

Description of Proposed Development

Include, where applicable a description of proposed buildings, proposed building materials, nominated colour scheme, nature of use, details of any demolition and other works

Description of Site

Include, where applicable a description of the physical features of the site such as a shape, slope, vegetation and waterways. Describe the current use of the site.

What is the present use and previous use of the site?

Is the development site subject to any of the following natural hazards?

Bushfire prone

Flooding or stormwater inundation

Comments

Note: If the site is identified as bushfire Prone it will be necessary to address the planning for Bushfire protection guidelines and in the case of subdivision the development will be integrated. Refer to [NSW Rural Fire Service](#)
Identify other constraints existing on the site eg. vegetation, easements, sloping land, drainage lines, contamination

What type of land use and development exist on surrounding land?

Planning Controls

Is your proposal permissible in the zone?

Is your proposal consistent with the zone objectives

Is your proposal in accordance with the relevant development control plan?

If you answered 'No' to any of the above, we suggest you make an appointment to discuss your proposal with the Development Concierge before lodging a development application.

Comments

Context and Setting

Will the development be

Visually prominent in the surrounding area?

Inconsistent with the existing street scape

Out of character with the surrounding area?

Inconsistent with surrounding land uses?

A variation to the Building Line Setbacks?

Comments

Privacy, Views and Overshadowing

Will the development result in any privacy issues between adjoining properties because 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 because of placement of active use outdoor areas, vehicular movement areas, air conditioners, pumps, bedroom, living room windows etc?

Comments

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?

Is power, water, electricity, sewer and telecommunication services readily available to the site?

Comments

Environmental Impacts

Is the development likely to result in any form of air pollution (smoke, dust, odour etc)

Does the development have potential to result in any forms of water pollution (eg sediment run-off)

Will the development have any noise impacts above background noise levels eg swimming pool pumps

Does the development involve any significant excavation or filling?

Could the development cause erosion or sediment run-off (including during the construction period)

Is there any likelihood the development will cause contamination?

Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required).

Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?

Comments

Flora and Fauna

Will the development result in the removal of any native vegetation for the site?

Is the development likely to have an impact threatened species?

Comments

Waste and Stormwater Disposal

How will effluent be disposed of?

Will liquid trade waste be discharged to Council's sewer

Will the development result in any hazardous waste or other waste disposal issue?

How will stormwater (from roof or hardstand areas) be disposed of

Council drainage system

Other (provide details)

Does the development propose to have rainwater tanks?

Have all potential overland stormwater risks been considered in the design of the development?

Comments

Social and Economic Impacts

Will the proposal have any economic or social consequences in the area?

Has the development address any safety, security or crime prevention issues?

Comments

Other Relevant Matters

Provide further details or attach additional pages as required

Applicant Declaration

I/we declare the particulars stated in this document are correct to the best of my/our knowledge and acknowledge the application may be returned if it's deemed the information supplied is inadequate or not supplied.

Name:

Name:

Signature:

Signature:

Date:

Date: