

## 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.

The proposed storage shed is to be constructed out of BHP steel + colour bond iron which is consistent with the conditions of the contract of purchase colouring to be Monument facing + as the shed will form part of the boundary fence it will be Monument.

## 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.

New subdivision - flat ground.

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

Previously a fruit block - new subdivision

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

N/A.

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

NO easements + land is flat.

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

Residential + fruit blocks.

### CONTEXT AND SETTING

• Will the development be:

- Visually prominent in the surrounding area?
- Inconsistent with the existing streetscape?
- Out of character with the surrounding area?
- Inconsistent with surrounding land uses?

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

Please justify your answers below:

The shed will be visually prominent as it is a new subdivision so there are no homes built yet.

### 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.?
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?
- 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.?
- 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 |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Please justify your answers below:

The high side of the shed is facing the road so there will be no overshadowing issues.

### ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development?
- Will the development increase local traffic movements / volumes?  
If yes, by how much?
- Are additional access points to a road network required?
- Has vehicle manoeuvring and onsite parking been addressed in the design?
- Are power, water, sewer and telecommunication services readily available to the site?

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

Please justify your answers below:

The site is vacant so there is a lot of room for vehicle manoeuvring.

## 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:

The land is primarily flat so no excavation will be 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](http://www.threatenedspecies.environment.nsw.gov.au)

Please justify your answers below:

No native vegetation will need to be removed.

### 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:

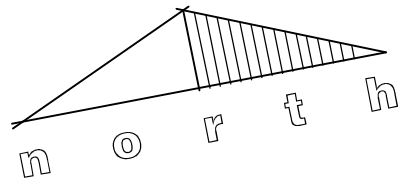
All roller doors + windows will have locks + security mesh.

### CONCLUSION

Cumulative effects of all factors.

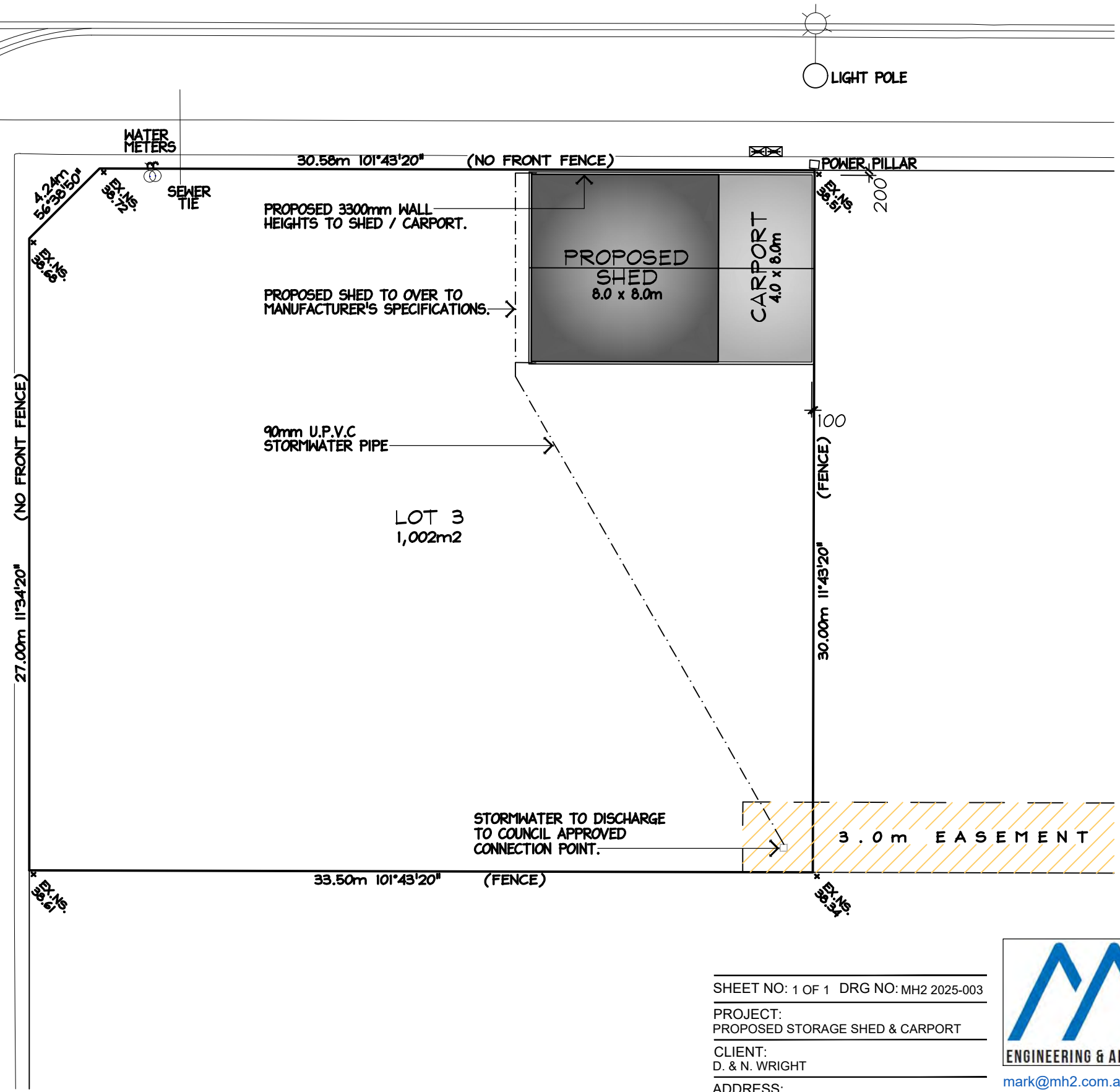
The proposed shed will add value to the newly established sub division. It will also add some much needed storage space for the owner.

**ISSUED: 18th FEB' 2025**



K I N G F I S H E R R O A D

C I E L O C O U R T



**SITE NOTES:**

- 90mm $\phi$  U.P.V.C. STORMWATER DRAINS DIRECTED TO COUNCIL APPROVED 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.

S I T E P L A N 1 : 2 0 0

SHEET NO: 1 OF 1 DRG NO: MH2 2025-003

PROJECT:  
PROPOSED STORAGE SHED & CARPORT

CLIENT:  
D. & N. WRIGHT

ADDRESS:  
LOT 3, KINGFISHER ROAD, GOL GOL, NSW.

SCALE: AS SHOWN DATE: FEB '25



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No. 5 Burns Street, Gol Gol, N.S.W. 2738  
ABN: 43 634 027 464 DP No: AD 26770



### Mallee Sheds

ABN: 66 110 379 776  
Address: 14 Tenth Street  
Mildura VIC 3500  
Email: info@malleesheds.com.au  
Web: www.malleesheds.com.au

Phone: 0408 595 741  
Lic No: CDB-L 60694

### Quotation

No: **420525**  
Date: 23/01/2025  
Valid: 14 Days

