

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 proposed site is zoned C4 and construction of an outbuilding (farm shed). The proposed design 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 development of an outbuilding 6m x 18m x 2.7m eaves & 9m x 21m x 4m eaves
walls and roof in trimdeck colourbond

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.

the site is a developed residential / rural site , cleared and flat

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

residential / rural

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

Flooding bush fire

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

N/A

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

all residential and Rural

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:

The surrounding area is used for residential / Rural purposes. the outbuildings will not impact the streetscape and does not obstruct adjoining properties.

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:

As the proposed outbuildings are on such a large block it will no effect the adjoining properties. .

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:

no traffic increase

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:

it is an existing residential / rural block with no environmental impacts

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:

as above

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:

downpipes will be connected to a water tank

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:

no impact

CONCLUSION

Cumulative effects of all factors.

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	SM
WALLS	TRIMDEK 0.35 BMT	CB	SM
CORNERS	-	CB	SM
BARGE	-	CB	SM
GUTTER	SHEERLINE	CB	SM
DOWNPIPE	100x75	CB	SM

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	RD1	B&D, Firmadoor, R.D, Indust. "R2F", W/Lock , 3425 high x 5000 wide Clr. Open. C/B
3	KWN1	AMI - Reg A & B, 790x1274 CLR + FG Fly Screen, Window Kit (BG)
2	B650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/ Bond
1	RD2	B&D, Firmadoor, R.D, "R1F-W/Lock-Drive Through", 2900H x 3020W Clr Open C/

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
Shayne Connolly

SITE
**286c Pomona Road
WENTWORTH NSW 2648**

BUILDING
BIG G
9000 SPAN x 4000 EAVE x 21000 LONG

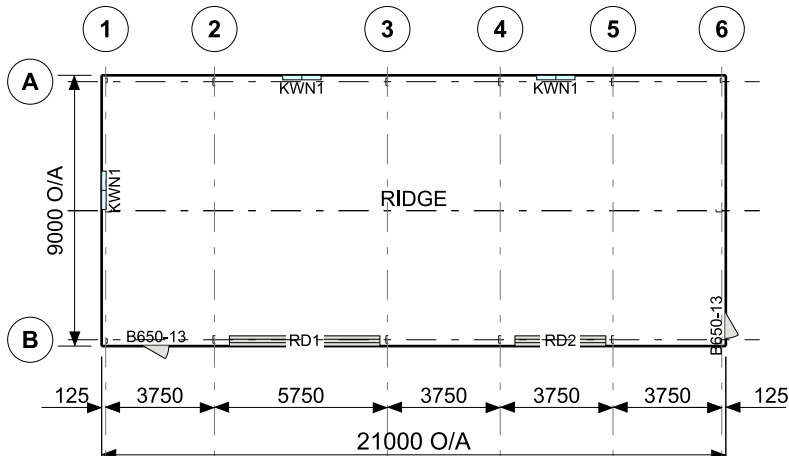
TITLE
FLOOR PLAN & ELEVATION

SCALE
A4 SHEET 1:250

DRAWING NUMBER
MILD01-9365

REV
A

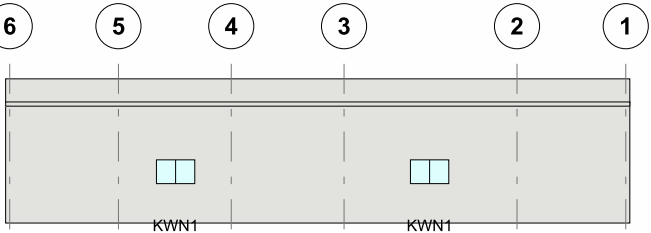
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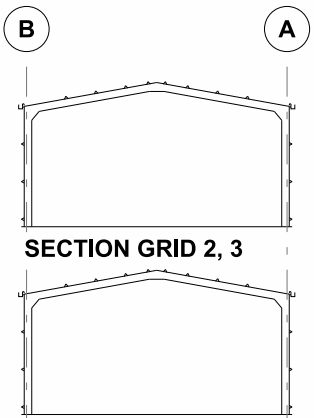
GROUND FLOOR PLAN



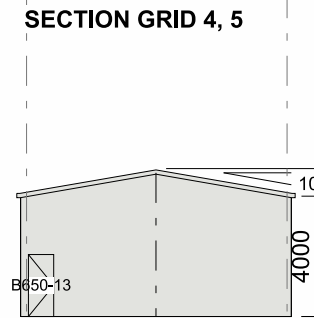
ELEVATION GRID B



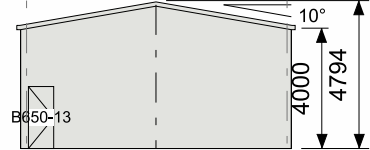
ELEVATION GRID A



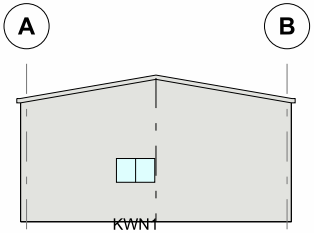
SECTION GRID 2, 3



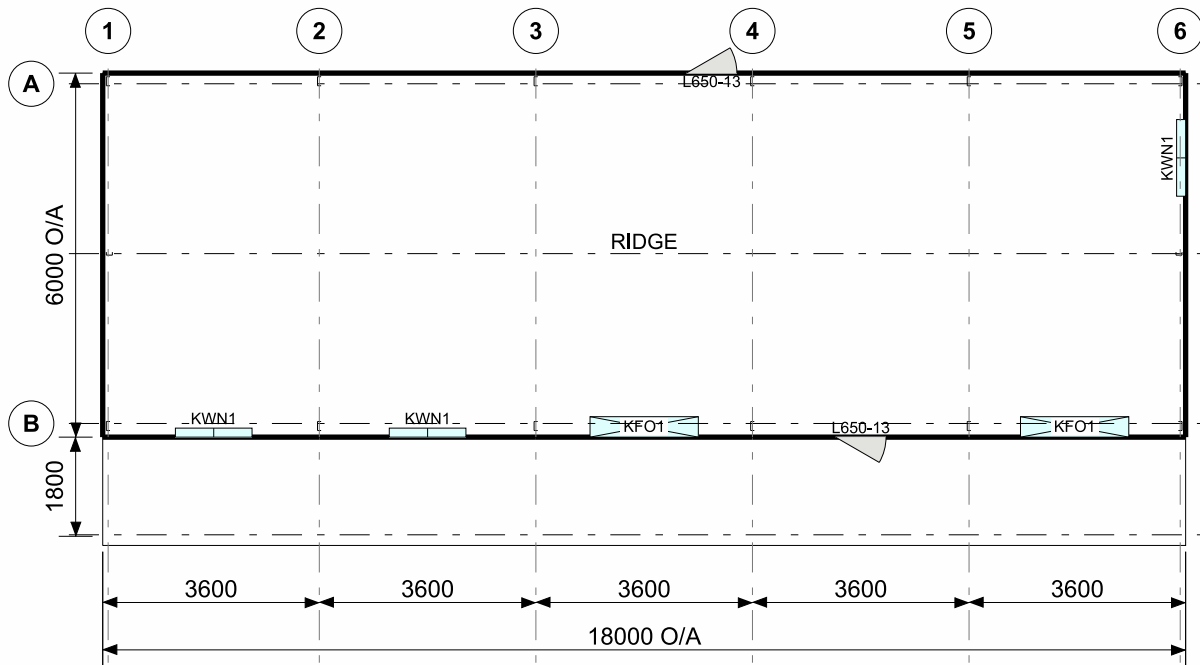
SECTION GRID 4, 5



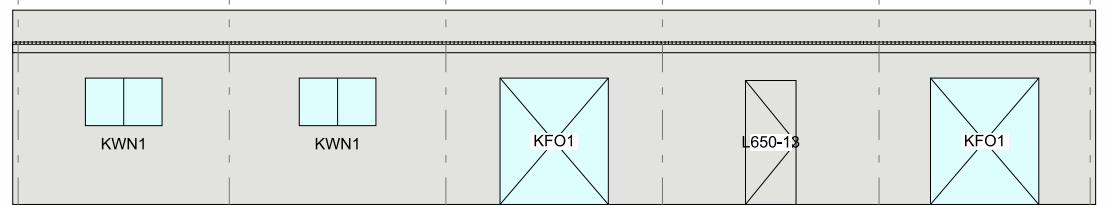
ELEVATION GRID 6



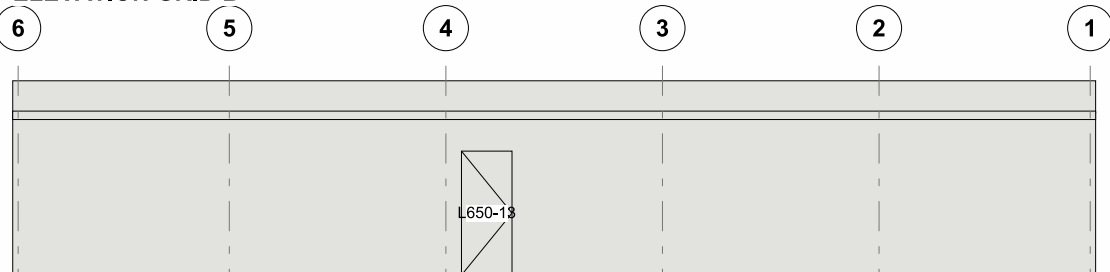
ELEVATION GRID 1



FRAME ROOF PLAN



ELEVATION GRID B



ELEVATION GRID A

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Solutions Pty Ltd
trading as RANBUILD

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	SM
WALLS	TRIMDEK 0.35 BMT	CB	SM
CORNERS	-	CB	SM
BARGE	-	CB	SM
GUTTER	SHEERLINE	CB	SM
DOWNPIPE	100x50	CB	SM

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	KFO1	2100H x 1800W Framed Opening. Door must be fitted
3	KWN1	AMI - Reg A & B, 790x1274 CLR + FG Fly Screen, Window Kit (BDSP)
2	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT

Shayne Connolly

SITE

**286c Pomona Road
WENTWORTH NSW 2648**

BUILDING

**PREMIUM GARAGE
6000 SPAN x 2700 EAVE x 18000 LONG
PLUS 1800 AWNING**

TITLE

FLOOR PLAN & ELEVATION

SCALE
A4 SHEET 1:125

DRAWING NUMBER
MILD01-9336

REV
A

PAGE
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