

## 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?                                  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal consistent with the zone objectives?                      | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is your proposal in accordance with the relevant development control plan? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> 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:**

The proposal is for the construction of detached, single storey, three (3) bedroom dwelling, outdoor living area, double garage, and fence to be constructed on Lot 3 DP1295297 located at 1B Livingstone Drive, Gol Gol.

The land is within Zone RU5 – Village pursuant to the Wentworth Local Environmental Plan (WLEP) 2011. The objectives of the zone are:

- To provide a range of land uses, services and facilities that are associated with a rural village.
- To promote development in existing towns and villages in a manner that is compatible with their urban function.
- To encourage well-serviced sustainable development.
- To ensure there are opportunities for economic development.
- To deliver new residential and employment growth in Buronga and Gol Gol.
- To ensure business and retail land uses are grouped within and around existing activity centres.

The proposal is in line with the development standards stipulated in The Wentworth Shire Council Development Control Plan 2011 for a dwelling in this zone.

## 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.

The proposed development is for the construction of a detached, single storey, brick veneer dwelling with front portico, double garage, driveway, outdoor living area, and fence along the north, south and western boundary.

The dwelling is to consist of three (3) bedrooms including master bedroom with ensuite and walk-in-robe, dining room, family room, kitchen, main bathroom, separate toilet, and laundry.

The total developable area consists of: Dwelling 125.93m<sup>2</sup>, Garage 36.70m<sup>2</sup>, Portico 2.53m<sup>2</sup>, Outdoor Living Area 11.06m<sup>2</sup>. 1800mm high Colorbond fence is to be constructed on the north, south, and western boundaries with 900mm high by 2400mm long fence panel commencing from the front boundary line, ascending to 1800mm.

## 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.

The site is rectangular shaped totalling 450m<sup>2</sup>. It is one of six lots created as part of six-lot subdivision on the corner of Woods Street and Livingstone Drive, Gol Gol.

It is a cleared, vacant, and serviceable lot ready for development.

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

Previous use was rural residential land containing one dwelling. Present use continues to be rural residential with adjoining lots of similar size to allow for diversity in lot sizes in the area. Lots of 450m<sup>2</sup> are smaller than usually prescribed but in a village-type environment, a variety of lot sizes should be offered to allow residents of varying family sizes, occupations, ages, to be able to live in the area.

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

None have been identified.

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

There are three notifications on the certificate of title:

1. Land excludes minerals (*s.171 Crown Lands Act 1989*)
2. DP647660 Easement for water supply pipeline variable width appurtenant to the subject land.
3. DP1295297 Restriction(s) on the use of land.

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

Village residential.

## CONTEXT AND SETTING

Will the development be:

- |   |                              |  |
|---|------------------------------|--|
| • Visually prominent in the surrounding area? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Inconsistent with the existing streetscape? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Out of character with the surrounding area? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Inconsistent with surrounding land uses?    | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**Please justify your answers below**

- The design of the proposal is consistent with current land zoning, permitted use of land, development standards, and is consistent with the existing streetscape of the area.

## 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.?   | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| • Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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.? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**Please justify your answers below:**

- The proposed development will not adversely impact privacy, views, or cause overshadowing.
- Appropriate setbacks are applicable to reduce or remove risk of breaching privacy, overshadowing.

## ACCESS, TRAFFIC AND UTILITIES

- |   |   |  |
|---|---|--|
| • Is legal and practical access available to the development?                           | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| • Will the development increase local traffic movements / volumes? If yes, by how much? | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| • Are additional access points to a road network required?                              | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| • Has vehicle manoeuvring and onsite parking been addressed in the design?              | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| • Are power, water, sewer and telecommunication services readily available to the site? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

**Please justify your answers below:**

- Access to the site is available from Livingstone Drive
- The development will not significantly increase traffic movements.
- No additional access points are required.
- Vehicles can easily and safely ingress and egress the site.
- Power, water, sewer, and telecommunication services are available to the site.

## ENVIRONMENTAL IMPACTS

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

### Please justify your answers below:

- The proposed development will not adversely impact privacy, views, or cause overshadowing. Appropriate setbacks are applicable to reduce or remove risk of breaching privacy, overshadowing, and noise pollution.
- The mitigation and management of any potential water pollution or sediment run-off during the construction process of the development is documented in the Construction Environmental Management Plan which is to be submitted to Council prior to issuing any approval for the works.
- The proposal does not include the provision of a swimming pool or spa or other installation causing noise pollution.
- The development will not cause or result in soil contamination. Materials proposed to be used for construction are not an environmental hazard.
- A BASIX Report has been submitted as part of the application for development approval.
- The development is not situated in a heritage area or is likely to have an impact on any heritage item or item of cultural significance. The land has been cleared, cultivated and farmed for at least the last four decades without the discovery of aboriginal artefacts or relics.

## FLORA AND FAUNA IMPACTS

- |   |                              |  |
|---|------------------------------|--|
| • Will the development result in the removal of any native vegetation from the site?    | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development likely to have any impact on threatened species or native habitat? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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:

- No native vegetation is proposed to be removed from the site, and the development will not impact threatened species or native habitat because the site has already been cleared and prepared for residential development.

## 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:**

- The development is residential and liquid trade waste is not expected to be discharged into Council's sewer system.
- The development will not result in any hazardous waste or other waste disposal issue. Any potential risk is
- The installation of a rainwater tanks is not included in this proposal.
- The mitigation and management of any potentially hazardous waste or waste disposal issue during the construction process is documented in the Construction Waste Management Plan which is to be submitted to Council prior to issuing any form of works approval.

## 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:**

- Development of the site does not pose any negative economic or social consequences in the area.
- The proposal will bring further development to the township of Buronga, generating further employment and contribute to the village environment of the area.
- Appropriate lighting will be provide adequate levels of visibility for pedestrian pathways, entrapment areas, and the perimeter of the site.
- Appropriate and adequate lighting of the roadway, entrance, egress and access routes is provided.
- Fencing is designed and installed to maximise natural surveillance from the street to the building and from the building to the street, to minimise opportunities for intruders.

## CONCLUSION

### Cumulative effects of all factors.

The Statement of Environmental Effects has not identified any planning and environmental reasons why this proposed development cannot proceed.

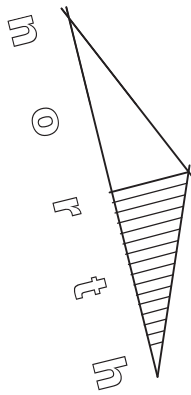
**SITE NOTES:**

90mmØ U.P.V.C. STORMWATER DRAINS DIRECTED TO APPROVED COUNCIL CONNECTION POINT.

PROVIDE INSPECTION OPENINGS EVERY 9m OF RUN & CHANGE IN DIRECTION.

100 x 50 ZINCALUME DOWNPIPES D.P.  
300 x 50 SPREADER TO LOWER ROOF S.P.

ALL LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.



THE FLOOR OF THE BUILDING TO BE A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL AND A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL AT THE OVERFLOW RELIEF GULLY LOCATION. ALL GROUND AND PAVING ADJACENT TO THE DWELLING IS TO BE GRADED AWAY FROM THE DWELLING AT A MINIMUM GRADE OF 1:40 FOR AT LEAST 1m AROUND THE DWELLING.

**D.A. APPROVAL ONLY**



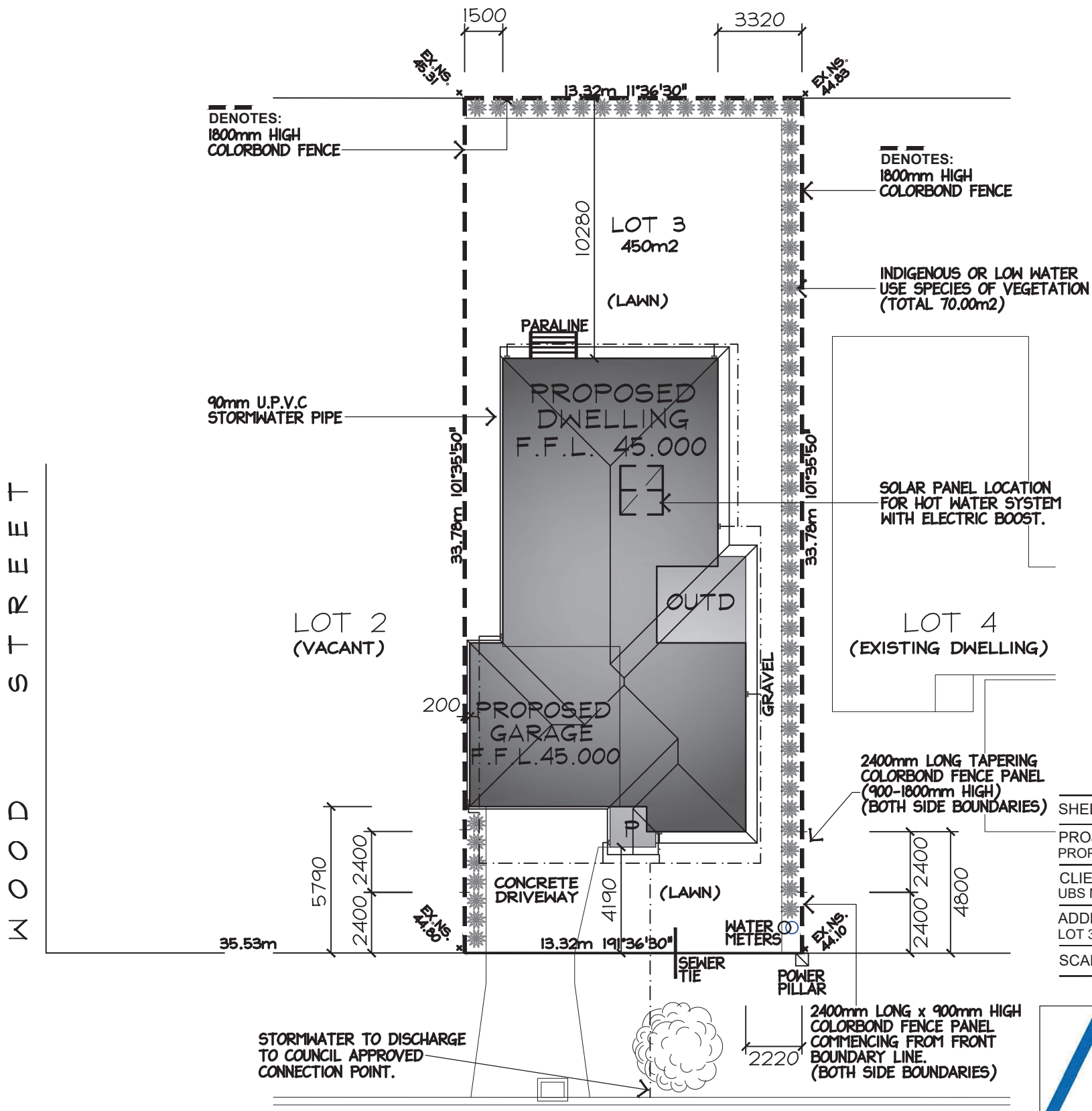
2400mm LONG x 900mm HIGH COLORBOND FENCE PANEL COMMENCING FROM FRONT BOUNDARY LINE.  
2400mm LONG TAPERING COLORBOND FENCE PANEL (900-1800mm HIGH)  
1800mm HIGH COLORBOND FENCE

**FENCE DETAIL N.T.S**

**Certificate No. #HR-JMSCZU-01**  
Scan QR code or follow website link for rating details.

Assessor name: Beau Brown  
Accreditation No.: DMN/19/1910  
Property Address: Lot 3 Livingstone Drive, Gol Gol, NSW, 2738

<http://www.hero-software.com.au/pdf/HR-JMSCZU-01>



SHEET NO:10 OF 10 DRG NO: MH2 2025-013

PROJECT: PROPOSED DWELLING

CLIENT: UBS MILDURA

ADDRESS: LOT 3, LIVINGSTONE DRIVE, GOL GOL, NSW.

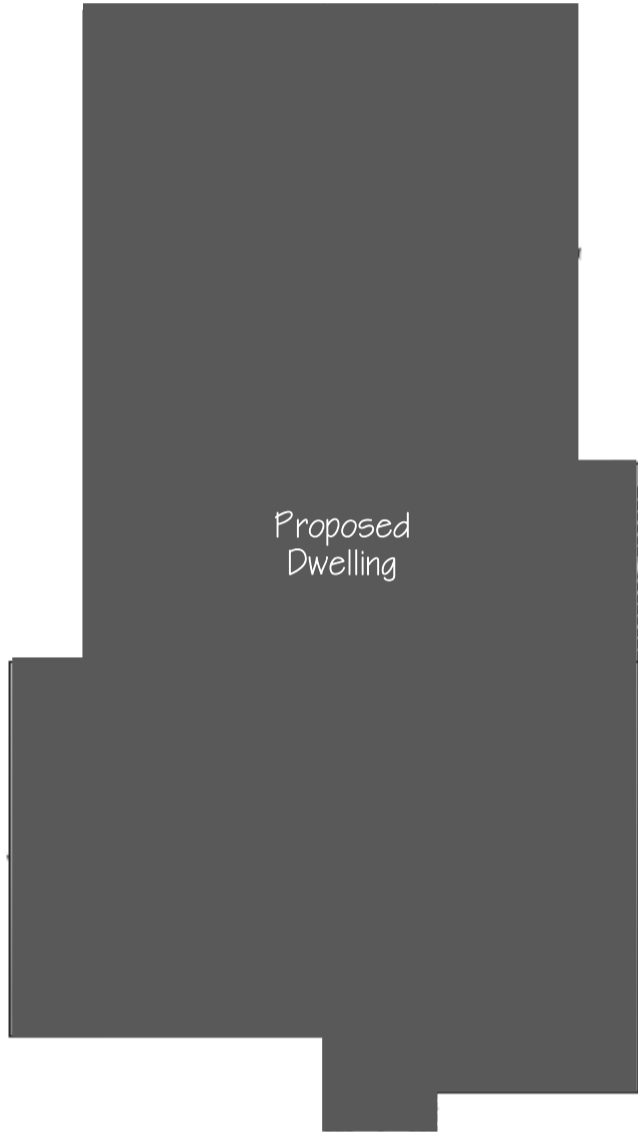
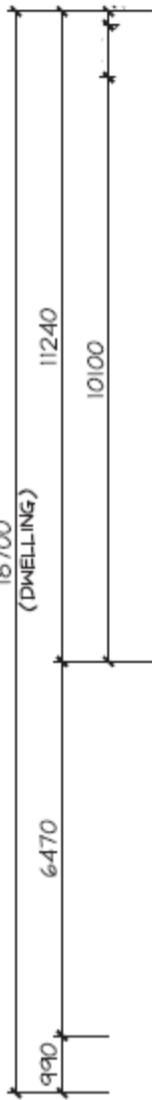
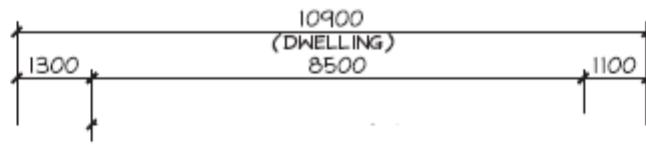
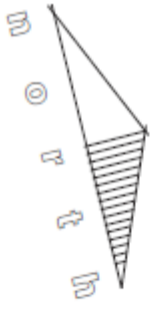
SCALE: AS SHOWN DATE:

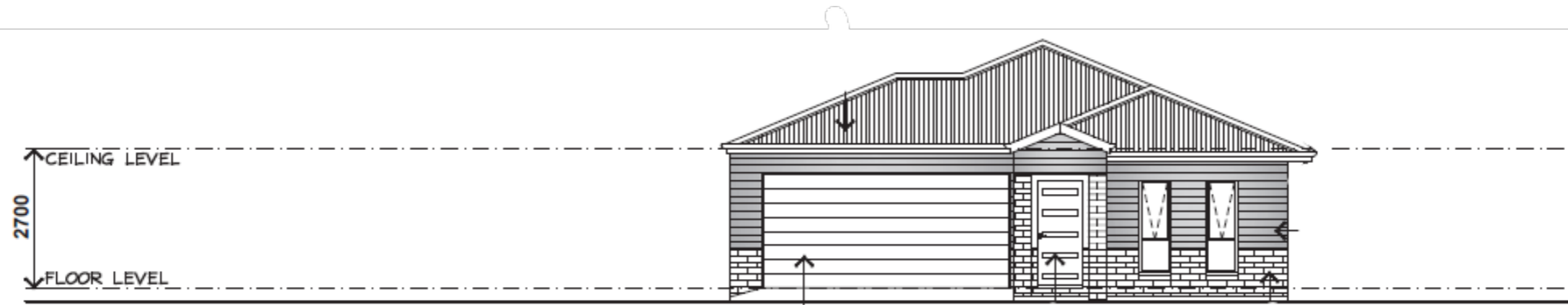


mark@mh2.com.au mick@mh2.com.au  
0438 210 139 0427 237 668  
No. 5 Burns Street, Gol Gol, N.S.W. 2738  
ABN: 43 634 027 464 DP No: AD 26770

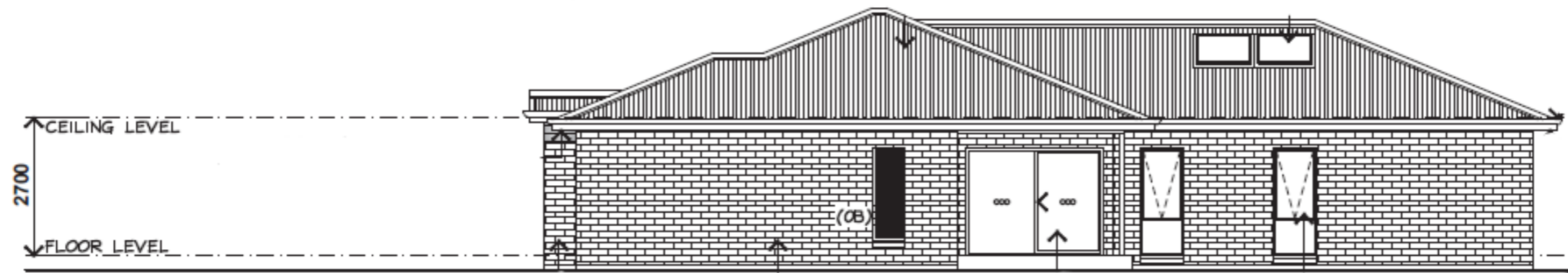
**LIVINGSTONE DRIVE**  
**SITE PLAN 1:200**

1B LIVINGSTONE DRIVE GOL GOL - DA NOTIFICATION PLAN  
DWELLING



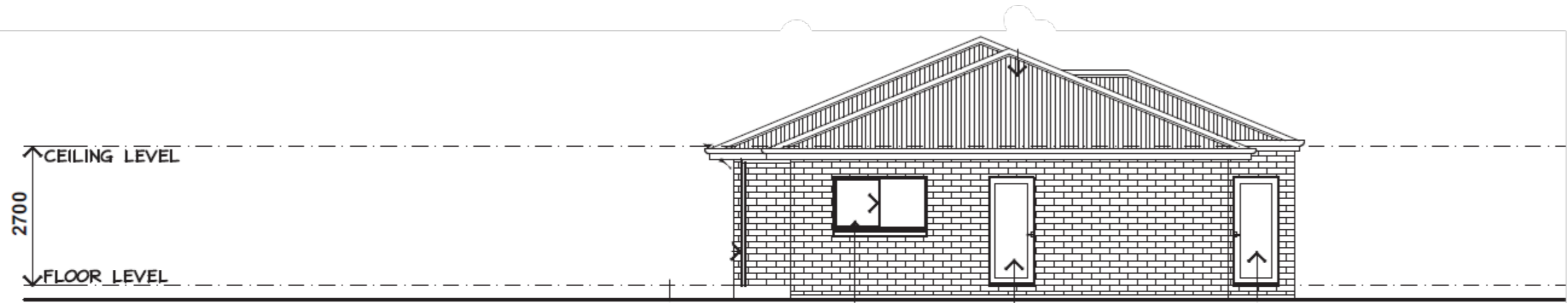


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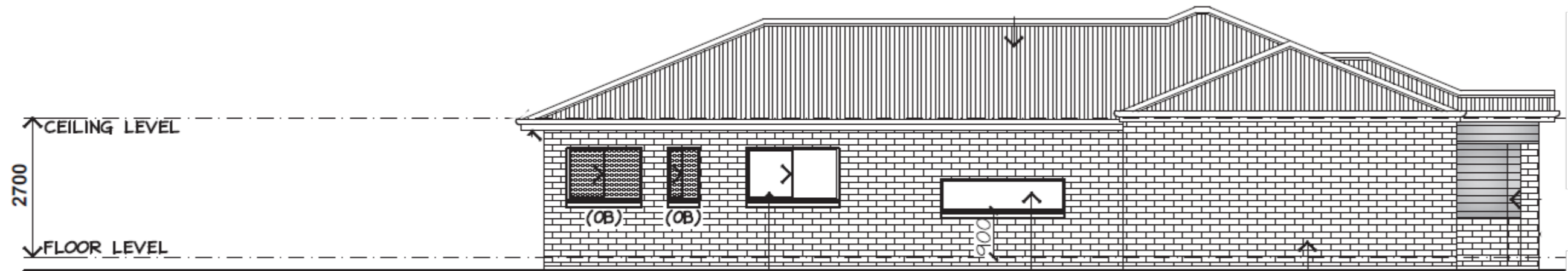


N O R T H E L E V A T I O N 1 : 1 0 0





WEST ELEVATION 1:100



SOUTH ELEVATION 1:100