

# Planning Report

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## Outbuilding

3 Ray Court  
Gol Gol, NSW, 2738

## EXECUTIVE SUMMARY

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Proposal	Construction of an outbuilding
Street Address	3 Ray Court, Gol Gol
Formal Land Description	Lot 38 in Deposited Plan 1293754
Zone	RU5 - Village
Relevant State Environmental Planning Policies	Nil

## SUBJECT SITE AND SURROUNDING AREA

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The subject site, 3 Ray Court, Gol Gol is an 1014.26m<sup>2</sup> allotment located in the western edge of the “Urban Release Area” within the township of Gol Gol. The subject land is irregular in shape and is currently vacant. Access is currently provided from Ray Court, a cross over is not currently provided.

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

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

## Aerial Image of the Site and Surrounding Area



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

## Site Photos



*Figure 2: View from Ray Court*





*Figure 3: View from East*



*Figure 4: View from West*

## PROPOSAL DESCRIPTION

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The proposal seeks approval for the construction of a shed for domestic storage purposes. Whilst the site is currently vacant, the owner intends to construct a dwelling in the near future.

The proposed building is located in the western corner of the site, 200mm from the north-western boundary and 900mm located on the southern boundary. The building has a floor area of 108 square metres (sqm) and a footprint measuring 9m by 12m. It has a standard gable roof form with a wall height of 3.6m. The building will be clad in colorbond sheet metal (Monolith), with one roller doors on the north-eastern elevation.

## PLANNING

# CONTROLS AND ASSESSMENT

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### 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 subject site is located within a recently subdivided estate and will be used for residential storage purposes. As such, the building is 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. As such, the proposal supports the objectives of the RU5 zone.

### Wentworth Development Control Plan

## Chapter 8 – Residential Development Controls

### 5.1.1 Site Context and Analysis

The plans submitted with this application demonstrate how the proposed shed responds to site specific conditions and the site has been described in detail previously in this report. The site is within a recently released residential subdivision and as such, surrounding land is vacant. The site does not have any specific constraints and the topography is relatively flat and does not impact the proposed development.

### **5.1.2 Streetscapes**

The proposed outbuilding is consistent in siting, scale and external appearance to several existing sheds within the surrounding area. The shed is located at the rear of the site which will be located behind a future dwelling. As such, the proposed shed will have minimal impact on the streetscape.

### **5.1.3 Front Setback**

The building has a front setback of approximately 36m, thus meeting the requirements.

### **5.1.4 Side setbacks and Corner Lot Setbacks**

The side setback of the proposed building from the north-western is 200mm and seven setback from the south-western. It is considered that the location of the proposed building is acceptable as it is at the rear of the site, alongside other future outbuildings.

### **5.1.5 Rear setbacks**

The proposed building is located 900mm from the rear boundary, not meeting the requirement of 3 metres. As the land abuts another lot at the rear that will also likely use this portion for an outbuilding, it is considered that the proposed setback is acceptable in this circumstance.

### **5.1.6. Walls on Boundaries**

Not applicable for this application.

### **5.1.7 Building heights and overshadowing**

Due to the generous size of the lots, the proposed shed is unlikely to significantly overshadow the private open space of a future dwelling on the adjoining lot.

### **5.1.8 Site Coverage**

The site coverage is approximately 10%, thus meeting this control.



#### **5.1.9 Private Open Space**

As stated above, the proposed shed only occupies approximately 10% of the site. The shed will not hinder the ability of a future dwelling to be constructed with a generous amount of private open space that complies with the development controls of this clause.

#### **5.1.10 Energy Efficiency and Solar access**

Not applicable – the proposed shed is not a habitable structure.

#### **5.1.11 Daylight to existing windows**

Not applicable – the proposed shed is not a habitable structure.

#### **5.1.12 North-facing windows**

Not applicable – there are no existing north facing windows within 3m of the boundary.

#### **5.1.13 Overlooking**

Not applicable for this application.

#### **5.1.14 Fencing and Retaining Walls**

No front fences or retaining walls are proposed as part of this application.

#### **5.1.15 Car Parking and Vehicle Access**

Not applicable for this application, however, the proposed shed will provide for additional vehicle parking once a future dwelling is constructed.

#### **5.1.16 Cut and Fill**

As the site is relatively flat, only minimal earthworks are anticipated for this site.

## **State Environmental Planning Policies (SEPP)**

There are no SEPP's applicable to this application.

## **Assessment**

### **Visual Impacts**

Please refer to DCP assessment.

### **Open Space**

Please refer to DCP assessment.

### **Overshadowing and Privacy**

Please refer to DCP assessment.

### **Noise**

No plant equipment will be required for the proposed shed.

### **Erosion Control Measures**

No erosion control measures are considered necessary for this development.

### **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, there are no significant environmental benefits predicted.

### **Disabled Access**

Not applicable for this application.

**Security, Site Facilities and Safety**

Not applicable for this application.

**Waste Management**

Not applicable for this application

**Building Code of Australia**

The Construction Certificate will be issued by a Building Surveyor who will review the structures compliance with the Building Code of Australia.

**Traffic**

Traffic will not be impacted on from the proposed development.

**Stormwater/flooding**

Due to the site being flat to accommodate residential development, minimal cut and fill is required for this development. All stormwater will be connected to council's legal point of discharge.

## CONCLUSION

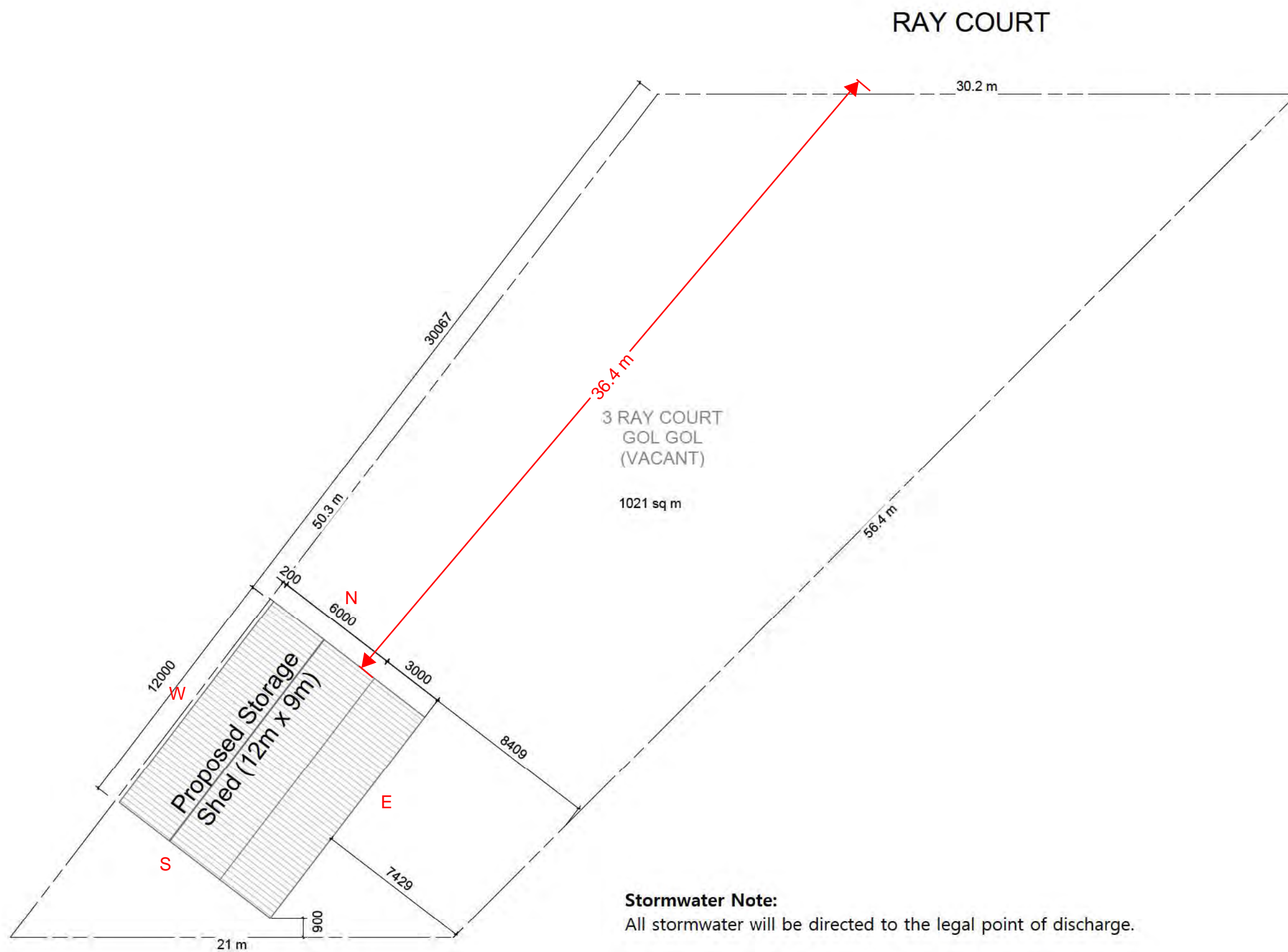
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This report demonstrates that the proposal is consistent with the relevant provisions of the *Wentworth Local Environmental Plan 2011* and the Wentworth DCP.

The proposed development is appropriate for the site as it:

- Supports the objectives of the Zone RU5 - Village;
- 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 construction of an outbuilding as described in this report at 3 Ray Court, Gol Gol.



Proposed Storage Shed

3 Ray Court  
Gol Gol, NSW, 2738  
Lot 38 DP 1293754

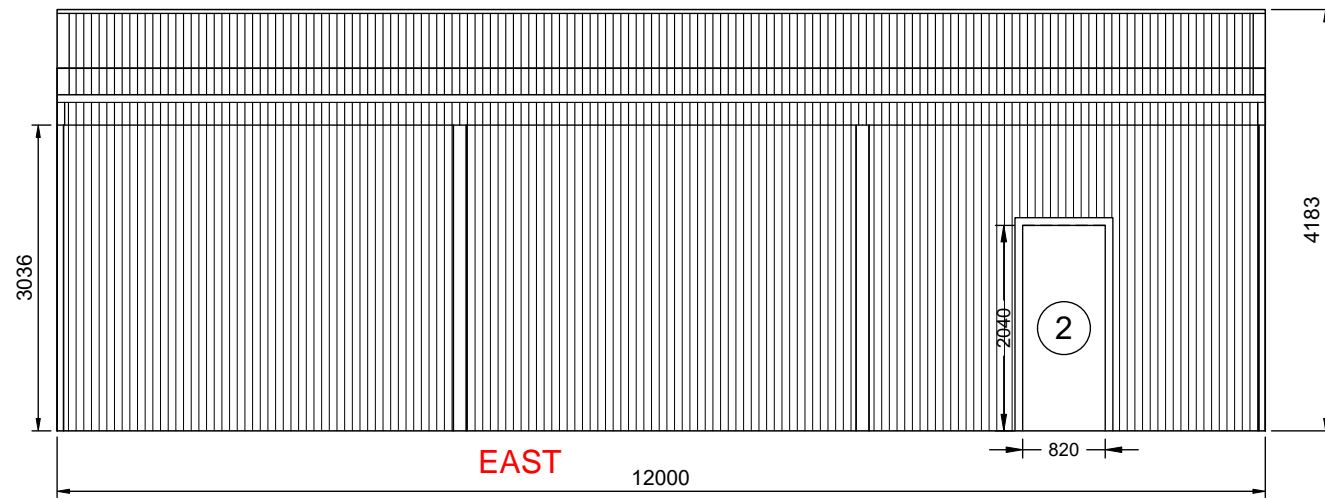
David and Debra McColl



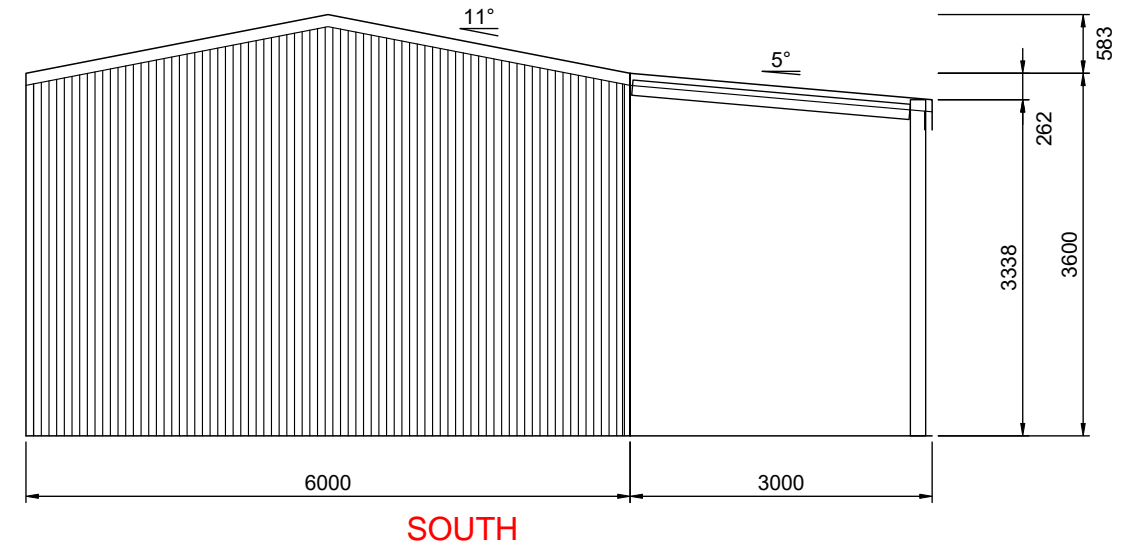
Site Plan

Sheet	Date	Rev	1:200
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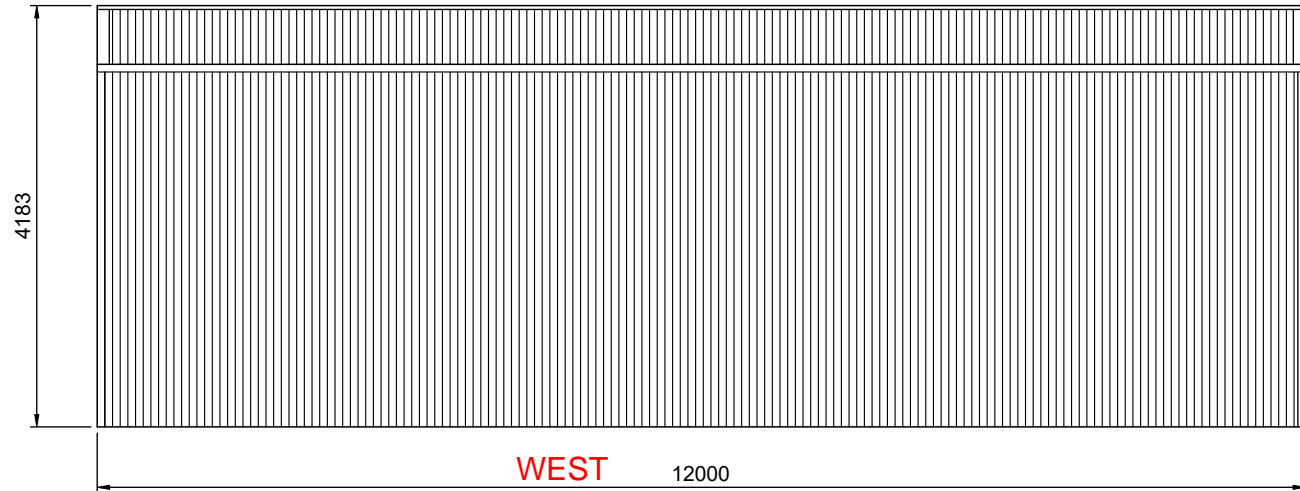




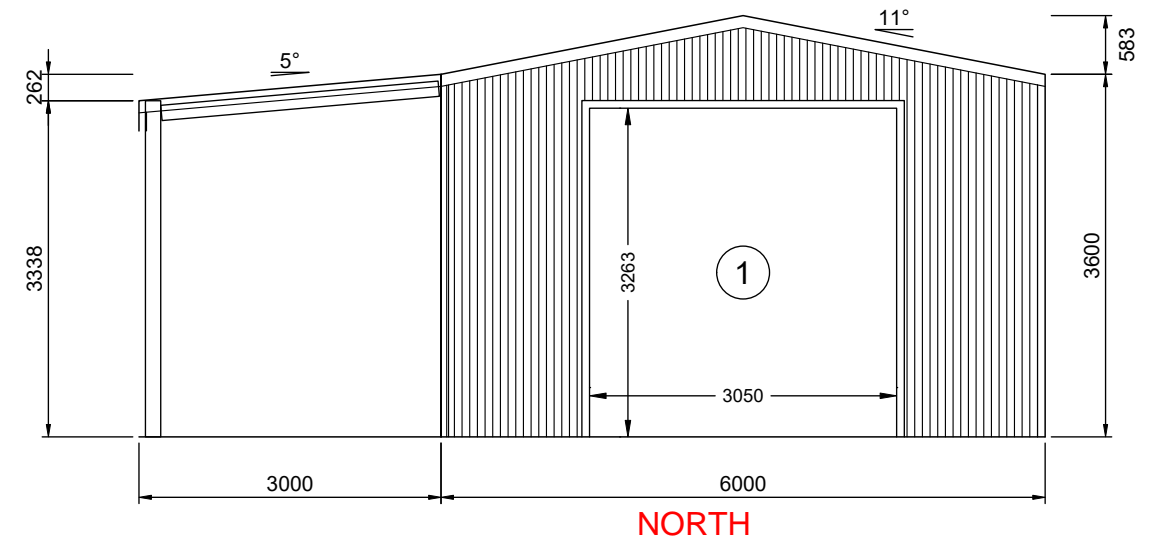
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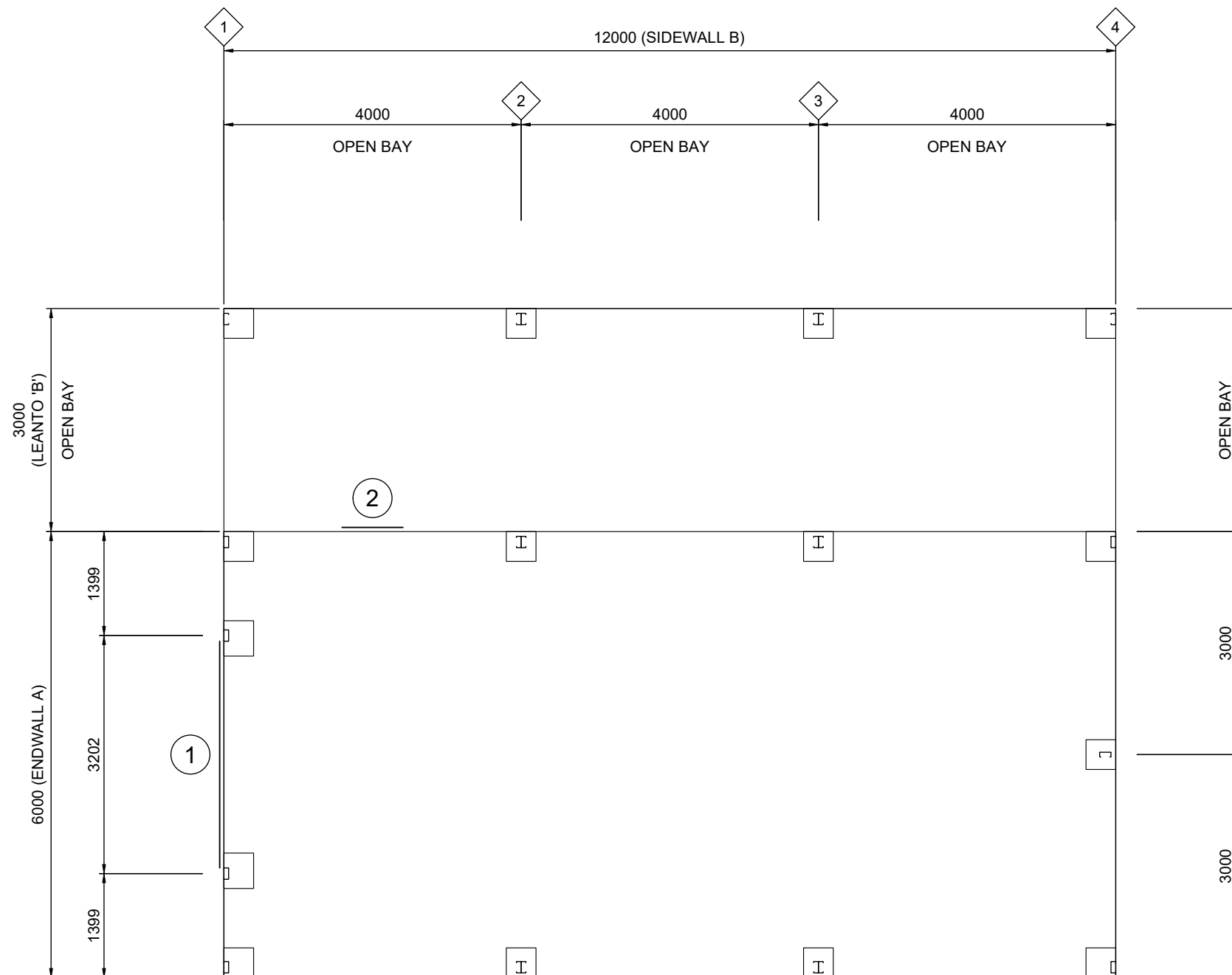
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2
**REAR ELEVATION**  
 SCALE: 1:75 FRAME #4



1  
2
**RIGHT ELEVATION**  
 SCALE: 1:75



4  
2
**FRONT ELEVATION**  
 SCALE: 1:75 FRAME #1



1 FLOOR PLAN  
4 SCALE: 1:75