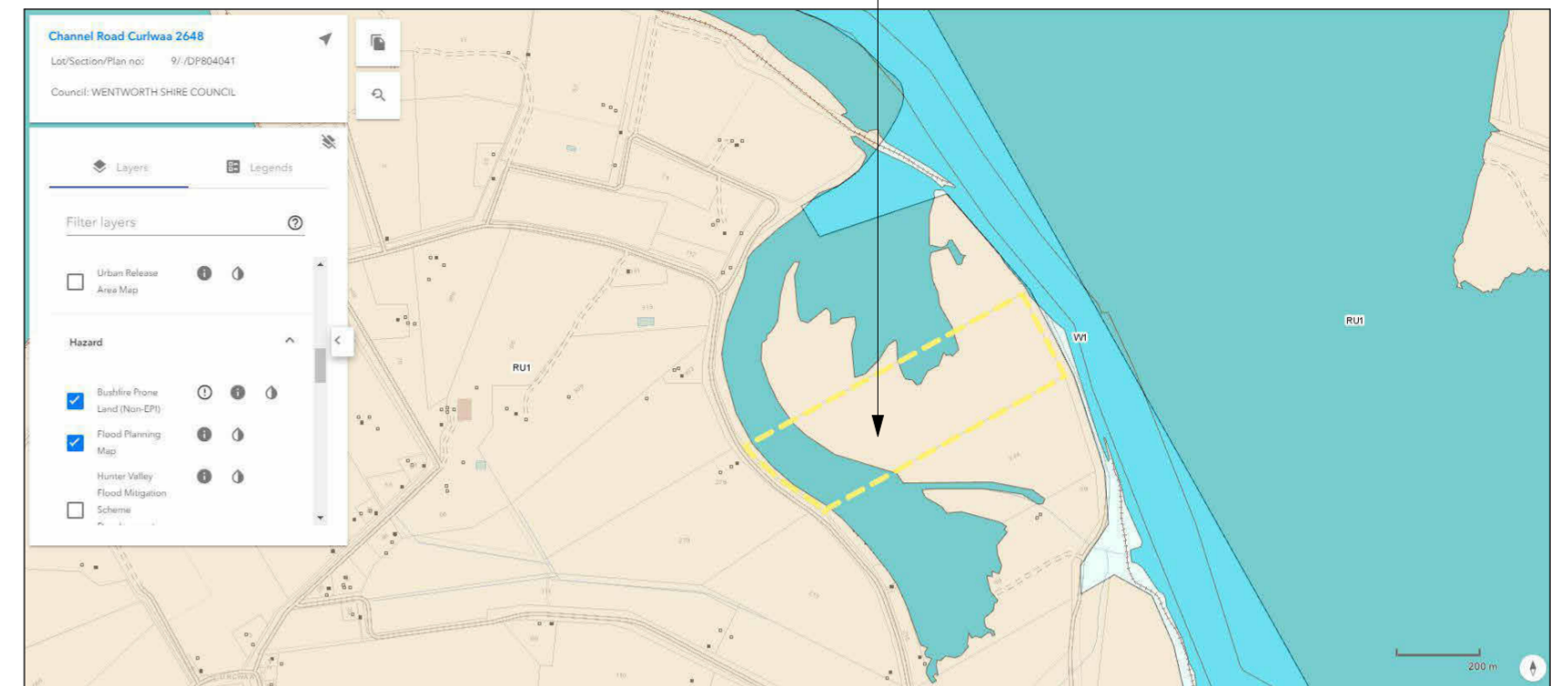
**PROPOSED LOCALITY PLAN**  
**nts**

**PROPOSED SUBJECT SITE**  
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**CURLWAA, NSW 2648**

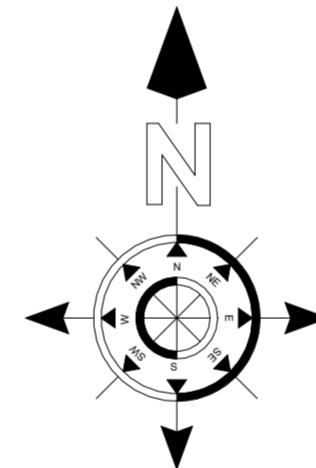


**PROPOSED AERIAL PLAN**  
**nts**

**PROPOSED SUBJECT SITE**  
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**CURLWAA, NSW 2648**



**PROPOSED FLOOD PLANNING MAP**  
**nts**



**NSW BUSHFIRE PRONE LAND**

IN ACCORDANCE WITH 'NSW RURAL FIRE SERVICE' BUSHFIRE PRONE LAND MAPS ZONES

**THIS PROPERTY IS NOT LOCATED IN BUSHFIRE PRONE LAND**

**NSW RURAL FIRE SERVICE**

**Check if you're in bush fire prone land**  
You can check here if your land is in a bush fire prone area.

1. Enter your address including house number, street and suburb or town. Select your address from the drop down options provided.
2. Check the map has correctly located your property. If not drag and drop the red marker on to your property.
3. Click the 'Get Results' button to see if you're in a designated bush fire prone area.
4. You should consider seeking expert advice before commencing any development.

Your Property

Map Satellite

**Your search result**

You have conducted a search of the online bush fire prone land tool for the land in the map above. This search result is valid for the date the search was conducted. If you have any questions about the Bush Fire Prone Land Tool please contact [bushfireprone.reporting@rfs.nsw.gov.au](mailto:bushfireprone.reporting@rfs.nsw.gov.au)

The parcel of land selected is not identified as bush fire prone however you could still be affected by a bush fire.



REV	DATE	BY	AMENDMENTS	CKD

**I INTREND DESIGN & DRAFTING PTY LTD**  
P.O. BOX 5024 2804 | M. 0407 559 306 | E. [intrend@intrend.net.au](mailto:info@intrend.net.au)  
 A. SUITES 28/3/6 ILEX STREET | RED CLIFFS VIC 3496

REGISTERED Drafting Practitioner | GREGORY J HAMILTON DP-AD 222

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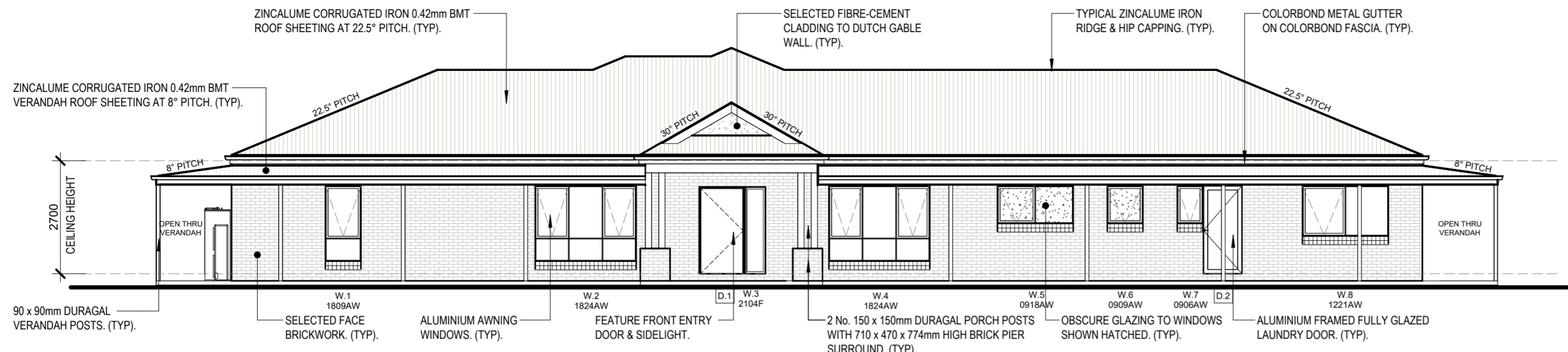
DATE **15/03/24** DRAWN **G.J.H.**

SCALE **1 : 100** CHECKED **G.H.**

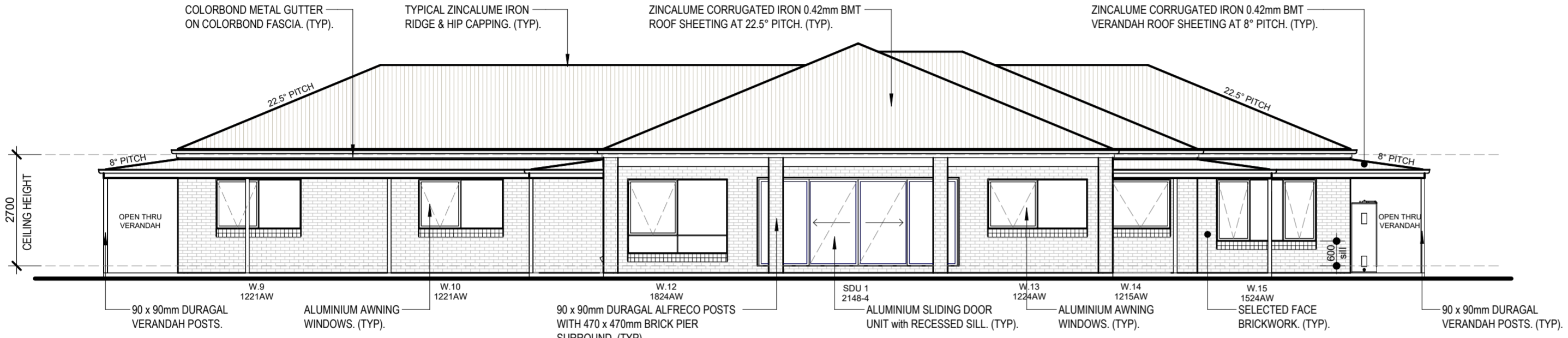
DETAIL PROPOSED LOCALITY PLANS

JOB  
**PROPOSED NEW DWELLING**  
**LOT 9 DP804041**  
**CREEK LANE**  
**CURLWAA**  
**NSW 2648**

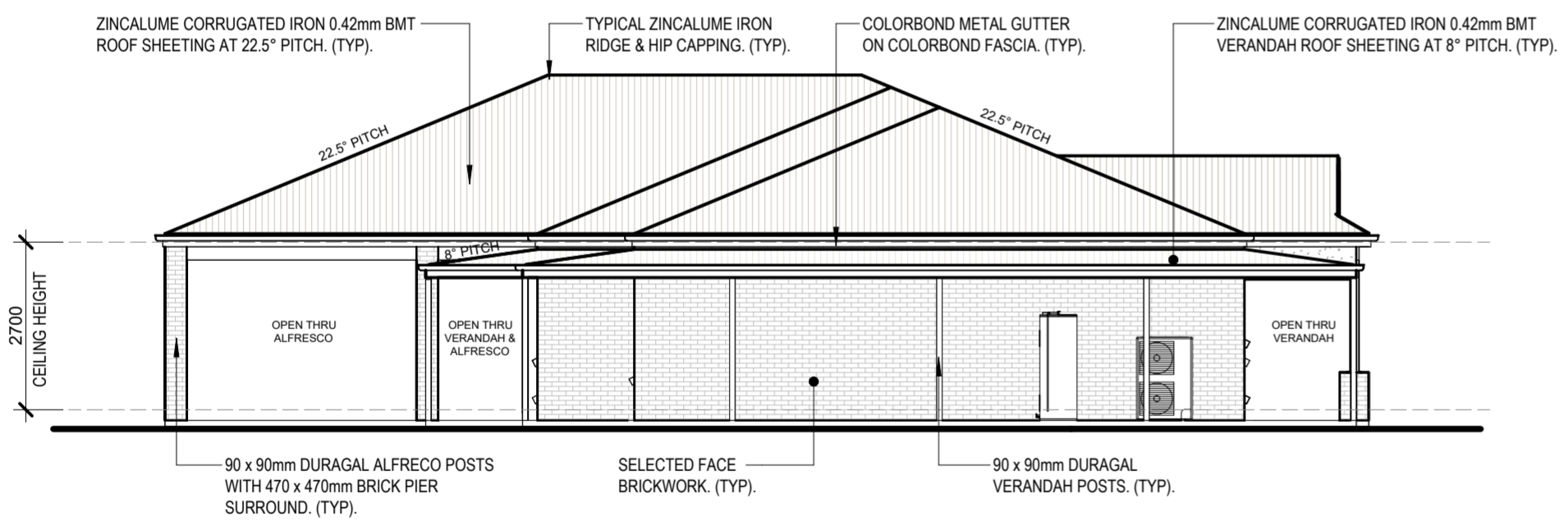
CLIENT  
**MARK & REBECCA VINES**



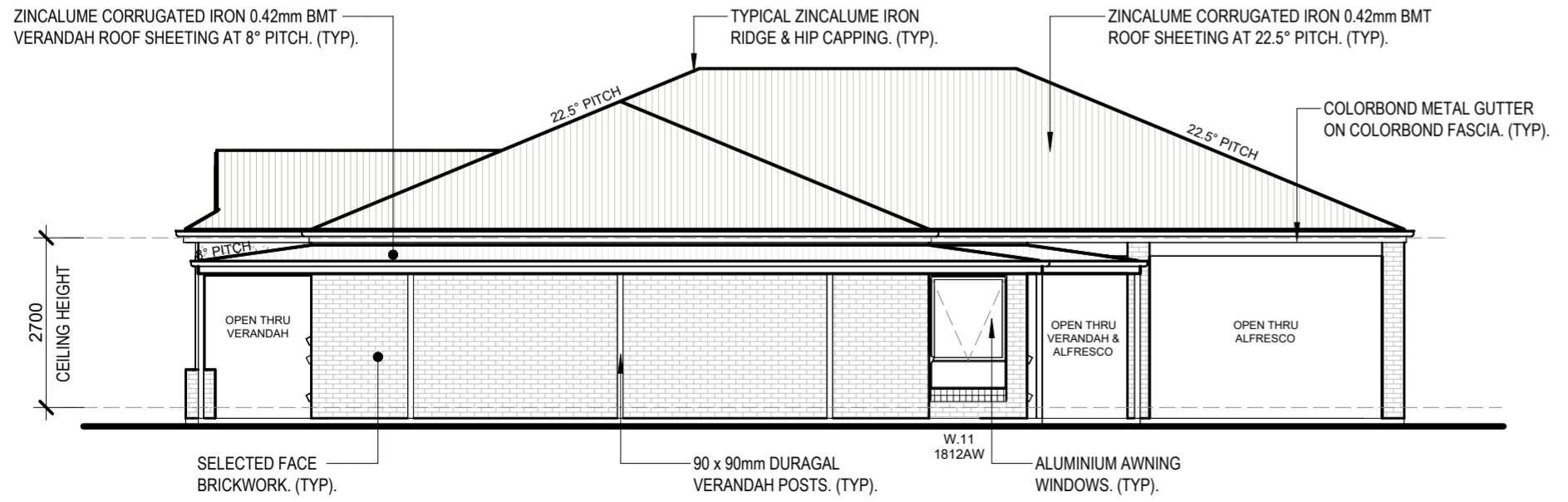
**PROPOSED north-east ELEVATION**  
1:100



**PROPOSED south-west ELEVATION**  
1:100



**PROPOSED south-east ELEVATION**  
1:100



**PROPOSED north-west ELEVATION**  
1:100

**WINDOW SCHEDULE**

WINDOW	H x W	U-VALUE	SHGC	DESCRIPTION
W.1.	1800 x 850	3.6	0.53	CLEAR DOUBLE GLAZED 3/12Ar/3ET - AWNING.
W.2, W.4, W.12.	1800 x 2410	3.6	0.53	CLEAR DOUBLE GLAZED 3/12Ar/3ET - AWNING.
W.3.	2100 x 490	5.9	0.75	CLEAR SINGLE GLAZED - FIXED SIDELIGHT TO D.1
W.5.	900 x 1810	3.6	0.53	OBSCURE DOUBLE GLAZED 3/12Ar/3ET - AWNING.
W.6.	900 x 850	3.6	0.53	OBSCURE DOUBLE GLAZED 3/12Ar/3ET - AWNING.
W.7.	900 x 610	3.6	0.53	CLEAR DOUBLE GLAZED 3/12Ar/3ET - AWNING.
W.8, W.9, W.10.	1200 x 2050	3.6	0.53	CLEAR DOUBLE GLAZED 3/12Ar/3ET - AWNING.
W.11.	1800 x 1210	3.6	0.53	CLEAR DOUBLE GLAZED 3/12Ar/3ET - AWNING.
W.13.	1200 x 2410	3.6	0.53	CLEAR DOUBLE GLAZED 3/12Ar/3ET - AWNING.
W.14.	1200 x 1450	3.6	0.53	CLEAR DOUBLE GLAZED 3/12Ar/3ET - AWNING.
W.15.	1500 x 2410	3.6	0.53	CLEAR DOUBLE GLAZED 3/12Ar/3ET - AWNING.
SDU 1.	2100 x 4810	3.4	0.57	CLEAR DOUBLE GLAZED 4/10/4ET - TWO CENTRE SLIDING PANELS.
D.2.	2100 x 920	5.9	0.75	CLEAR SINGLE GLAZED - HINGED DOOR.

- ALL NEW WINDOWS TO BE FRAMED USING DOMESTIC ALUMINIUM IMPROVED SECTION.
- SINGLE and/or DOUBLE GLAZED SASHES WITH INSECT SCREENS TO ALL OPENING SASHES AS NOTED.
- WINDOW GLAZING LESS THAN 500mm ABOVE FINISHED FLOOR LEVEL TO BE either : -  
GRADE A SAFETY GLASS or 5mm NOMINAL THICKNESS ORDINARY ANNEALED GLASS PROVIDED THAT THE AREA OF THE GLAZING PANEL IS NOT MORE THAN 1.2m².
- ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS AND THE LIKE, INCLUDING SHOWER DOORS & SCREENS LESS THAN 2.0m ABOVE F.F.L. OR THE BOTTOM OF THE BATH MUST -  
(i) for framed panels, be glazed with -  
(A) GRADE A SAFETY GLASS IN ACCORDANCE WITH TABLE 3.6.5 of the NCC 2019  
(B) GRADE B SAFETY GLASS IN ACCORDANCE WITH TABLE 3.6.5 of the NCC 2019  
(ii) for panels or doors with any edge exposed, BE TOUGHENED SAFETY GLASS IN ACCORDANCE WITH TABLE 3.6.6 of the NCC 2019 WITH A NOMINAL THICKNESS OF 6mm.
- SLIDING DOOR GLAZING TO BE GRADE A SAFETY GLASS.
- ALL GLASS & GLAZING TO COMPLY WITH AS-1288, AS-2208, AS-2047.



**NCC 2019 BCA - VOL TWO**  
**Part 3.8.7 CONDENSATION MANAGEMENT**

**3.8.7.3 FLOW RATE & DISCHARGE OF EXHAUST SYSTEMS**

- (a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of -
- (i) 25 L/s for a bathroom or sanitary compartment; and
  - (ii) 40 L/s for a kitchen or laundry.
- (b) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged -
- (i) directly or via a shaft or duct to *outside air*; or
  - (ii) to a roof space that is ventilated in accordance with NCC 2019 - PART 3.8.7.4

**3.8.7.4 VENTILATION OF ROOF SPACES**

- (a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to *outdoor air* through evenly distributed openings.
- (b) Openings *required* by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
- (c) 30% of the total unobstructed area *required* by (b) must be located not more than 900mm below the ridge or highest point of the roof space, measured vertically, with the remaining *required* area provided by eave vents.

**COMPLIANCE ACHIEVED BY :-**

- (i) BATHROOM, ENSUITE & WC EXHAUST FANS to be connected together within roof space via flexible ducting into junction box and discharged through solid fixed shaft flue ducted through roof to outside air.
- (ii) KITCHEN RANGEHOOD EXHAUST FAN to discharge through solid fixed shaft flue ducted through roof to outside air.

REV	DATE	BY	AMENDMENTS	CKD

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REGISTERED | GREGORY J HAMILTON DP-AD 222

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DATE 15/03/24	DRAWN G.J.H.
SCALE 1 : 100	CHECKED G.H.

**DETAIL PROPOSED ELEVATIONS**

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