JACKSON PLANNING

# Planning

# Report

## Shade sail and outbuilding (use only)

53 Carramar Drive
Gol Gol, NSW, 2738

# EXECUTIVE SUMMARY

| | |
|---|---|
| Proposal | Shade sail and outbuilding (use only) |
| Street Address | 53 Carramar Drive, Gol Gol |
| Formal Land Description | Lot 21 DP 240719 |
| Zone | RU5 – Village |
| Relevant State Environmental Planning Policies | Not applicable |

# SUBJECT SITE AND SURROUNDING AREA

**Site Description**

The subject site is located on the southern section side of Carramar Drive, within an established section of the road. The land contains an existing dwelling which has been at the site for an extended period. The land directly abuts the Murray River, having a frontage of 32 metres to the river. Access to the site is currently via an existing cross over located on the eastern portion of the Carramar Drive frontage.

The surrounding area generally comprises similar sized residential allotments, with the majority of parcels already containing existing dwellings and associated structures.

The subject site appears to have access to reticulated electricity, telecommunications, water and sewer.

An aerial image of the site and surrounding area as well as site photos are contained on the following pages.

## Aerial Image of the Site and Surrounding Area

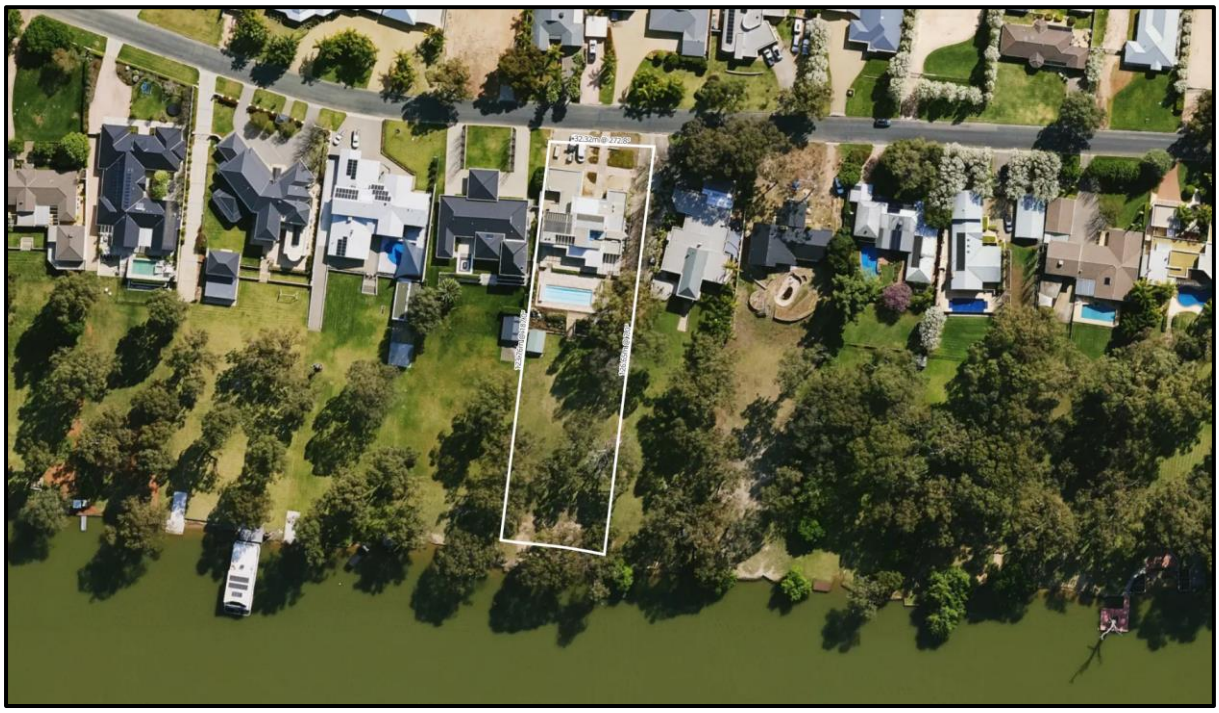


*Figure 1: Subject site and surrounding area (Source: Landchecker Sep 2024)*

## Site Photos

*Figure 2: view of site from Carramar Drive*

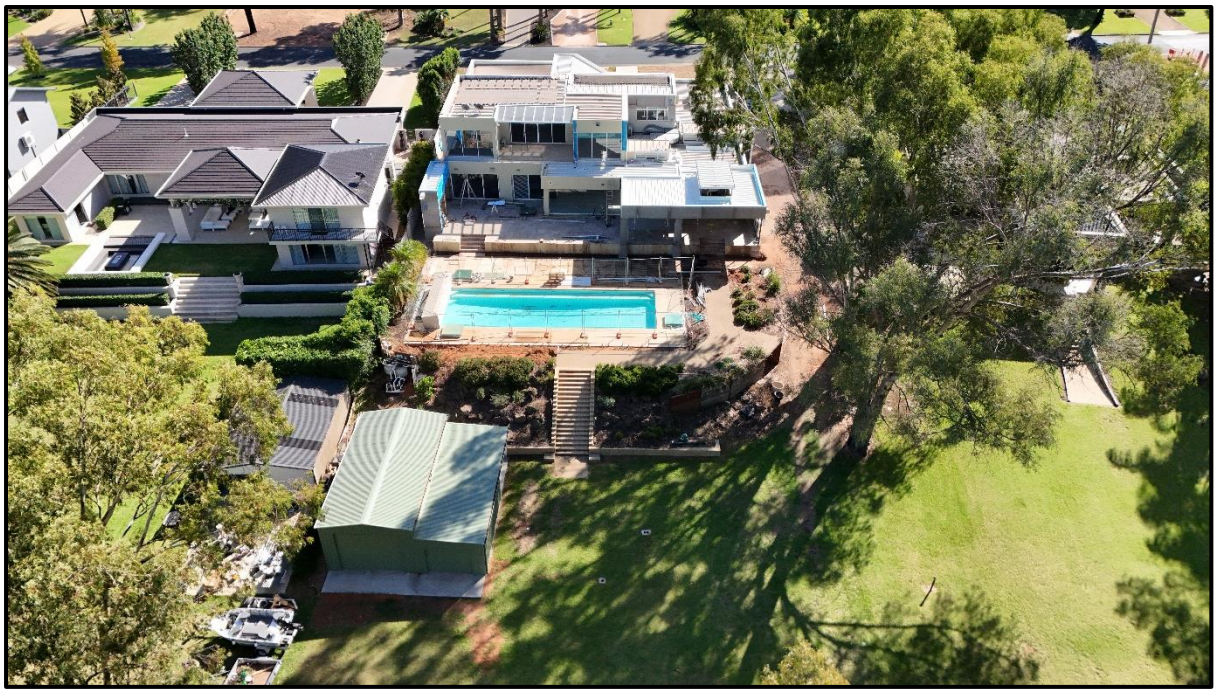


*Figure 3: view from Murray River*

*Figure 4: Proposed Shed*

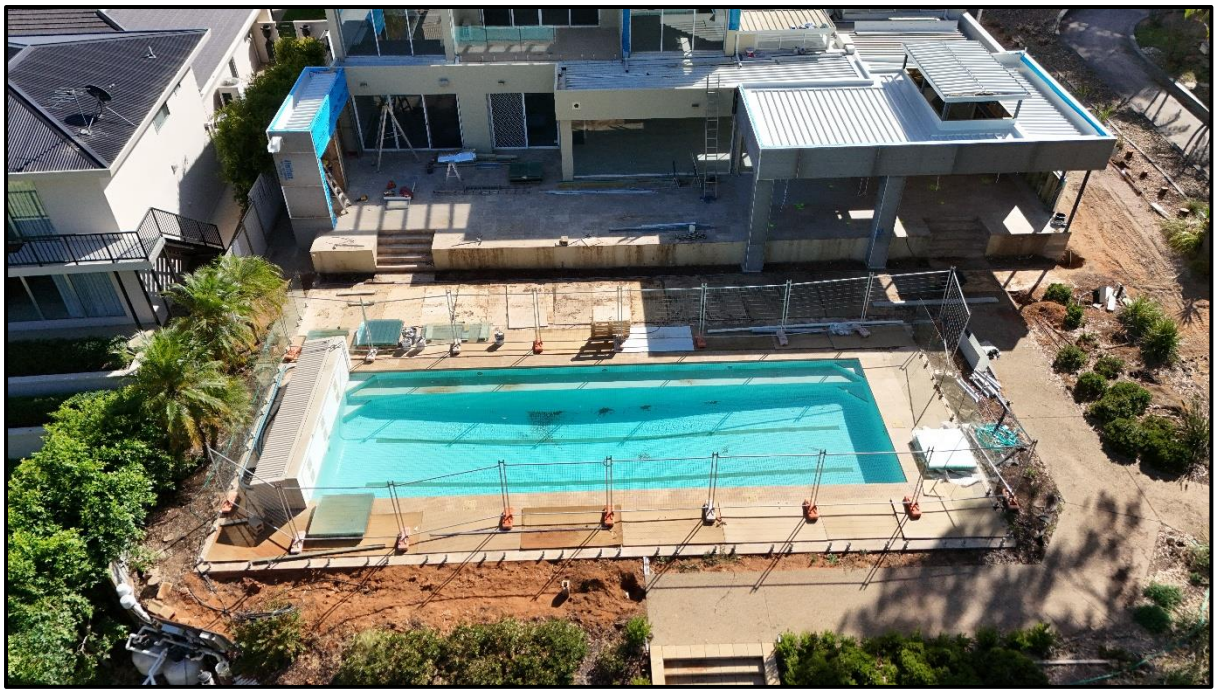


*Figure 4: Shade sail location*

## PROPOSAL

# DESCRIPTION

This application is for outbuilding (use only) and a shade sail to cover the pool as summarised under the following points:

- The outbuilding is located at the rear of the dwelling, adjoining the existing swimming pool. The building has a length of 9 metres, a width of 8.4 metres and a height of 3.7 metres.
- The shade sail is to be located over the western side of the pool, with a height ranging from 3.6 metres to 5.6 metres.

# PLANNING
# CONTROLS AND ASSESSMENT

## Wentworth Local Environmental Plan 2011 (LEP)

The Subject site is within the RU5 – Village

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 application proposes development is associated with an existing dwelling, thus generally meeting the objectives of the Zone.

**Clause 5.21 Flood planning**

The objectives of this clause are as follows—

- *to minimise the flood risk to life and property associated with the use of land,*
- *to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- *to avoid adverse or cumulative impacts on flood behaviour and the environment,*

- *to enable the safe occupation and efficient evacuation of people in the event of a flood.*

Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—

- *is compatible with the flood function and behaviour on the land, and*
- *will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- *will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- *incorporates appropriate measures to manage risk to life in the event of a flood, and*
- *will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*

**Discussion**

Both structures proposed are non-habitable, therefore it is considered that the risk to live is not increased as a result of the development.

The outbuilding has been designed to allow for flood water to pass through the building in times of flooding, resulting in minimal impacts to the flow of flood water along the Murray River.

It is accepted that standard conditions relating to the construction of the buildings may be required to be certified by a qualitied structural engineer certifying that the design and structural adequacy of the structures can withstand the effects of inundation in the event of a flood.

In conclusion it is considered that the proposed development will allow the safe and efficient evacuation of people in the event of a flooding event.

# Wentworth Development Control Plan

## Chapter 4 – Residential Development Controls

### 4.1.1 Site Context and Analysis

As mentioned previously in this report, the subject land is a standard sized parcel located in an established residential area. The proposed development will be consistent with all other lots within the street by providing development ancillary to a single dwelling.

### 4.1.2 Streetscapes

The proposed works will not alter the existing streetscape.

### 4.1.3 Front Setback

Not applicable for this application.

### 4.1.4 Side setbacks and Corner Lot Setbacks

The shade sail will be located 650mm from the western boundary at its closest point, which is within the 1 metre requirement. Given the limited size of the structure within the boundary, it is anticipated that there will be minimal impact on the adjoining land. The shed is setback and acceptable distance from the side boundary.

### 4.1.5 Rear setbacks

The extensions are 55.8 metres (at their closest point) from the rear boundary, thus meeting this clause.

### 4.1.6. Walls on Boundaries

Not applicable for this application.

### 4.1.7 Building heights and overshadowing

Given the design of the proposed buildings and distance from the adjoining dwellings, it is considered that the height will not impact on the nearby dwellings.

#### 4.1.8 Site Coverage

Due to the size of the site, it is considered that site coverage is met.

#### 4.1.9 Private Open Space

Not applicable for this application.

#### 4.1.10 Energy Efficiency and Solar access

Not applicable for this application.

#### 4.1.11 Daylight to existing windows

Not applicable for this application.

#### 4.1.12 North-facing windows

Not applicable for this application.

#### 4.1.13 Overlooking

Not applicable for this application.

#### 4.1.14 Fencing and Retaining Walls

Not applicable for this application.

#### 4.1.15 Car Parking and Vehicle Access

Not applicable for this application.

#### 4.1.16 Cut and Fill

The extensions are to be located on areas that are currently established.

## State Environmental Planning Polices (SEPP)

There are no SEPP's applicable to this application.

## General Assessment

### Visual Impacts

Please refer to DCP assessment.

### Open Space

Please refer to DCP assessment.

### Overshadowing and Privacy

Please refer to DCP assessment.

### Noise

Not applicable for this application.

### Erosion Control Measures

No specific erosion control measures are considered necessary for this development. As discussed previously, earthworks will be appropriately battered and retained.

### Economic and Social Impacts

Given the residential nature of this development, economic or social impacts on the locality are not envisaged.

### Environmental Benefits

Due to the nature of this development, no significant environmental benefits are envisaged.

**Disabled Access**

Not applicable for this application.

**Security, Site Facilities and Safety**

Not applicable for this application.

**Waste Management**

Not applicable for this application.

**National Construction Code**

The National Construction Code will be assessed as part of the Construction Certificate process by a Building Surveyor.

**Traffic**

Not applicable for this application.

**Stormwater/flooding**

The extensions will be connected to the existing stormwater system located on the site.

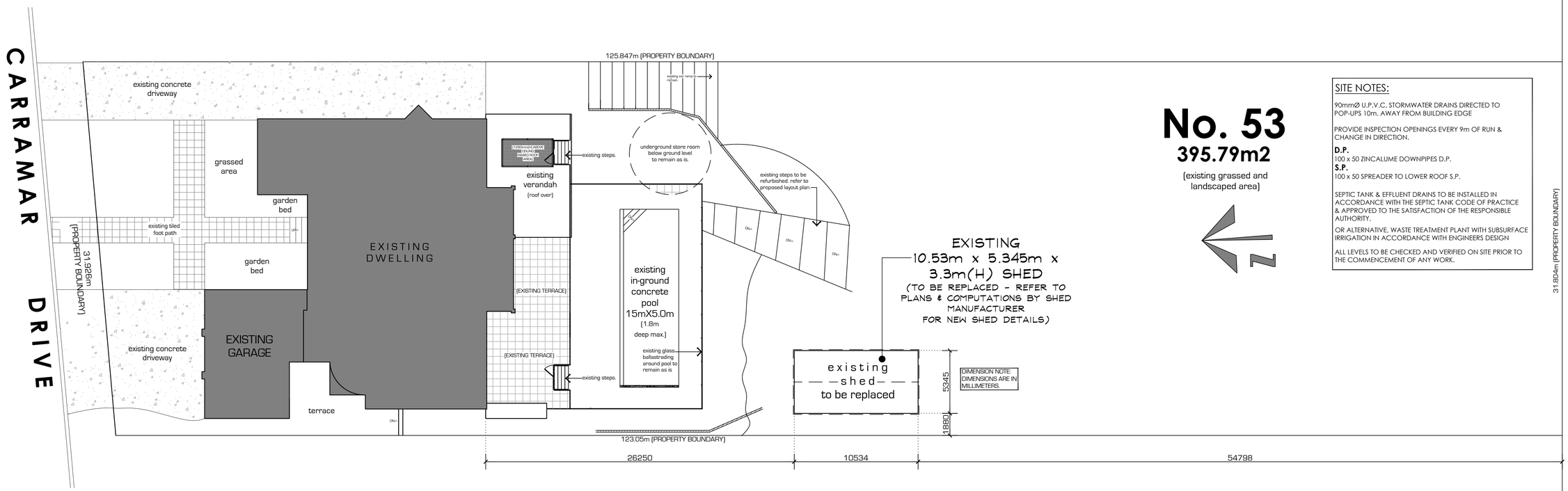
# CONCLUSION

This report demonstrates that the proposal is consistent with the relevant provisions of the Wentworth Local Environmental Plan 2011 and Wentworth DCP.

The proposed development is appropriate for the site as it:

- Is encouraged in the RU5 Village Zone
- Is appropriately located on the subject site
- Will have minimal impacts on the locality
- Will not result in any detrimental impacts on the environment.

It is therefore considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant Development Consent for the development as described in this report at 53 Carramar Drive, Gol Gol.




## EXISTING OVERALL SITE LAYOUT:
**NOT TO SCALE**

**SHED: 23.03.2025**

### general notes:

1. ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, STATE BUILDING REGULATIONS & LOCAL AUTHORITY REQUIREMENTS.
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14. (LBW) LOAD BEARING WALL SUPPORTING ROOF TRUSSES

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| WINDOW TYPE | ALUMINIUM AWNING & SLIDING |
| LINTEL TYPE | SMARTFIR F17 KDHW |
| FLYWIRE TO ALL OPENINGS | *CHECK LINTELS SUPPORTING GIRDER TRUSSES |

NOTE : TRUSS MANUFACTURER TO VERIFY TRUNCATED GIRDER LOCATIONS OVER WINDOW OPENING PRIOR TO INSTALLATION.

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**BUSHFIRE ATTACK LEVEL (BAL)**

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**CLIENT:** K. TURK
**ADDRESS:** No. 53 CARRAMAR DRIVE GOL GOL, NEW SOUTH WALES
**SCALE:** AS SHOWN
**AREA:**

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| EXISTING DWELLING | 618.76 m² | 66.60 sqs |
| EXISTING 3 CAR GARAGE | 87.52 m² | |
| EXISTING SINGLE GARAGE | 28.13 m² | |
| TOTAL | 734.41 m² | |

**SHEET NO:** A3 OF 5
**DATE:** SEPTEMBER 2024
**JOB NO:** 24 062
**DR.** J.C.

**CONSULTING ENGINEERS & PROJECT MANAGEMENT**
Suite 2 First Floor, 50-54 Madden Avenue
P.O. Box 3207 Mildura, Victoria, 3502.
Telephone 03 5021 2424
Facsimile 03 5021 3380
email: admin@inland.com.au

**INLAND** CONSULTANTS

## GENERAL

G1. These drawings shall be read in conjunction with all other Consultants' drawings and specifications and with such other written instructions as shall be issued during the course of the contract. Any discrepancy on these drawings must be referred to the Engineer, Inland Consultants Pty. Ltd., for resolution prior to proceeding with the work.

G2 These drawings shall not be used for construction until issued as "Approved for Construction" by this office.

G3. The Contractor and/or Sub-Contractors, are responsible for verifying all datum points, levels and dimensions including setout dimensions prior to commencing either on site construction or off site fabrication. All setout and overall dimension shall be obtained from the architectural drawings. DO NOT SCALE these drawings.

G4. All dimensions are in millimetres unless stated otherwise. All levels are expressed in metres.

G5. During construction, the Contractor shall be responsible for maintaining the structure and all excavations in a stable condition and ensuring no part is overstressed by construction activities.

G6 Workmanship and materials are to be in accordance with the relevant current SAA Codes, the Building Code of Australia, Occupational Health and Safety Regulations and the local statutory authorities requirements.

G7. The approval of any substitution by the Engineer is not on authorisation for an extra. Any extras involved must be taken up with the Engineer and before work commences.

G8. No responsibility shall be taken unless the work is inspected and approved during construction. All inspections required shall be confirmed with the Engineer 24 hours in advance of time requirement (working days only included).

G9. Where additional construction loads such as mobile cranes etc. are to be imposed on the structure, the Contractor shall provide full details of the proposed temporary supports to the Engineer for approval, a minimum of 7 days prior to the proposed works commencing.

G10. The structural work on these drawings has been designed for the following live loads.

| Area | Live Load |
|---|---|
| Floors (timber) | 1.5 KPa + 0.5 SDL |
| Floors (concrete) | 1.5 KPa + 1.0 SDL |
| Stairs | 4.0 KPa |
| Balcony/Deck | 1.5 KPa |
| Roof | 0.25 KPa |

G11. The structure has been designed for the following wind load parameters.

Regional Basic Design Velocity (Vp) 41 m/s
Terrain Category 2.5

G12. The roof structure has been designed for the roof loads as stated above only and no allowance has been made for any additional loads such as hoists, monorails and mechanical equipment unless such items are shown on the drawings.

G13. The structure has not been designed to resist earthquake loadings.

## STRUCTURAL STEELWORK

S1. All materials, workmanship, fabrication and erection shall comply with AS 1250 and AS 4100 Steel Structures Code.

S2. All welding shall be performed by an experienced welder and comply with AS1544 (Part 1) and AS4100 and AS1250.

S3. All welds shall be 6mm continuous fillet laid down with an approved, covered electrode. (unless otherwise specified)

S4. All butt welds shall be fully prepared, full penetration, qualified welds and shall develop the full strength of the members connected. Butt welded joint details shall be shown on the shop drawings.

S5. Bolt designation – M20 8.8/S
M20 – denotes bolt diameter in mm.
8.8 – denotes strength grade.
S – denotes method of installation

S6. All bolts shall be either commercial grade bolts to AS1111 (strength grade 4.6) or high strength bolts to AS1252 (strength grade 8.8) installed in accordance with AS 1250 and AS4100.

S7. Methods of installation:
4.6/S – Tightened using a standard wrench to a "snug tight" condition.
8.8/S – Tightened using a standard wrench to a "snug tight" condition.
8.8/TF – Bolt in a friction type joint, tightened by the part turn method.
8.8/TB – Bolts in a bearing type joint, tightened by the part turn method.

S8. Provide sufficient bolt length to ensure that one full thread is exposed after tightening.

S9. Load indicating washers must be installed in accordance with the manufacturer's recommendations.

S10. Structural connections:
Cleat Plates –12mm
Bolts – 2 M20 8.8/S bolts in 22mm holes

S11. Holding down bolts shall be grade 4.6/S in 6mm clearance holes. Provide oversize washers to suit.

S12. Provide a washer of appropriately larger size between bolts and any oversized or slotted holes.

S13. The Contractor shall provide and leave in place such temporary bracing as is necessary to stabilise the structure during erection and until permanent bracing elements are constructed.

S14. The Contractor is to provide three copies of all steelwork shop drawings to this office for inspection before commencing fabrication. Inspection does not include checking of dimensions or layout, nor preclude the fabricator from the responsibility for the correctness of the work.

S15. All steelwork, other than that encased by concrete or mating surfaces of friction type connections, shall be thoroughly wire brushed to remove all rust and loose mill scale and given one coat of R.O.Z.C.. primer to AS K108. After erection, any damaged paintwork shall be repaired. Final paint coats to be as specified.

S16. Provide a camber of 2mm per meter span for all steelwork longer than 5.0m.

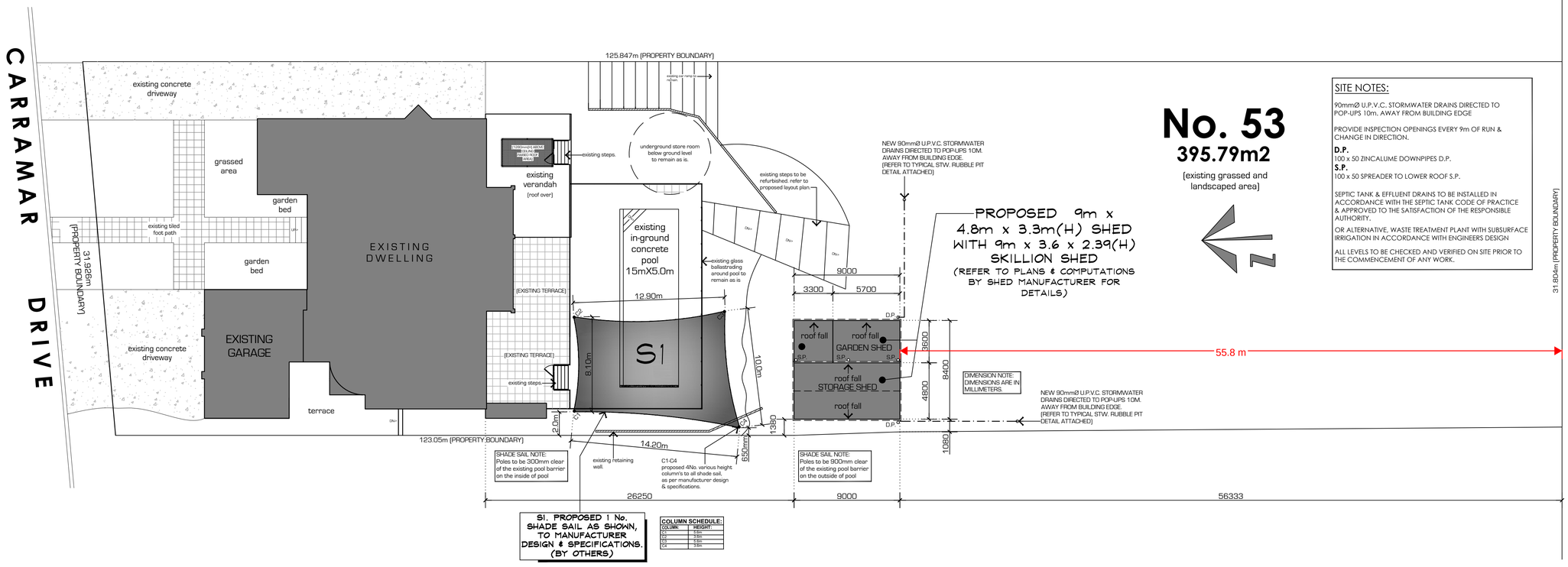
S17. Structural steelwork to be concrete encased for fire protection shall be enclosed with F41 mesh placed 25mm clear of steel member. Encasing to provide 25mm minimum cover to mesh above ground, 50mm minimum cover below.

S18. Galvanised members shall be hot dipped galvanised.

S19. After erection, paint nuts and bolt heads with one coat of approved primer.

S20. Steelwork bearing on masonry or concrete shall bear a minimum of 150mm and be supported on 20mm of grout.

S21. Provide hook bolts from every second purlin to any roof bracing.




# No. 53
## 395.79m2
(existing grassed and landscaped area)

N

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90mmØ U.P.V.C. STORMWATER DRAINS DIRECTED TO POP-UPS 10m. AWAY FROM BUILDING EDGE

PROVIDE INSPECTION OPENINGS EVERY 9m OF RUN & CHANGE IN DIRECTION.

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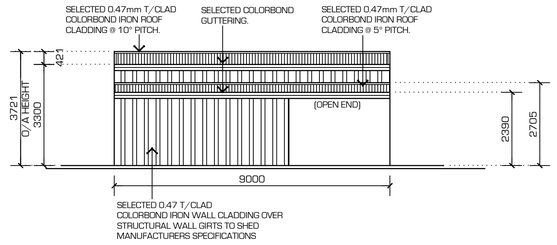
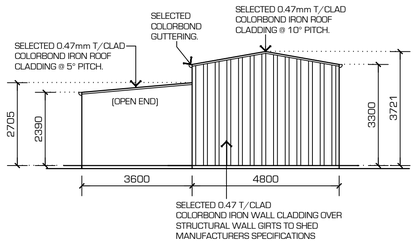
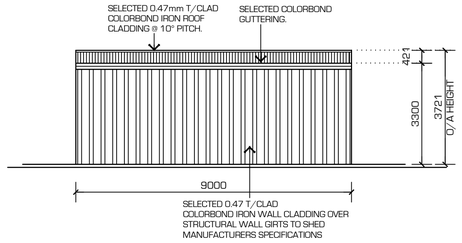


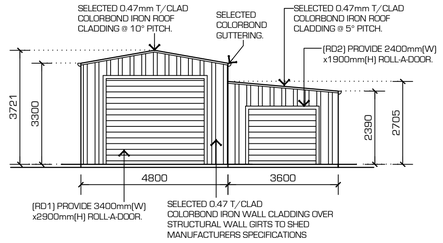

EAST ELEVATION 1:100



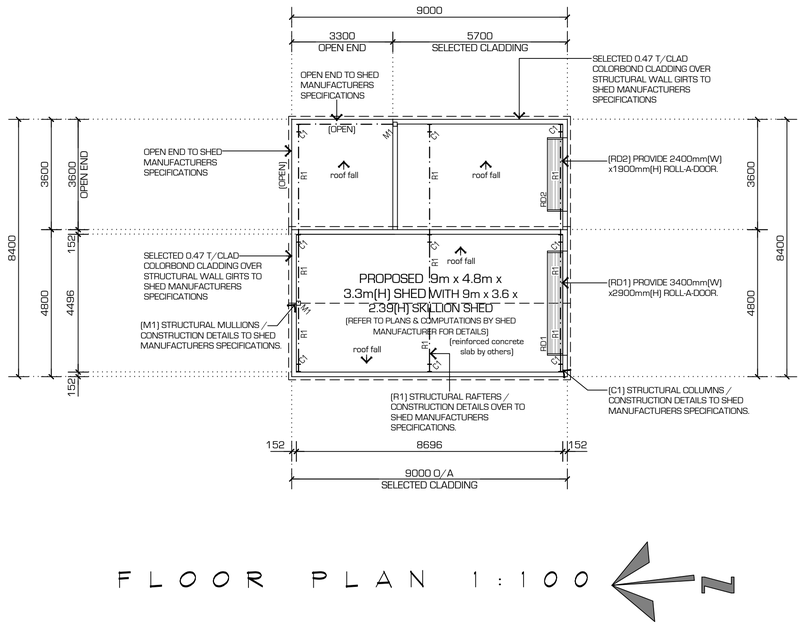

NORTH ELEVATION 1:100




WEST ELEVATION 1:100




SOUTH ELEVATION 1:100




FLOOR PLAN 1:100

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**PROJECT:** PROPOSED DWELLING OUT DOOR AREA
**CLIENT:** K. TURK
**ADDRESS:** No. 53 CARRAMAR DRIVE GOL GOL, NEW SOUTH WALES
**SCALE:** AS SHOWN
**AREA:**

| | | |
|---|---|---|
| EXISTING DWELLING | 618.76 m² | 66.60 sqs |
| EXISTING 3 CAR GARAGE | 87.52 m² | |
| EXISTING SINGLE GARAGE | 28.13 m² | |
| TOTAL | 734.41 m² | |

**SHEET NO:** A1 OF 5
**DATE:** SEPTEMBER 2024
**JOB NO:** 24 062
**DR.** J.C.

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**INLAND** CONSULTANTS

ELEVATION OF HYPAR SHADE SAIL -
53 CARRAMAR DRIVE,
GOLGOL