

Development Application

18 Riverview Rise, Gol Gol

June 2021

planning & development specialists

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Introduction

Development approval is sought for a pool, pool fence and a new deck extension to an existing dwelling located on land at 18 Riverview Rise, Gol Gol. Development approval is required due to the works being in front of the dwelling building line and cannot therefore be considered complying development. The dwelling has existed on the land for many years and has been resided in for that time.

The site is included in Zone R5 Large Lot Residential and has an area of 5,820m². The site has direct access to Riverview Rise but does not have access to the Murray River. The land is relatively flat at the proposed site for the pool and building works.

It is considered the development of the site is appropriate given the contents of the LEP, DCP, State Policies and Environmental Planning and Assessment Act 1979. As a result, the development application should be supported.



Proposal

The application proposes the establishment of swimming pool, associated safety fence and decking as part of the existing dwelling. The pool has been designed to integrate within the existing dwelling to provide a flow between each of the elements of the dwelling.

The proposed pool will be located approximately 10.5m from the front boundary. The pool will measure 9m x 4.2m with a depth of 1.09m to 1.86m. The pool will have a safety fence surrounding and a deck area will connect the pool to the existing dwelling.

The pool will be to the east of the existing dwelling where the land is clear of native vegetation. The area where the pool is located is in front of the existing dwelling build line. This is required due to the irregular shape of the lot.

The pool is positioned in this location to ensure optimum efficiency in design for the existing facilities in the dwelling.



Figure 1 Location of the pool

Planning controls

Zoning

Zone R5 Large Lot Residential

The land is contained within Zone R5 Large Lot Residential of the Wentworth LEP.

The objectives of the zone are:

To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.

To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.

To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.

To minimise conflict between land uses within this zone and land uses within adjoining zones.

To restrict the construction of new residential and other sensitive uses in flood prone areas.

The zone states that development consent is required for dwelling houses.

LEP Additional mapping

None applicable

LEP

None applicable

State Environmental Planning Policies

None applicable

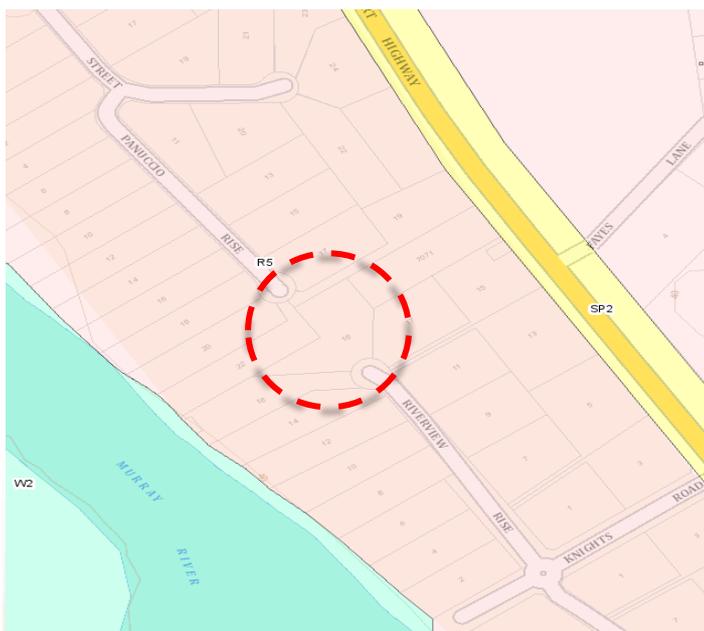


Figure 2 Zone map

Site and surrounding area

Subject site

The land known as Lot 7 DP865438 has an area of 5,820m² and is irregular in shape. The land is in a residential setting and consists of a single dwelling with associated outbuilding.

Access to the land is from Riverview Rise which is a constructed residential street.



Figure 3 Aerial image of the site



Figure 4 View of 18 River View Drive.

Locality

The land is located in an area north of the river that has been established rural residential lots with a minimum lot size of 5,000m². Generally, land to the north of the river and south of the Sturt Highway is land zoned for large lot residential purposes the same to the lot subject to the application.

The site is approximately 10km from Mildura.



Figure 5 Aerial image of the locality



Figure 7 View looking East on Riverview Rise.



Figure 6 View of adjoining property

Planning assessment

Policy context

The application for the pool, safety fence and decking are considered to be relatively minor given that it is associated with the residential activities and the residential use of the land for a dwelling. Normally, the pool would be exempt from consent but given the proposed location, consent is required.

Given the siting of the dwelling on the land, its internal configuration, orientation and that the dwelling has existed on the land for many years, it is considered a site responsive design and appropriate for the approval of the inclusion of the pool area, safety fencing and decking to the dwelling to be supported through the issue of development approval.

In response to the general considerations for development within the zone the following is noted:

- ♦ The existing land where the pool is located has been significantly disturbed and altered from its natural state.
- ♦ The pool development has been designed to ensure any additional impacts on the environment are minimised.
- ♦ The area of the development is setback 10.5m from the front boundary.
- ♦ The existing dwelling and the proposed pool will not impact upon the distinctiveness or character of the immediate locality. Its common to see existing pools in the locality and immediate neighbourhood.
- ♦ The top of the pool will be consistent with the level of the existing dwelling and established above the 1% flood level.
- ♦ The establishment of pools associated with dwellings regularly occurs within lots in this zone and of this size.

Conclusion

In conclusion, it is considered for reasons outlined above the development responds well to the opportunities and constraints of the site and is consistent with the provisions Environmental Planning and Assessment Act 1978 and the Environmental Planning and Assessment Regulation 2000. Furthermore, the proposal is considered to be generally consistent with the LEP and Rural Lands Policy.

The proposal is considered appropriate for the site for the following reasons:

- ♦ The layout responds to the site characteristics and opportunities
- ♦ There will be no offsite impacts as a result of the proposal
- ♦ Materials and a design that is sympathetic to the area and consistent with the locality
- ♦ The extension of decking and pool area will be appropriately setback from site boundaries
- ♦ The level of all pool and decking will be above the 1% flood level



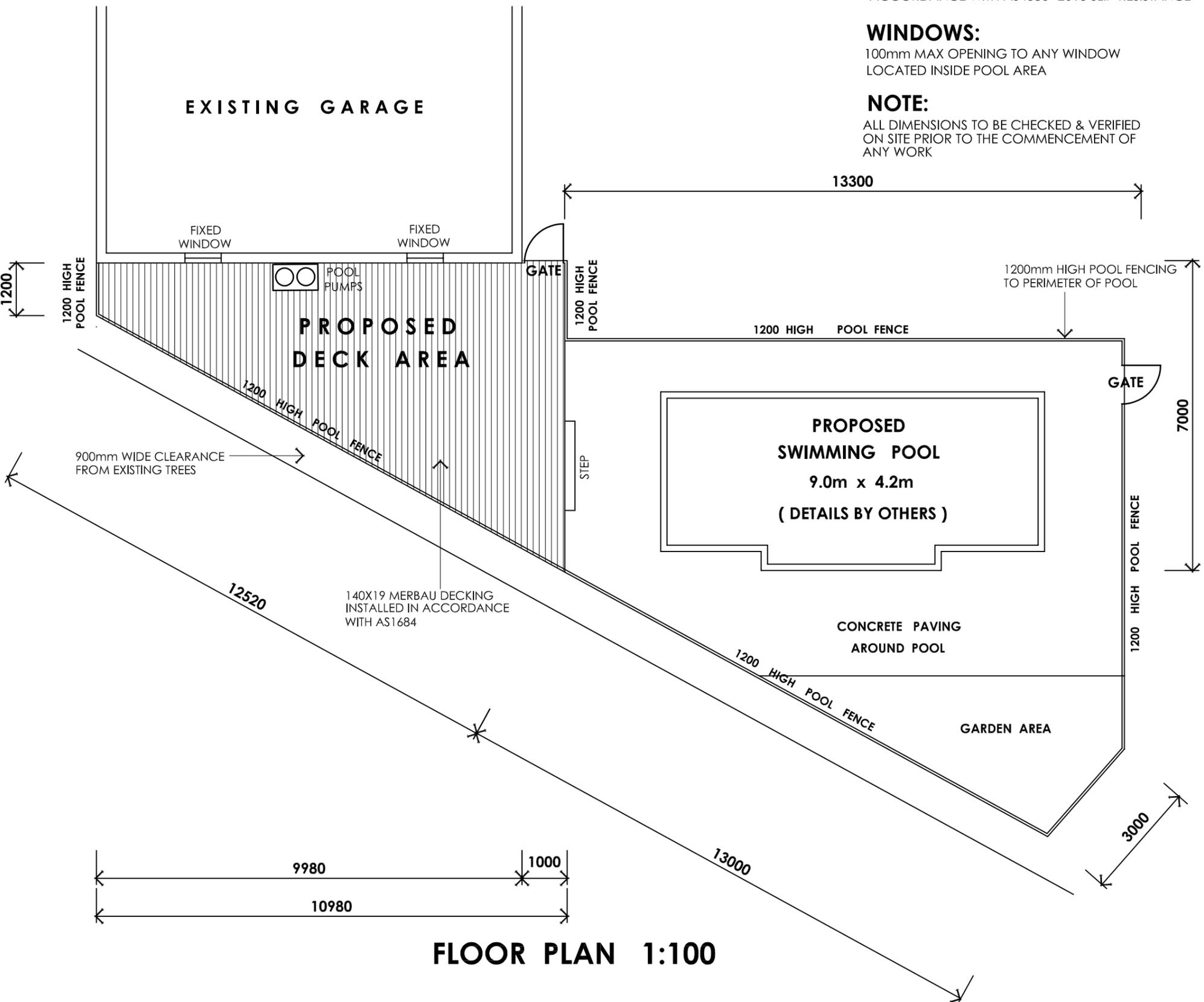
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STEPS

190mm MAX RISERS
 240mm MIN TREADS
 STAIR TREADS TO BE PROVIDED WITH A NOSING STRIP WITH A SLIP RESISTANCE CLASSIFICATION OF NOT LESS THAN P3 FOR DRY CONDITIONS AND P4 FOR WET CONDITIONS WHEN TESTED IN ACCORDANCE WITH AS4586--2013 SLIP-RESISTANCE

WINDOWS:

100mm MAX OPENING TO ANY WINDOW LOCATED INSIDE POOL AREA

NOTE:

ALL DIMENSIONS TO BE CHECKED & VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK

drg no.

2021-033

project

PROPOSED DECK AREA & NEW SAFETY BARRIERS

address

LOT 7 RIVERVIEW RISE
 GOL GOL

client

scale

AS SHOWN

areas

DECK AREA	47.50m2
SWIMMING POOL	35.50m2
PAVED AREA	62.50m2

sheet no. 1 of 4

date MAY 2021

design NK drn NK

DP no. AD 1200

general notes:

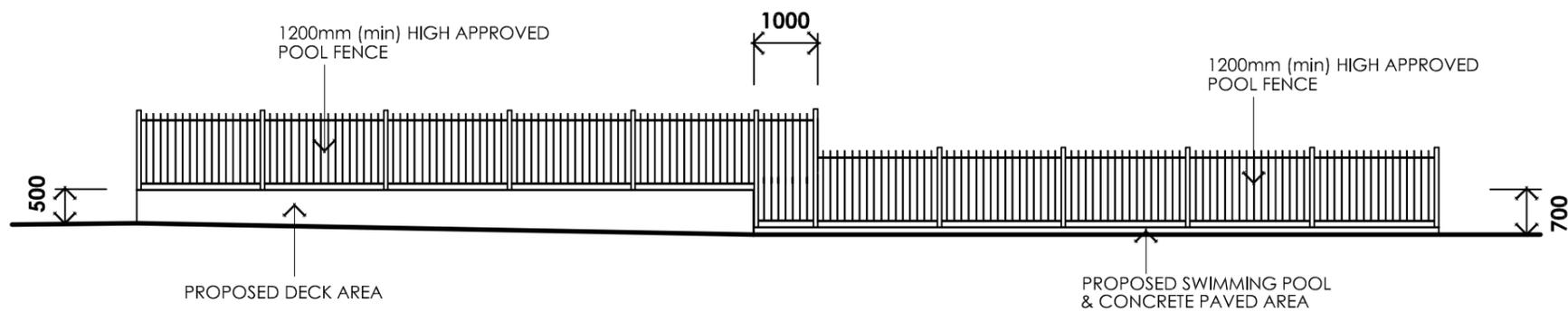
1. ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE NATIONAL CONSTRUCTION CODE
2. CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
3. FIGURED DIMENSIONS HAVE PREFERENCE TO SCALE.
4. PLANS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
5. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT.
6. IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY SERVICES WHICH MAY HINDER CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.

JULNIC PTY LTD TRADING AS:

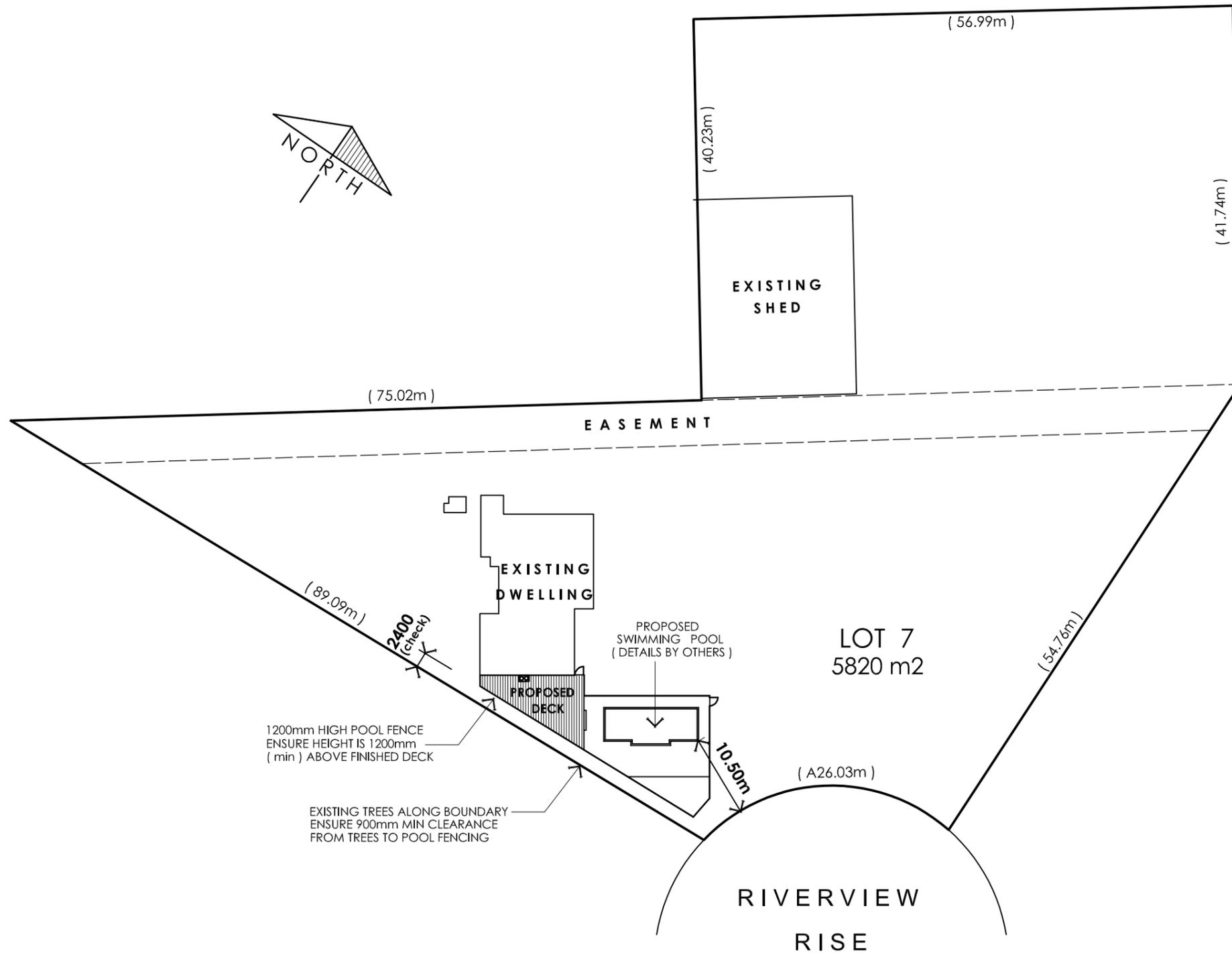


DESIGN
 11 DYLAN COURT
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FLOOR PLAN 1:100



ELEVATION 1:100



SITE PLAN 1:500

drg no.

2021-033

project

PROPOSED DECK AREA & NEW SAFETY BARRIERS

address

**LOT 7 RIVERVIEW RISE
GOL GOL**

client

scale

AS SHOWN

sheet no. **4** of **4**

date **MAY 2021**

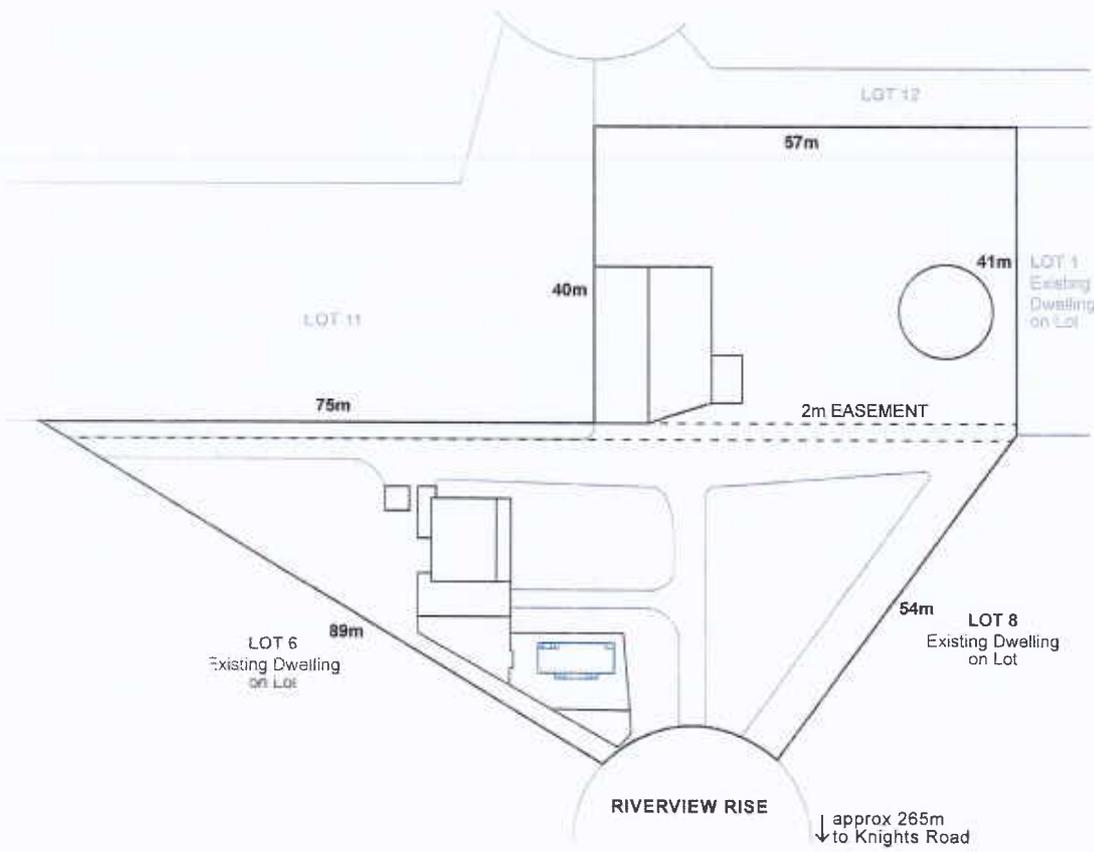
design **NK drn NK**

DP no. **AD 1200**

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PROJECT: Proposed Pool and Fencing
 Compass 9m Vogue
 CUSTOMER:
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 NSW 2738
 SITE NOTES:

COMPASS:

