

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 detached, single storey dwelling with front portico, garage and outdoor area at 71B Williams Street Gol Gol on Lot 1 DP1242024.

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 detached, single storey dwelling featuring three (3) bedrooms, living and dining rooms, main bathroom and toilet, kitchen, laundry, concreted outdoor area, single garage.

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

The developable area comprises the following: Dwelling 115.23m², Garage 24.91m², Front Portico 6.73m², Outdoor Living Area 37.48m².

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 507m². It is a cleared, vacant, and serviceable lot ready for development in Williams Street, Gol Gol.

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

The site has an existing Colorbond Iron Shed, & shipping container but is otherwise cleared / vacant and is zoned for residential use. Surrounding land is also zoned RU5 – Village.

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.)

Nil – site is vacant, and a level site. All services are available to the site.

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 Williams Street, Gol Gol. • Traffic volumes will be 1 additional vehicle • 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:

- 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 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:

- 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 expected to be discharged into Council's sewer system.
- The development will not result in any hazardous waste or other waste disposal issue. Any potential risk is
- 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:

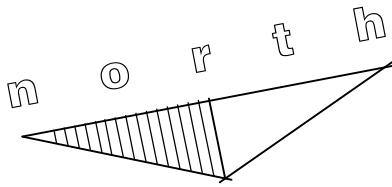
- The proposal, will contribute to the village environment of the area and bring further commercial and social opportunities to the township of Gol Gol. Further employment opportunities are generated for the building industry, landscaping businesses, and retail sector. Also, possible new enrolments at 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.

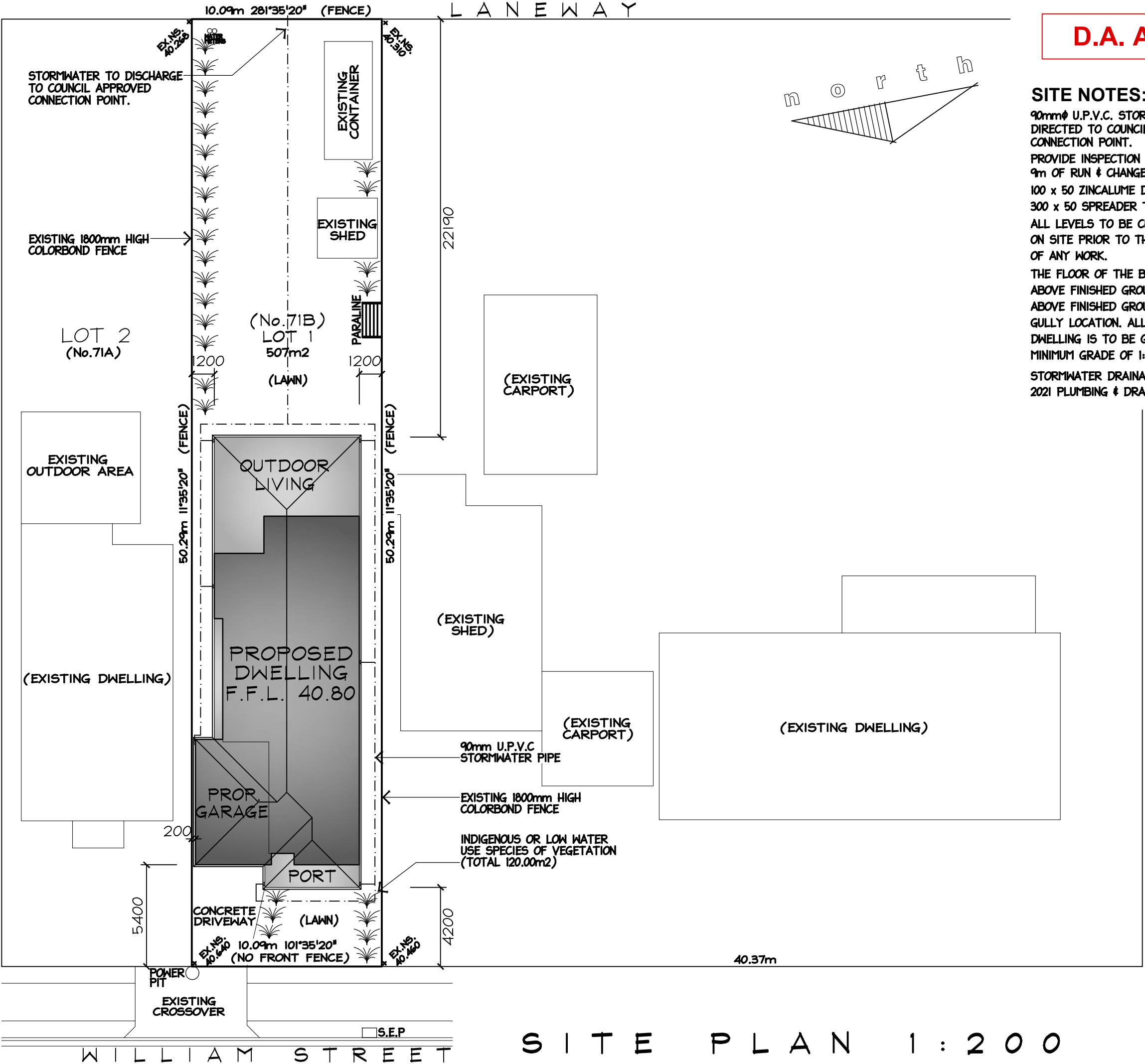
The Statement of Environmental Effects has not identified any planning and environmental reasons why this proposed development cannot proceed.

D.A. APPROVAL ONLY



SITE NOTES:

90mmØ 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.
 STORMWATER DRAINAGE WORKS TO COMPLY WITH AS/NZS 3500.3-2021 PLUMBING & DRAINAGE - STORMWATER DRAINAGE.



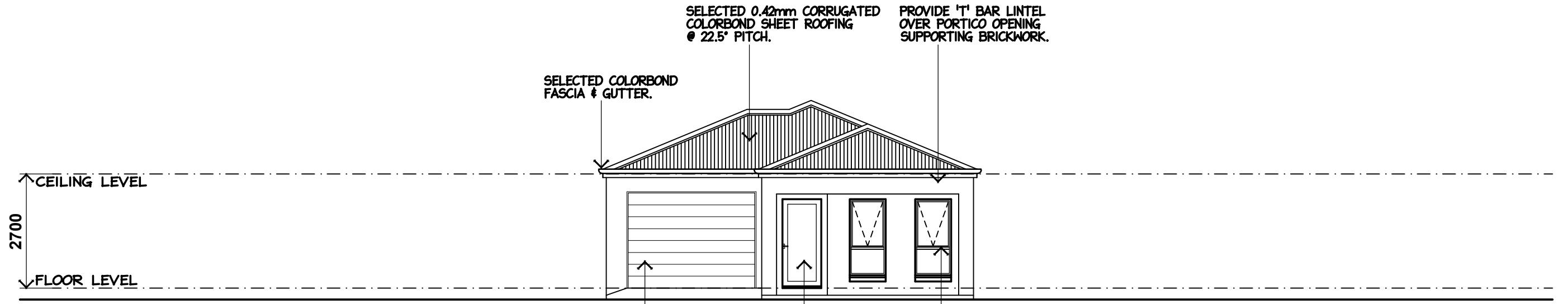
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SHEET NO: 1 OF 1 DRG NO: MH2 2026-207
 PROJECT:
 PROPOSED DWELLING SITE PLAN
 CLIENT:
 ADDRESS: LOT 1, (No. 71B)
 WILLIAMS STREET, GOL GOL, NSW.
 SCALE: AS SHOWN DATE: MAY '26

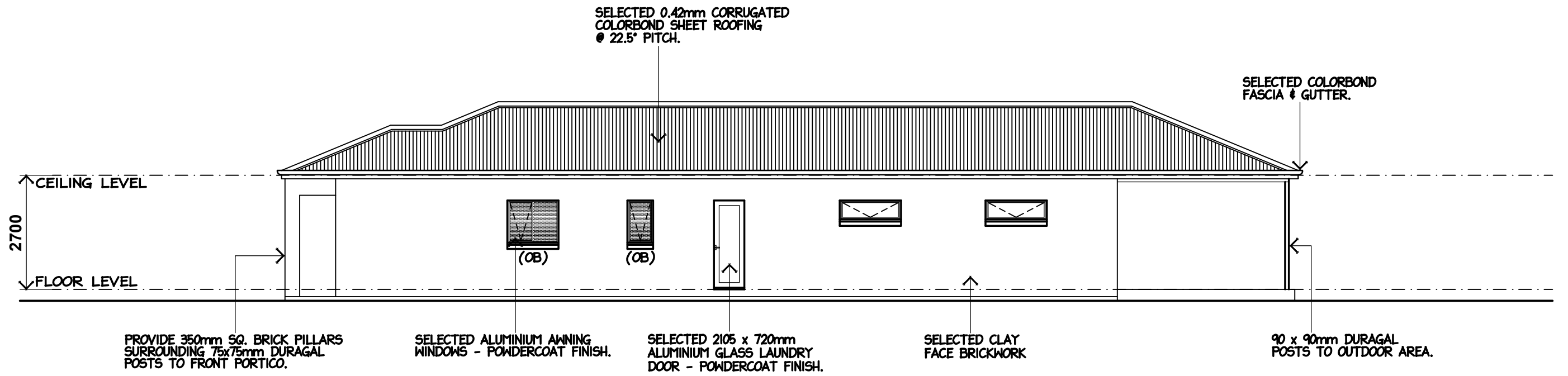


mark@mh2.com.au mick@mh2.com.au
 0438 210 139 0427 237 668
 No.136-138 Langtree Ave, Mildura, VIC 3500
 ABN: 43 634 027 464 DP No: AD 26770

S I T E P L A N 1 : 2 0 0



N O R T H E L E V A T I O N 1 : 1 0 0

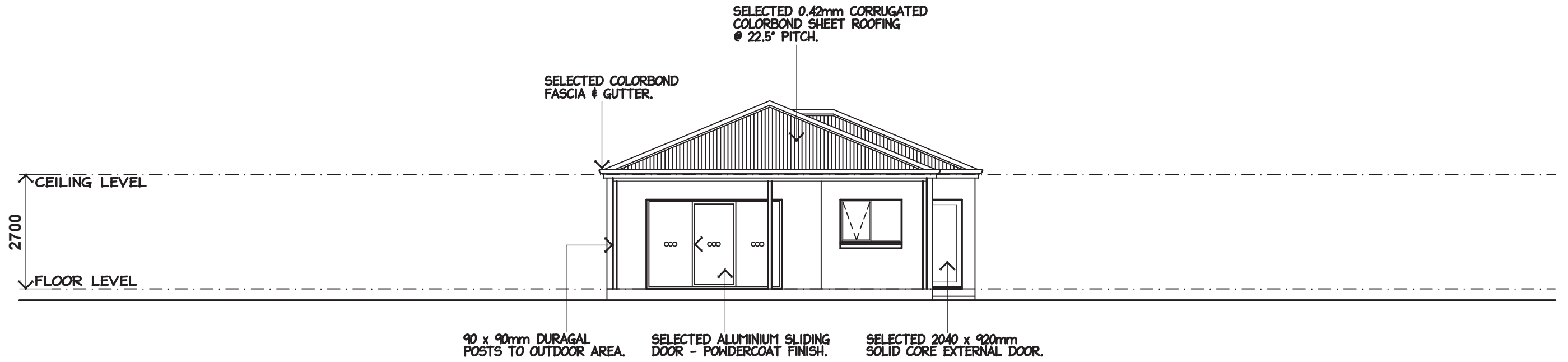


W E S T E L E V A T I O N 1 : 1 0 0
 (OB) DENOTES: OBSCURE GLAZING

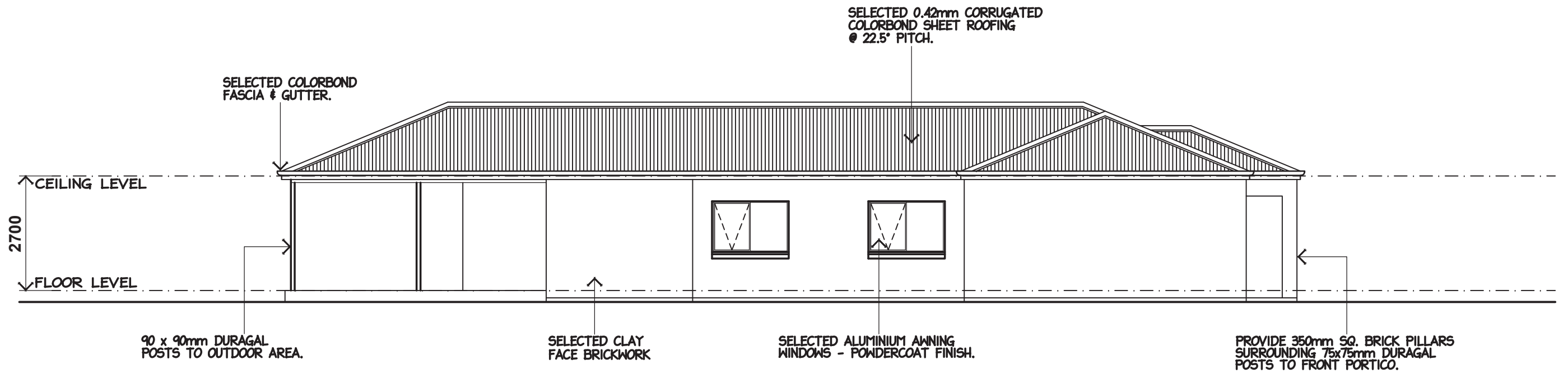
SHEET NO: 1 OF 2 DRG NO: MH2 2026-207
 PROJECT:
 PROPOSED DWELLING ELEVATIONS
 CLIENT:
 ADDRESS: LOT 1, (No. 71B)
 WILLIAMS STREET, GOL GOL, NSW.
 SCALE: AS SHOWN DATE: MAY '26



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S O U T H E L E V A T I O N 1 : 1 0 0



E A S T E L E V A T I O N 1 : 1 0 0


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SHEET NO: 5 OF 11 DRG NO: MH2 2026-207

PROJECT:
PROPOSED DWELLING

CLIENT:
M. VANEK

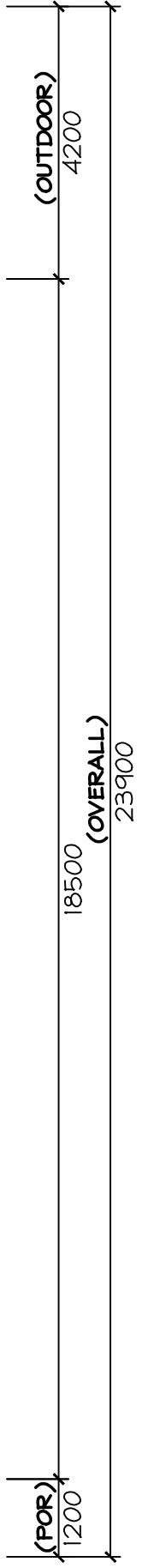
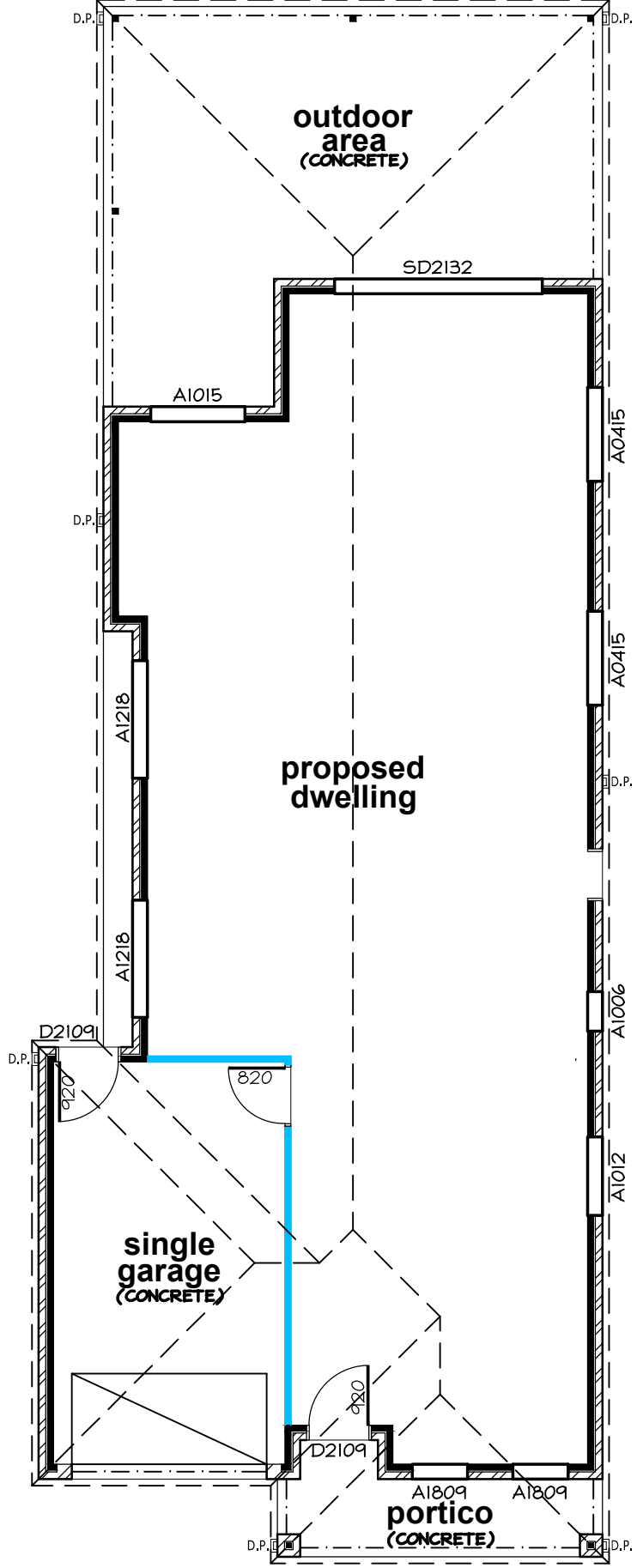
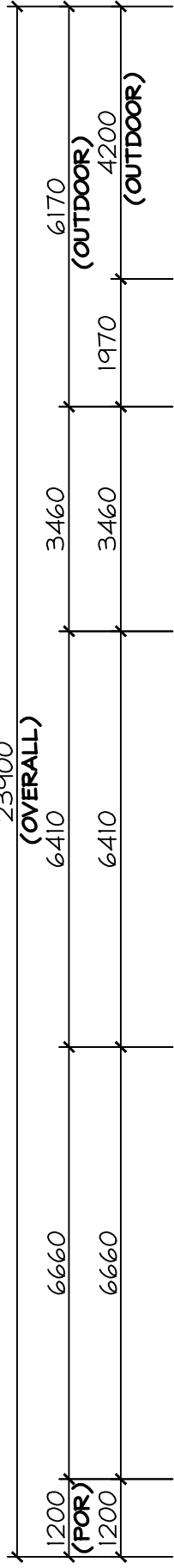
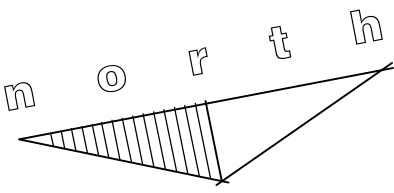
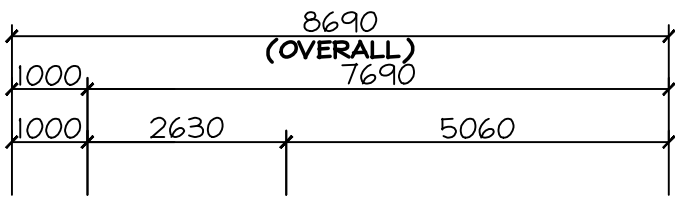
ADDRESS: LOT 1, (No. 71B)
WILLIAMS STREET, GOL GOL, NSW.

SCALE: AS SHOWN DATE: MAY '26

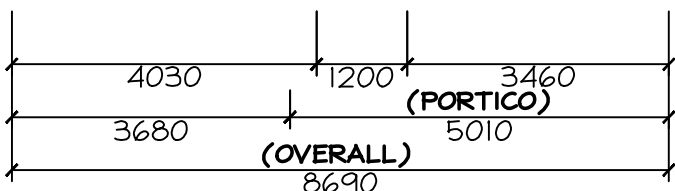


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D.A. APPROVAL ONLY



FLOOR PLAN
1:100
(DIMENSIONS)



AREAS:	TERRAIN CATEGORY 3.0	SHEET NO: 1 OF 1 DRG NO: MH2 2026-207
DWELLING 115.23m ²	REGION A	PROJECT: PROPOSED DWELLING NOTIFICATION PLAN
GARAGE 24.91m ²	TOPOGRAPHIC EFFECT (T1)	CLIENT:
PORTICO 6.73m ²	WIND DIRECTION (FULLY SHIELDED)	ADDRESS: LOT 1, (No. 71B)
OUTDOOR AREA 37.48m ²	CALCULATION OF WIND SPEED = 28	WILLIAMS STREET, GOL GOL, NSW.
TOTAL 184.35m²	WIND CLASSIFICATION (N1)	SCALE: AS SHOWN DATE: MAY '26



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