

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:

The proposed shed is permissible in the zone and is consistent with zone objectives.

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.

Grey colour bond shed made from steel
7000mm x 10500mm 3m H.
Used for storage.

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.

Vacant land - flat ground

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

No current use, horse stable was located on site, but has been removed due to white ant damage.

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

No

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

None

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

House, back yard, residential area

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:

Back yard shed. Not out of character with surrounding houses and sheds.

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:

Will not impact any neighbours, no overshadowing issues.

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:

Access to property via Wilkes St, no access issues.

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:

Land is flat so no excavation is required

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:

No native vegetation or threatened species on property.
Nil to remove

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:

Shed will not have running water, a water tank will be added at a later stage to catch rain water.

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:

Shed will be located in a fully fenced yard.

CONCLUSION

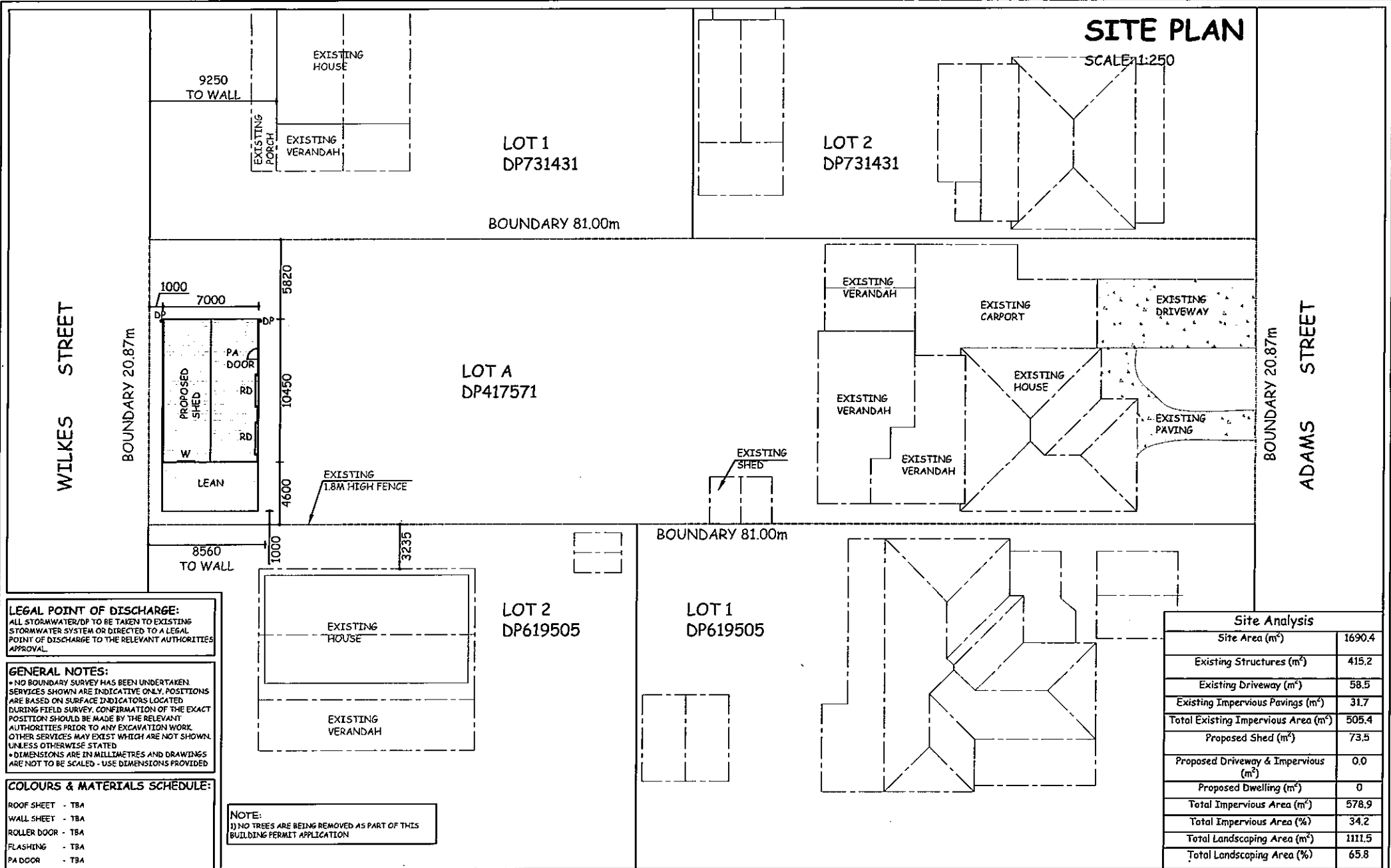
Cumulative effects of all factors.

The proposed shed will add value to the property and provide storage for the owners.



SITE PLAN

SCALE 1:250



LEGAL POINT OF DISCHARGE:
 ALL STORMWATER/DP TO BE TAKEN TO EXISTING STORMWATER SYSTEM OR DIRECTED TO A LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

GENERAL NOTES:
 • NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATORS LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE BY THE RELEVANT AUTHORITIES PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN, UNLESS OTHERWISE STATED.
 • DIMENSIONS ARE IN MILLIMETRES AND DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS PROVIDED.

COLOURS & MATERIALS SCHEDULE:
 ROOF SHEET - TBA
 WALL SHEET - TBA
 ROLLER DOOR - TBA
 FLASHING - TBA
 PA DOOR - TBA

NOTE:
 1) NO TREES ARE BEING REMOVED AS PART OF THIS BUILDING PERMIT APPLICATION

Site Analysis	
Site Area (m ²)	1690.4
Existing Structures (m ²)	415.2
Existing Driveway (m ²)	58.5
Existing Impervious Pavings (m ²)	31.7
Total Existing Impervious Area (m ²)	505.4
Proposed Shed (m ²)	73.5
Proposed Driveway & Impervious (m ²)	0.0
Proposed Dwelling (m ²)	0
Total Impervious Area (m ²)	578.9
Total Impervious Area (%)	34.2
Total Landscaping Area (m ²)	1111.5
Total Landscaping Area (%)	65.8



LOCATION:
 (LOT A) 86 ADAMS ST, WENTWORTH NSW 2648

PROPOSED:
 SHED

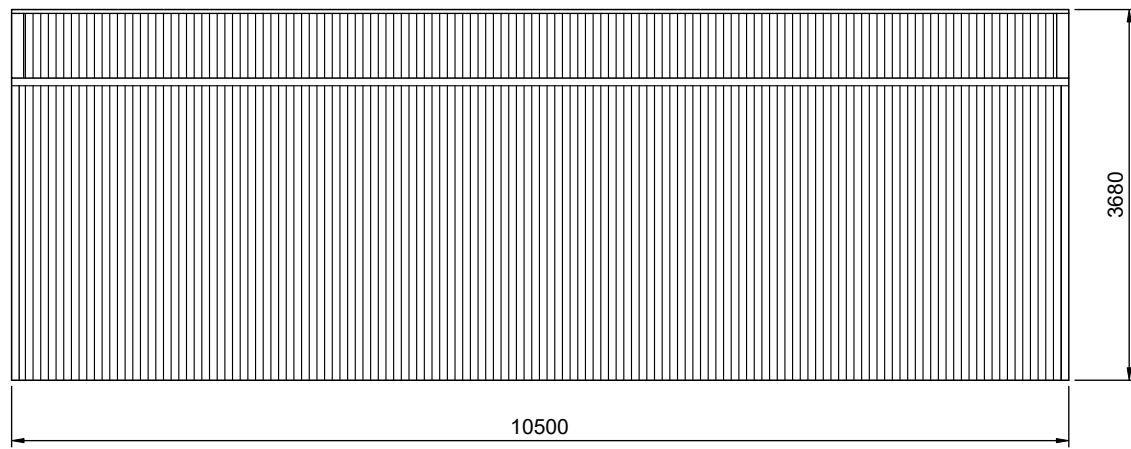
DRAWN BY:
 OWNER

SHEET SIZE:
 A3

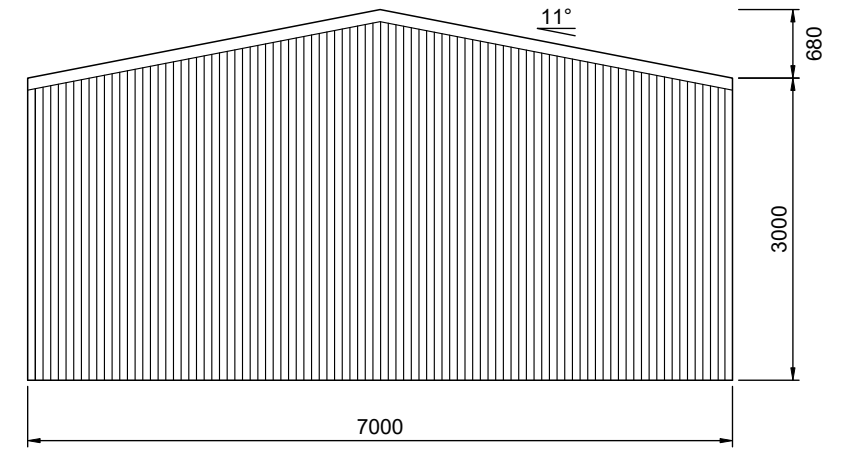


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 WD1

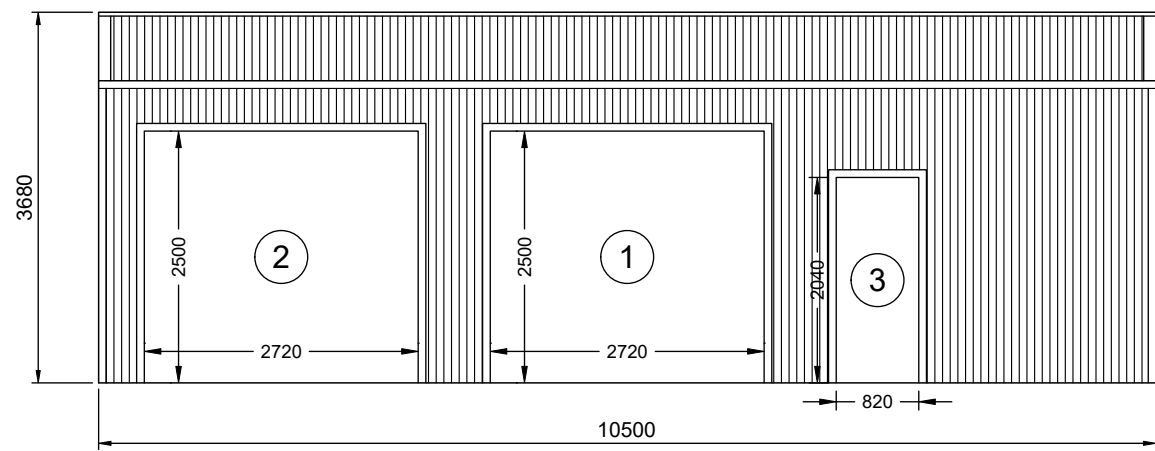
REVISIONS		
REV	ISSUE DATE	DESCRIPTION
1	05/02/2025	For Approval



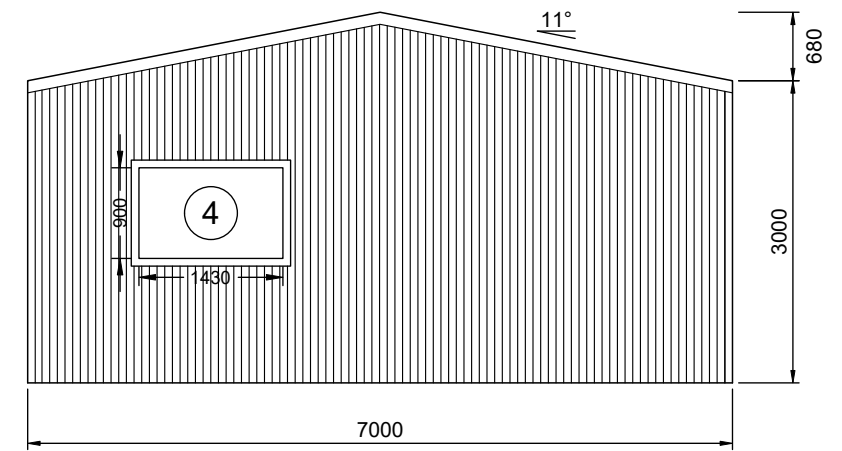
2 LEFT ELEVATION
2 SCALE: 1:75



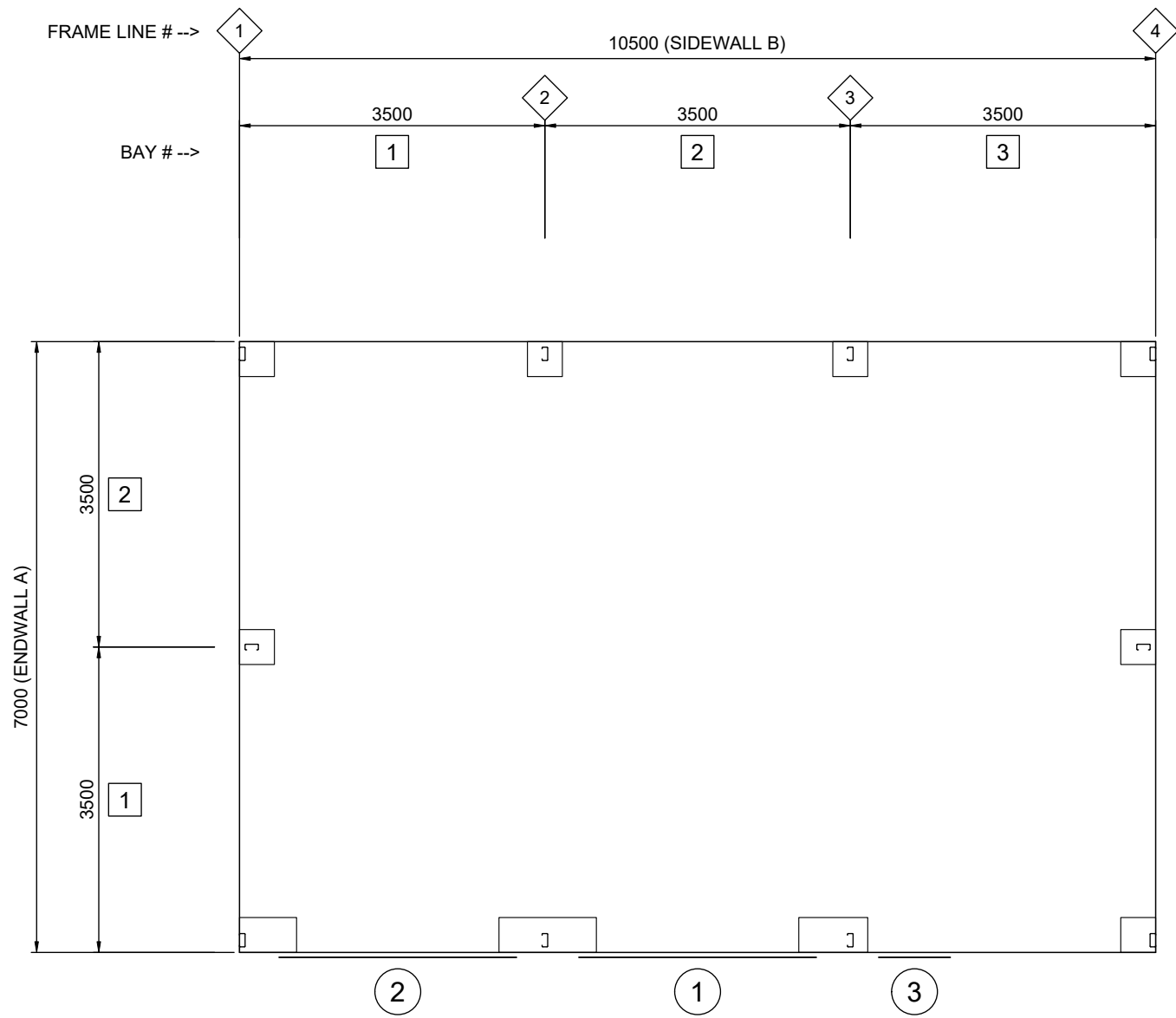
3 REAR ELEVATION
2 SCALE: 1:75 FRAME #4



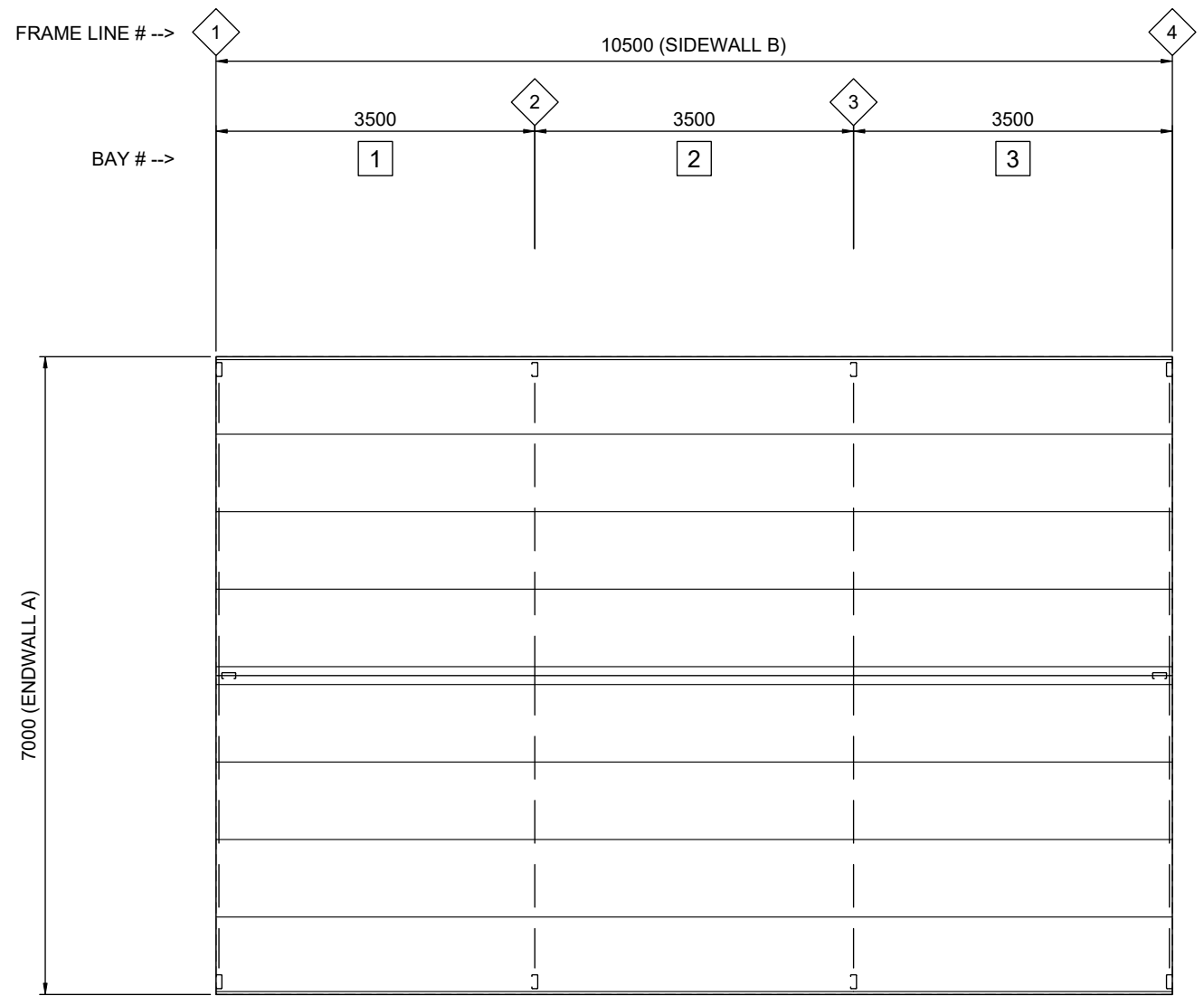
1 RIGHT ELEVATION
2 SCALE: 1:75



4 FRONT ELEVATION
2 SCALE: 1:75 FRAME #1



1 FLOOR PLAN
 4 SCALE: 1:75



2 ROOF FRAMING PLAN
 4 SCALE: 1:75