

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 creation of a two (2) lot subdivision of an existing residential allotment.

In accordance with the Wentworth Local Environmental Plan 2011, the subject site is located within RU5 - Village Zone.

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

The proposed two (2) lot subdivision meets the objectives of the RU5 Zone by way of the following:

- The creation of an additional allotment for one additional dwelling provides for a use associated with a rural village.
- The additional dwelling allotment is promoting additional development in an existing town that is compatible with the urban function of this particular area of Gol Gol.
- All services are available for the creation of the proposed additional residential allotment.

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 one title exists of 940m² in area; with a frontage to Thomas Street of 20 metres and a depth of 47 metres and is rectangular in shape.

The proposal is to subdivide the allotment into two (2) allotments of identical size and shape, being 470m² in area, with dimensions of 10 metres by 47 metres.

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 recently created vacant residential allotment within a new residential subdivision area.

The allotment has a 20 metre frontage to Thomas Street and a depth of 47 metres; thus having an overall area of 940m².

The land is flat with no features.

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

The present use of the site is a vacant residential allotment.

As stated above, the allotment has recently been created in a new established residential subdivision.

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

No

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

No constraints

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

Upon surrounding land exists residential housing and vacant residential 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 for the creation of a two (2) lot subdivision.

No development is proposed as part of this development application.

The proposal is creating an additional residential allotment, which is consistent with surrounding residential allotments.

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:

The proposal is to create one (1) additional housing allotment; therefore one additional access point is required.

Legal and practical access to each lot is available via Thomas Street; consistent with all allotments within the street.

Once a dwelling is constructed upon each lot; only movements associated with one additional dwelling will be increased within the area.

All services are available to the land.

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

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 for a two (2) lot subdivision 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.

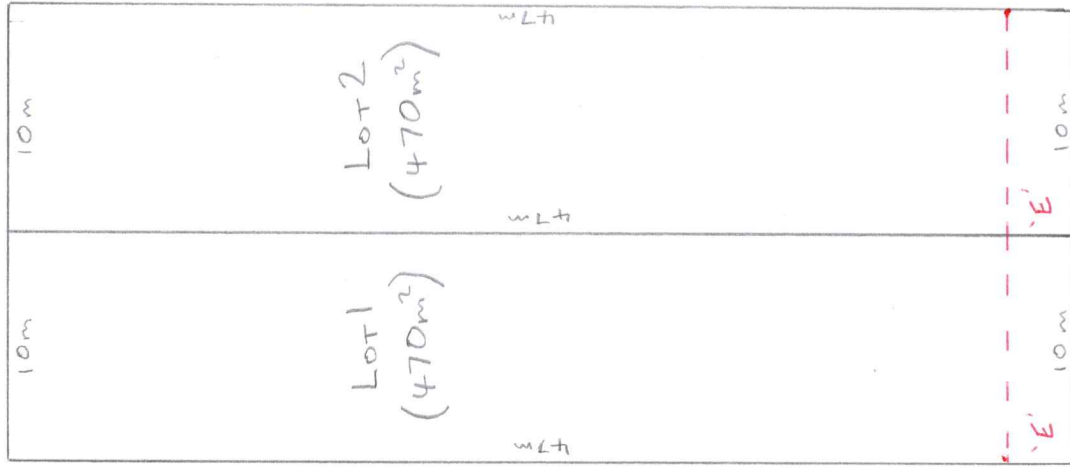
CONCLUSION

Cumulative effects of all factors.

Based on the above, the proposed two (2) lot subdivision of land situated at 48 Thomas Street Gol Gol is seen to meet all relevant provisions of the Wentworth Local Environmental Plan 2011.

2 Lot Subdivision
48
(Lot 3 DP1298329)
THOMAS STREET
GOL GOL

THOMAS STREET



KEY
 'E' EASEMENT TO
 DRAIN SEWAGE
 3 WIDE

N
 SCALE
 1:300