

Planning Report

Outbuilding

74 Carramar Drive
Gol Gol, NSW, 2738

EXECUTIVE SUMMARY

Proposal	Outbuilding associated with future dwelling
Street Address	74 Carramar Drive, Gol Gol
Formal Land Description	Lot 10 DP 1275528
Zone	RU5 - Village
Relevant State Environmental Planning Policies	Not applicable

SUBJECT SITE AND SURROUNDING AREA

Site Description

The subject site is located on the northern side of Carramar Drive, within an established section of the road. Formal access for the subject site has not been established at this time.

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 Nov 2024)

Site Photos



Figure 2: view of site from Carramar Drive



Figure 3: view of site from rear



Figure 4: View of site from the south



Figure 5: View of site from the north

PROPOSAL DESCRIPTION

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 eastern corner of the site, 200mm from the southern boundary and 1000mm located on the eastern boundary. The building has a floor area of 432 square metres (sqm) and a footprint measuring 12m by 36m. It has a standard gable roof form with a wall height of 4.5m. The building will be clad in colorbond sheet metal, with three roller doors on the western elevation.

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 a future 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

The subject land was previously raised at the point of subdivision; nonetheless it is acknowledged that the shed is a non-habitual structure.

The proponents of the development understand that additional engineering controls will be implemented as this area will be potentially flood prone during a 1 in 100 flood event.

It is accepted that standard conditions relating to the construction of the building will 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.

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 an eventual single dwelling.

4.1.2 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.

4.1.3 Front Setback

The building has a front setback of approximately 51m, thus meeting the requirements.

4.1.4 Side setbacks and Corner Lot Setbacks

The side setback of the proposed building from the north northern boundary is 6.46m and 200mm from the southern boundary. 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.

4.1.5 Rear setbacks

The proposed building is located 1 metre from the rear boundary, not meeting the requirement of 3 metres. Due to the zoning (and future zoning) of the land to the rear, it is considered that there will minimal impacts on the siting of the proposed shed.

4.1.6. Walls on Boundaries

Not applicable for this application.,

4.1.7 Building heights and overshadowing

While the proposed shed is slightly higher than a standard shed, the location has been proposed as it will not overshadow any future adjoining dwelling or ancillary private open space excessively.

4.1.8 Site Coverage

The total site coverage is less than the 60% requirement, thus meeting the objective.

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

Due to the site being flat to accommodate residential development, minimal cut and fill is required for this development.

State Environmental Planning Policies (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

Only standard domestic mechanical plant will be associated with the proposed shed, which will emit noise typical for a residential area.

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. The proposed building will be required to comply with the applicable National Construction Code requirements for disabled access.

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 building will be connected to council's legal point of discharge.

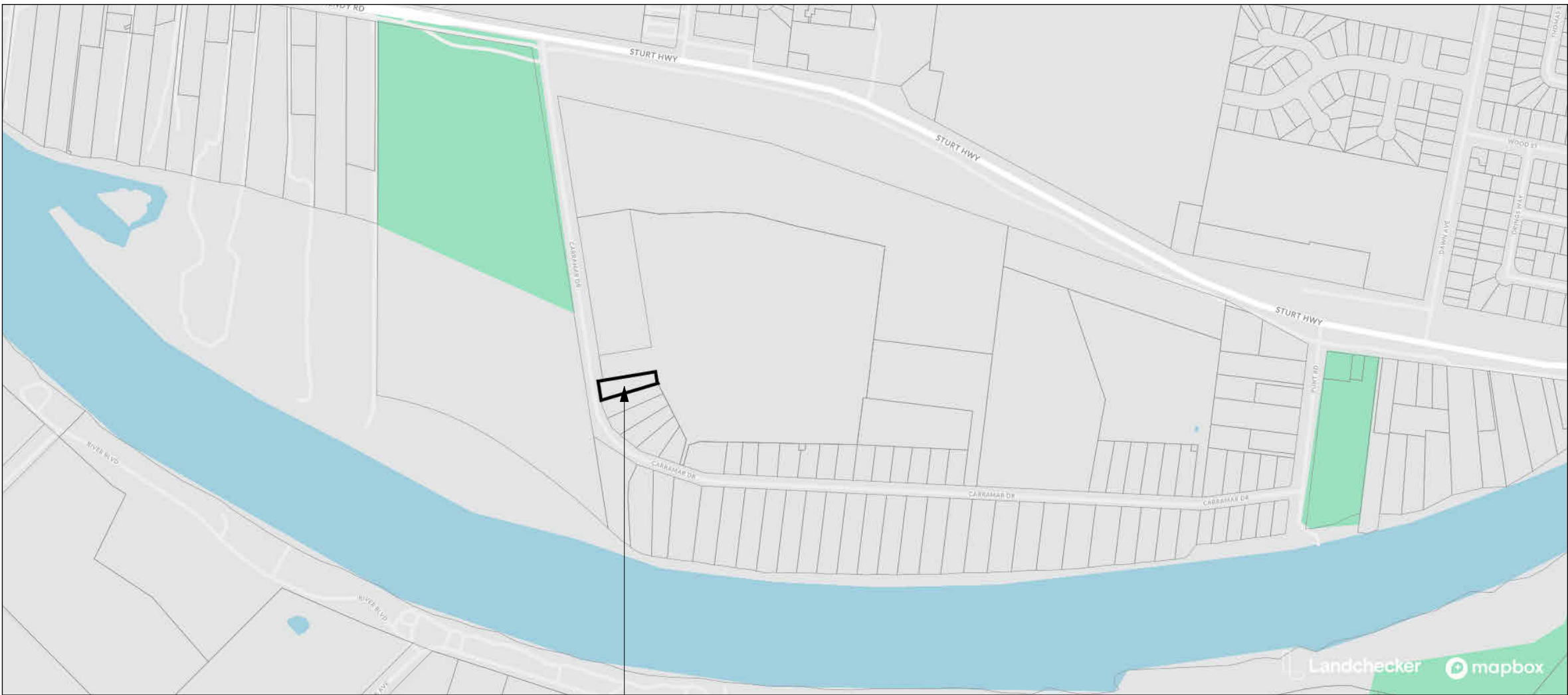
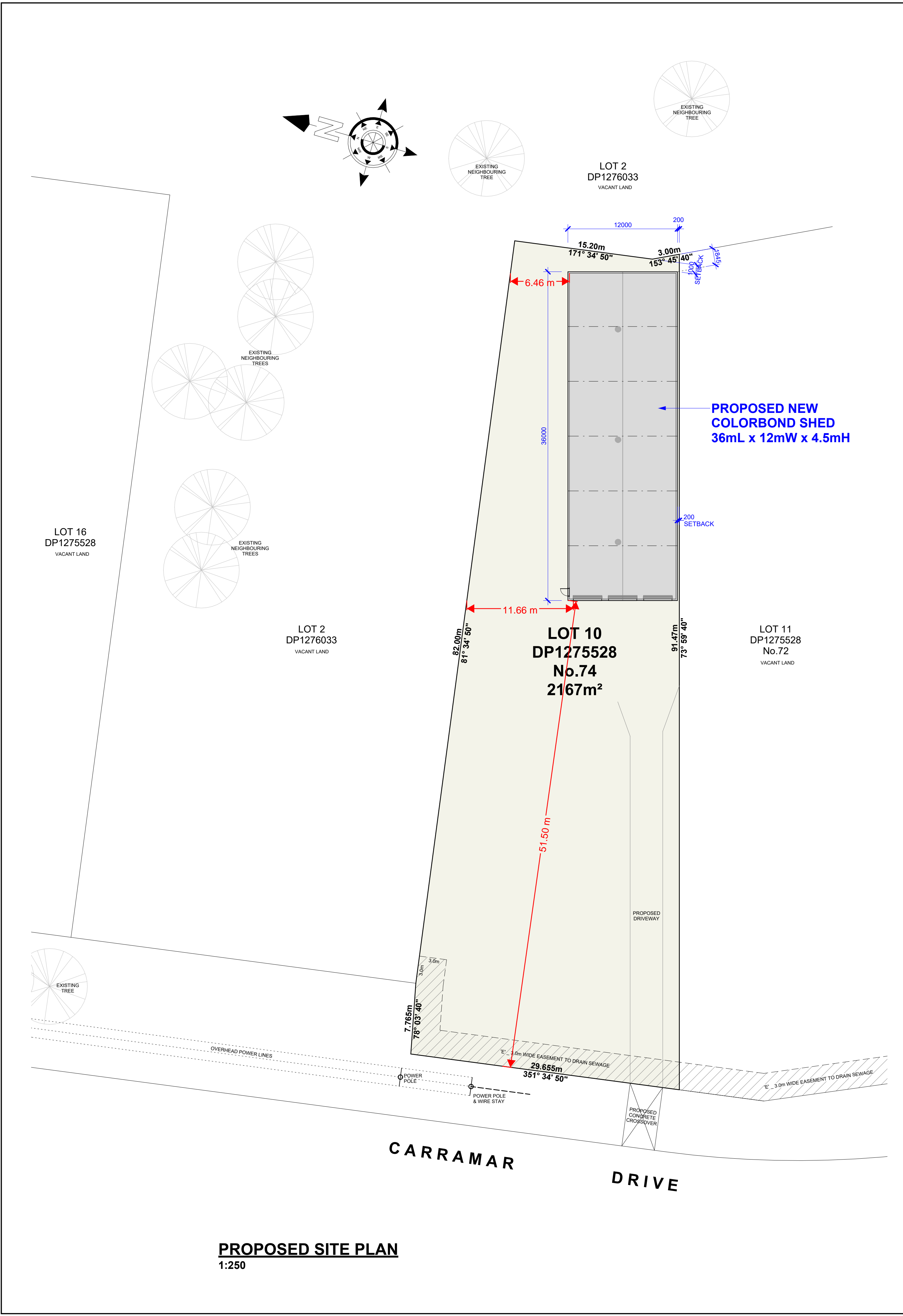
CONCLUSION

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

The proposed outbuilding 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 of a shed as described in this report at 74 Carramar Drive, Gol Gol.



PROPOSED LOCALITY PLAN
nts

PROPOSED SUBJECT SITE
LOT 10 DP1275528
74 CARRAMAR DRIVE
GOL GOL, NSW 2738



PROPOSED LOCALITY AERIAL VIEW PLAN
nts

REV	DATE	BY	AMENDMENTS	CKD

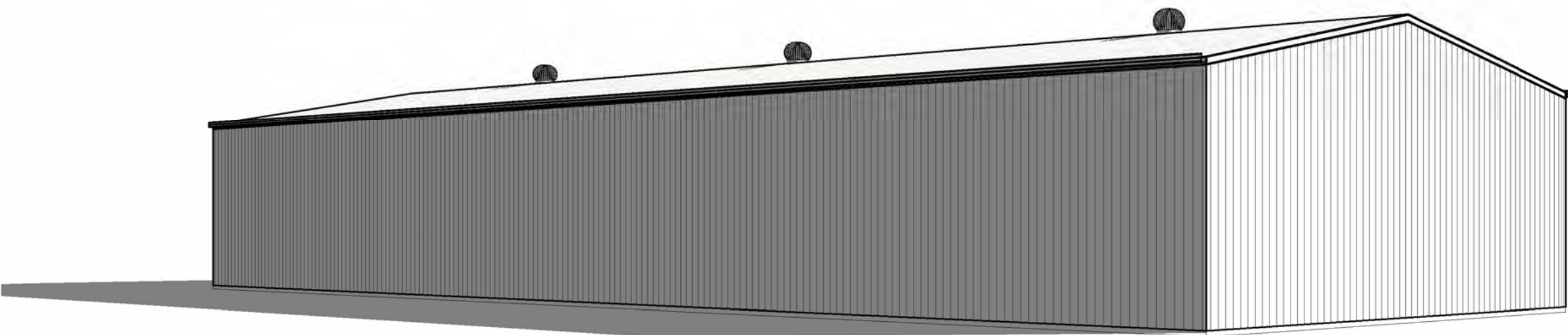
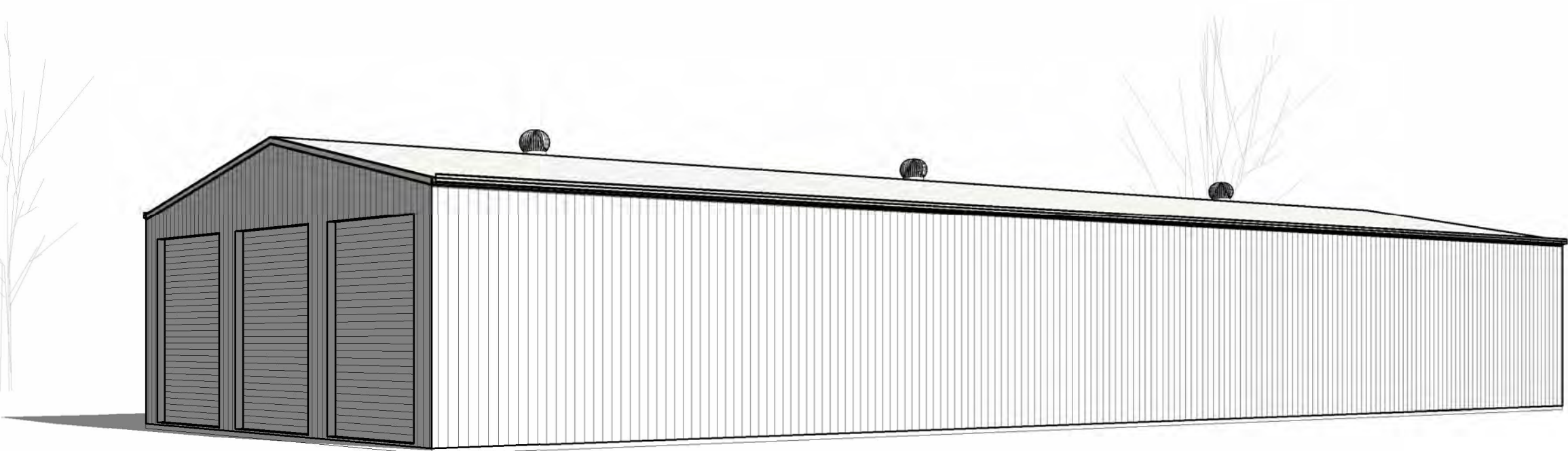
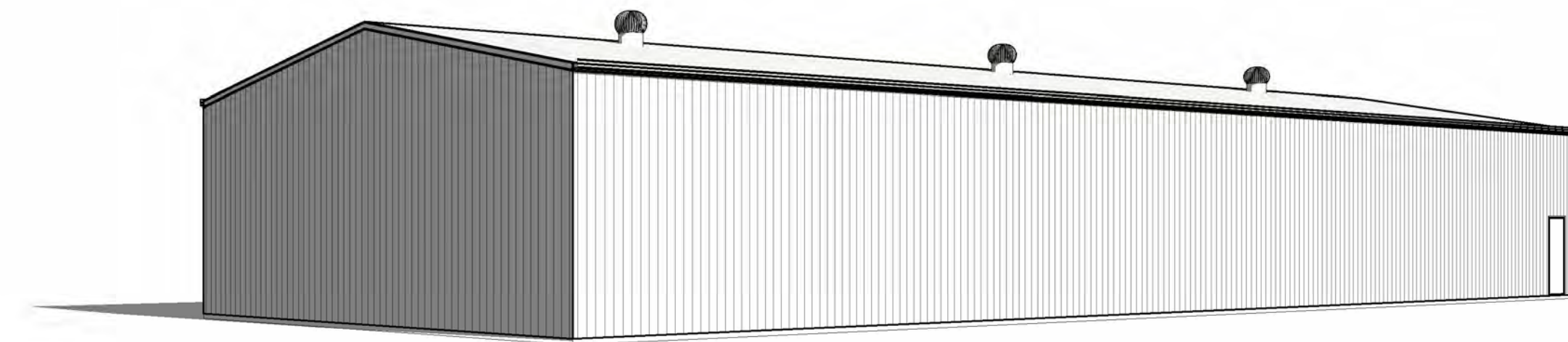
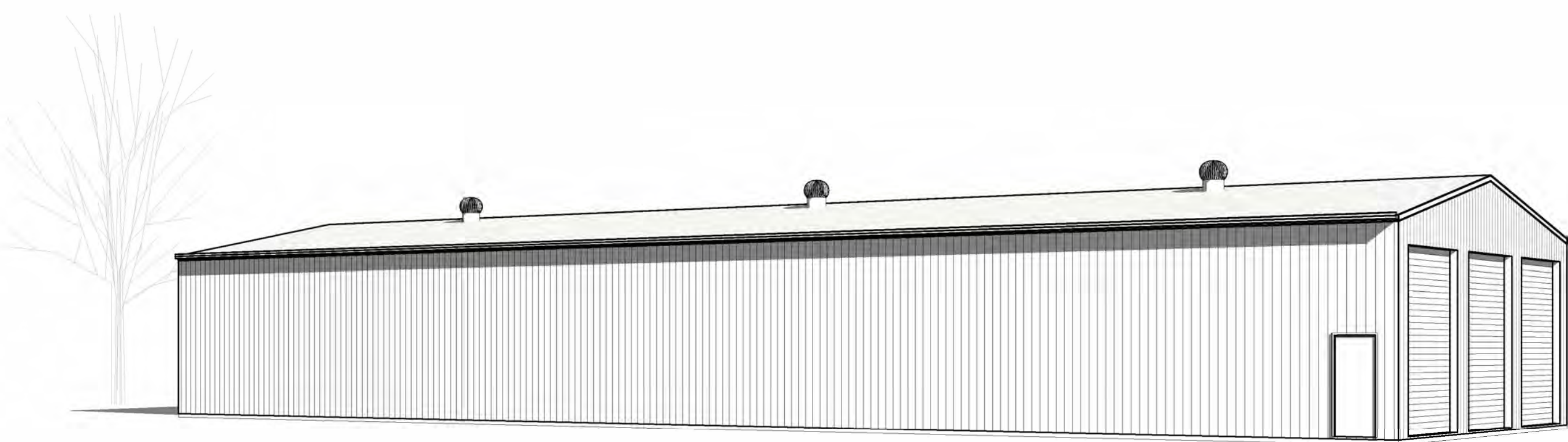
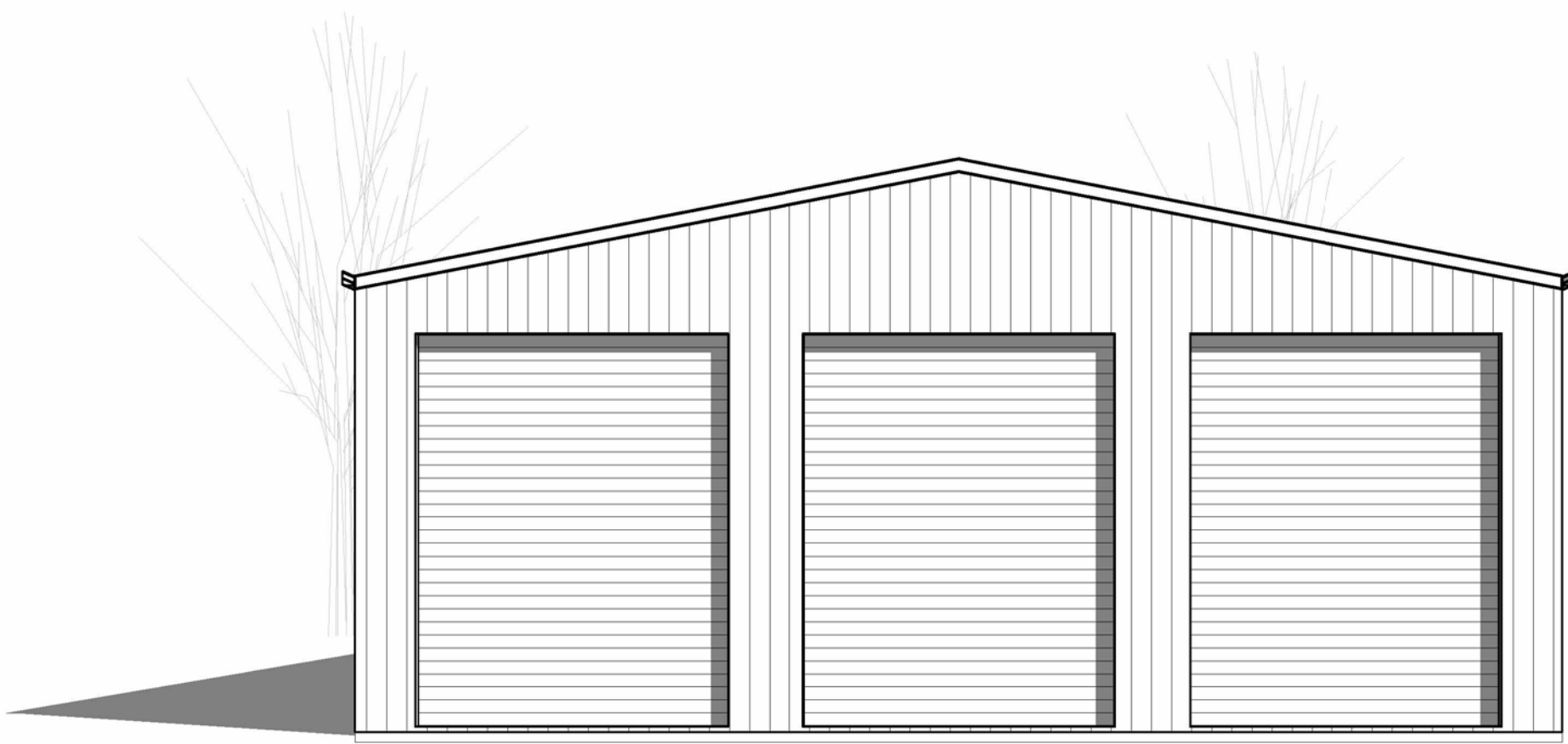
**I INTREND DESIGN
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R 03 5524 2804 | M 0407 559 326 | E info@intrend.net.au
A SUITES 283/6 ILEX STREET | RED CLIFFS VIC 3496

REGISTERED
GREGORY J HAMILTON DP-AD 222

DATE 13/06/25	DRAWN G.J.H.
SCALE 1 : 250	CHECKED G.H.
© COPYRIGHT 2025	
DETAIL PROPOSED SITE PLAN & LOCALITY PLANS	
JOB PROPOSED NEW COLORBOND SHED LOT 10 DP1275528 74 CARRAMAR DRIVE GOL GOL NSW 2738	
CLIENT KANE WHITWORTH	
JOB No. 23-554	A1 SHEET No. 2 of 3

Drawing List			
Sheet Number	Sheet Name	Sheet Issue Date	Drawn By
1 of 3	PERSPECTIVE VIEWS	13/06/25	G.J.H.
2 of 3	PROPOSED SITE PLAN & LOCALITY PLANS	13/06/25	G.J.H.
3 of 3	PROPOSED SHED FLOOR PLAN & ELEVATIONS	13/06/25	G.J.H.

PROPOSED NEW COLORBOND SHED
LOT 10 DP1275528
74 CARRAMAR DRIVE
GOL GOL, NSW 2738



NSW FLOOD PLANNING

THIS PROPERTY IS LOCATED IN FLOOD PLANNING AREA

FLOOD

There are flood areas on the property.

The flood areas are shown in blue on the map. The flood areas are shown in blue on the map. The flood areas are shown in blue on the map.

Following the flood planning process, the flood areas are shown in blue on the map. The flood areas are shown in blue on the map. The flood areas are shown in blue on the map.

13

NSW BUSHFIRE PRONE LAND

THIS PROPERTY IS NOT LOCATED IN BUSHFIRE PRONE LAND

BUSHFIRE PRONE AREA

The property is not within a bushfire prone area.

For confirmation and details about the bushfire prone area of this property, please contact the NSW Bushfire Prone Land Unit on 02 9507 5001.

8

REV	DATE	BY	AMENDMENTS	CKD

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GREGORY J HAMILTON DP-AD 222

DATE	13/06/25	DRAWN	G.J.H.
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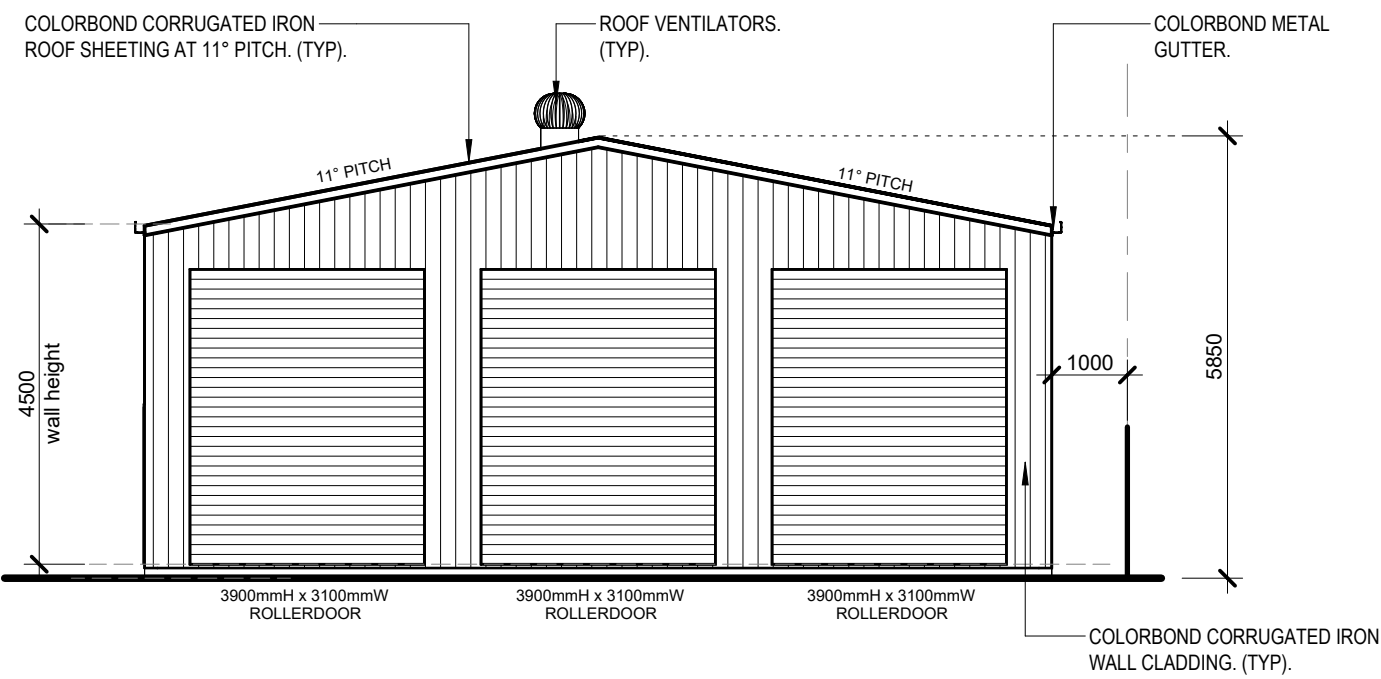
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DETAIL PERSPECTIVE VIEWS

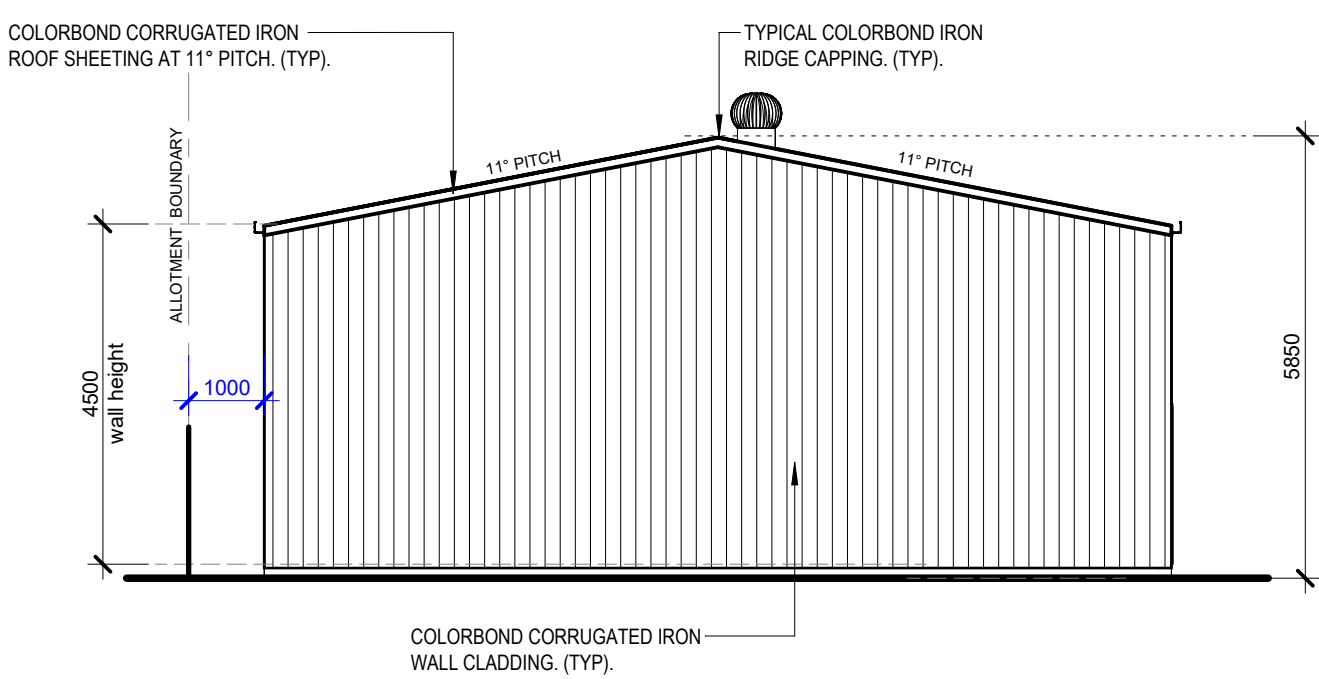
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LOT 10 DP1275528
74 CARRAMAR DRIVE
GOL GOL
NSW 2738

CLIENT
KANE WHITWORTH

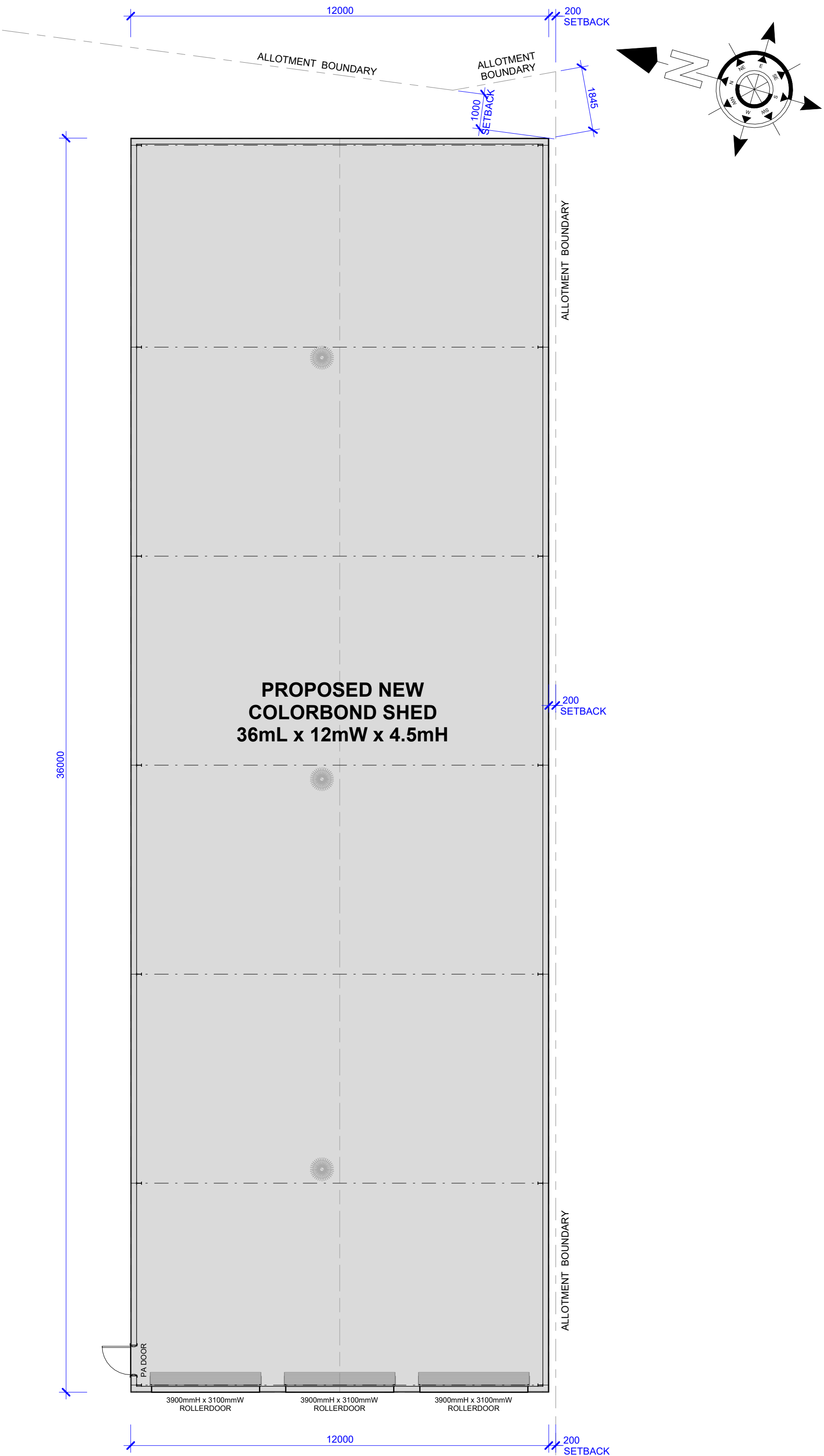
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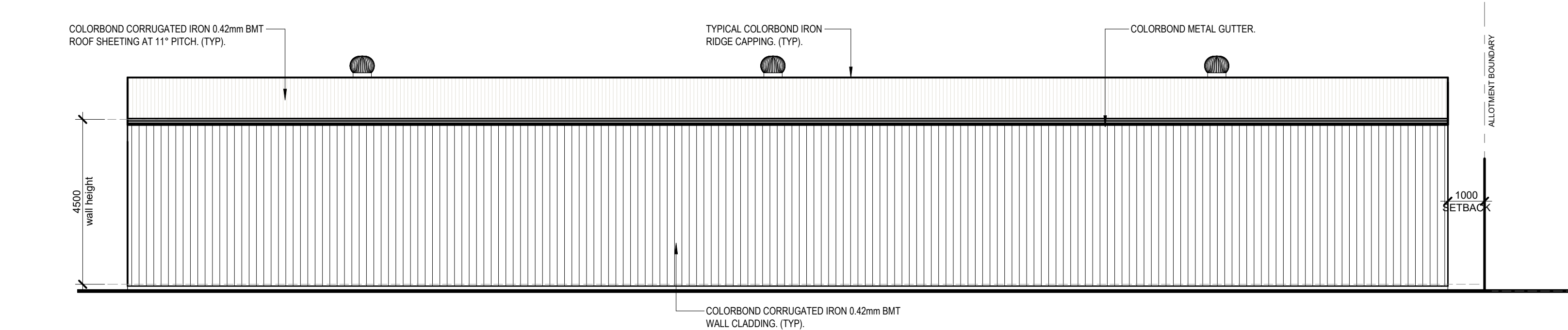
PROPOSED SHED west ELEVATION
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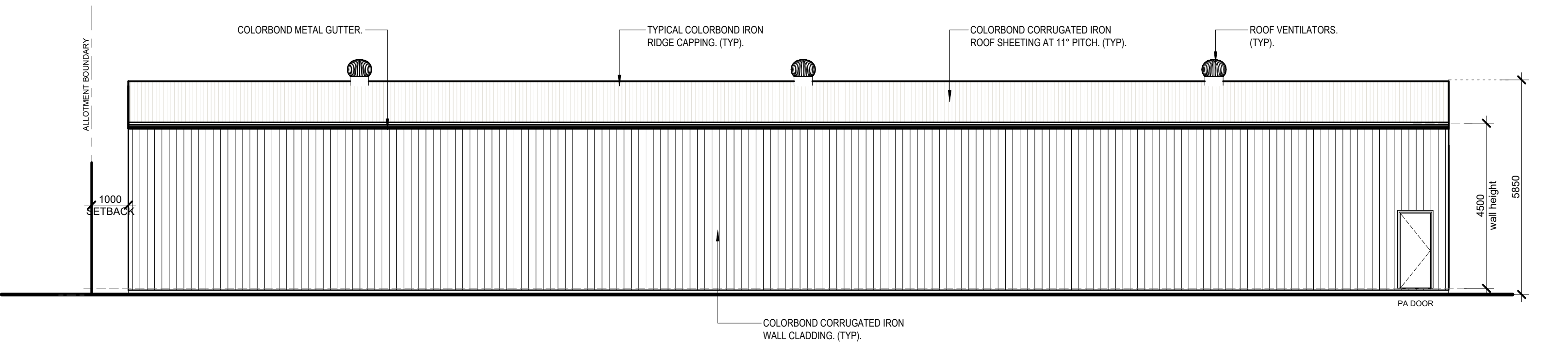
PROPOSED SHED east ELEVATION
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PROPOSED SHED FLOOR PLAN
1:100



PROPOSED SHED south ELEVATION
1:100



PROPOSED SHED north ELEVATION
1:100

AREAS	
Site (Lot 10)	2167.00m ²
Proposed Colorbond Shed	432.00m ²

REV	DATE	BY	AMENDMENTS	CKD

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REGISTERED <small>Building Practitioner</small>	GREGORY J HAMILTON DP-AD 222
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DETAIL PROPOSED SHED FLOOR PLAN & ELEVATIONS	
JOB PROPOSED NEW COLORBOND SHED LOT 10 DP1275528 74 CARRAMAR DRIVE GOL GOL NSW 2738	
CLIENT KANE WHITWORTH	
JOB No. 23-554	A1 SHEET No. 3 of 3