

### 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 a for the Construction of a Dwelling, Double Garage, pool, pool fencing and Pool house on Lot 8 number 11 Cielo Court Gol Gol, DP1300407.

The land zone is RU5 (Village), the objectives are:

- To provide for 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.

### 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.

This proposal is for the construction of a 4 bedroom dwelling approximately 386m<sup>2</sup> in size consisting of 4 bedrooms, 3 entertainment rooms, laundry, butlers pantry, kitchen, study nook, 2 bathrooms and a separate powder rooms. It also has a double garage, and alfresco with outdoor kitchen plus a separate pool house not connected to the main dwelling, pool and pool fencing.

## 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.

Site area is 918m<sup>2</sup> and backs onto Gol Gol creek. It is a residential allotment and is ready for construction. The site is in the start of the bowl of the court and has a tapered rear boundary and is approximately 114 m from the intersection with kingfisher drive.

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

Currently the land has been developed for residential housing.  
The previous use of the land is unknown.

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

The site is not part of any flood, bush fire, salinity or stormwater inundation overlays.

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

The site has a rear easement that tapers off towards the creek. All development will occur before the stated easements.

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

The surrounding land parcels are also zoned RU5 - Village.

## 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:

The proposal is designed to be consistent with the current land zoning and permitted use of land.

## 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:

There are no proposed overshadowing issues with this allotments. The setback to the dwelling is such that the pull house, pool and fits within build envelope. The development will have minimal impact on accoustic issues, nor impact on views or proposed neighbors and will have no impact on the views of the creek for neighbors.

## 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:

Traffic accesses Cielo Court off whilst heading north on Gol Gol North Road, turning right into Kingfisher Drive and another right into Cielo drive.

Access roads are safe, all weather and serviceable.

## 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:

This subdivision has been developed, cleared and sold as residential allotments. The proposed dwelling has a stamped BASIX certificate and is considered to be environmentally sustainable. There are no other overlays for this allotment that suggest and issues with heritage listing, or cultural significance.

## 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:

There is no proposal for the removal of any native vegetation.

The proposed development will not impact threatened species and/or native habitat due to the site already being cleared and prepared for development. There will be no access, building or development in the easement areas or adjoining land.

## 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:

Stormwater drainage will be directed to the Council approved connection point LPOD.  
Sewer is available to the site.

## 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:

Despite the low crime rate, all windows and doors will have keyed locks.

## CONCLUSION

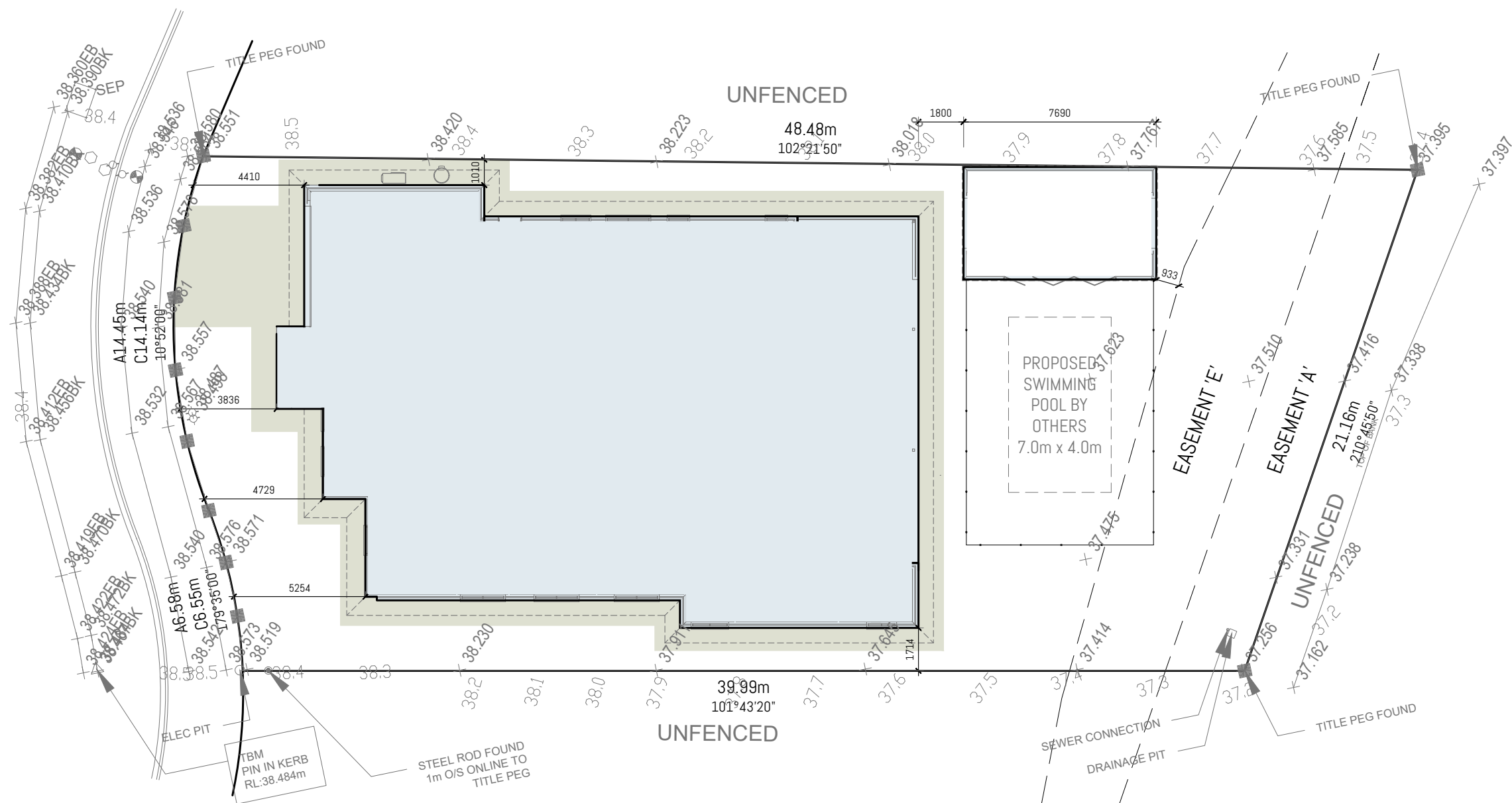
Cumulative effects of all factors.

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



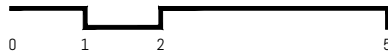
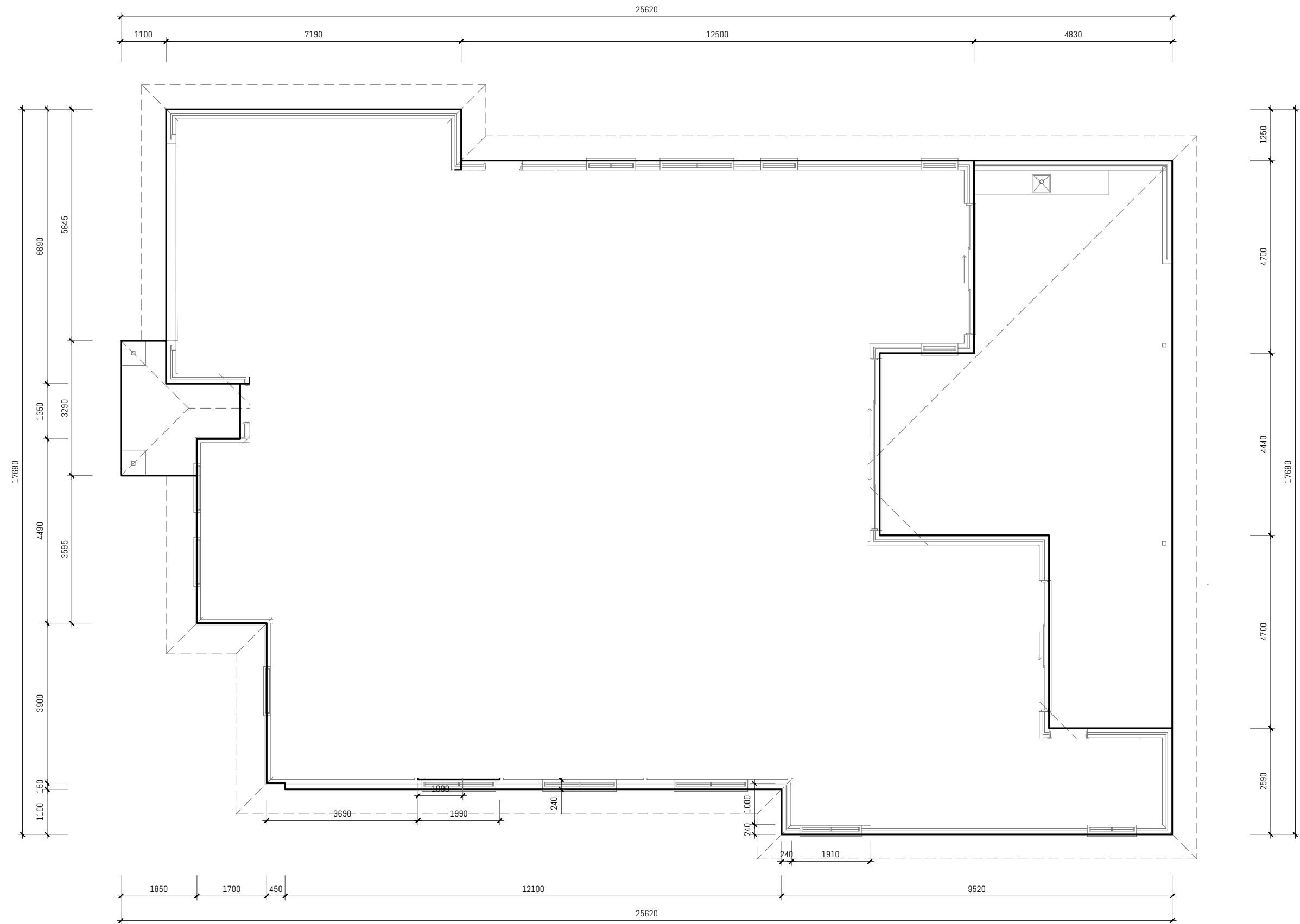
CIELO COURT

VACANT  
LOT 7

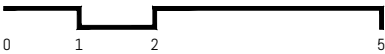
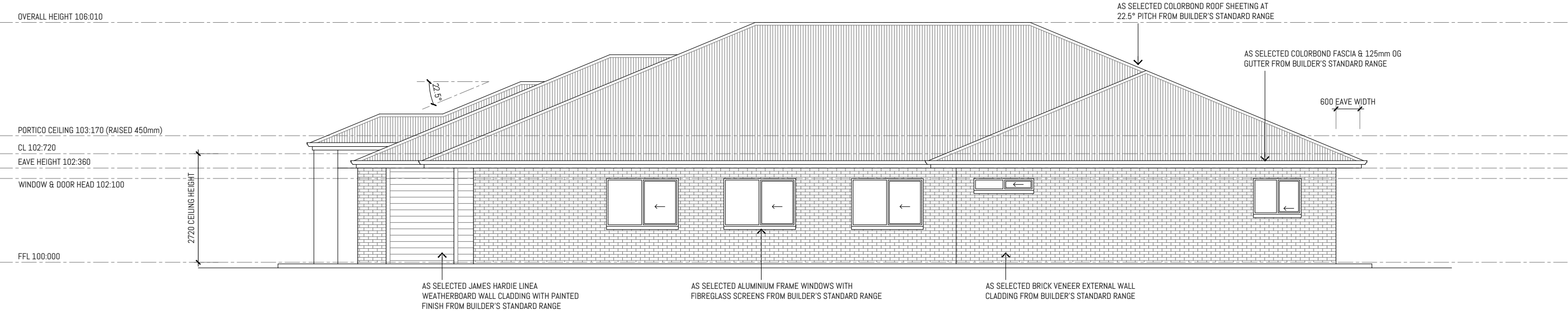
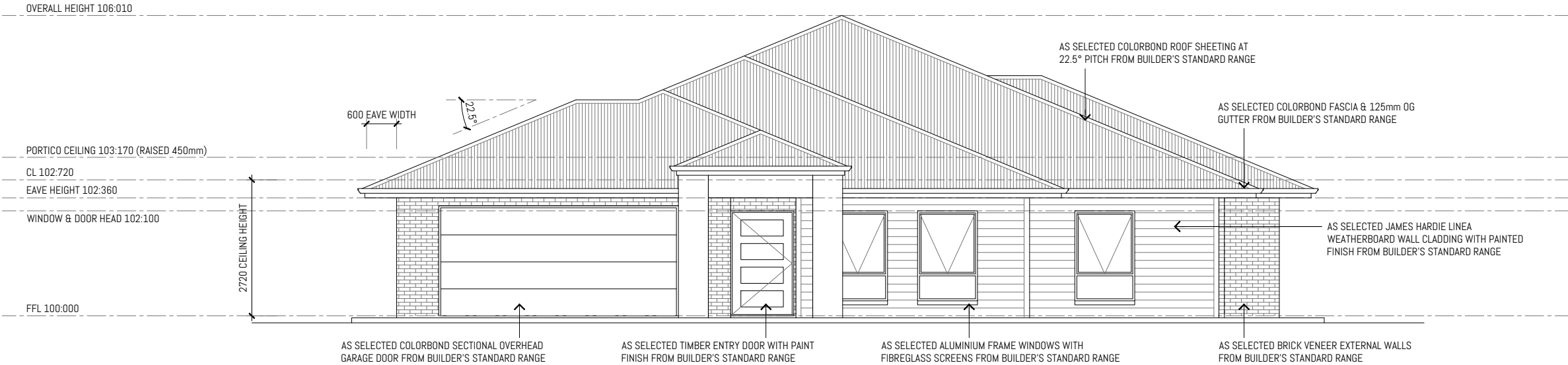


VACANT  
LOT 9



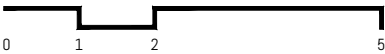
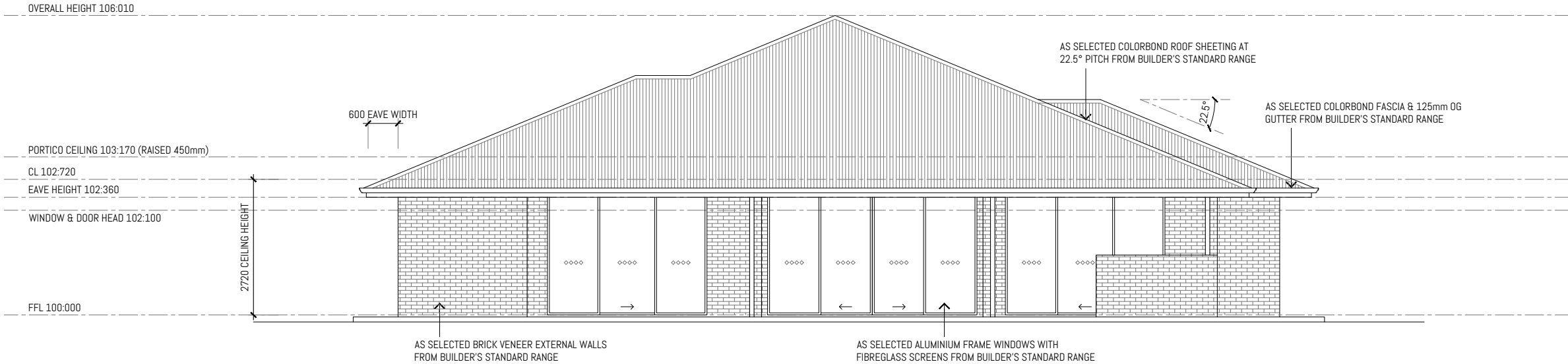


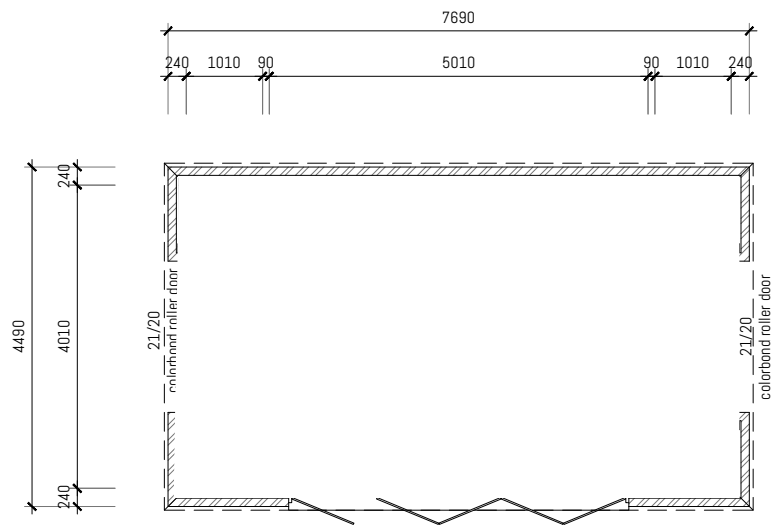
ROOF LINTEL SCHEDULE				
SPAN	LINTEL	TYPE	JAMB STUD	TYPE
900	120x45	MGP10	1/90x35	MGP12
1200	2/120x45	MGP12	1/90x45	MGP12
1500	190x45	MGP12	1/90x45	MGP12
1800	190x45	LVL15F17	2/90x35	MGP12
2400	240x45	LVL15F17	2/90x35	MGP12
2800	2/240x45	LVL15F17	2/90x45	MGP12
3600	2/290x45	LVL15F17	3/90x45	MGP12
5000	230PFC plus 175x10mm PL		89x5.0mm	SHS
6000	250PFC plus 195x10mm PL		89x5.0mm	SHS



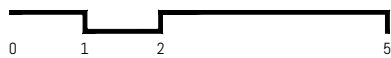
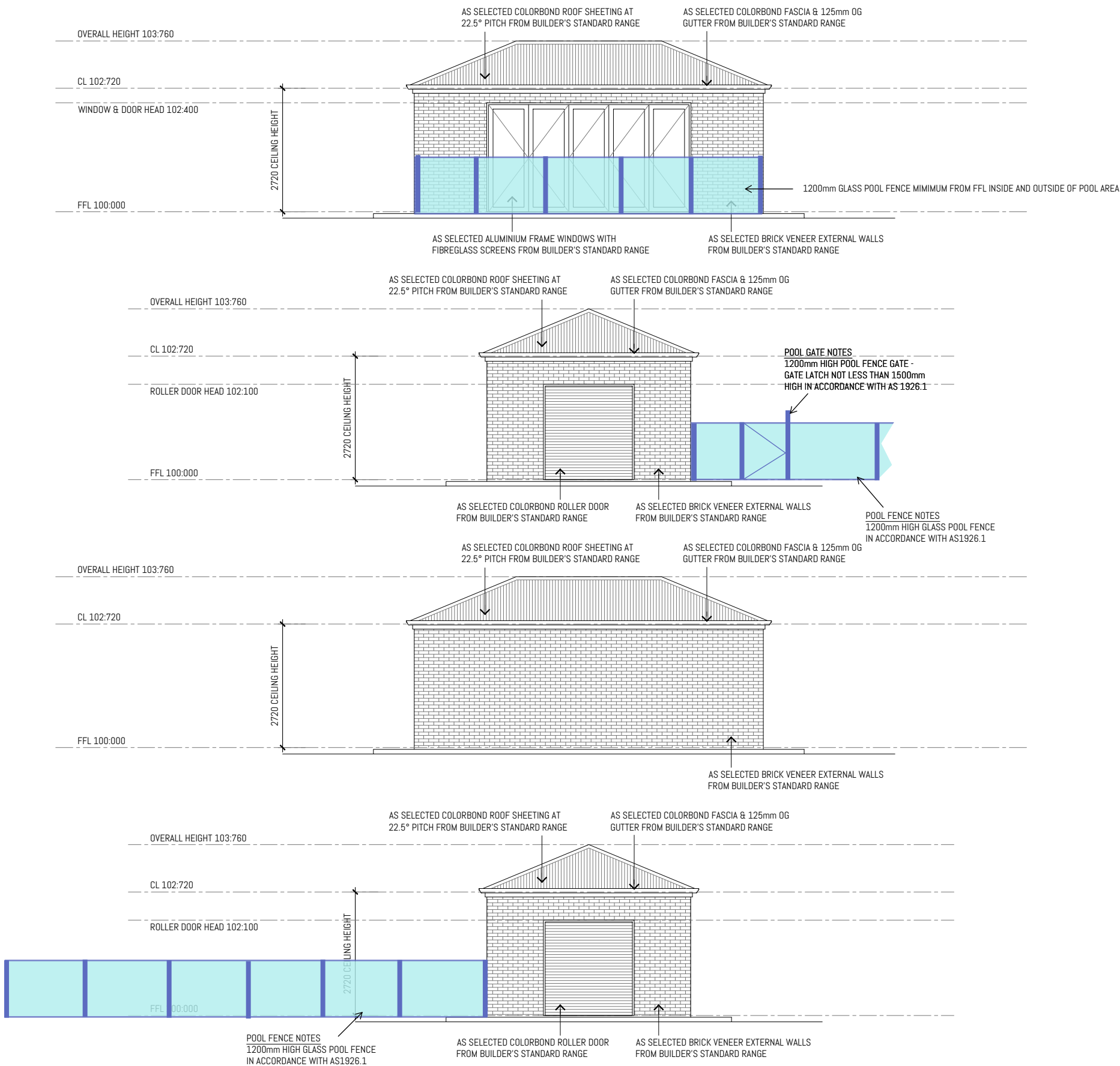
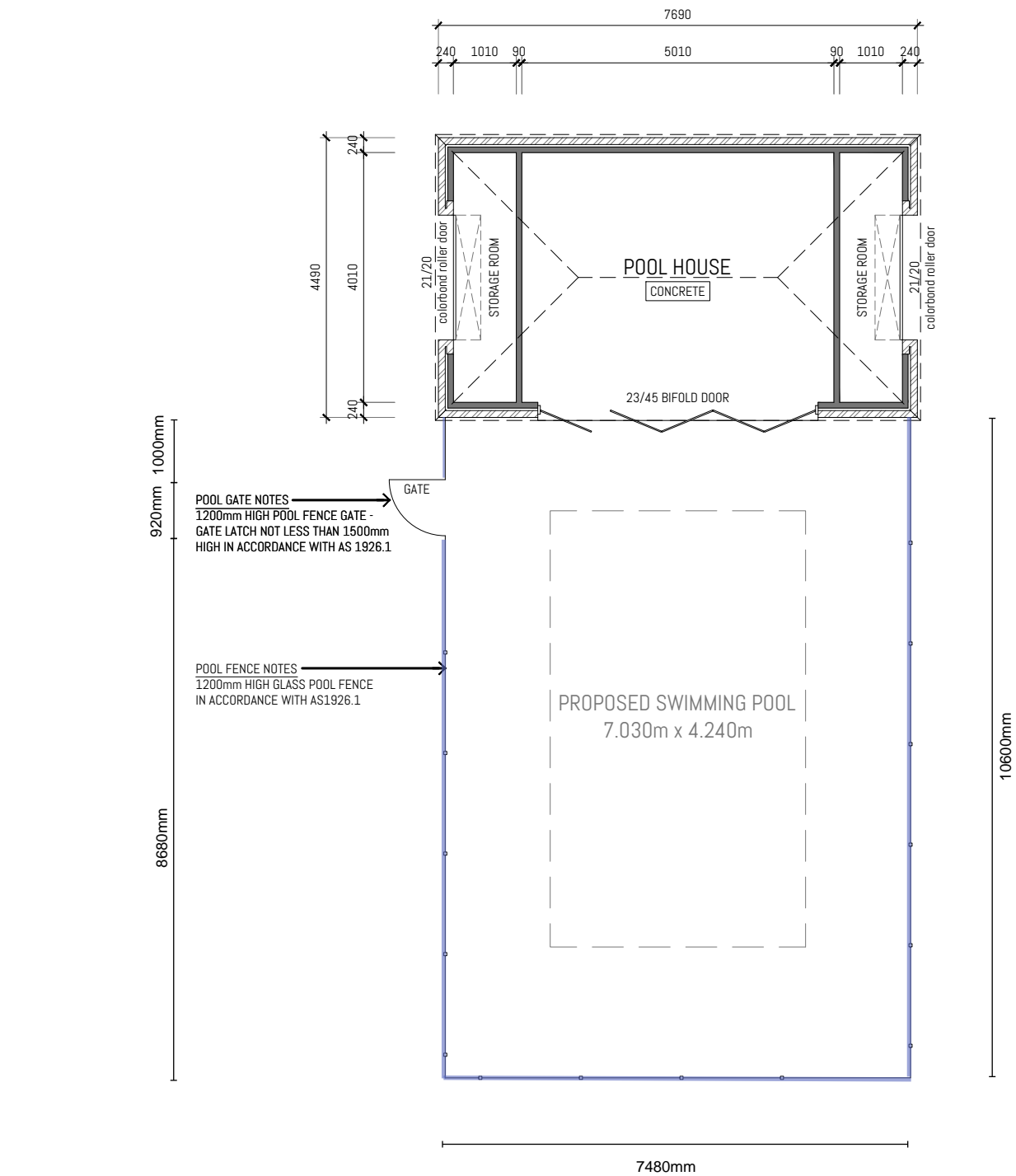


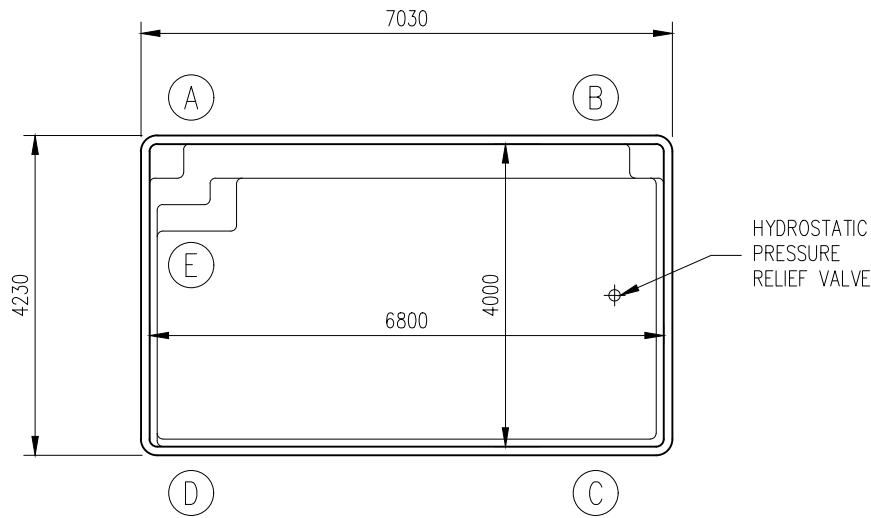
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SPAN	LINTEL	TYPE	JAMB STUD	TYPE
900	120x45	MGP10	1/90x35	MGP12
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1800	190x45	LVL15F17	2/90x35	MGP12
2400	240x45	LVL15F17	2/90x35	MGP12
2800	2/240x45	LVL15F17	2/90x45	MGP12
3600	2/290x45	LVL15F17	3/90x45	MGP12
5000	230PFC plus 175x10mm PL		89x5.0mm	SHS
6000	250PFC plus 195x10mm PL		89x5.0mm	SHS





POOL AREA



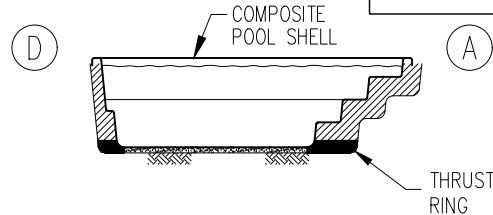


POOL PLAN  
1:100

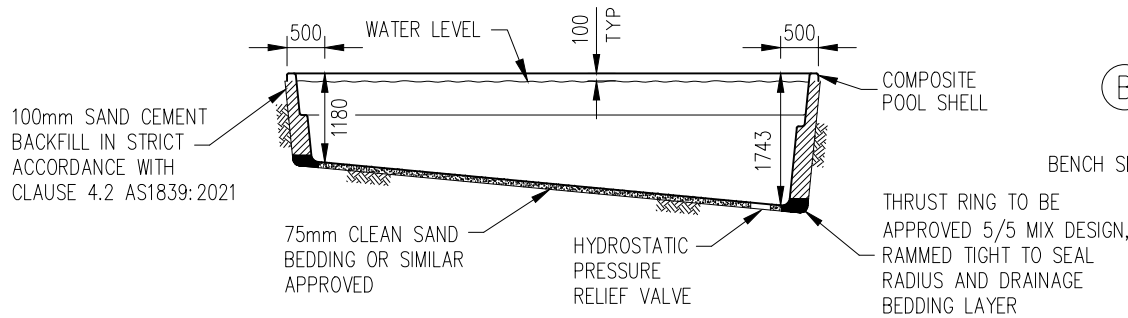
NOMINAL LENGTH = 6800mm  
NOMINAL WIDTH = 4000mm

MINOR VARIATIONS TO LENGTH  
AND WIDTH WILL OCCUR WITH  
SPECIFIC INSTALLATION.

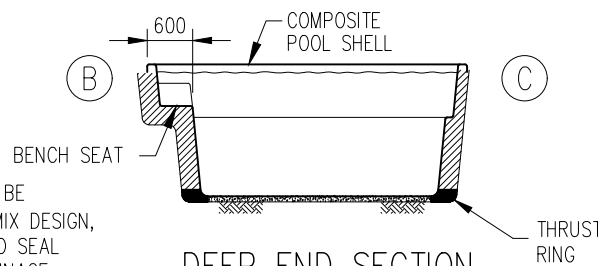
ENGINEERING RECOMMENDATIONS TO BE  
READ IN CONJUNCTION WITH THE 800  
SERIES DRAWINGS.



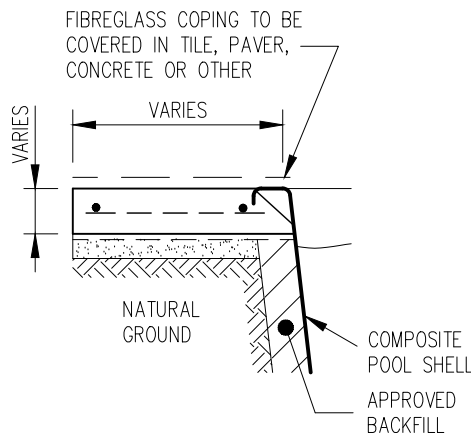
SHALLOW END SECTION  
1:100



LONGITUDINAL SECTION  
1:100

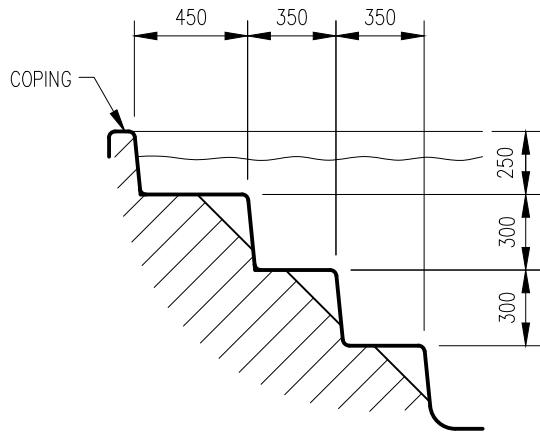


DEEP END SECTION  
1:100

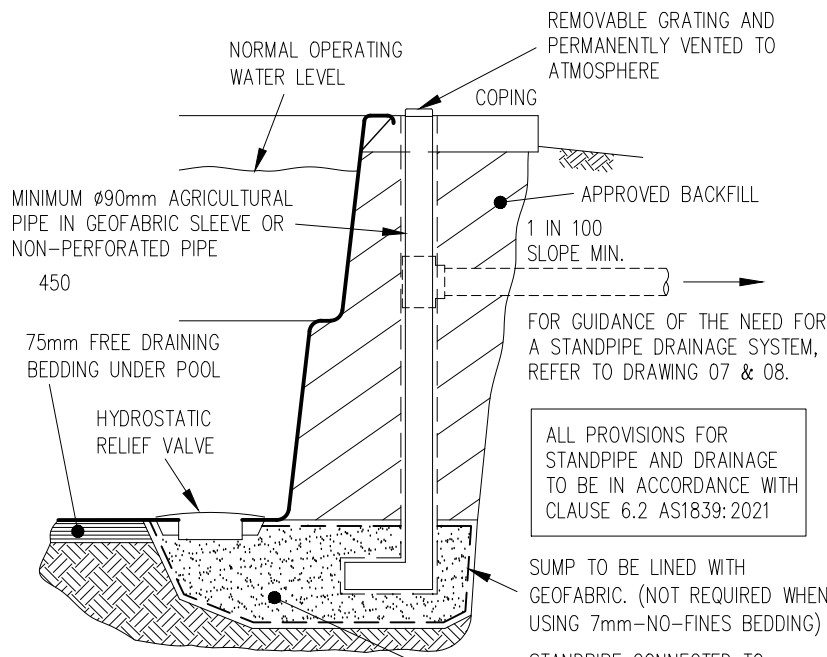


COMPASS COPINGS

(REFER TO COPING OPTIONS 200 SERIES)



TYPICAL STAIR SECTION  
N.T.S.



STANDPIPE DETAIL  
DETAILS AS PER AS1839:2021

ALL PROVISIONS FOR  
STANDPIPE AND DRAINAGE  
TO BE IN ACCORDANCE WITH  
CLAUSE 6.2 AS1839:2021

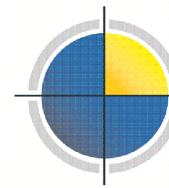
SUMP TO BE LINED WITH  
GEOFABRIC. (NOT REQUIRED WHEN  
USING 7mm-NO-FINES BEDDING)  
STANDPIPE CONNECTED TO  
HYDRO SUMP.  
SUMP TO BE 10mm-20mm  
CRUSHED STONE OR SIMILAR.  
MINIMUM BEDDING DEPTH 200mm.

1. GENERAL Design and installation to be in accordance with current AS 1838 & AS 1839, all relevant statutory by-laws, regulations and for site conditions existing or planned at the time of construction and noted on the specific site plan.
2. FOUNDATION The foundation material is to be uniform and capable of providing a working bearing capacity of 25 KPa. In particular, bearing on fill is permitted, subject to Engineer approval.
3. CONCRETE COPINGS All concrete works to comply with AS 3600  
0-1 km from coastline:  
F'c = 40 MPa 50mm cover maximum slump = 80mm  
1-50 km from coastline:  
F'c = 32 MPa 50mm cover maximum slump = 80mm  
Greater than 50 km from coastline:  
F'c = 25 MPa 50mm cover maximum slump = 80mm  
See 200 series drawings for details.
4. EMPTYING This pool must not be emptied without the express approval of Compass Pools Australia P/L or agent. Standpipes and hydrostatic relief valves are required for all installations, or otherwise to Engineers approval
5. REACTIVE SOILS The Compass Pool range is designed to suit all reactive clay conditions. Refer to the installation procedures nominated for specific area (state) (800 series drawings). If you consider your site is outside nominated site conditions contact Compass Pools Head office.
6. DRAINAGE Refer AS1838, AS1839, Compass Pools drawings 07 and 08. Particular attention is drawn to the need for drainage on sloping sites; Ø100mm Ag-Line minimum depth 600mm, fall 1:100, discharge to atmosphere. For flat flood plain sites, pool to be raised as per AS1839 and/or specific Engineers instructions. Inclusions (and exclusions) for drainage to be clearly clarified at contract. Exposure at excavation stage required to confirm the final design.
7. LAYUP Details available on specific request from Compass Pools Australia P/L.
8. DETAILS Refer to Compass Pools drawings 07, 08, 200 series and 800 series drawings for details.
9. MOVEMENT Refer to the following clauses in AS1839:2021 for installation tolerances:
  - 6.1 nominates installation tolerances for the shape of the pool.
  - 6.5 for tolerance for finished height of the pool.
  - 6.6 for tolerances of levelness of the pool.Note: Long-term or seasonal movement due to reactive clay is not considered to be an installation deviation and will vary depending on the level of reactivity but is acceptable unless it compromises the structural integrity of the pool.

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**ENGINEERING**

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STRUCTURAL DETAILS APPROVED BY CE RICKARD, M.Sc, FStruct.E, FIE(Aust), MIPENZ  
QLD: RPEQ 2485 VIC: PE0003927 NSW: NPER 73285 NZ: PSA3584

**SANCTUARY 7.0m**

Designed CER

Drawn NT

**143G**

CLIENT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date

Approved

/2( )