

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:

The proposed shed is located within a newly established subdivision that is zoned RUS-Village. The proposed site is on a corner block, therefore the owners have chosen to face their home into Cielo Crt. There is no stipulation that Kingfisher Rd is the front of the property therefore the 6m front setback does comply. Cielo Crt is their front boundary by choice. This proposal will support the development of Gol Gol + therefore meets the zone 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 proposed shed is to be constructed out of BMR Steel + colourband iron which is consistent with the conditions of the purchase colouring to be Monument facing + as the shed will form part of the boundary fence, it will be Monument.

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.

New subdivision - flat ground.

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

Previously a fruit block - new subdivision

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

N/A

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

~~No easements~~ & land is flat.

There is a small easement in the opposing rear corner of the allotment - this does not enable the shed to be built in that corner.

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

Residential & fruit blocks.

CONTEXT AND SETTING

- Will the development be:

- Visually prominent in the surrounding area?
- Inconsistent with the existing streetscape?
- Out of character with the surrounding area?
- Inconsistent with surrounding land uses?

☒ Yes☐ No☐ Yes☒ No☐ Yes☒ No☐ Yes☒ No

Please justify your answers below:

The shed will be visually prominent as it is a new subdivision so there are no homes built yet.

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.?
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?
- 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.?
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths?

☐ Yes☒ No☐ Yes☒ No☐ Yes☒ No☐ Yes☒ No

Please justify your answers below:

The high side of the shed is facing the road so there will be no overshadowing issues.

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development?
- Will the development increase local traffic movements / volumes?
If yes, by how much?
- Are additional access points to a road network required?
- Has vehicle manoeuvring and onsite parking been addressed in the design?
- Are power, water, sewer and telecommunication services readily available to the site?

☒ Yes☐ No☐ Yes☒ No☐ Yes☒ No☒ Yes☐ No☒ Yes☐ No

Please justify your answers below:

The site is vacant so there is a lot of room for vehicle manoeuvring.

There is a power pillar on boundary (Kingfisher Rd) as shown on plans.

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 land is primarily flat so no excavation will be required.

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 will need to be removed.

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:

90mm u.p.v.c stormwater pipe to be connected to council approved connection point as per plans.

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

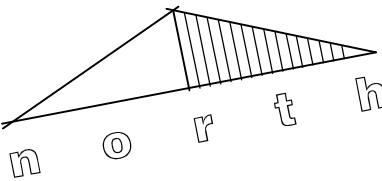
Please justify your answers below:

All roller doors + windows will have locks + security mesh.

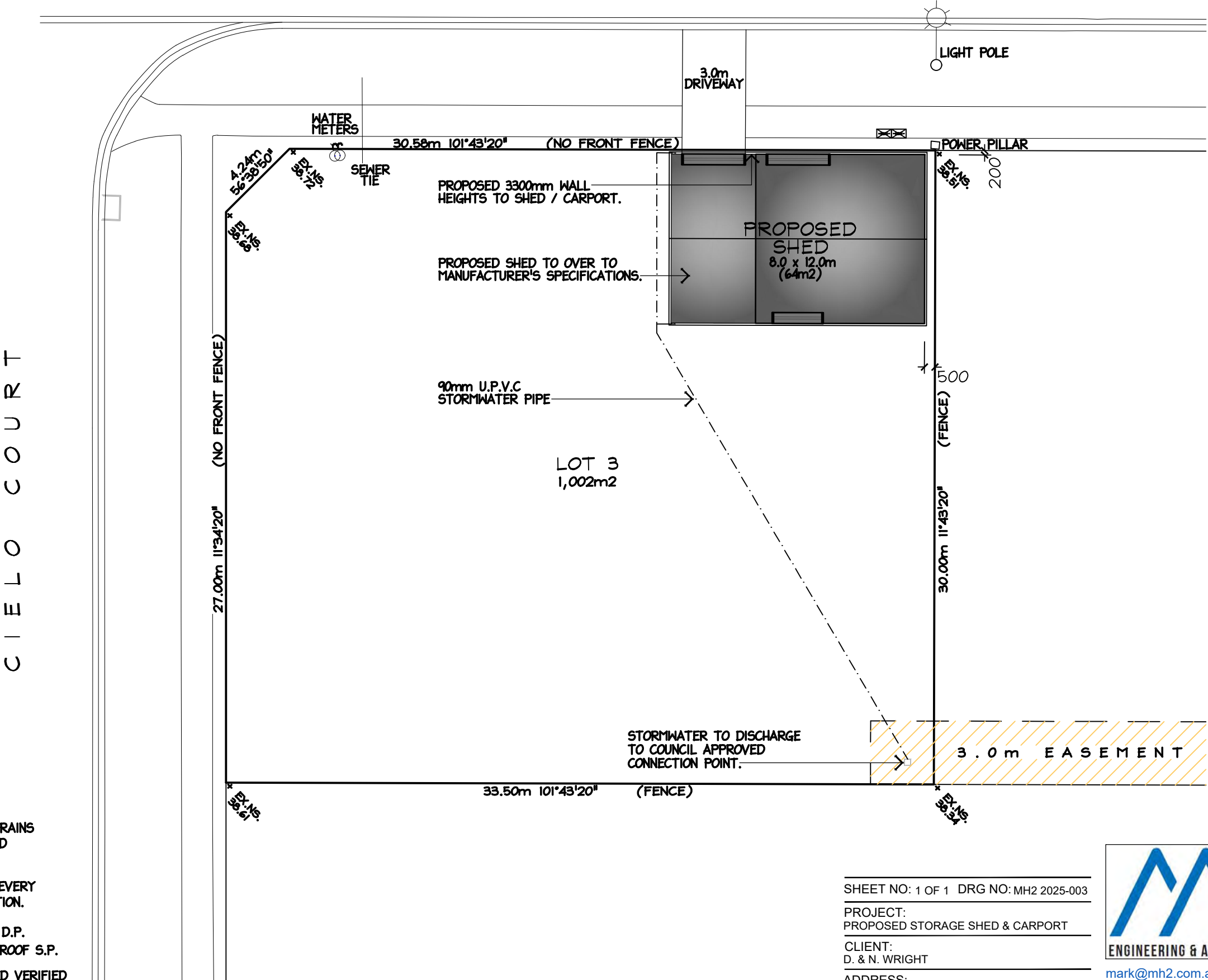
CONCLUSION

Cumulative effects of all factors.

The proposed shed will add value to the newly established sub division. It will also add some much needed storage space for the owner being able to house their caravan.



KINGFISHER ROAD



SITE NOTES:

- 90mm 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.

SHEET NO: 1 OF 1 DRG NO: MH2 2025-003
PROJECT:
PROPOSED STORAGE SHED & CARPORT
CLIENT:
D. & N. WRIGHT
ADDRESS:
LOT 3, KINGFISHER ROAD, GOL GOL, NSW.
SCALE: AS SHOWN DATE: APR '25



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



Mallee Sheds

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Quotation

No: **425623**
 Date: 03/04/2025
 Valid: 14 Days

