

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? | ☒ Yes | ☐ No |
| • Is your proposal consistent with the zone objectives? | ☒ Yes | ☐ No |
| • Is your proposal in accordance with the relevant development control plan? | ☒ Yes | ☐ 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 boundary realignment between Lots 1 & Lot 2 DP1075225 at 90 Melaleuca Street, Buronga – which will increase the overall size of Lot 1 from 2,125m² to 3,538m².

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.

This proposal is for the boundary realignment between Lots 1 & Lot 2 DP1075225 at 90 Melaleuca Street, Buronga – which will increase the overall size of Lot 1 from 2,125m² to 3,538m².

The intent is to incorporate the existing Shed located on Lot 2 property into the proposed Lot 1 boundary.

Supplied Plans detail the change of allotment sizes.

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 existing Lot 1 DP1075225 has an existing brick veneer dwelling on the site. The existing Lot 2 DP1075225 is an existing vineyard with a large zincalume shed in behind the existing Lot 1.
2. What is the present use and previous uses of the site? Lot 1 DP1075225 is an existing residential property with an existing dwelling on the site. Lot 2 DP1075225 is an existing vineyard with an existing Zincalume Shed on the Site – but is zoned RU5.
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 – everything is existing on the site and we are simply realigning the boundaries to incorporate the existing storage shed into Lot 1. The rest of the site is planned to be cleared for potential residential development.
5. What types of land use and development exist on surrounding land? The surrounding land across each road frontage is used for residential in accordance with RU5 Village zone in Buronga. The adjoining land to the East is still farming land. An existing WSC Drainage Reserve is located to the North of the Property.

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:

This is a simple Boundary Realignment.

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:

- The proposal is simply for a boundary realignment between Lots 1 & 2.

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:

- Existing services are already supplied to the Shed from Lot 1 and realigning the boundary to incorporate the shed saves the Shed having to be demolished and will make the remaining Lot 2 clear of any structures for future residential subdivision.

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: • No environmental impacts have been identified.		

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: • No native vegetation is proposed to be removed from the site, and the development will not impact threatened species or native habitat.		

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 boundary realignment will not change any of the existing site services at this point in time.
- Once the remaining land is developed for residential purposes, the existing owner may then opt to connect into WSC Drainage & Sewerage utilities once available.

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 is for a simple boundary realignment at this stage.

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.

SIGNATURES, AND SEALS ONLY.

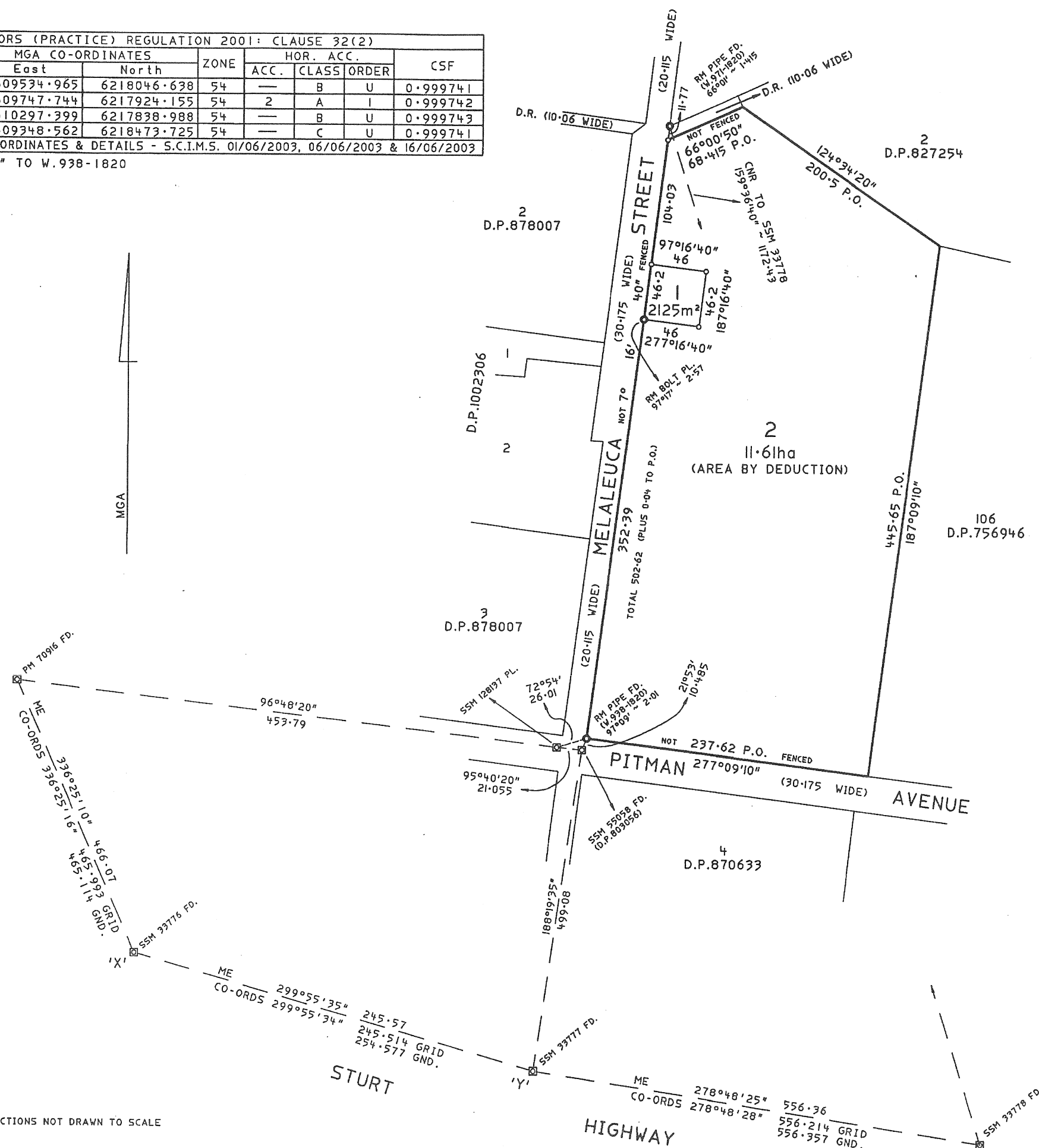
Signed at Sydney the 15th day of
July 2004 For Commonweath
Bank of Australia ABN 40 123 123 124 by its
duly appointed Attorney under Power of
Attorney Book 4297 No 297

Witness *NICK CEH*
Lauren Smith

150 George St Parramatta

SURVEYORS (PRACTICE) REGULATION 2001: CLAUSE 32(2)							
MARK	MGA CO-ORDINATES		ZONE	HOR. ACC.			CSF
	East	North		ACC.	CLASS	ORDER	
SSM 33776	609534.965	6218046.638	54	—	B	U	0.999741
SSM 33777	609747.744	6217924.155	54	2	A	I	0.999742
SSM 33778	610297.399	6217838.988	54	—	B	U	0.999743
PM 70916	609348.562	6218473.725	54	—	C	U	0.999741
SOURCE: MGA CO-ORDINATES & DETAILS - S.C.I.M.S. 01/06/2003, 06/06/2003 & 16/06/2003							

PLUS 7°34'50" TO W.938-1820



NOTE: SSM CONNECTIONS NOT DRAWN TO SCALE

DP1075225

Registered: *AW* 27.10.2004

C.A.: SEE CERTIFICATE

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: BURONGA SH. 1

Last Plan: 938.1820

PLAN OF SUBDIVISION OF
LOT 105 IN D.P.756946

Lengths are in metres. Reduction Ratio 1:2500

LGA WENTWORTH SHIRE

Suburb/Locality: BURONGA

Parish: GOL GOL

County: WENTWORTH

This is sheet 1 of my plan in *1* sheets.
(Delete if inapplicable).

Surveyors (Practice) Regulation 2001

I, ROBERT BRUCE FREEMAN
of 130 LANGTREE AVENUE, MILDURA, 3500,
a surveyor registered under the Surveyors Act 1929,
hereby certify that the survey represented in this plan
is accurate, has been made in accordance with the
Surveyors (Practice) Regulation 2001 and was completed
on 25th AUGUST 2003.

The survey relates to LOT 105
there specify the land actually surveyed, or specify
any land shown in the plan that is not the subject of
the survey)

(Signature) *R. Freeman*

Datum Line: 'X'-'Y' Surveyor registered under
Zone: Urban/Rural the Surveyors Act 1929

Plans used in preparation of survey/compilation

D.P.803056
D.P.1002306
W.938-1820

PANEL FOR USE ONLY for statements of
intention to dedicate public roads, to create
public reserves, drainage reserves, easements,
restrictions on the use of land or positive
covenants.

Crown Lands Office Approval

PLAN APPROVED:
Authorised Officer
Land District:
Paper No.:
Field Book: pages

Subdivision Certificate

I certify that the provisions of s.109j of the Environmental Planning
and Assessment Act 1979 have been satisfied in relation to the
proposed

Subdivision set out herein
(Insert 'subdivision' or 'new road')

Authorised Person/General Manager/Accredited Certifier

Consent Authority: Wentworth Shire Council

Date of endorsement: 11 May 2004

Accreditation no.: 08164

Subdivision Certificate no.: DP 80163

File no.:

Note:
When the plan is to be lodged electronically in the Land Titles Office
it should include a signature in an electronic or digital format
approved by the Registrar-General

* Delete if inapplicable.

STURT

HIGHWAY

NOTES:-

G.N.S.S. OBSERVATIONS WERE USED TO DERIVE DIMENSIONS OF THE SURVEY CONTROL TRAVERSE, CONNECTIONS AND THE DISTANCES OF THE BOUNDARIES OF THE SITE THAT ARE GREATER THAN 100 METRES.

LEGEND:-

SPK - DENOTES SPIKE
FCE - DENOTES FENCE

SURVEYOR Name: BEN CHRISTOPHER SHEPHERD Date: 30/04/2026 Reference: 24V0004.RELIGN	PLAN OF SUBDIVISION OF LOTS 1 AND 2 IN DP 1075225	LGA: WENTWORTH Locality: GOL GOL Reduction Ratio 1: 2500 Lengths are in metres.	Registered	DP
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