

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:

This proposal is for the construction of a Colorbond Iron Storage Shed, and a 1800mm High Colorbond fence at No.49 Livingstone Drive Gol Gol on Lot 43 DP1296843.

The land is zoned RU5 Village pursuant to the Wentworth Local Environmental Plan 2011. The objectives of the zone 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.

The Statement of Environmental Effects is to show that the proposal is in line with these 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 proposal is for the construction of a Colorbond Iron Storage Shed, and a 1800mm High Colorbond Fence to the Side and Rear fences only.

The developable area comprises the following: Storage Shed 160m².

Fencing: A total of 136.62m of 1800mm high Colorbond steel fencing is to be constructed on the Western, Northern & Eastern boundaries. As part of the total boundary fencing Colorbond fence panels measuring 2400mm long x 900mm high will be installed from front boundary line, continuing a further 2400mm ascending to 1800mm.

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 rectangular shaped allotment totalling 1,165m². It is a cleared, vacant, and serviceable lot ready for development within the newly established subdivision Pinewood Estate, Gol Gol.

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

The site is currently vacant and is zoned for residential use. Surrounding land is also zoned RU5 – Village. Prior to the land being subdivided it formed part of vineyard..

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

None of have been identified.

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

There is a 3m wide easement in favour of Sewage running along the front boundary of the Property. The site has approximately 1m fall from the rear boundary to the front boundary – which will assist with drainage to this property.

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

The surrounding land is used for residential purposes in accordance with RU5 Village zone in Gol Gol.

CONTEXT AND SETTING		
<ul style="list-style-type: none"> • Will the development be: <ul style="list-style-type: none"> ○ 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 type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No
<p>Please justify your answers below:</p> <p>The design of the proposal is consistent with current land zoning and permitted use of land.</p>		

PRIVACY, VIEWS AND OVERSHADOWING		
<ul style="list-style-type: none"> • 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.? 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • 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.? 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • 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
<p>Please justify your answers below:</p> <ul style="list-style-type: none"> • The proposed development will not adversely impact privacy, views, or cause overshadowing. Appropriate sets backs are applicable to reduce or remove risk of breaching privacy, overshadowing, and noise pollution. 		

ACCESS, TRAFFIC AND UTILITIES		
<ul style="list-style-type: none"> • Is legal and practical access available to the development? 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> • Will the development increase local traffic movements / volumes? If yes, by how much? 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Are additional access points to a road network required? 	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • Has vehicle manoeuvring and onsite parking been addressed in the design? 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<ul style="list-style-type: none"> • Are power, water, sewer and telecommunication services readily available to the site? 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Please justify your answers below:</p> <ul style="list-style-type: none"> • Access to the site is directly from Livingstone Drive, Pinewood Estate, Gol Gol. • Traffic volumes will be proportionate to gradual development of the Estate. • Vehicles can easily and safely egress and ingress the site. No additional roads or access will be required. • Services are available to the site. 		

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 type="checkbox"/> Yes | <input checked="" 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:

- The proposed development will not adversely impact privacy, views, or cause overshadowing. Appropriate setbacks are applicable to reduce or remove risk of breaching privacy, overshadowing, and noise pollution.
- The mitigation and management of any potential water pollution or sediment run-off during the construction process of the development is documented in the Construction Environmental Management Plan which is to be submitted to Council prior to issuing any for of works approval.
- The proposal does not include the provision of a swimming pool or spa or other installation causing noise pollution.
- The development will not cause or result in soil contamination. Materials proposed to be used for construction are not an environmental hazard.
- A BASIX Report will be completed for the future dwelling to be built on the site.
- The development is not situated in a heritage area or is likely to have an impact on any heritage item or item of cultural significance. The land has been cleared, cultivated and farmed for at least the last four decades without the discovery of aboriginal artefacts or relics.

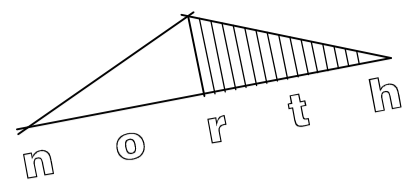
FLORA AND FAUNA IMPACTS

- | | | |
|---|------------------------------|--|
| • 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:

- No native vegetation is proposed to be removed from the site, and the development will not impact threatened species or native habitat because the site has already been cleared and prepared for residential development.



SITE NOTES:

100mm Ø 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.

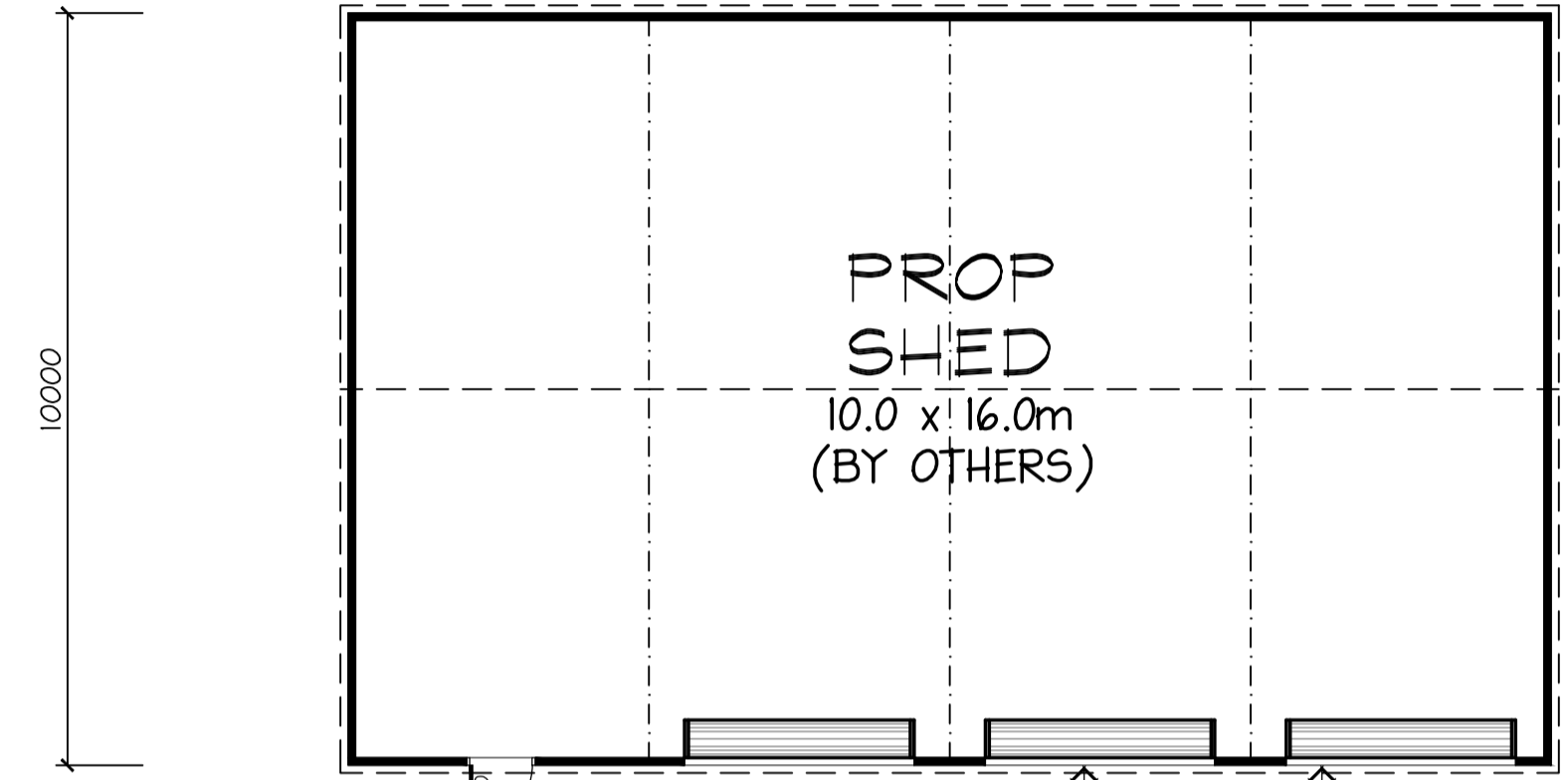
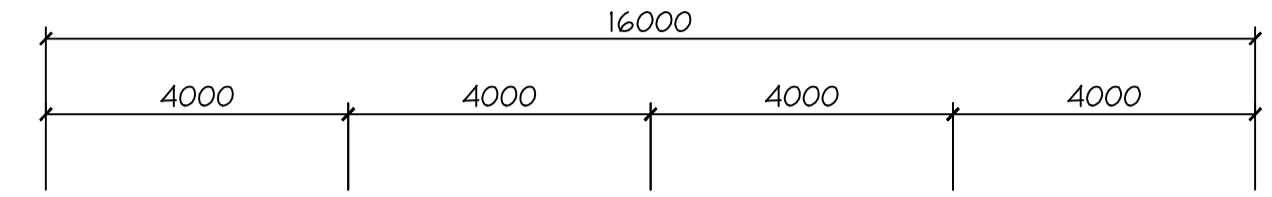
ALL LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.

THE FLOOR OF THE BUILDING TO BE A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL AND A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL AT THE OVERFLOW RELIEF GULLY LOCATION. ALL GROUND AND PAVING ADJACENT TO THE DWELLING IS TO BE GRADED AWAY FROM THE DWELLING AT A MINIMUM GRADE OF 1:40 FOR AT LEAST 1m AROUND THE DWELLING.



2400mm LONG x 900mm HIGH COLORBOND FENCE PANEL COMMENCING FROM FRONT BOUNDARY LINE.
2400mm LONG TAPERING COLORBOND FENCE PANEL (900-1800mm HIGH)
1800mm HIGH COLORBOND FENCE

FENCE DETAIL N.T.S



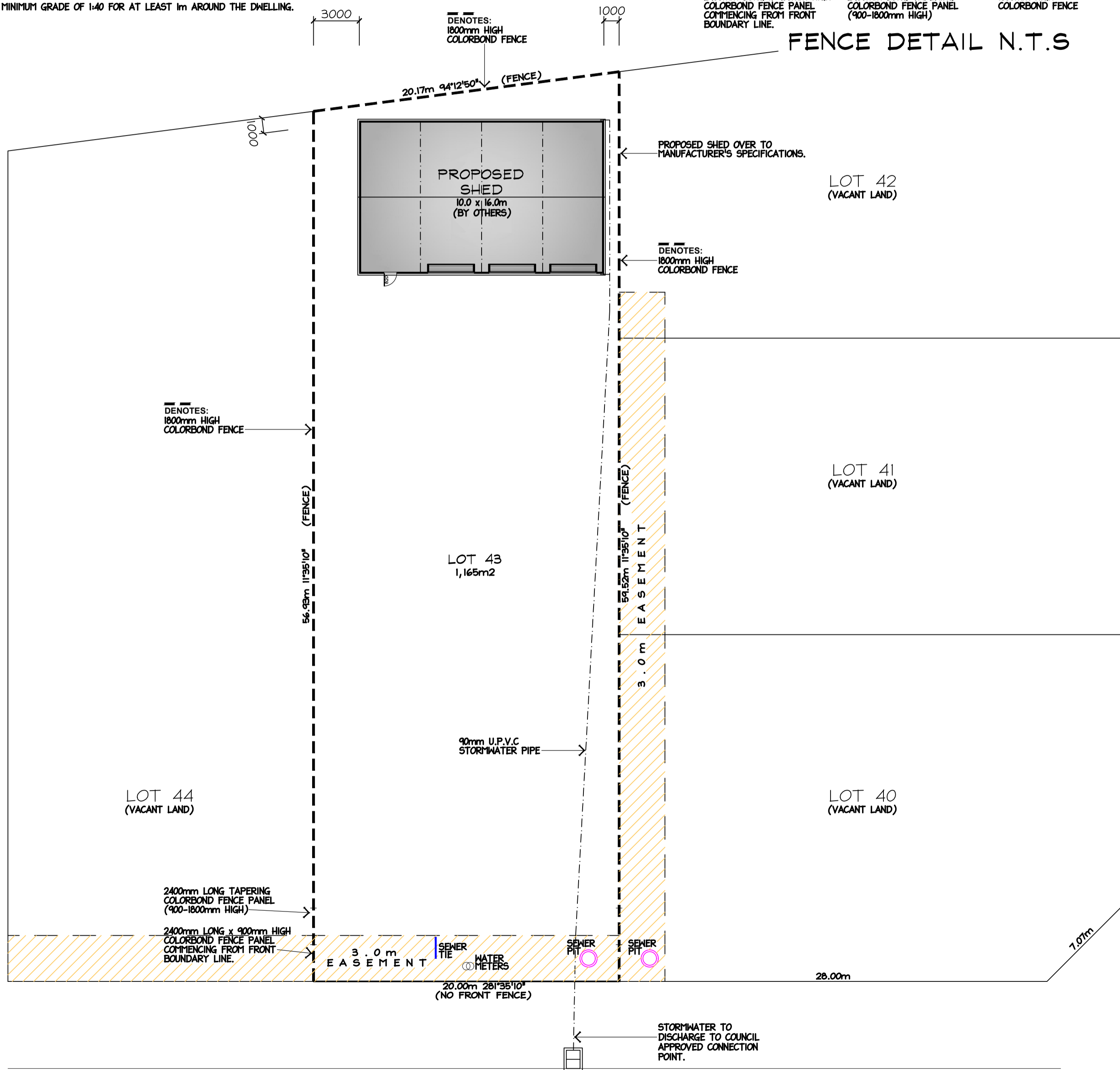
PROVIDE 820mm WIDE PERSONAL ACCESS DOOR AS SHOWN.

SELECTED 3050mm WIDE x 3400mm HIGH ROLL-A-DOORS TO SUIT OPENING.

SHED CONSTRUCTION NOTE:-

PROPOSED STORAGE SHED IS TO BE CONSTRUCTED TO SHED MANUFACTURER'S SPECIFICATIONS, & ALL COMPUTATIONS / CONNECTION & STRUCTURAL DETAILS IS TO BE SUPPLIED BY SAME.

PROPOSED FLOOR PLAN 1:100



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LIVINGSTONE DRIVE

SITE PLAN 1:200

(D.A. SUBMISSION ONLY)

SHEET NO: 1 OF 1 **DRG NO:** MH2 2025-110

PROJECT:
PROPOSED SHED & FENCING

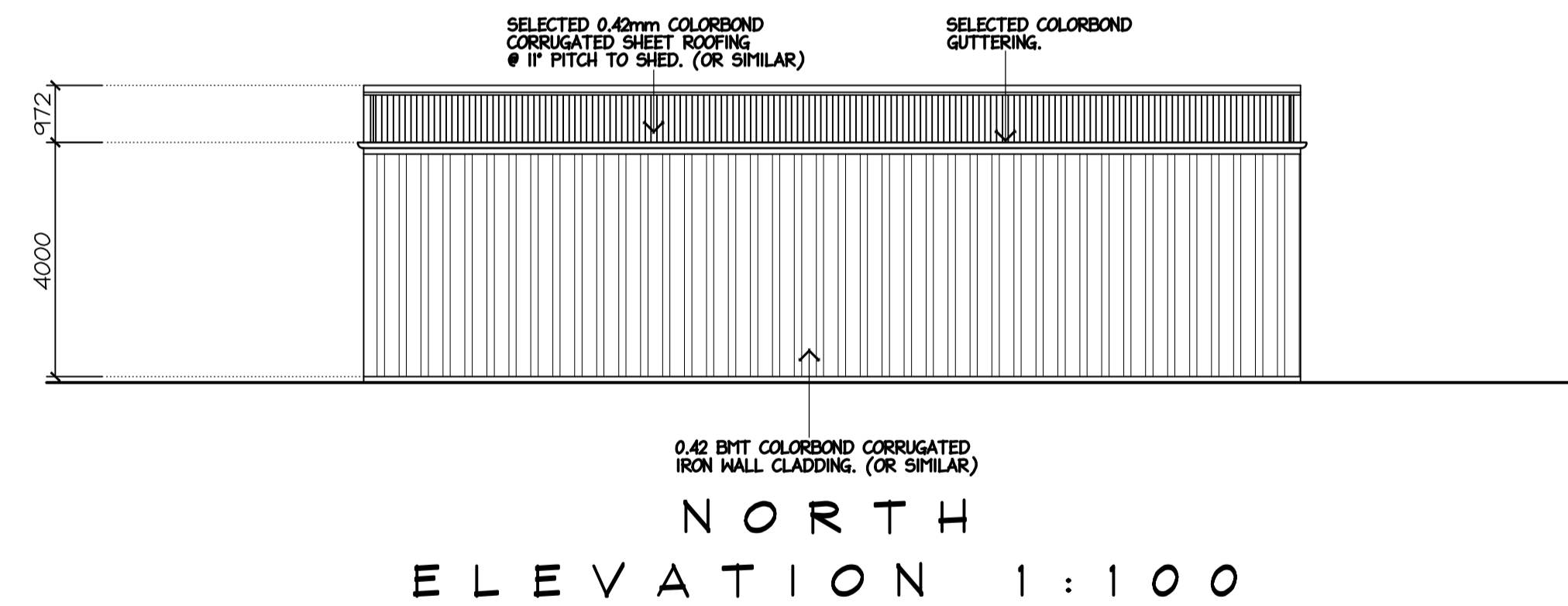
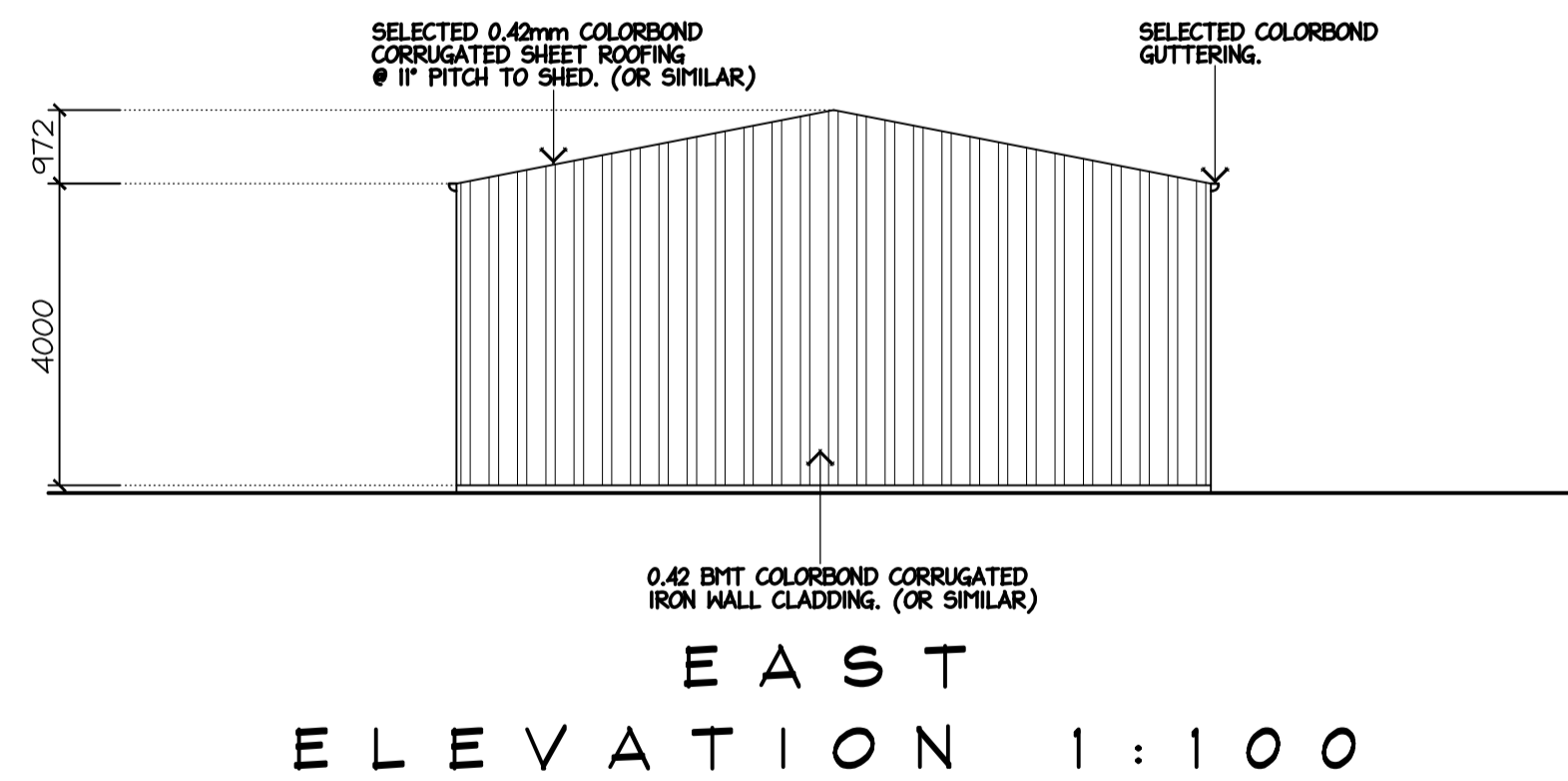
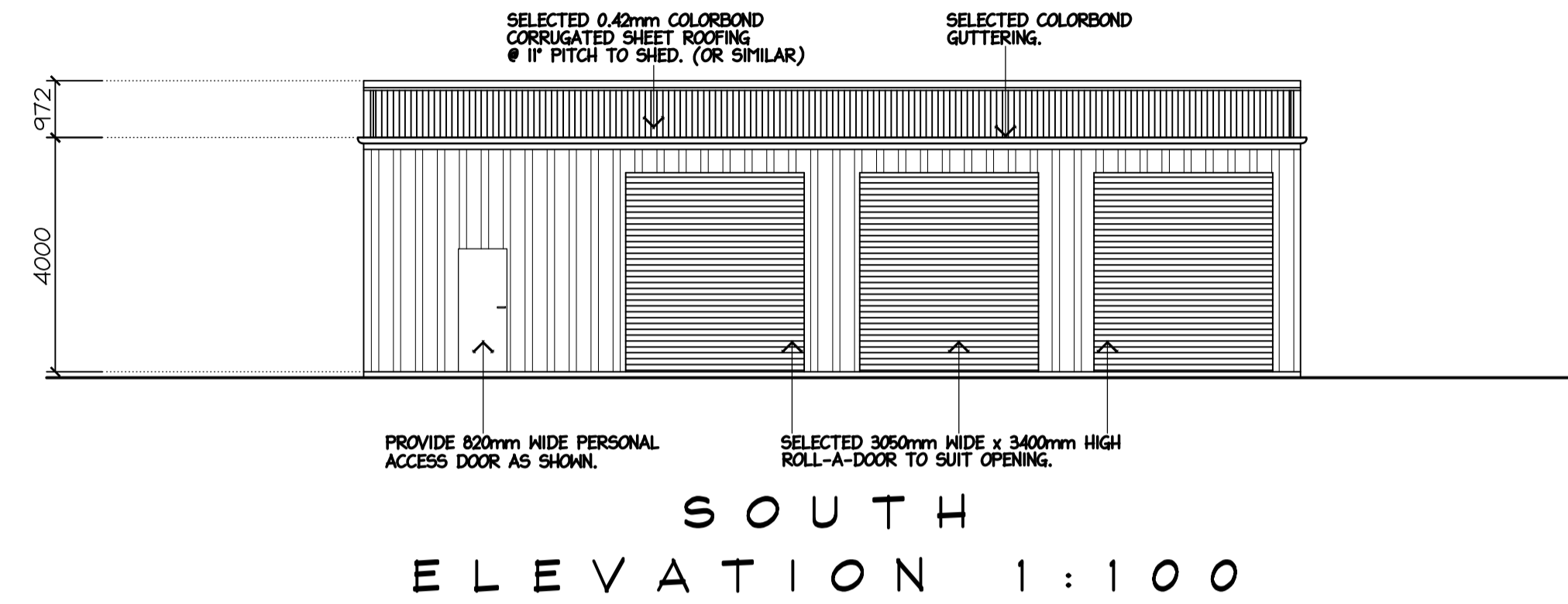
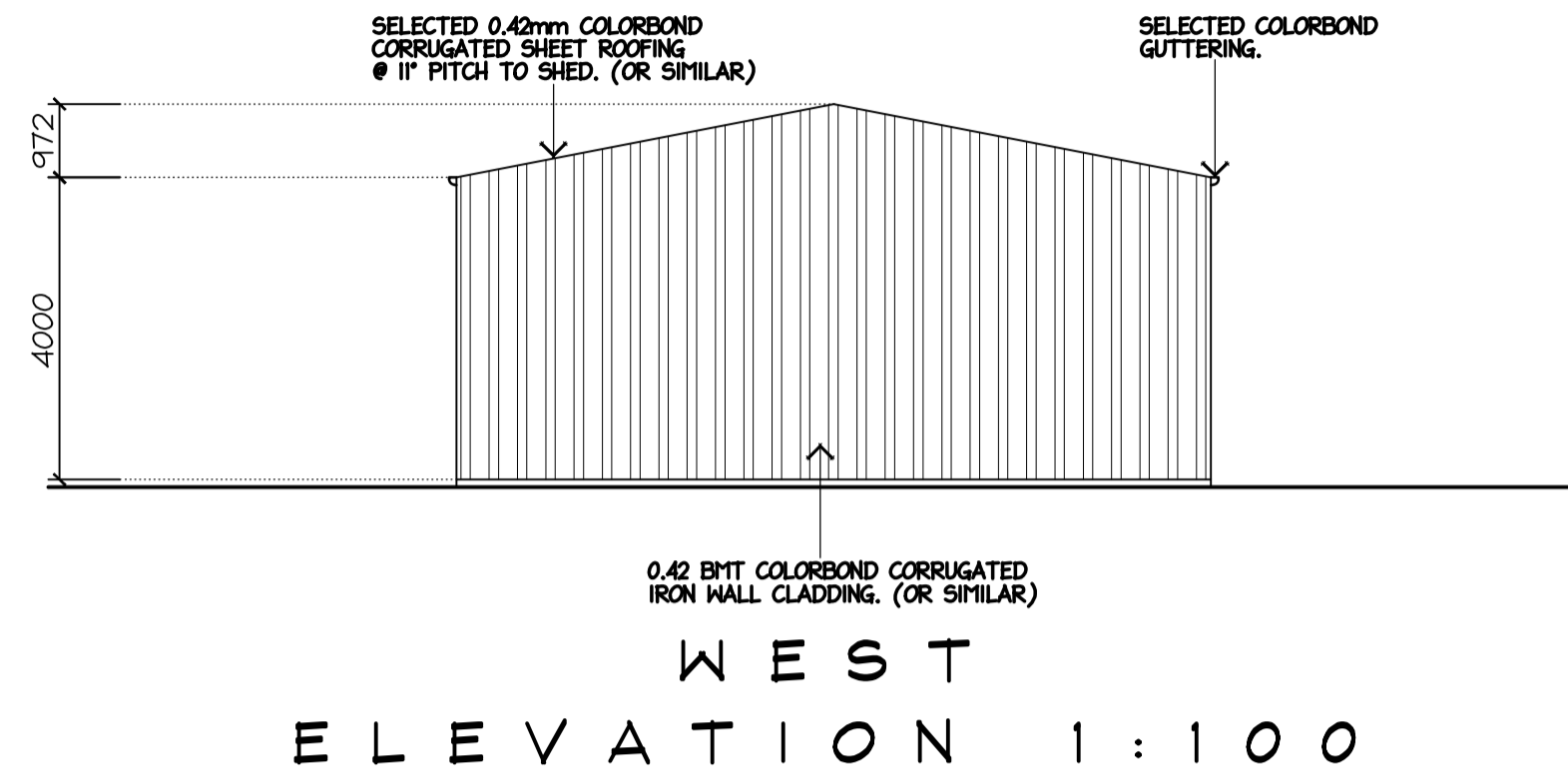
CLIENT:
S. MCDONNELL

ADDRESS:
LOT 43, LIVINGSTONE DRIVE, GOL GOL, NSW.

SCALE: AS SHOWN **DATE:** DEC '25



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ABN: 43 634 027 464 DP No: AD 26770



D.A. SUBMISSION ONLY

SHEET NO: 2 OF 2 DRG NO: MH2 2025-110

PROJECT:
PROPOSED SHED & FENCING

CLIENT:
S. MCDONNELL

ADDRESS:
LOT 43, LIVINGSTONE DRIVE, GOL GOL, NSW.

SCALE: AS SHOWN DATE: DEC '25



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