

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:

PROPOSED WORKS WILL BE CARRIED OUT INSIDE THE RESIDENTIAL HOME -
PROPOSED WORKS ARE FOR ALTERATIONS TO EXISTING ROOMS WITHIN THE
DWELLING.

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.

DEVELOPMENT WORKS WILL ENTAIL THE REMOVAL OF A SECTION
OF AN INTERNAL WALL ALLOWING ACCESS INTO THE GARAGE ADJACENT
TO THE KITCHEN - THE AIM IS TO EXTEND THE KITCHEN AREA
TO MAKE MORE SPACE.
REPLACE GARAGE POWER DOOR WITH A SLIDING GLASS DOOR.
UPSTAIRS BATHROOM REQUIRES THE ADJUSTMENT TO EXISTING
BATHS TO ALLOW FOR A NON-LIPPED SHOWER ENCLOSURE.
THIS WILL REQUIRE THE REMOVAL + REPLACEMENT OF FLOORING
AND CUTTING APPROX 40MM FROM THE FLOOR JOIST TO ALLOW
FOR SCREEDING TO WASTE PIPE - ALTER PLUMBING TO SUIT NEW
LAYOUT.

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 IS A RESIDENTIAL BLOCK APPROX 1200M².
SITE IS LOCATED IN A CUL-DE-SAC. WITH FRONTAGE AT THE
TURN AROUND - BLOCK IS TAPERED TO ONE SIDE TO ACCOMMODATE
SHAPE OF TURN-AROUND - BLOCK SLOPES FROM BACK TO FRONT
GRADUALLY TO THE ROADSIDE - GROUND COVER PREDOMINATELY GRASS

SITE IS A TWO STOREY RESIDENTIAL HOME - 7m x 4m GARAGE + 3m x 3m SHED ^{GARAGE}

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

NO TREES

SITE HAS BEEN DEVELOPED SINCE 1990 WITH THE BUILDING
OF THE EXISTING HOME - PRIOR TO THIS LAND WAS NOT SLATED
AS RESIDENTIAL UNTIL SUBDIVIDED AT SOME POINT.

(NOT KNOWN)

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

SITE IS INSIDE THE WENTWORTH LEVEE WITH THE HOUSE
ABOVE THE 1956 FLOOD HEIGHT AS REQUIRED UNDER LOCAL
COUNCIL REQUIREMENTS. -

AREA IS ADJACENT TO LOCAL GOLF COURSE, INSIDE THE TOWN
LIMITS - NO ISSUES WITH THOSE DESCRIBED ABOVE

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

3M EASEMENT ALONG THE BACK OF THE BLOCK - WITH
COUNCIL SEWER + WATER MAIN ~~UNDER~~ BURIED UNDER

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

RESIDENTIAL LAND ADJACENT SITE - ONE PROPERTY TO THE
WEST WITH MURRAY CRT EXTENDING TO THE EAST FOR
1 BLOCK. SOUTH OF THE SITE IS THE LOCAL GOLF COURSE -
FAIRWAYS + GREENS - NO STRUCTURES IN THIS AREA

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 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:

INTERNAL RENOVATION WILL HAVE NO IMPACT ON VISUAL ASPECT OF THE AREA.
 INSTALLATION OF A SLIDING DOOR REPLACING EXISTING GARAGE DOOR TO THE NORTH + A WINDOW IN AN INFILLED DOORWAY TO THE SOUTH - NO VIEW OF THIS DUE TO HIGH FENCING WITH NEIGHBORS

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:

NO - INSTALL OF WINDOW TO THE SOUTH IS BELOW THE VIEWING LINE OF BACK SIDE + SIDE NEIGHBORS.
 WORKS ARE MAINLY INTERNAL AS UPGRADES TO EXISTING ROOM AREAS (RENOVATION)
 NO RESIDENTIAL AREA OPPOSITE OUR PROPERTY LOOKING INTO OUR BLOCK - NO WORK THAT WILL ALTER ANY VIEWS OF A/C - VEHICLES - PUMPS ETC

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

Please justify your answers below:

• DEVELOPMENT HAS BEEN IN PLACE FOR 35 YEARS - WE ARE ALTERING INTERNAL AREAS
 • DEVELOPMENT IS EXISTING - WE ARE NOT ALTERING OR CHANGING USE OF SITE
 • NO ADDITIONAL POINTS REQUIRED - EXISTING IS SUFFICIENT
 • NO NEED TO CHANGE PARKING OR MANOEUVRING REQUIRED - INTERNAL RENOVATION ONLY
 • ALL UTILITIES ARE ALREADY FITTED TO THE EXISTING RESIDENCE

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:

WE ARE RENOVATING OUR KITCHEN ALERT - BY ACCESSING THE ADJACENT ROOM TO ENLARGE OUR KITCHEN ALERT - NO EXTERNAL WORKS WILL BE REQUIRED - OTHER WORKS ARE ON THE FIRST FLOOR WHICH IS ALSO INSIDE THE RESIDENCE - NO EXTERNAL WORKS ARE REQUIRED OR WILL BE UNDERTAKEN.

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

Please justify your answers below:

WORKS ARE FOR INSIDE THE RESIDENCE - NO IMPACT ON NATIVE VEGETATION - NATIVE HABITAT OR THREATENED SPECIES. WE ARE RENOVATING OUR KITCHEN + BATHROOM UPSTAIRS.

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:

EXISTING DOMESTIC DWELLING CONNECTED TO COUNCIL UTILITIES.
INTERNAL WORKS WILL NOT IMPACT OR CAUSE ISSUE WITH ANY
OF THE ABOVE CONCERNS.
NO LIQUID TRADE WASTE WILL BE FORMED DURING THE INTENDED
WORKS.
NO RAINWATER TANK REQUIRED

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

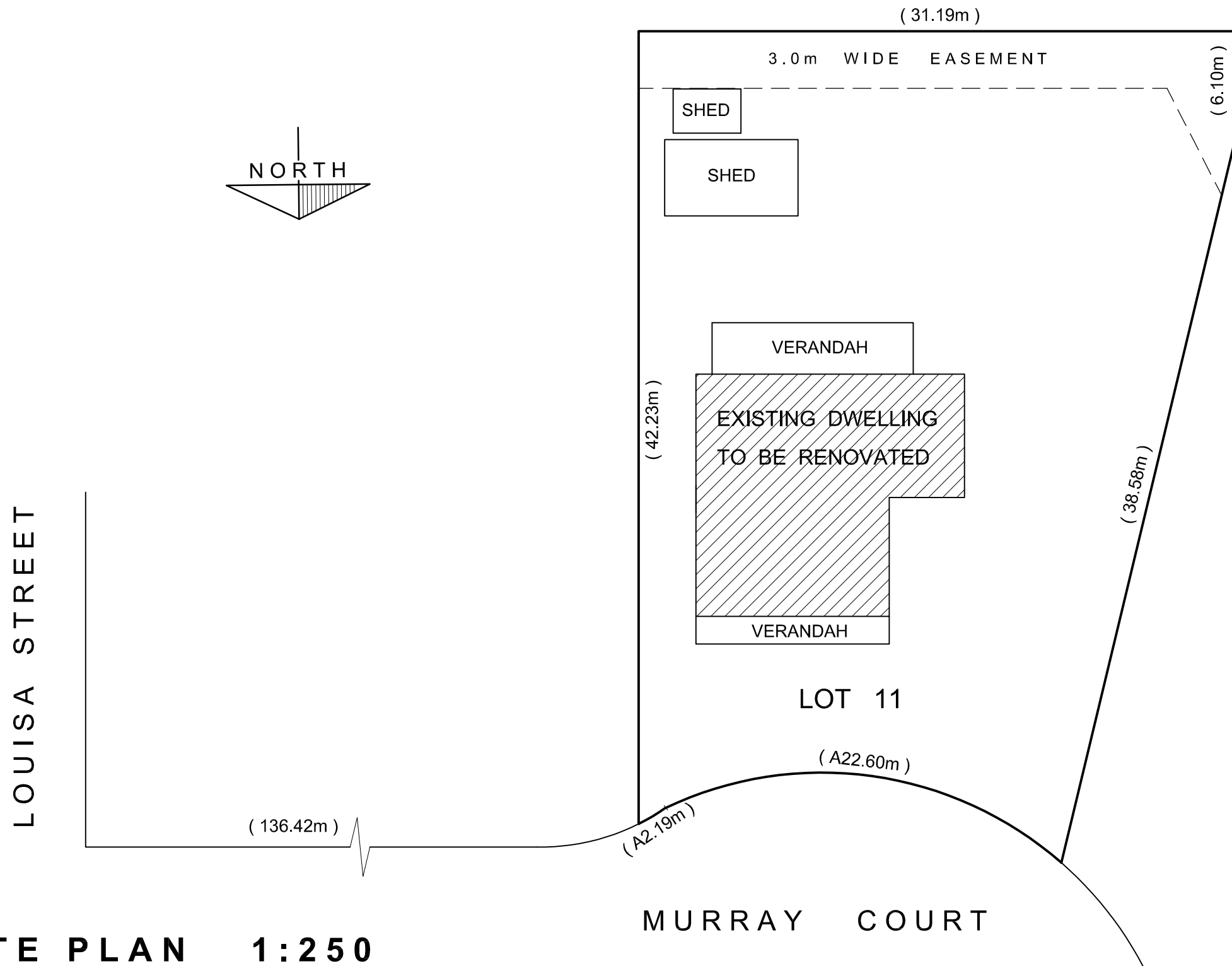
Please justify your answers below:

• WE WILL BE EMPLOYING LOCAL CONTRACTORS TO CONDUCT PART OF THE WORKS
• NO SAFETY, SECURITY OR CRIME PREVENTION ISSUES WERE
CONSIDERED IN THE EXTENSION OF OUR KITCHEN OR
WORKS TO OUR UPSTAIRS BATHROOM.

CONCLUSION

Cumulative effects of all factors.

THERE WILL BE NO CHANGES TO THE STREET SCAPE OF OUR HOUSE
OTHER THAN THE REPLACEMENT OF A ROLLER DOOR WITH A GLASS
SLIDING DOOR, - WHICH IS SOME 13MT'S FROM THE KERB.
ALL OTHER WORKS WILL BE RENOVATIONS TO OUR KITCHEN AREA
AND THE UPPER FLOOR BATHROOM WORKS -
IT IS FOR THESE WORKS THAT WE ARE APPLYING FOR A
D.A.



SITE PLAN 1:250

drg no.	2025-042
project	PROPOSED INTERNAL RENOVATIONS TO EXISTING DOUBLE STOREY DWELLING
address	LOT 11 MURRAY COURT WENTWORTH

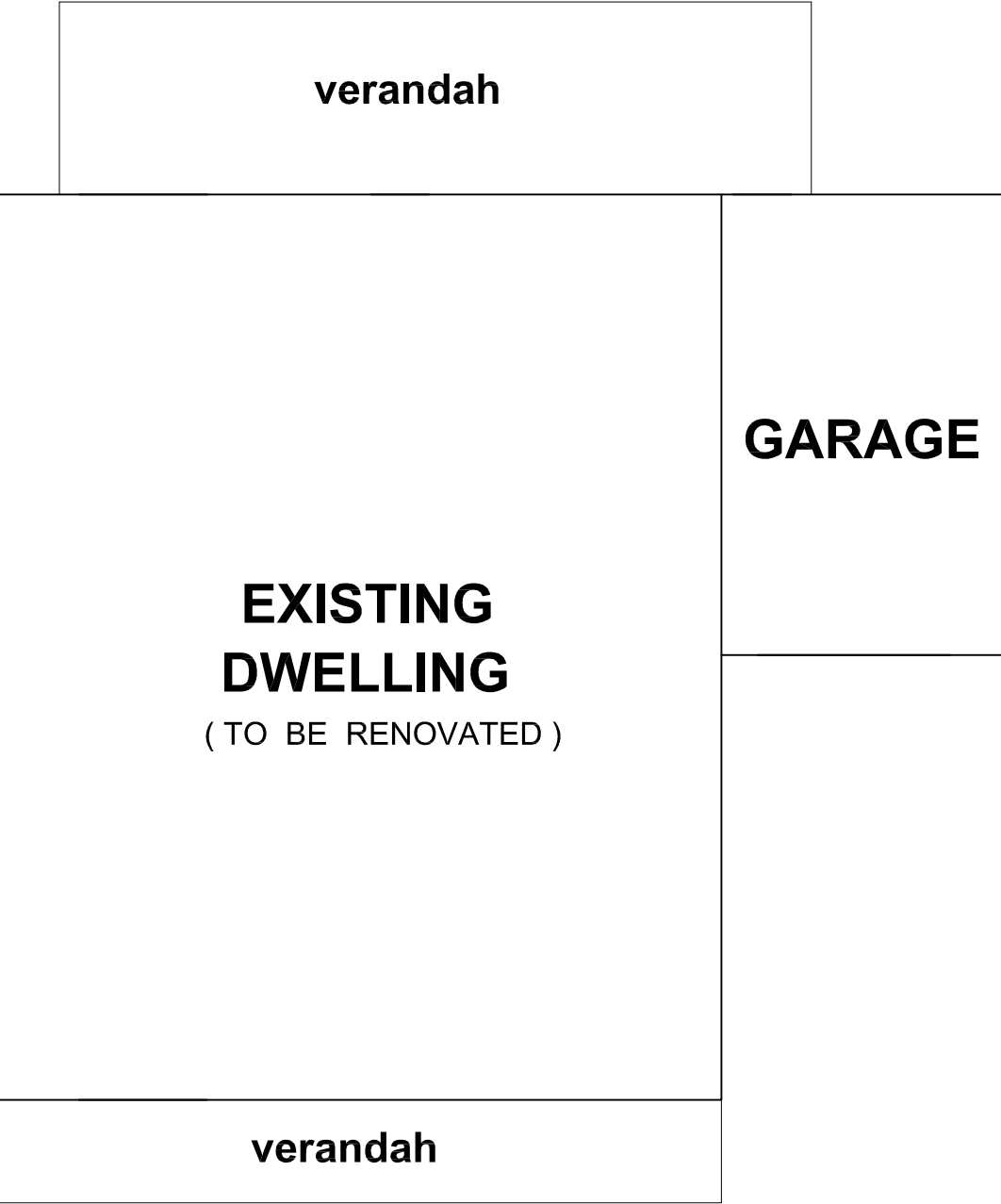
client	P. D. SCHMIDT
scale	AS SHOWN
sheet no.	5 of 5
date	MAY 2025

design	NK	drn	NK
DP no.	AD 1200		

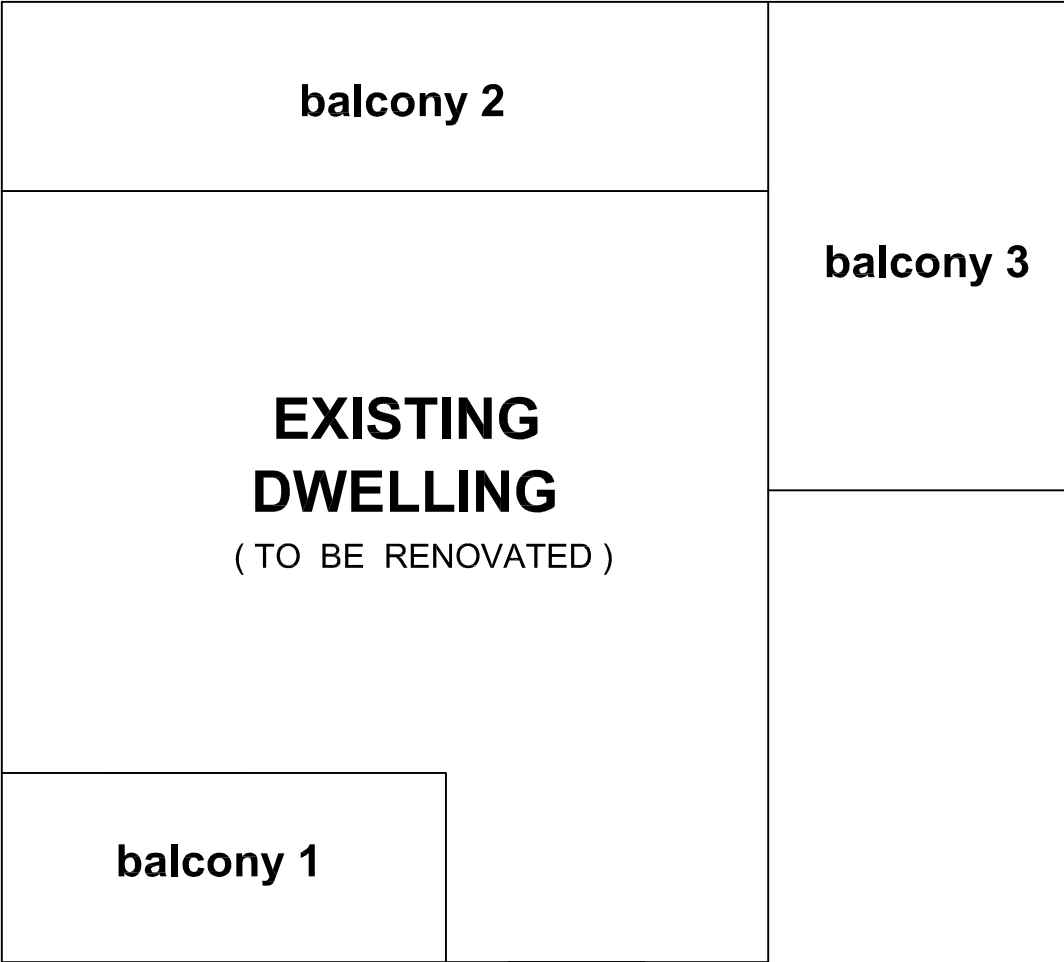
JULNIC PTY LTD TRADING AS:

3 States ▶▶▶

DESIGN
11 DYLAN COURT
MILDURA 3500
MOBILE 0407 211101
EMAIL threestates@bigpond.com



ground floor



first floor

EXISTING DWELLING 1:100

drg no.
2025-042
project
PROPOSED INTERNAL RENOVATIONS TO EXISTING DOUBLE STOREY DWELLING
address
LOT 11 MURRAY COURT WENTWORTH

client
P. D. SCHMIDT
scale
AS SHOWN
sheet no.
1 of 5
date
MAY 2025

design	NK	drn	NK
DP no.	AD 1200		

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3

States▶▶▶

DESIGN

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MILDURA 3500

MOBILE 0407 211101

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SOUTH ELEVATION 1 : 1 0 0



NORTH ELEVATION 1 : 1 0 0

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project	PROPOSED INTERNAL RENOVATIONS TO EXISTING DOUBLE STOREY DWELLING
address	LOT 11 MURRAY COURT WENTWORTH

client	P. D. SCHMIDT
scale	AS SHOWN
sheet no.	4 of 5
date	MAY 2025

design	NK	drn	NK
DP no.	AD 1200		

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