



Planning Report

Pergola and shed extension

12 Murray Street,
Gol Gol, NSW, 2738

EXECUTIVE SUMMARY

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| Proposal | Pergola and shed extension |
| Street Address | 12 Murray Street, Gol Gol 2738 |
| Formal Land Description | Lot 4, Section 27 in Deposited Plan 758456 (CP 2.1935) |
| Zone | R5 – Large Lot Residential |
| Relevant State Environmental Planning Policies | State Environmental Planning Policy (Biodiversity and Conservation) 2021 |

SUBJECT SITE AND SURROUNDING AREA

The subject site comprises one parcel of land commonly known as 12 Murray Street, Gol Gol, and more formally as Lot 4, Section 27 in Deposited Plan 758456. It has an area of approx. 9870m² . and a frontage of 40.27 metres (m) to Murray Street. The site contains an existing dwelling which has been located at the site for an extended period of time. The rear of the land abuts the Murray River, which has a steep slope to the water edge. No heritage or cultural sensitivities affect the land and there are no environmental constraints or natural hazards.

The site is situated within an established area of Gol Gol, approximately 600m to the south west of the Gol Gol township. The surrounding area predominantly consists of established single and double story dwellings.

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

Site Photos



Figure 1: View of site from Murray Street



Figure 2: View of site from Murray River



Figure 3: View of site from south east



Figure 4: View of site from north west

PROPOSAL DESCRIPTION

The proposal seeks approval for the construction of a pergola and shed extension associated with an existing dwelling.

It is noted that part of the shed extension is for use only as it has already been constructed.

The proposed pergola has a length of 8.2 metres, a width of 7.2 metres and a height of 3 metres. The structure is proposed to be in line with the existing decking located towards the Murray River.

The shed extensions are adjoining the existing buildings located on the north-eastern boundary. The use only component is 5 metres, while the new extension is 5 metres. The height will be main consistent with the existing shed height (3.6 metres).

PLANNING

CONTROLS AND ASSESSMENT

Wentworth Local Environmental Plan 2011 (LEP)

The subject site is within the Zone R5 – Large Lot Residential.

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 additions are compatible with existing and future land uses in the surrounding area. The building will not unreasonably increase the demand for public services or public facilities. The subject site is not in an environmentally sensitive location, does not have high scenic quality. As such, the proposal supports the objectives of the R5 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

The subject land was previously raised when the dwelling was originally built; therefore it is considered that the proposed works will have no additional safety threat to the occupiers of the dwelling.

It is accepted that standard conditions relating to the construction of the additions may be required to be certified by a qualified structural engineer certifying that the design and structural adequacy of the building 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.

Clause 7.4 Terrestrial biodiversity

The objective of this clause is to maintain terrestrial biodiversity by—

- *protecting native fauna and flora, and*
- *protecting the ecological processes necessary for their continued existence, and*
- *encouraging the conservation and recovery of native fauna and flora and their habitats.*

Before determining a development application for development on land to which this clause applies, the consent authority must consider whether or not the development—

- *is likely to have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, and*
- *is likely to have any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna, and*
- *has any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*
- *is likely to have any adverse impact on the habitat elements providing connectivity on the land.*

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- *if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Discussion

No native vegetation is proposed to be moved as part of this application.

Clause 7.5 Wetlands

The objective of this clause is to ensure that natural wetlands are preserved and protected from the impacts of development.

When assessing a development application for development on land to which this clause applies, the consent authority must consider potential adverse impacts from the proposed development on—

- the growth and survival of native flora and fauna,
- the condition and significance of the native flora on the land and whether it should be substantially retained, and
- the provision and quality of habitats for indigenous and migratory species, and
- the surface and groundwater characteristics of the site, including water quality, natural water flows and salinity, and
- any wetland in the vicinity of the proposed development and any proposed measures to minimise or mitigate those impacts.

Before granting consent to development to which this clause applies the consent authority must be satisfied that—

- the development is sited, designed and managed to avoid potential adverse environmental impacts, or
- where an impact cannot be avoided, and having taken into consideration feasible alternatives, the proposed design, construction and operational management of the development will mitigate and minimise those impacts.

Discussion

Similar with the flooding assessment above, the proposed development is not considered to have any impact on wetland health or function.

Clause 7.6 Development on Riverfront Areas

The objectives of this clause are as follows—

- to support natural riverine processes, including the migration of the Murray River's channels,
- to protect and improve the bed and bank stability of the Murray River,
- to maintain and improve the water quality of the Murray River,
- to protect the amenity, scenic landscape values and cultural heritage of the Murray River and to protect public access to its riverine corridors,
- to conserve and protect the riverine corridors of the Murray River, including wildlife habitat.

Despite any other provision of this Plan, development consent may only be granted to development on land in a river front area for the following purposes—

- boat building and repair facilities, boat launching ramps, boat sheds, charter and tourism boating facilities or marinas,

- the extension or alteration of an existing building that is wholly or partly in the river front area, but only if the extension or alteration is to be located no closer to the river bank than the existing building,
- environmental protection works,
- extensive agriculture and intensive plant agriculture,
- walking trails, cycleways, picnic facilities, recreation facilities and recreation facilities (outdoors),
- water recreation structures.

Development consent must not be granted under subclause (2) unless the consent authority is satisfied of the following—

- that the appearance of the development, from both the Murray River and the river front area will be compatible with the surrounding area,
- that the development is not likely to cause environmental harm, including (but not limited to) any of the following—
 - pollution or siltation of the Murray River,
 - any adverse effect on surrounding uses, riverine habitat, wetland areas or flora or fauna habitats,
 - any adverse effect on drainage patterns,
- that the development is likely to cause only minimal visual disturbance to the existing landscape,
- that continuous public access, and opportunities to provide continuous public access, along the river front and to the Murray River are not likely to be compromised,
- that any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land is to be maintained.

Discussion

The proposed development is not within the riverfront area.

Clause 7.7 Riparian land and Murray River and other watercourses – general principals

The objective of this clause is to protect and maintain the following—

- water quality within the Murray River and other watercourses,
- the stability of the bed and banks of the Murray River and other watercourses,
- aquatic riparian habitats,
- ecological processes within the Murray River and other watercourses and riparian areas.

Before determining a development application to carry out development on land to which this clause applies, the consent authority must consider whether or not the development:

- *is likely to cause any adverse impact on the following—*
 - *the water quality and flows within a watercourse,*
 - *aquatic and riparian species, habitats and ecosystems,*
 - *the stability of the bed, shore and banks of a watercourse,*
 - *the free passage of fish and other aquatic organisms within or along a watercourse,*
 - *any future rehabilitation of a watercourse and riparian areas, and*
- *will increase water extraction from a watercourse.*

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- *if that impact cannot be avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*
- *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Discussion

The proposed development is not considered to result in any detrimental impacts to the Murray River and surrounding environs. As such, no bank stability, water quality or flora and fauna issues are identified, and the proposal will not increase the extent of water extracted from the Murray River.

Clause 7.8 - Additional provisions—development on river bed and banks of the Murray River

The objectives of this clause are as follows—

- *to manage and maintain the quality of water in the Murray River,*
- *to protect the environmental values, scenic amenity and cultural heritage of the Murray River,*
- *to protect the stability of the bed and banks of the Murray River,*
- *to limit the impact of structures in or near the Murray River on natural riverine processes and navigability of the River.*

Development consent must not be granted to any development on land to which this clause applies unless the consent authority is satisfied of the following—

- *that the development is likely to contribute to achieving the objectives of the zone in which the land is located,*
- *that the development will not increase erosion,*
- *that the development is not likely to cause an adverse effect on riverine habitat or flora or fauna habitats,*
- *that the development will not cause an adverse effect on drainage or flow patterns.*

Development consent must not be granted for the erection of a structure on land to which this clause applies unless the consent authority is satisfied of the following—

- *that the proposed structure will not be located on an outside bend of the Murray River,*
- *that the appearance of the proposed structure, from both the Murray River and any adjacent land, will be compatible with the surrounding area,*
- *that the development does not involve, and will not result in, the erection of more than one mooring per lot or per lots owned by the same owner or owners.*

Discussion

The proposed structure is not within the riverbank.

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

Both proposed developments are setback in excess of the requirements contained within this clause.

4.1.5 Rear setbacks

Not applicable for this application.

4.1.6. Walls on Boundaries

Not applicable for this application.

4.1.7 Building heights and overshadowing

Given the height of the proposed works and distance from the adjoining dwellings, it is considered that the height will not impact on the nearby dwellings located on both adjoining properties.

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 Policies (SEPP)

State Environmental Planning Policy (Biodiversity and Conservation) 2021
Clause 5.9

When this Part applies, the following must be taken into account—

Flooding

Where land is subject to inundation by floodwater—

- *the benefits to riverine ecosystems of periodic flooding,*
- *the hazard risks involved in developing that land,*
- *the redistributive effect of the proposed development on floodwater*
- *the availability of other suitable land in the locality not liable to flooding,*
- *the availability of flood free access for essential facilities and services,*
- *the pollution threat represented by any development in the event of a flood,*
- *the cumulative effect of the proposed development on the behaviour of floodwater,*
and
- *the cost of providing emergency services and replacing infrastructure in the event of a flood.*

Discussion

As mentioned numerous times previously, the development will have minimal impacts on the health of the Murray River and not create any further risk to human life.

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.

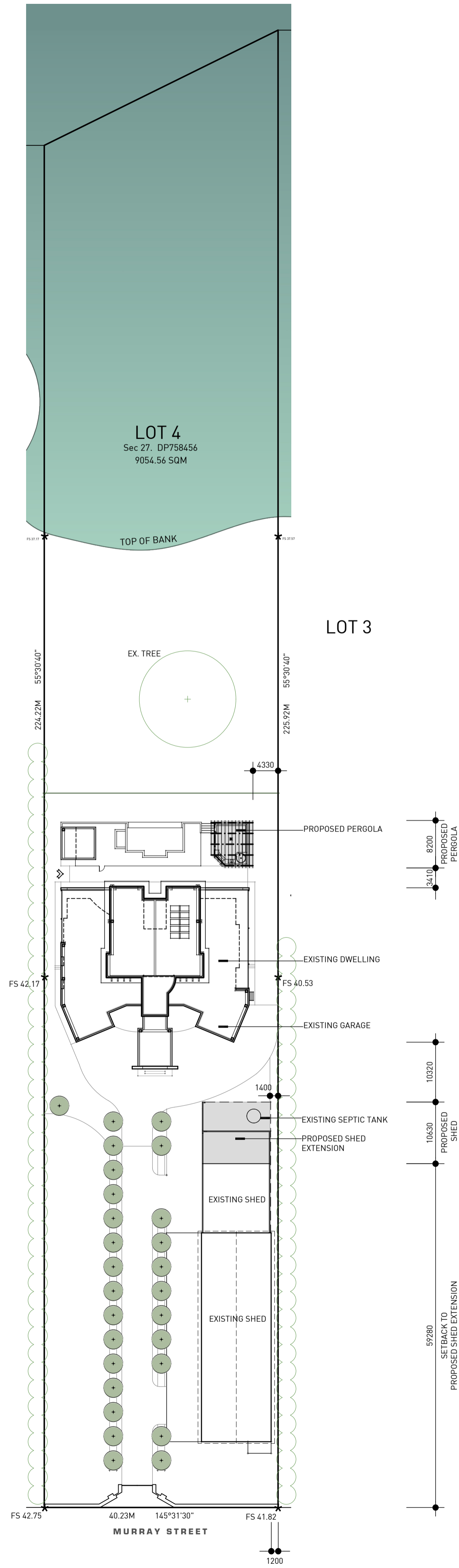
CONCLUSION

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

The proposed shed is appropriate for the site as it:

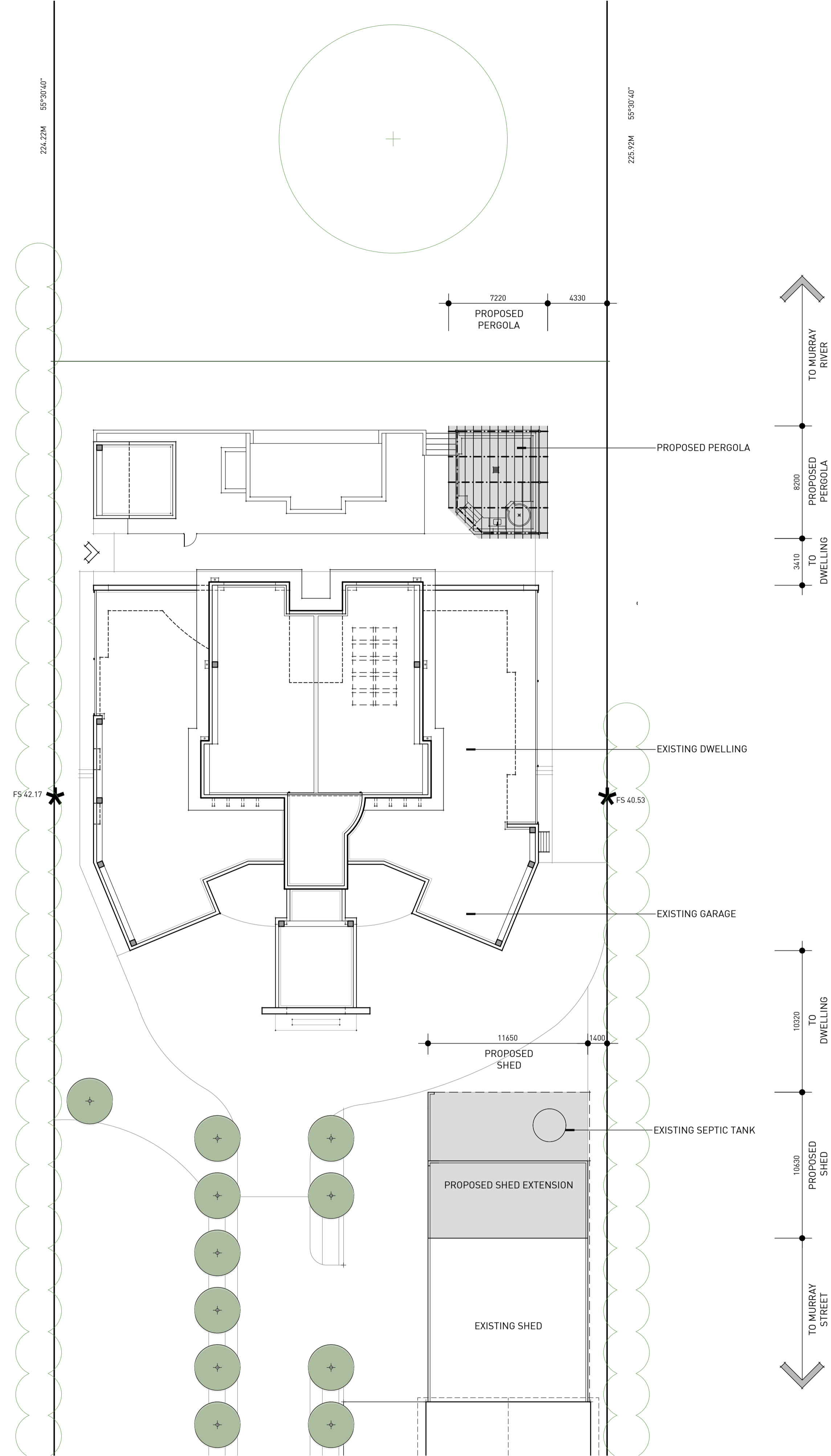
- Supports the objectives of the Zone R5 - Large Lot Residential;
- Is appropriately located on the subject site;
- Will have an acceptable impact on the locality in terms of amenity and visual dominance; and
- Will not result in any detrimental impacts on the environment.

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant Development Consent for the dwelling and shed additions as described in this report at 12 Murray Street, Gol Gol.



SITE PLAN
1:500

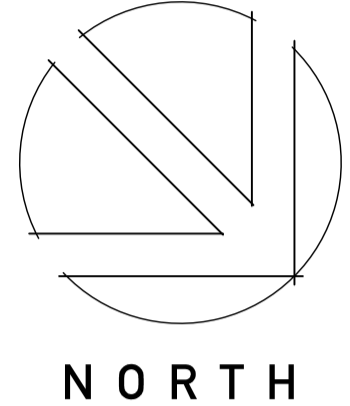
1 **A02**



SITE PLAN
1:200

2 **A02**

| AREAS: | |
|-------------------------|-----------------------|
| EXISTING SHED | 570.45 m ² |
| PROPOSED SHED EXTENSION | 123.80 m ² |
| OVERALL TOTAL | 694.25 m ² |

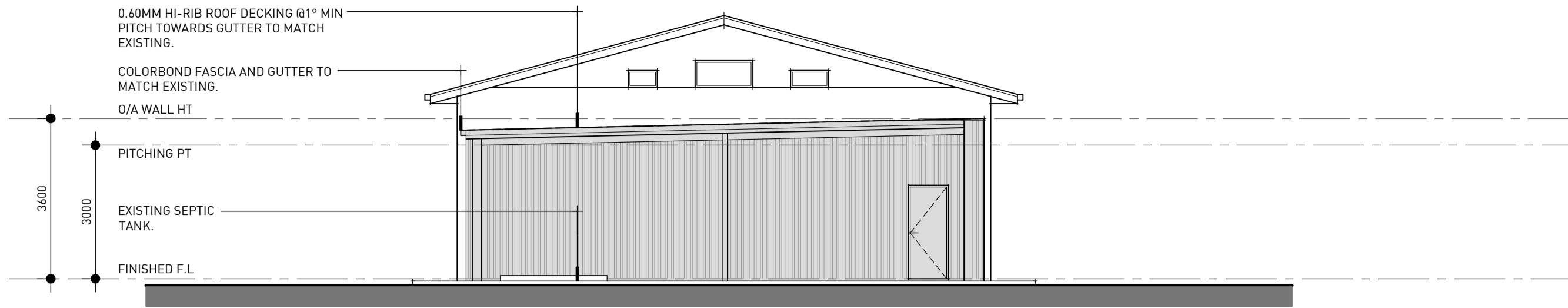


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|----------|----------|--|--------------------|---------|----|
| SHEET No | | WD - A01 | | | |
| Project | | PROPOSED SHED EXTENSION & PERGOLA OVER EXISTING FIRE PIT | | | |
| Client | | RICHARD BAKER | | | |
| Location | | LOT 4 MURRAY STREET, GOL GOL NSW | | | |
| Scale | AS SHOWN | Date | FEBRUARY 26TH 2025 | Design | LC |
| Rev No. | | Rev. Date | | Drawn:- | JB |

PROJECT No. **AA20-007**



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SOUTH WEST ELEVATION

1:100

4

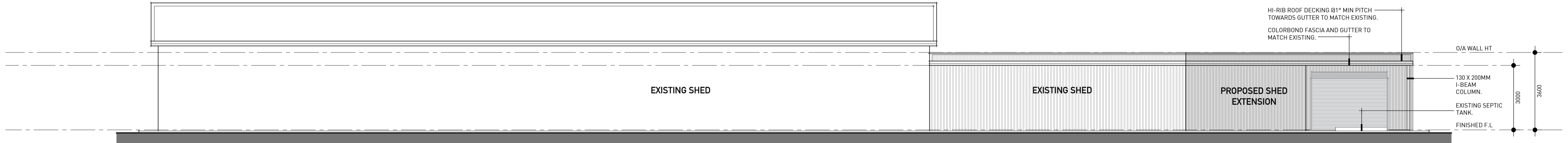
A02

AREAS:

| | |
|-------------------------|-----------|
| EXISTING SHED | 570.45 m² |
| PROPOSED SHED EXTENSION | 123.80 m² |
| OVERALL TOTAL | 694.25 m² |

SPECIFICATIONS:

| | |
|----------------------------|--------------------------------------|
| AS PER TONKIN ENGINEERING: | |
| C3 | 125 TFB COLUMN WITH FB @ MIDSPAN. |
| BR1 | Ø12 ROD BRACING WITH TENSION DEVICE. |
| DH1 | 150 PFC DOOR HEAD. |
| M1 | 150 X 50 X 3.0MM RHS MULLION. |
| RB6 | 200UB22 ROOF BEAM. |
| WB1 | Ø16 ROD BRACING WITH TENSION DEVICE. |

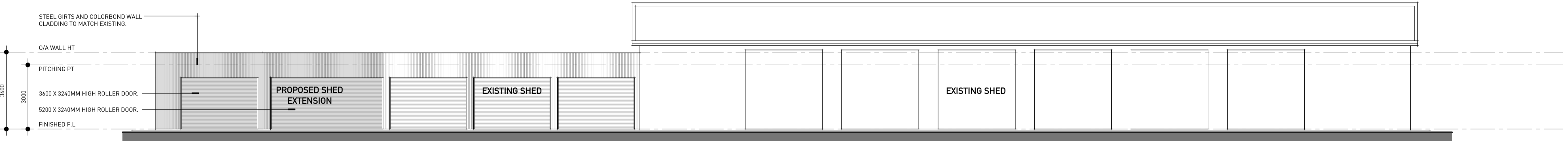


NORTH WEST ELEVATION

1:100

3

A02

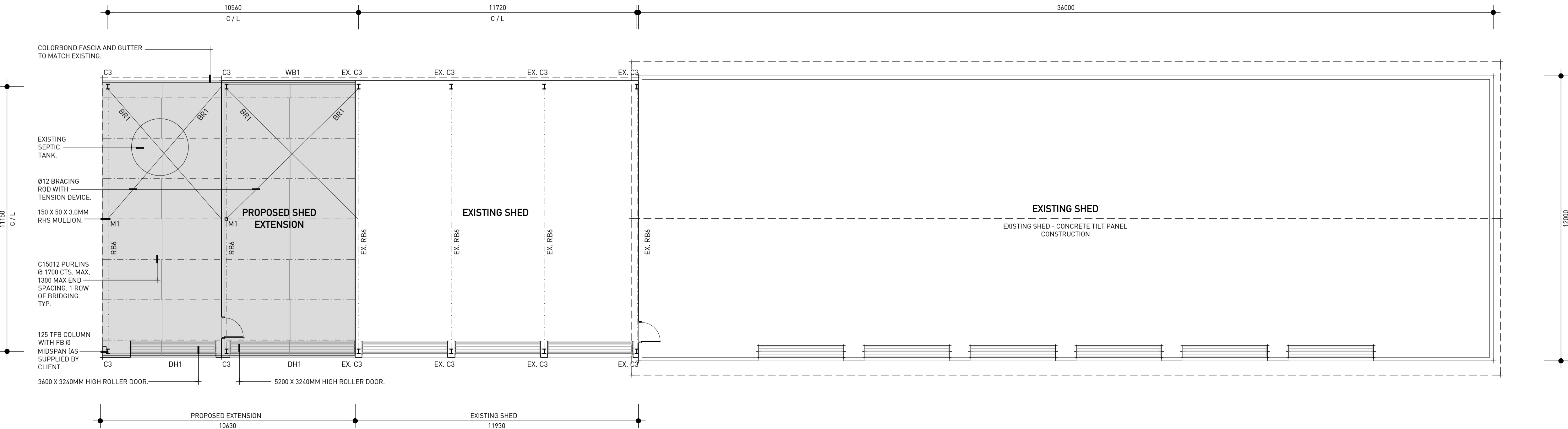


SOUTH EAST ELEVATION

1:100

2

A02



GROUND FLOOR PLAN

1:100

1

A02



| | | |
|----------|--|------------|
| SHEET No | WD - A02 | |
| Project | PROPOSED SHED EXTENSION & PERGOLA OVER EXISTING FIRE PIT | |
| Client | RICHARD BAKER | |
| Location | LOT 4 MURRAY STREET, GOL GOL NSW | |
| Scale | AS SHOWN | Design LC |
| Rev No. | Rev. Date | Drawn:- JB |

PROJECT No. **AA20-007**



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