

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 single, detached, single storey dwelling with front portico, double garage, outdoor area, colorbond iron shed and fence at 3 Joel Court Gol Gol on Lot 24 DP1293754.

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 single, detached, single storey dwelling featuring four (3) bedrooms, living and dining rooms, master bedroom ensuite, main bathroom and toilet, kitchen with butler's pantry, laundry, concreted outdoor area, double garage. A Colorbond Iron Storage Shed & Fencing is also to be constructed.

The dwelling will comprise of selected corrugated Colorbond sheet roofing, fascia and gutters & brick veneer external walls.

The developable area comprises the following: Dwelling 207.07m², Garage 43.50m², Front Portico 10.44m², Outdoor Living Area 50.20m², Porch 11.73m² & Shed 80m².

Fencing: A total of 121.8m of 1800mm high Colorbond steel fencing is to be constructed on the side and rear 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 pentagon shaped allotment totalling 1,171m². It is a cleared, vacant, and serviceable lot ready for development within the newly established subdivision Creekside Estate, Gol Gol.

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

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

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.)

1. Reservations and Conditions in the Crown Grant(s)
2. DP1121446 Right of Carriageway 5 metre(s) wide appurtenant to the land above described
3. DP1121446 Easement for Water Supply 5 metre(s) wide appurtenant to the land above described
4. DP1121446 Easement for Water Supply 4 metre(s) wide referred to and numbered (3) in the S.88B Instrument appurtenant to the land above described
5. DP1121446 Easement for Water Supply 4 metre(s) wide referred to and numbered (4) in the S.88B Instrument appurtenant to the land above described
6. DP1293754 Restriction(s) on the use of land
7. AU481084 – Mortgage to Bendigo and Adelaide Bank Limited

The Site is very flat and retaining walls will not be required.
There is no easements that inhabit this allotment.

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

The surrounding land is used for residential 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 Joel Court, Gol Gol. • Traffic volumes will be proportionate to gradual development of the existing 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 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:		
<ul style="list-style-type: none"> • 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 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 has been submitted as part of the application for development approval. • 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:		
<ul style="list-style-type: none"> • 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. 		

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:

- The development is residential and liquid trade waste is not to be discharged into Council's sewer system.
- The development will not result in any hazardous waste or other waste disposal issue.
- The installation of a rainwater tanks is not included in this proposal.
- The mitigation and management of any potentially hazardous waste or waste disposal issue during the construction process is documented in the Construction Waste Management Plan which is to be submitted to Council prior to issuing any form of works approval.

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

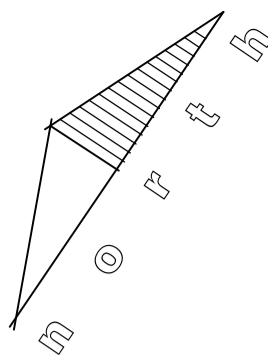
Please justify your answers below:

- The proposal, as part of the new residential estate, will contribute to the village environment of the area and bring further commercial and social opportunities to the township of Gol Gol. Further employment opportunities are generated for the building industry, landscaping businesses, and retail sector. Also, possible new enrolments at local schools, and general stimulus of the local community and commercial sector in Buronga and Gol Gol.
- Positioning of street lighting and external domestic lighting can assist in maintaining unobstructed visibility of the at night. Landscaping can be designed to avoid dense areas of vegetation used to conceal or hide potential threats.

CONCLUSION

Cumulative effects of all factors.

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



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.

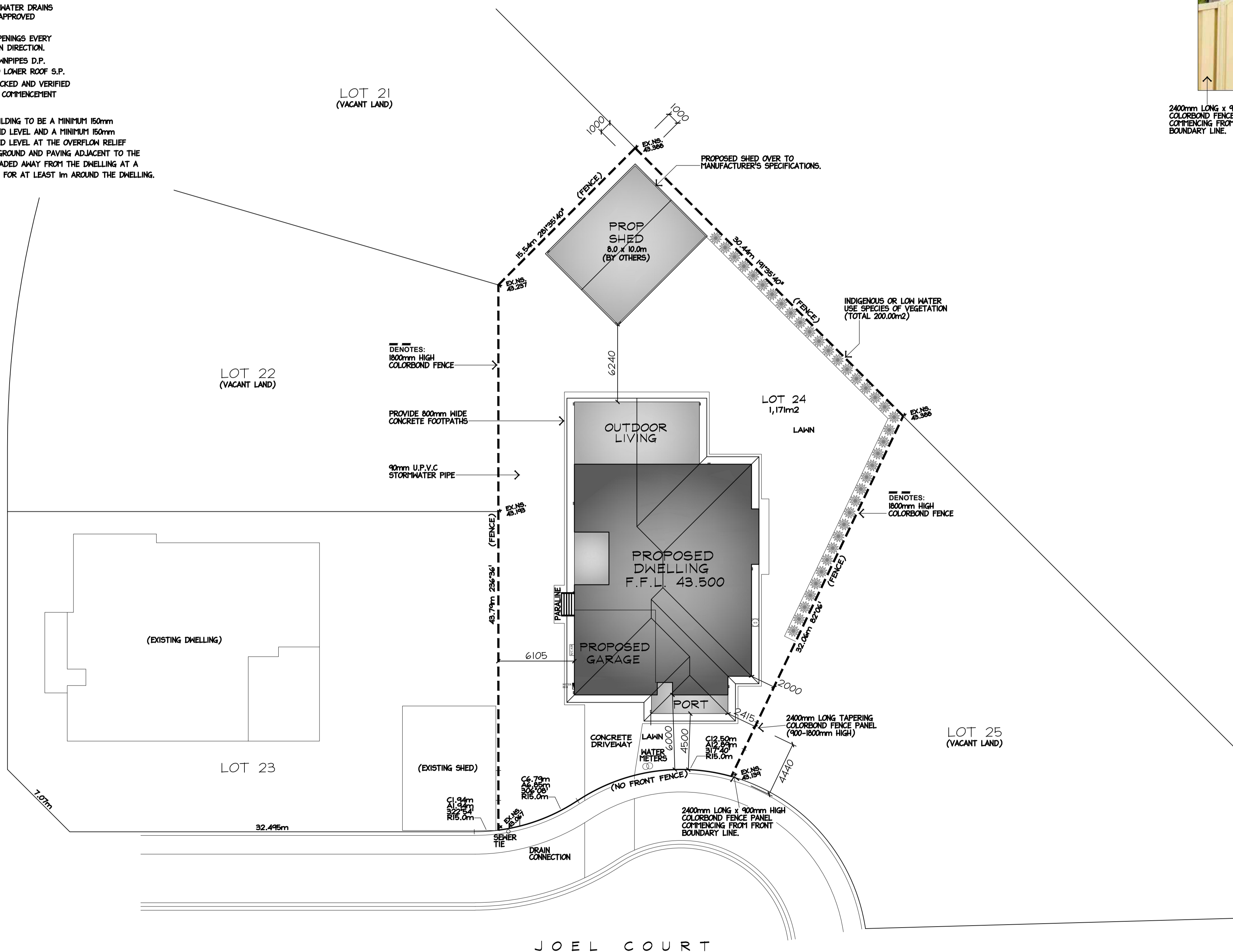
THE FLOOR OF THE BUILDING TO BE A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL AND A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL AT THE OVERFLOW RELIEF GULLY LOCATION. ALL GROUND AND PAVING ADJACENT TO THE DWELLING IS TO BE GRADED AWAY FROM THE DWELLING AT A MINIMUM GRADE OF 1:40 FOR AT LEAST 1m AROUND THE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

S U M M E R D R I V E



SHEET NO: 1 OF 1 **DRG NO:** MH2 2026-007

PROJECT:
PROPOSED DWELLING & SHED SITE PLAN

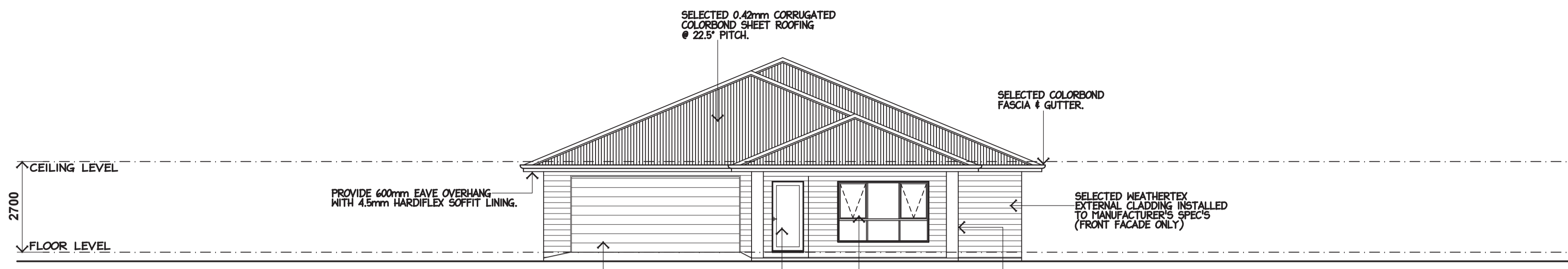
CLIENT:

ADDRESS:
LOT 24, JOEL COURT, GOL GOL, NSW.

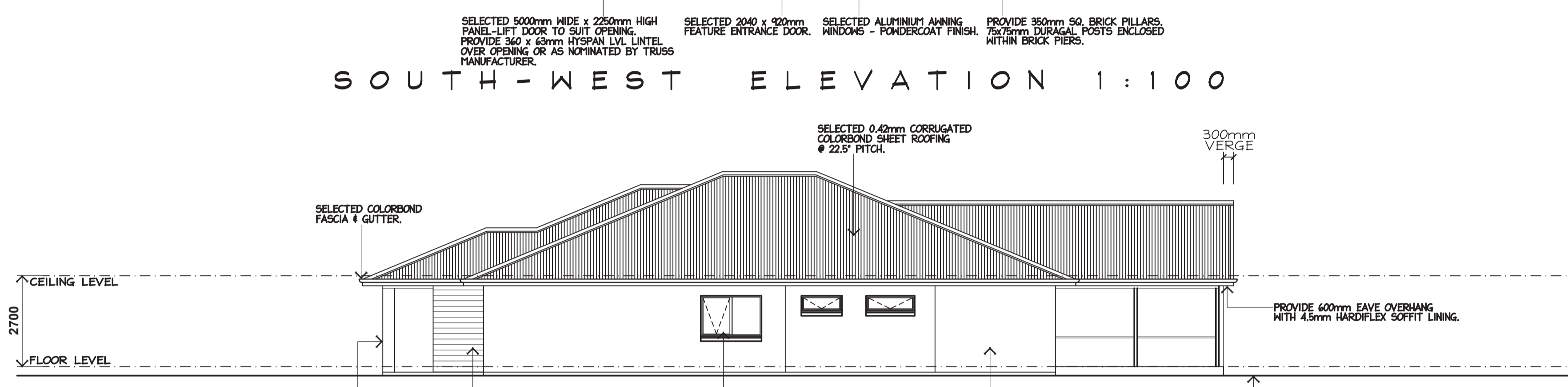
SCALE: AS SHOWN **DATE:** FEB '26



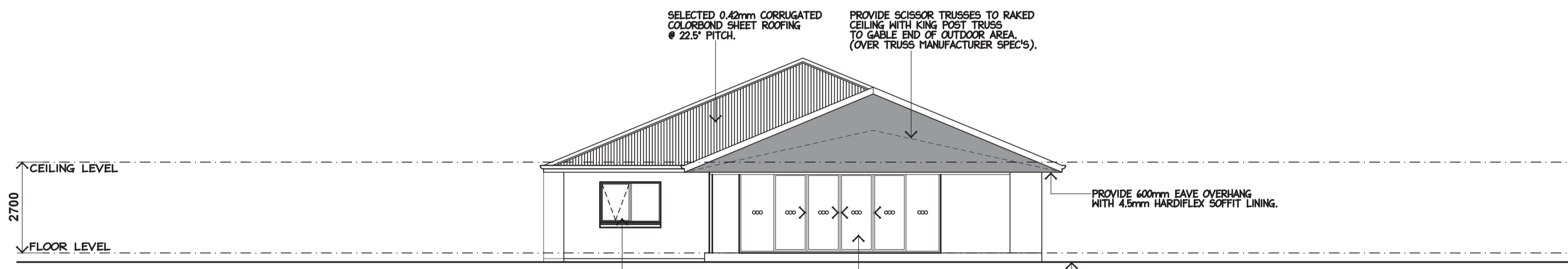
mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
No. 136-138 Langtree Ave, Mildura, VIC. 3500
ABN: 43 634 027 464 DP No: AD 26770



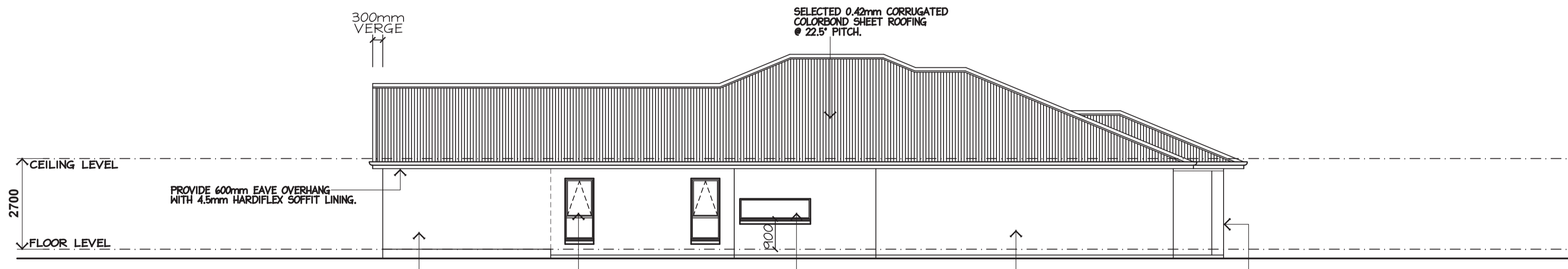
SOUTH - WEST ELEVATION 1:100



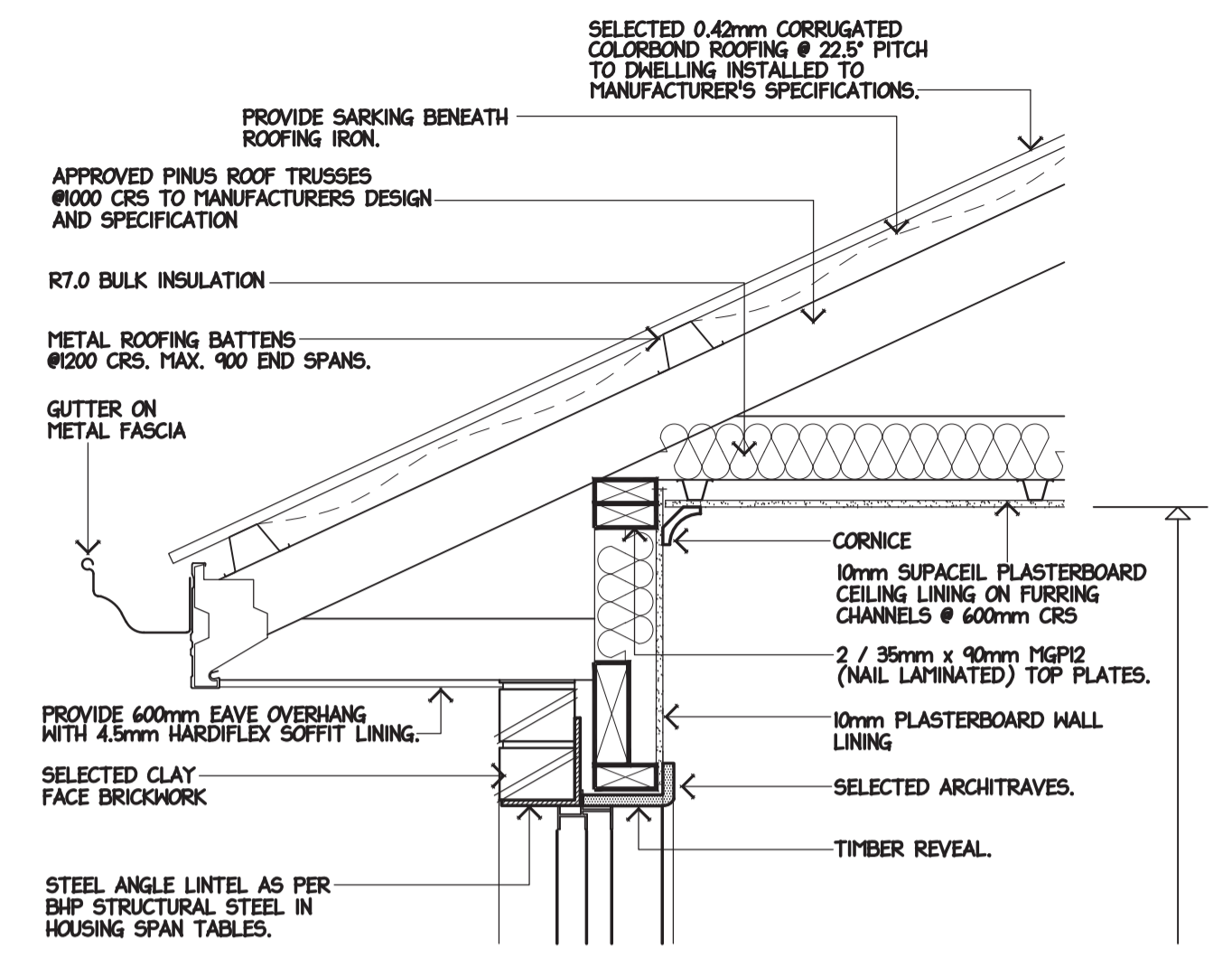
SOUTH - EAST ELEVATION 1:100



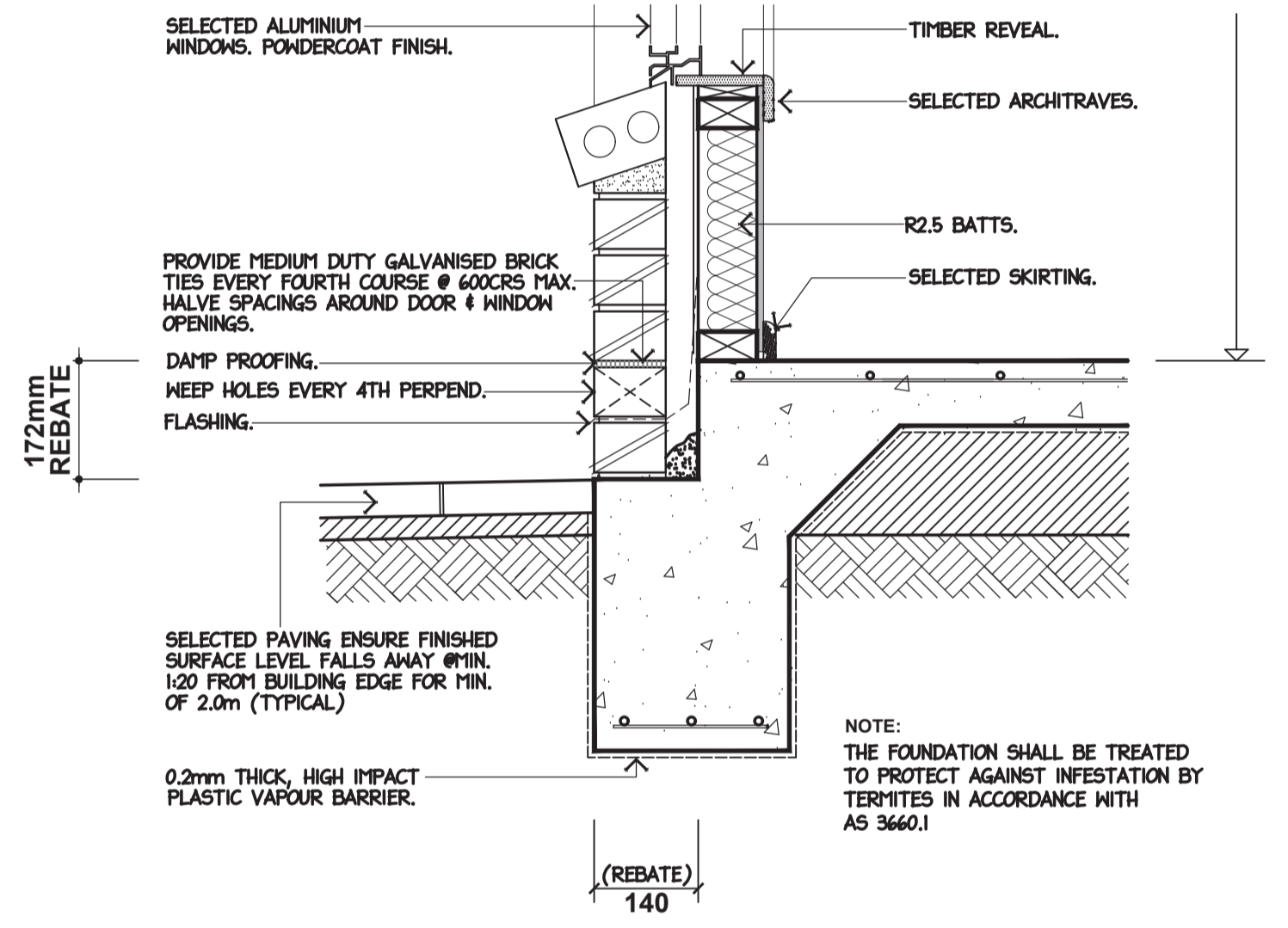
NORTH - EAST ELEVATION 1:100



NORTH - WEST ELEVATION 1:100



TYPICAL HEAD DETAIL 1:10



TYPICAL REBATE DETAIL 1:10

(ISSUED: 5th FEB' 2026)

SHEET NO: 2 OF 5 **DRG NO:** MH2 2026-007

PROJECT:
PROPOSED DWELLING & SHED

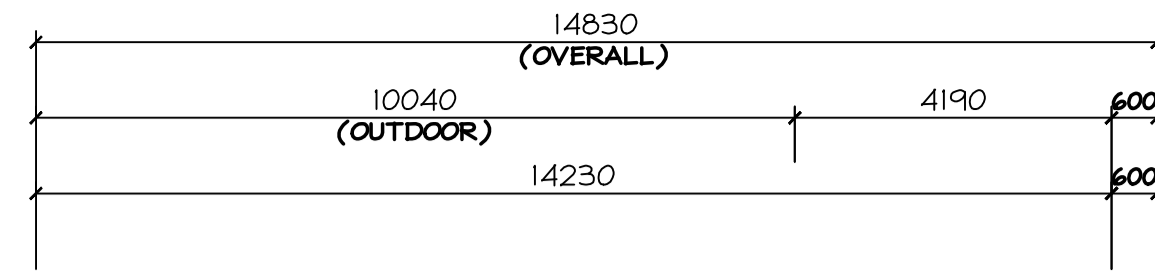
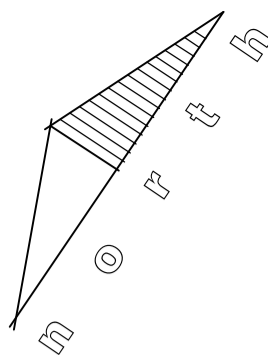
CLIENT:
BRIAN & CORINNA WAKEFIELD

ADDRESS:
LOT 24, JOEL COURT, GOL GOL, NSW.

SCALE: AS SHOWN **DATE:** FEB '26



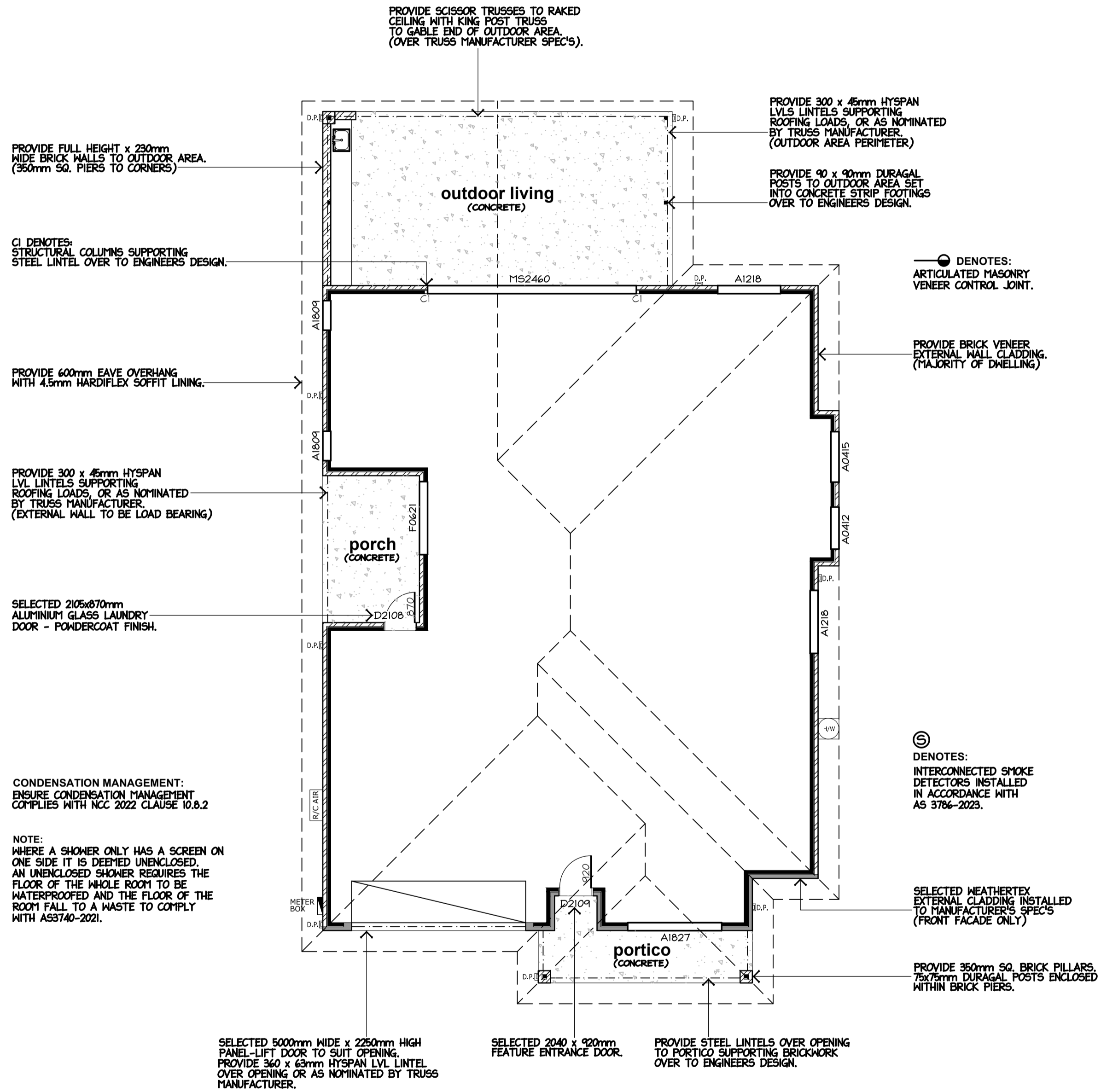
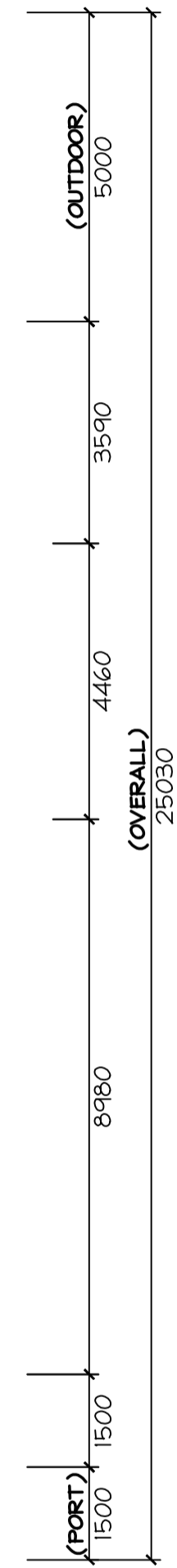
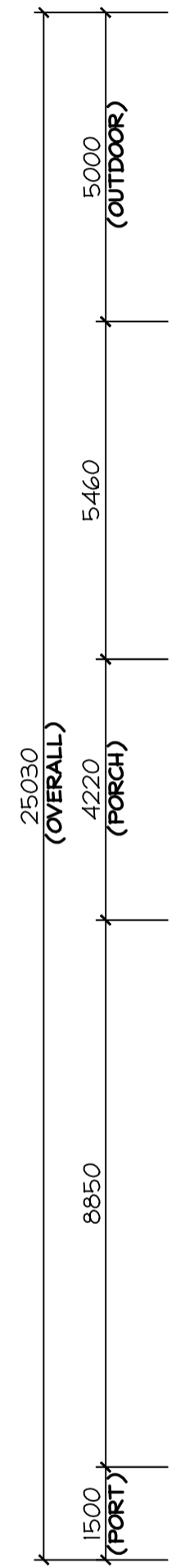
mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
No. 136-138 Langtree Ave, Mildura, VIC. 3500
ABN: 43 634 027 464 DP No: AD 26770



WINDOW SCHEDULE

WINDOW No.	SERIAL No.	WINDOW SIZE	QUANTITY	LINTEL SIZE
W1	A1827	1800x2650	1	240x45 HYSPAN
W2	A1218	1200x1810	2	170x45 HYSPAN
W3	A0412	450x1210	1	150x45 HYSPAN
W4	A0415	450x1450	1	150x45 HYSPAN
W5	A1809	1800x850	2	130x45 HYSPAN
W6	F0621	600x2100	1	200x45 HYSPAN
D1	D2109	2040x920	1	130x45 HYSPAN
D2	D2108	2040x870	1	130x45 HYSPAN
MS1	MS2460	2400x6000	1	ENGIN. DESIGN

-LINTEL # STUDS BESIDE OPENINGS, SIZES ARE TO BE CHECKED ONCE A ROOF TRUSS PLAN HAS BEEN DEVELOPED. THIS IS TO BE DONE BY THE ROOF TRUSS MANUFACTURER.
(O.B) DENOTES OBSCURE GLAZING - SELECTED BY CLIENT.
PROVIDE 2No. 90 x 45mm MGPI2 JAMB STUDS TO ALL OPENINGS.



- general notes:**
- ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE NATIONAL CONSTRUCTION CODE, STATE BUILDING REGULATIONS & LOCAL AUTHORITY REQUIREMENTS.
 - CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
 - FIGURED DIMENSIONS HAVE PREFERENCE TO SCALE.
 - PLANS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
 - IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT.
 - IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY SERVICES WHICH MAY HINDER CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.
 - ⊙ DENOTES SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH AS 3786 - 2014, & TO BE INTERCONNECTED IF MORE THAN ONE.
 - ⊙ DENOTES ARTICULATION JOINT TO BE CONSTRUCTED IN ACCORDANCE WITH CACA TECHNICAL NOTE 61.
 - GLAZING TO COMPLY WITH 1288 - 2021 "GLASS IN BUILDINGS - SELECTION & INSTALLATION", & 2047-2014 "WINDOWS IN BUILDINGS - SELECTION & INSTALLATION"
 - OVERFLOW RELIEF GULLY REQUIREMENTS ARE TO COMPLY WITH AS 3500 - 2021 "SANITARY PLUMBING & SANITARY DRAINAGE"
 - SOLID FUEL COMBUSTION HEATERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 2918 - 2018 "DOMESTIC SOLID FUEL"
 - BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2021 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
 - PROVIDE EXPANSION JOINTS IN TILED AREA'S EVERY 5m MINIMUM.

WINDOW TYPE	ALUMINIUM AWNING & FIXED	
LINTEL TYPE	HYSPAN LVL & MGPI2	
FLYWIRE TO ALL OPENINGS	*CHECK LINTELS SUPPORTING GIRDER TRUSSES	
AREAS:	DWELLING	207.07m2
	GARAGE	43.50m2
	PORTICO	10.44m2
	OUTDOOR LIVING	50.20m2
	PORCH	11.73m2
	TOTAL	322.94 m2

TERRAIN CATEGORY 3.0 WIND CLASSIFICATION (N1)
REGION A
TOPOGRAPHIC EFFECT (T1)
WIND DIRECTION (FULLY SHIELDED)
CALCULATION OF WIND SPEED = 28

SHEET NO: 1 OF 1 **DRG NO:** MH2 2026-007

PROJECT:
PROPOSED DWELLING NOTIFICATION PLAN

CLIENT:

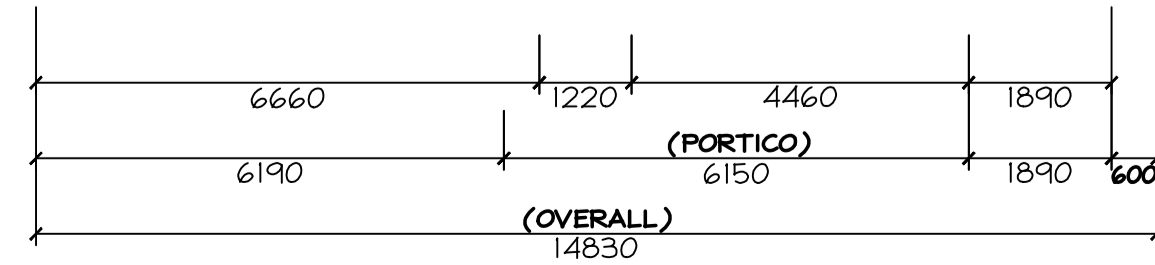
ADDRESS:
LOT 24, JOEL COURT, GOL GOL, NSW.

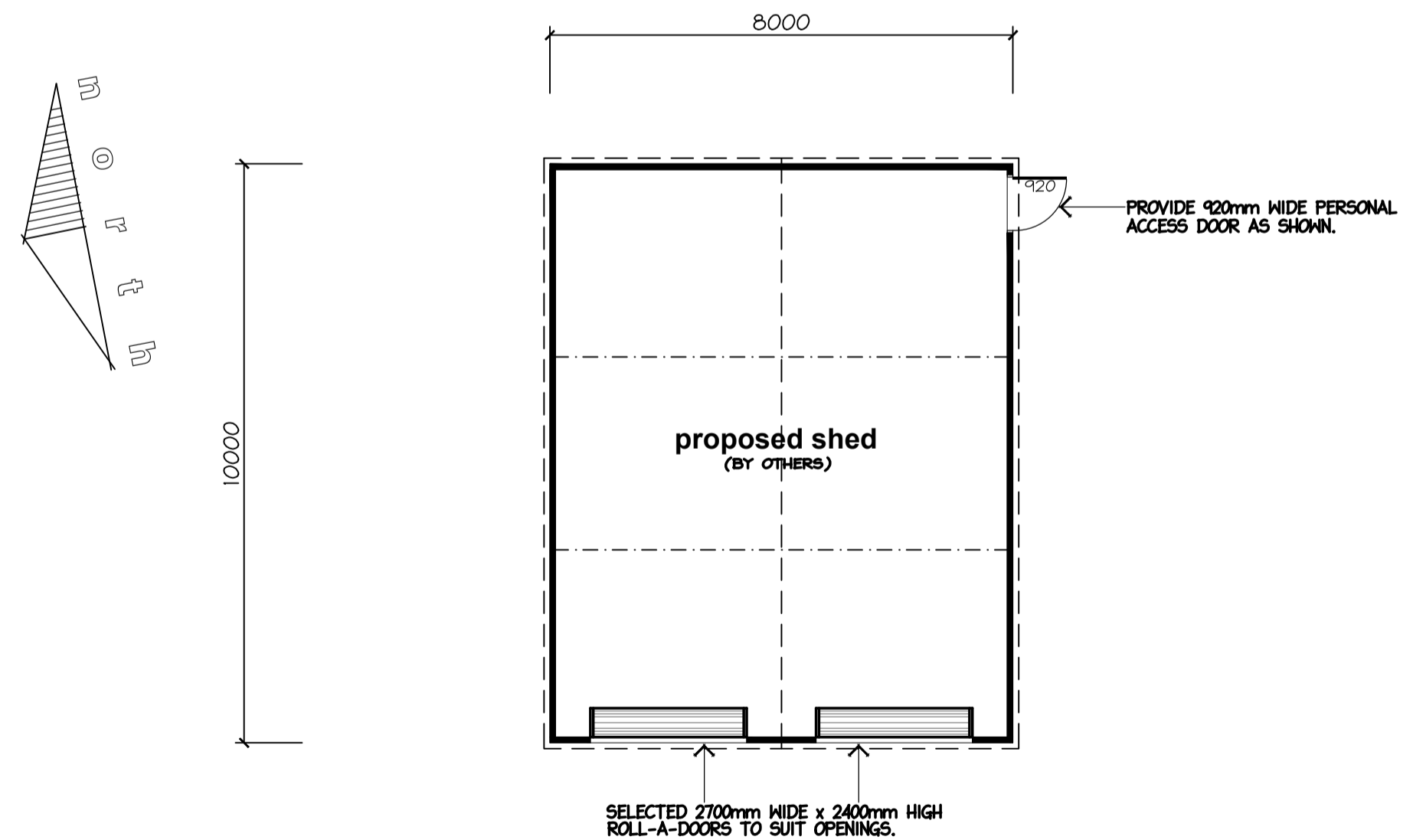
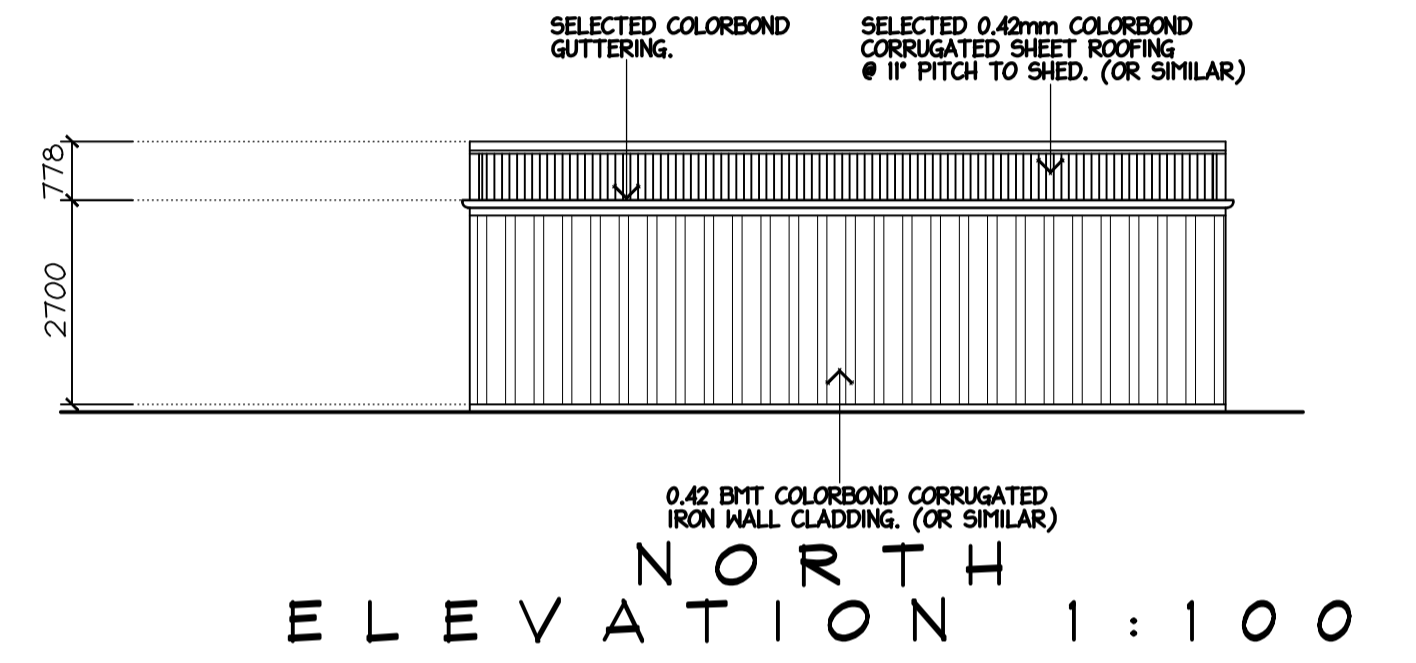
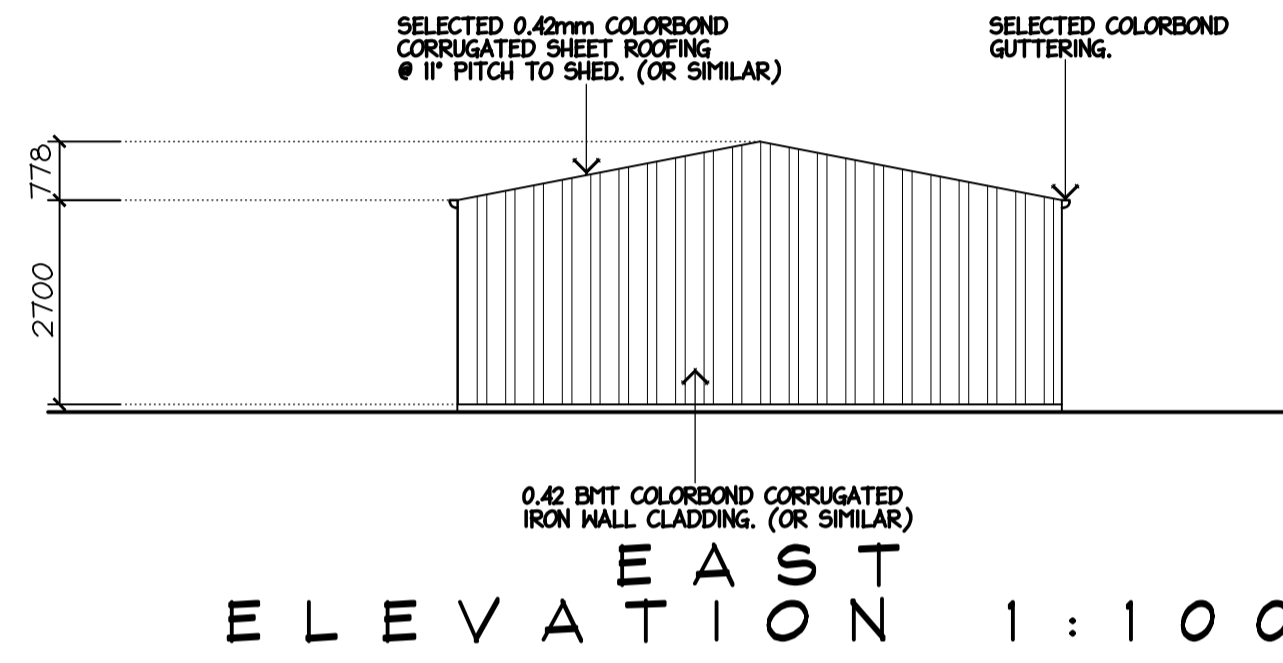
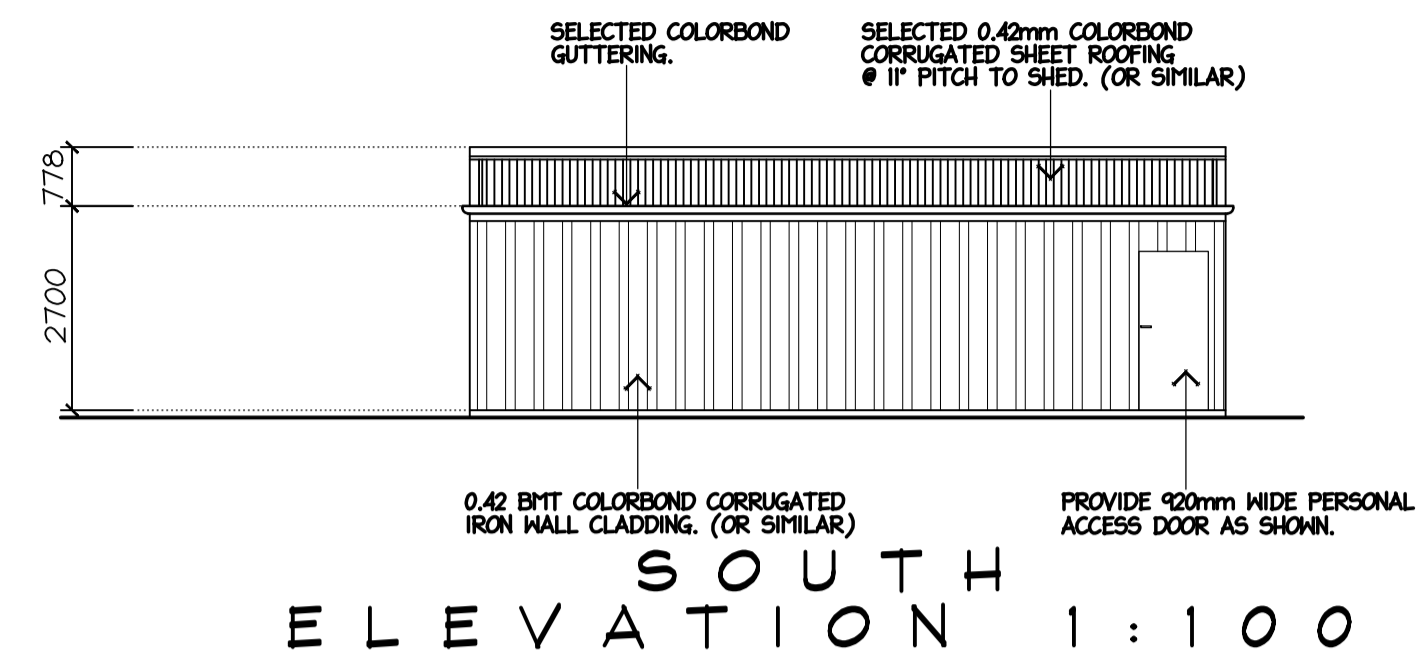
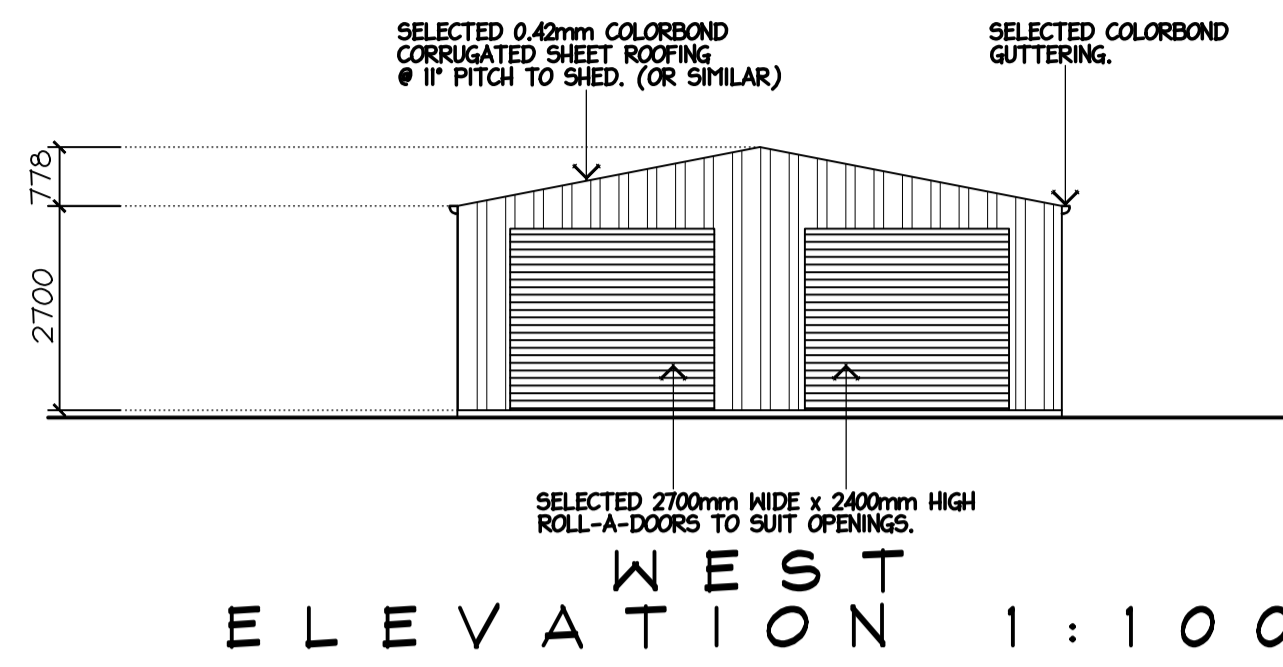
SCALE: AS SHOWN **DATE:** FEB '26



mark@mh2.com.au mick@mh2.com.au
0438 210 139 0427 237 668
No. 136-138 Langtree Ave, Mildura, VIC. 3500
ABN: 43 634 027 464 DP No: AD 26770

PROPOSED FLOOR PLAN 1:100





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

SHEET NO: 1 OF 1 **DRG NO:** MH2 2026-007

PROJECT:
PROPOSED SHED NOTIFICATION PLAN

CLIENT:

ADDRESS:
LOT 24, JOEL COURT, GOL GOL, NSW.

SCALE: AS SHOWN **DATE:** FEB '26

ENGINEERING & ARCHITECTURAL SERVICES

mark@mh2.com.au mick@mh2.com.au
 0438 210 139 0427 237 668
 No. 136-138 Langtree Ave, Mildura, VIC. 3500
 ABN: 43 634 027 464 DP No: AD 26770