

## 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 boundary adjustment between existing Lots 1 & 2 DP 1185850 Hendy Road Buronga.

In accordance with the Wentworth Local Environmental Plan 2011, the allotments are located within RU5 - Village Zone.

It should be noted that there are no minimum lot sizes in the Wentworth LEP for these allotments.

The proposed boundary adjustment meets the objectives of the RU5 Zone by way of the following:

- The existing and proposed uses of each allotment will not be changed by this proposal.
- Therefore, the allotments will provide for residential uses associated with a rural village.
- The services to each allotment will not be affected by this boundary adjustment.
- The boundary adjustment will not affect the surrounding area in any way.

## 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.

At present, existing Lot 1 DP 1185850 is 4508m<sup>2</sup> and contains a dwelling; with existing Lot 2 DP 1185850 being 6974m<sup>2</sup> in area; with a shed currently being constructed upon the lot, and the construction of a dwelling to be commenced in the very near future.

The boundary adjustment will reduce existing Lot 1 to 2985m<sup>2</sup> in area and therefore increase existing Lot 2 to 8497m<sup>2</sup>.

Therefore, both allotments will vary 1523m<sup>2</sup> in area.

## 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.

Existing Lot 1 DP 1185850 is 4508m<sup>2</sup> in area and contains a dwelling.  
This lot fronts the Sturt Highway and has access via an existing carriageway easement through existing Lot 2 DP 1185850.

Existing Lot 2 DP 1185850 is 6974m<sup>2</sup> in area; with a shed currently being erected upon the site. A dwelling will be constructed upon the site in the near future.  
Access to the site is via the Sturt Highway, and is the same access used to access Lot 1 DP 1185850.  
This allotment has frontage to the Murray River.

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

As stated above, the existing use of Lot 1 DP 1185850 is a dwelling; and the existing use of Lot 2 DP 1185850 is a shed under construction.

It appears that the allotments were previously vacant, prior to the existing dwelling upon existing Lot 1 DP 1185850 was constructed.

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

The proposed location of the new boundaries are not seen to be located in 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.)

There exists a 5 metre wide 'Right of Carriage Way' easement along the eastern side boundary of Lot 2 DP 1185850 for the total length of the abutting Lot 1 DP 1185850 in favour of Lot 1.

This easement will be reduced as part of this application to accord with the new boundaries.

In addition, a 3 metre wide 'Drainage for Sewage' easement existing 86.28 metres from the front boundary.

An additional 'Right of Carriage Way' easement will be created on proposed Lot 1 in favour of proposed Lot 2.

The proposed new boundaries will not affect the existing and proposed easements.

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

The properties located either side of the subject land are also zoned RU5 - Village.

Each property contains a dwelling.

The allotments are of similar size to these proposed allotments.

## 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 a boundary adjustment only, with no development

The visual amenity of the allotments will not change in any way by a boundary adjustment.

## 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:

Same as 'Context and Setting' above.

## 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 to each allotment will remain as existing; with no additional access points required.

No other factors are relevant to this proposed boundary adjustment.

## 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:

Same as 'Context and Setting' above.

## 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](http://www.threatenedspecies.environment.nsw.gov.au)

Please justify your answers below:

Same as 'Context and Setting' 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:

Not Applicable.

Proposal is a boundary adjustment only.

### 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:

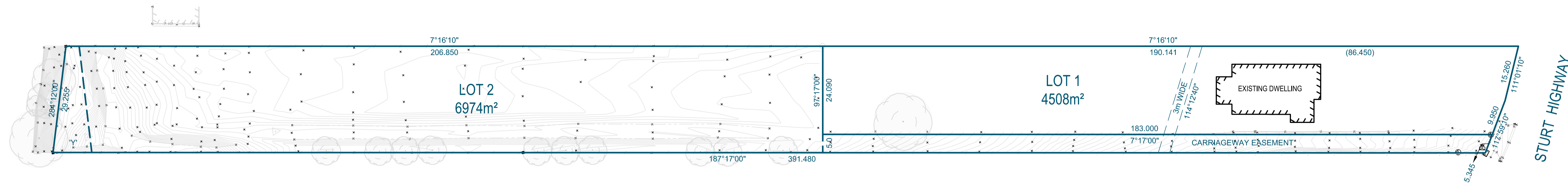
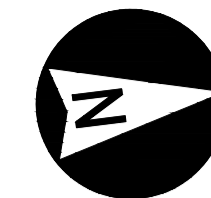
Same as "Context and Setting' above.

### CONCLUSION

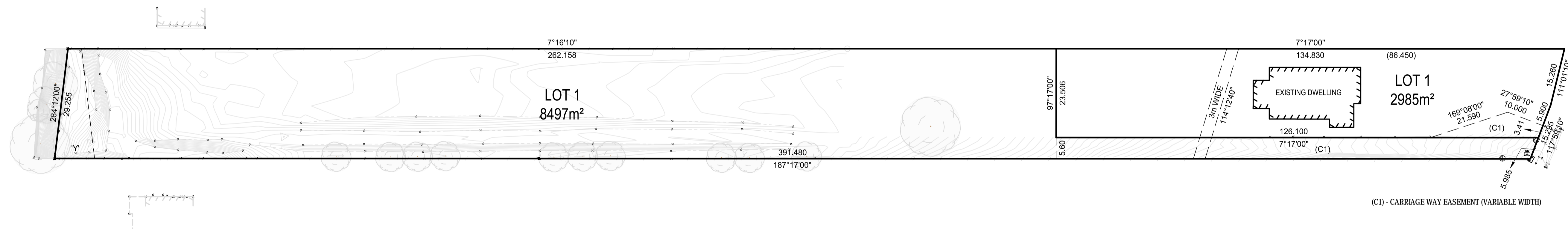
Cumulative effects of all factors.

Based on the above, the proposed Boundary Adjustment between Lots 1 & 2 DP 1185850 Hendy Road Buronga is seen to meet all relevant provisions of the Wentworth Local Environmental Plan 2011.

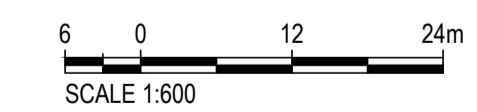
SEE TITLE FOR DETAILS OF ALL EASEMENTS, RESTRICTIONS & COVENANTS



**EXISTING CONDITIONS  
SITE PLAN**  
1:600 (A1)  
1:1200 (A3)



**PROPOSED SUBDIVISION  
SITE PLAN**  
1:600 (A1)  
1:1200 (A3)



Plot Date: Thursday, 1 January 2026 8:28:58 PM  
 Filename: C:\Users\Z\Rob\Google Drive\01 - Projects\Current Jobs\251115 - Steve Gallace-Hendy Road Subdivision\SURVEY PLANS\PROPOSED SUB GRND-SITE.dwg

<b>CLIENT</b>	S & K GALLACE
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<b>TITLE</b>	LOT 1 & 2 ON DP.1185850		
<b>PLAN</b>	PROPOSED SUBDIVISION		
<b>LOCATION</b>	HENDY ROAD BURONGA, NSW		
<b>DRAWING No.</b>	<b>PROJECT</b>	<b>DRAWING REFERENCE</b>	<b>PAGE REFERENCE</b>
	251115	PROPOSED SUB_GRND-SITE.DWG	PROPOSED SUB

<b>SURVEY DATE</b>	<b>REV</b>	<b>DATE</b>	<b>REVISION DETAILS</b>	<b>APVD.</b>
	1	8.7.2025	ORIGINAL PLAN	ZR
	2	28.7.2025	EASEMENT AMENDMENT	ZR
<b>SURVEYED BY</b>	Z.ROBERTSON			
<b>DRAWN BY</b>	Z.ROBERTSON			
<b>SCALE</b>	AS SHOWN			
<b>SIZE</b>	A1			

<b>NOTATIONS</b>
1. SURVEY DATA HAS BEEN OBTAINED THROUGH G.P.S. OBSERVATIONS WITH AN EXPECTED HORIZONTAL & VERTICAL ACCURACY UNCERTAINTY OF +/- 10mm. 2. ALL MEASUREMENTS ARE IN METERS.