

### 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 a Dwelling, Double Garage on Lot 2 Wurlong Drive Gol Gol : DP1294020

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 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 four bedroom dwelling approximately 397m<sup>2</sup> in size consisting of 4 Bedrooms, Two Bathrooms, laundry, butlers pantry and separate lounge room. It has a double garage and alfresco area.

There is a DA for a shed to be completed by others DA2025/013

## 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 3193m<sup>2</sup>, and is a residential allotment and is ready for construction.

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 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, bushfire, salinity or stormwater inundation overlays

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?

The surrounding land parcels are also zoned RU-5 - 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 allotment. The development will have minimal impact on acoustic issues, nor impact on views or proposed neighbours

### 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 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.The 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.



WIND CLASSIFICATION - N2	
REGION A	PARTIAL SHIELDING - PS
TERRAIN CATEGORY T3	TOPOGRAPHY EFFECT - T1
BUSHFIRE ATTACK LEVEL	
BAL 12.5 (BUSHFIRE ATTACK LEVEL 12.5) CONSTRUCTION REQUIREMENTS ARE PART OF THE AUSTRALIAN STANDARD AS 3959:2018 FOR BUILDING IN BUSHFIRE-PRONE AREAS. BAL 12.5 REPRESENTS A LOW-LEVEL BUSHFIRE RISK, PRIMARILY FROM EMBER ATTACK AND RADIANT HEAT UP TO 12.5 KW/M²	

VACANT  
LOT 1

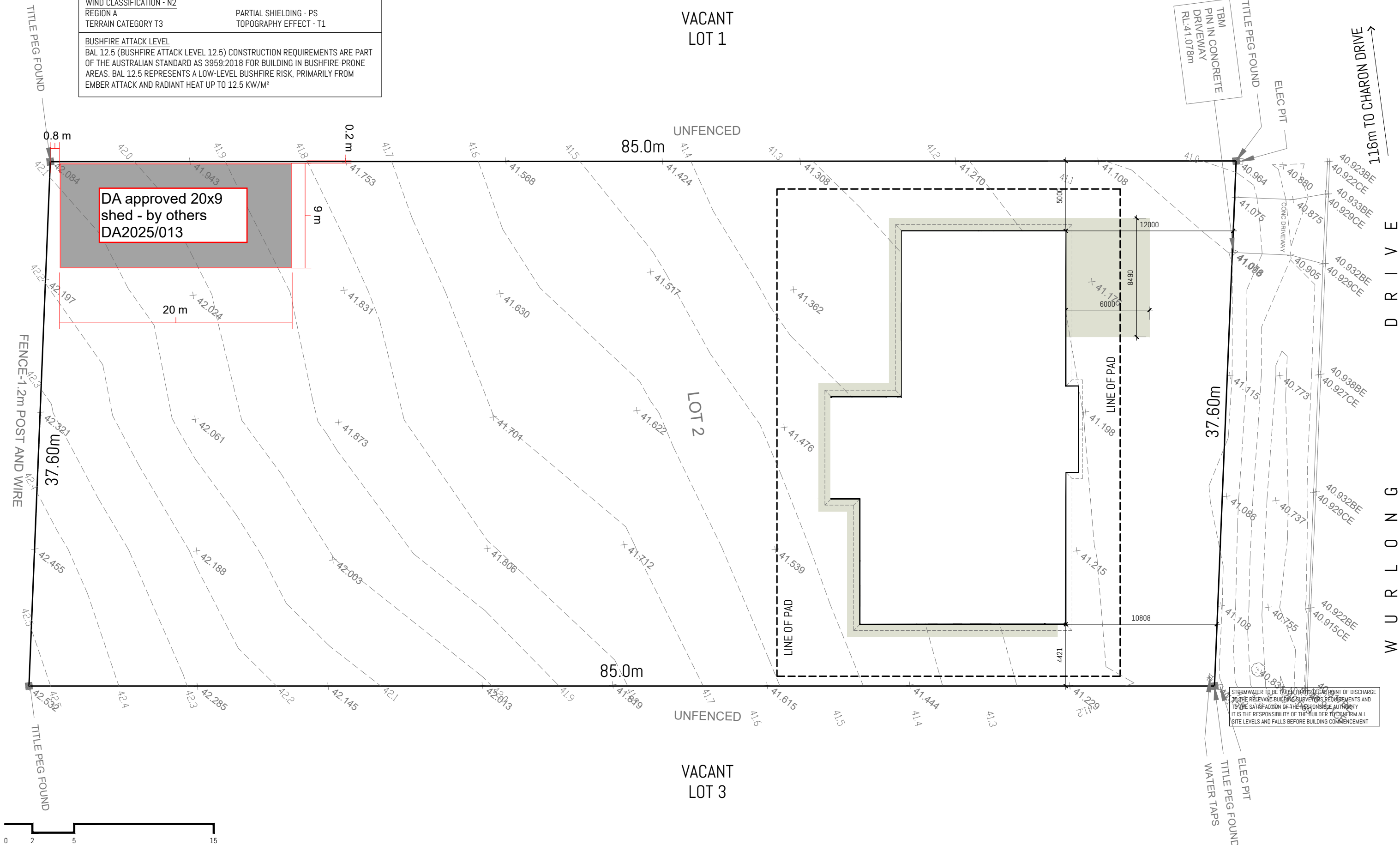
UNFENCED

LOT 2

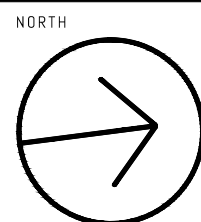
VACANT  
LOT 3

DA approved 20x9  
shed - by others  
DA2025/013

STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT BUILDING SURVEYORS REQUIREMENTS AND TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM ALL SITE LEVELS AND FALLS BEFORE BUILDING COMMENCEMENT.



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AREAS	
LIVING	273.4m <sup>2</sup>
ALFRESCO	43.7m <sup>2</sup>
GARAGE	41.8m <sup>2</sup>
PORTICO	15.5m <sup>2</sup>
VERANDAH	22.9m <sup>2</sup>
<b>TOTAL</b>	<b>397.3m<sup>2</sup></b>

DRAWING TITLE  
**SITE PLAN**  
DESIGN  
**BY OWNER**

FACADE  
**STANDARD**

PROJECT

SITE ADDRESS

LOT 2 WURLONG DRIVE  
GOL GOL, NSW 2738

DATE

02/05/2025

SCALE  
1:250 A3

SHEET SET  
1 of

