

Planning Report

Dwelling and outbuildings

Lot 6 DP 1298247 Wilga Road,
Gol Gol, NSW, 2738

EXECUTIVE SUMMARY

Proposal	Construction of a dwelling and associated outbuildings
Street Address	Not applicable
Formal Land Description	Lot 6 in Deposited Plan 1298247
Zone	R5 – Large Lot Residential
Relevant State Environmental Planning Policies	Not applicable

SUBJECT SITE AND SURROUNDING AREA

The subject site comprises one parcel of land commonly known as 6 Wilga Road, Gol Gol, and more formally as Lot 6 in Deposited Plan 1298247. The site is regular in shape and is relatively flat. It has an area of approx. 3489 square metres (sqm) and a frontage of approx. 42.1 metres (m) to Wilga Road. Reticulated electricity, water and telecommunications are available to the site and a swale drain for stormwater is located within the road reserve adjacent to the site. Reticulated sewer is not available. No heritage or cultural sensitivities affect the land and there are no natural hazards or environmental sensitivities including native vegetation.

The site is situated within a newly established large lot residential estate, approximately 1.5 km to the north-east of the Gol Gol post office and Primary School. The surrounding area predominantly consists of single storey dwellings on generous sized allotments along Wilga Road.

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 September 2024)

Site Photos



Figure 2: View of site from Wilga Road



Figure 3: View from the rear of the site

PROPOSAL

DESCRIPTION

This application is for the construction of a dwelling and outbuildings, as summarised under the following points:

- The dwelling is single storey and contains four bedrooms (master with WIR and ensuite), open plan kitchen, meals and family area, separate living room, bathroom and separate WC, laundry, outdoor living area and double garage.
- The external appearance of the dwelling is contemporary with a mixture of brick and timber vertical cladding. The roof will be clad in Colorbond iron.
- The dwelling has a maximum height of 5.85m above natural ground.
- An existing crossover will be utilised to provide access to the double garage and front outbuilding.
- Due to the generous size of the site, over half will be available for landscaping and private open space.
- The development will be connected to all reticulated services with the exception of gas and wastewater will be managed on-site.
- A 12m x 10m shed with a height of 5.5m is also proposed at the front of the site. A 30m x 6m shed with a height of 4.2m is also proposed at the rear of the site.

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 proposed dwelling is located within a recently established residential estate and will provide for residential housing in a rural setting, in line with the objectives of the R5 Zone. The building is compatible with existing land uses in the surrounding area and 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 and is not flood prone. As such, the proposal supports the objectives of the R5 zone.

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

Given the distance from the Gol Gol Creek it is considered that the proposed development is not considered to have any impact on wetland health or function.

Wentworth Development Control Plan

Chapter 4 – Residential Development Controls

4.1.1 Site Context and Analysis

The plans submitted with this application demonstrate how the proposed dwelling responds to site specific conditions and the site has been described in detail previously in this report. The site does not have any specific constraints and the topography is relatively flat.

4.1.2 Streetscapes

The proposed dwelling will have a positive impact on the streetscape. A number of habitable room windows overlook the street to provide for casual surveillance. The external materials and colours of the dwelling will complement existing dwellings in the broader area which have external materials and colours that vary considerably.

4.1.3 Front Setback

The dwelling has a setback on 15 metres, thus meeting the requirements of the clause.

4.1.4 Side setbacks and Corner Lot Setbacks

The side setbacks of the proposed dwelling are 6.5m from the south-western boundary and 5m from the northeastern boundary, thus meeting this control.

The sheds are also setback one metre from the side setback, also meeting this control.

4.1.5 Rear setbacks

The closest building to the rear setback (outbuilding) is located 6 metres from the rear boundary, therefore meeting the control.

4.1.6. Walls on Boundaries

Not applicable for this application.

4.1.7 Building heights and overshadowing

Both the dwelling and outbuildings are appropriately located to have minimal impacts on the adjoining land. Both buildings are proposed a height that is considered standard within a low-density residential subdivision.

4.1.8 Site Coverage

The site coverage is approximately 20%, which complies with this control.

4.1.9 Private Open Space

Due to the generous size of the site, private open space is well in excess of the 40sqm minimum requirement.

4.1.10 Energy Efficiency and Solar access

Appropriate solar access and energy efficiency is achieved given the orientation of the site. A BASIX is included with this application to demonstrate that the relevant energy efficiency requirements are met.

4.1.11 Daylight to existing windows

The proposed dwelling will not impact daylight to existing dwellings as there will be a notable separation distance and between any proposed dwellings on both adjoining allotments.

4.1.12 North-facing windows

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

4.1.13 Overlooking

Not applicable – the proposed dwelling is single storey and will not be notably raised above existing surface levels.

4.1.14 Fencing and Retaining Walls

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

4.1.15 Car Parking and Vehicle Access

The proposed dwelling contains a double garage which provides two covered car parking spaces for occupants. Numerous uncovered car parking spaces can be accommodated within the driveway, if required.

4.1.16 Cut and Fill

As the site is relatively flat, only minimal earthworks are anticipated and will not exceed 0.5m of cut or fill.

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 dwelling, which will emit noise typical for a residential area.

Erosion Control Measures

No specific erosion control measures are considered necessary for this development. Any minor earthworks will be appropriately battered and retained (if necessary).

Economic and Social Impacts

Albeit minor, the proposed dwelling will contribute to the economic and social wellbeing of the Gol Gol township by increasing investment in the local area and social interaction with the local community.

Environmental Benefits

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

Disabled Access

Not applicable for this application. The proposed dwelling 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

Waste will be disposed of onsite via a AWTs system as per Council's requirements.

National Construction Code

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

Traffic

The proposed dwelling will result in standard domestic travel within the existing road network. This would have been anticipated and accounted for in the design of the subdivision.

Stormwater/flooding

The site is not subject to any identified natural hazards and stormwater will be directed to the legal point of discharge within the road reserve.

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 construction of a dwelling and outbuildings as described in this report at 6 Wilga Road, Gol Gol.



Certificate No. #HR-NS4ZBU-01

Scan QR code or follow website link for rating details.

Assessor name

Beau Brown

Accreditation No.

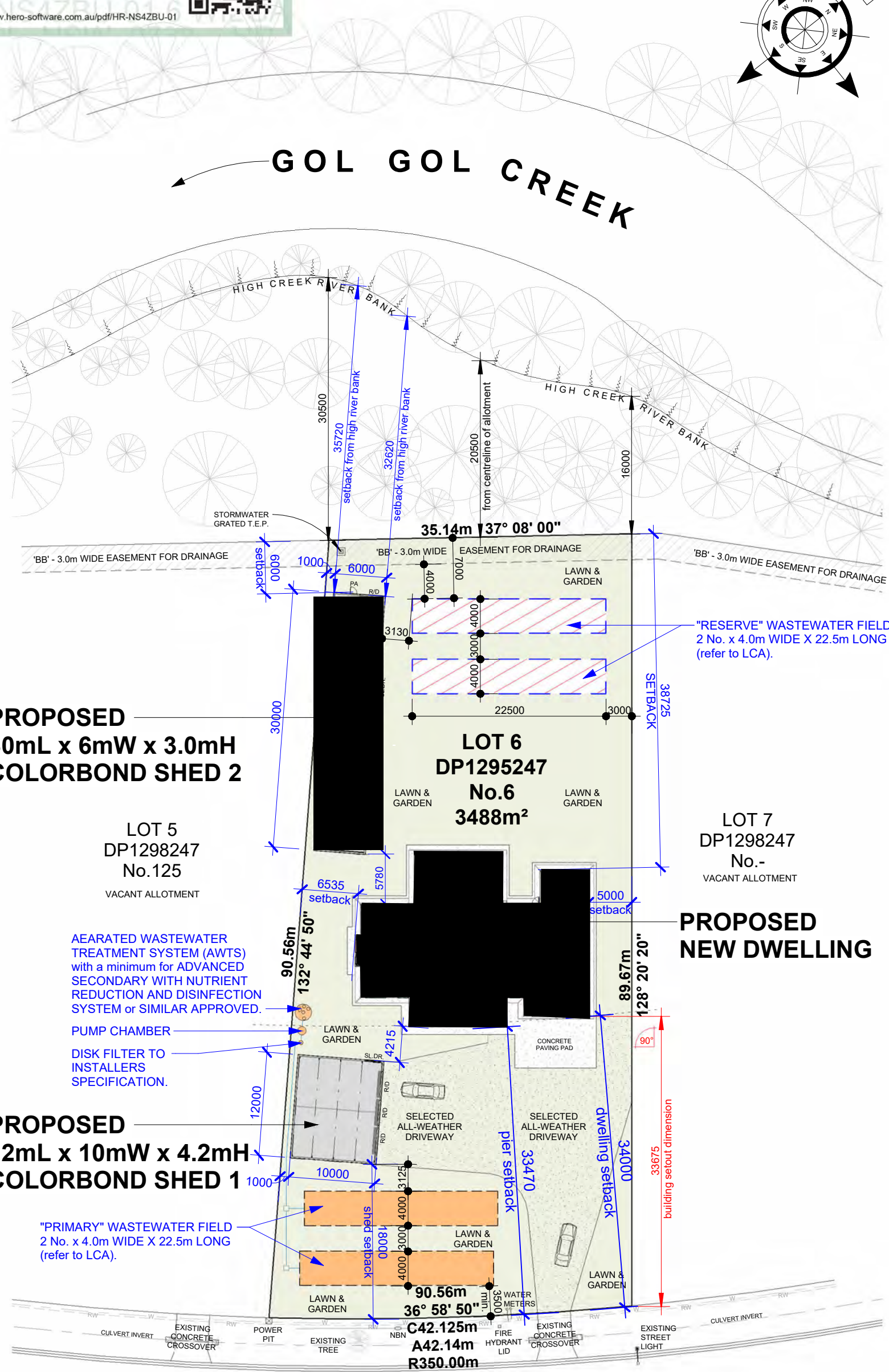
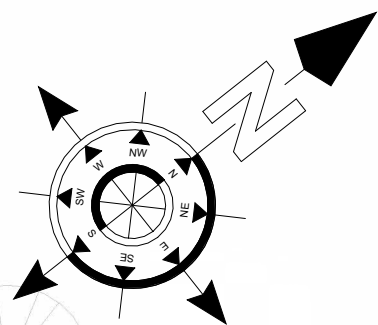
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Property Address

6 Wilga Road, Gol Gol, NSW, 2738

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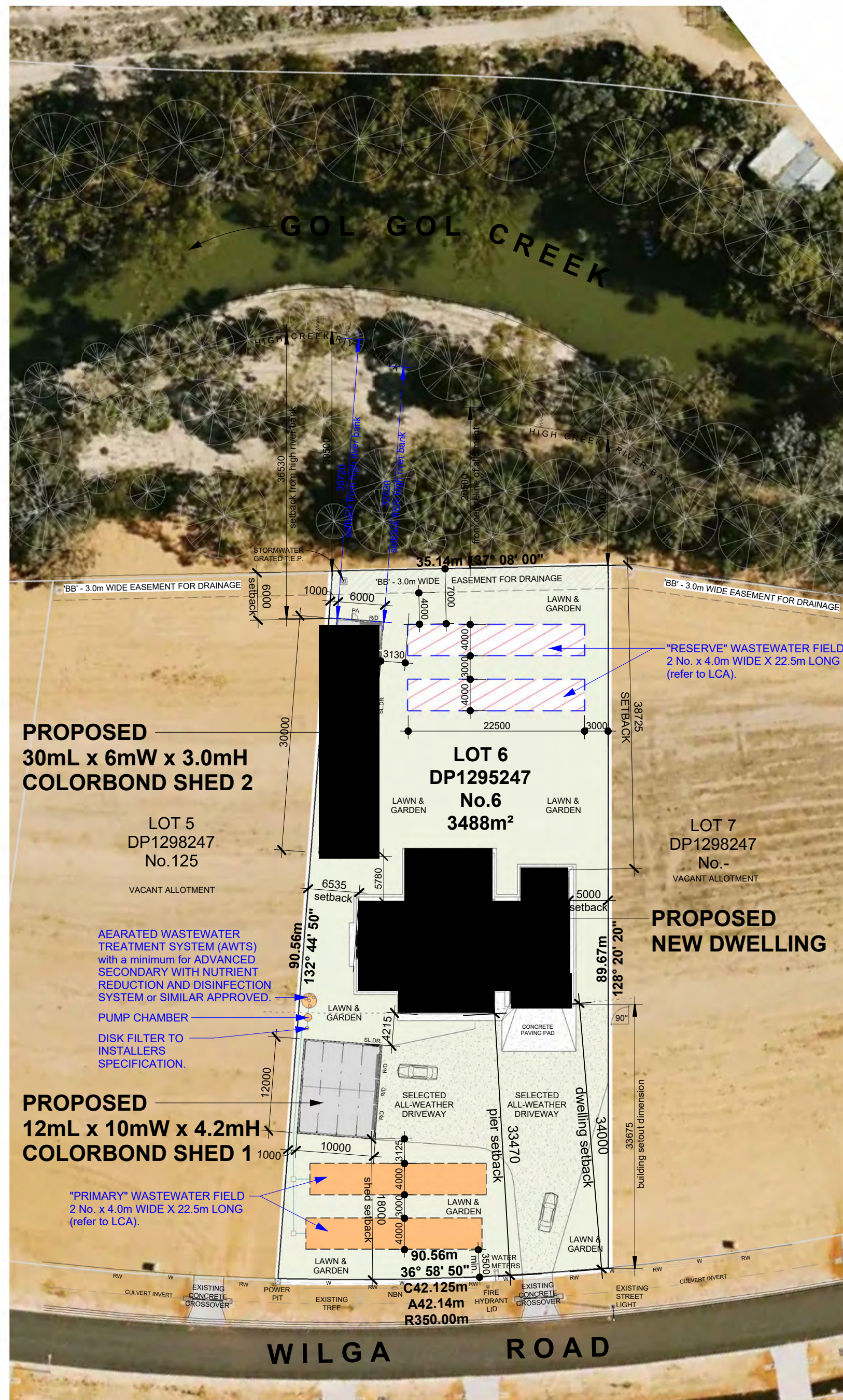
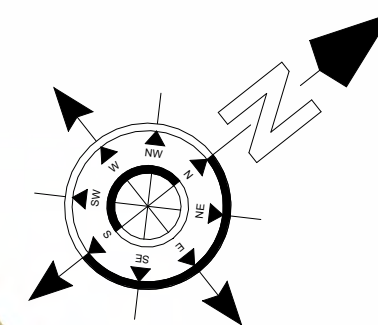




PROPOSED SITE PLAN
1:500

BASIX LANDSCAPING NOTE
THE OWNER MUST PLANT 550m² OF INDIGENOUS or LOW WATER USE PLANTS THROUGHOUT THE SITE with TOTAL GARDEN / LANDSCAPE AREA UP TO 875m²

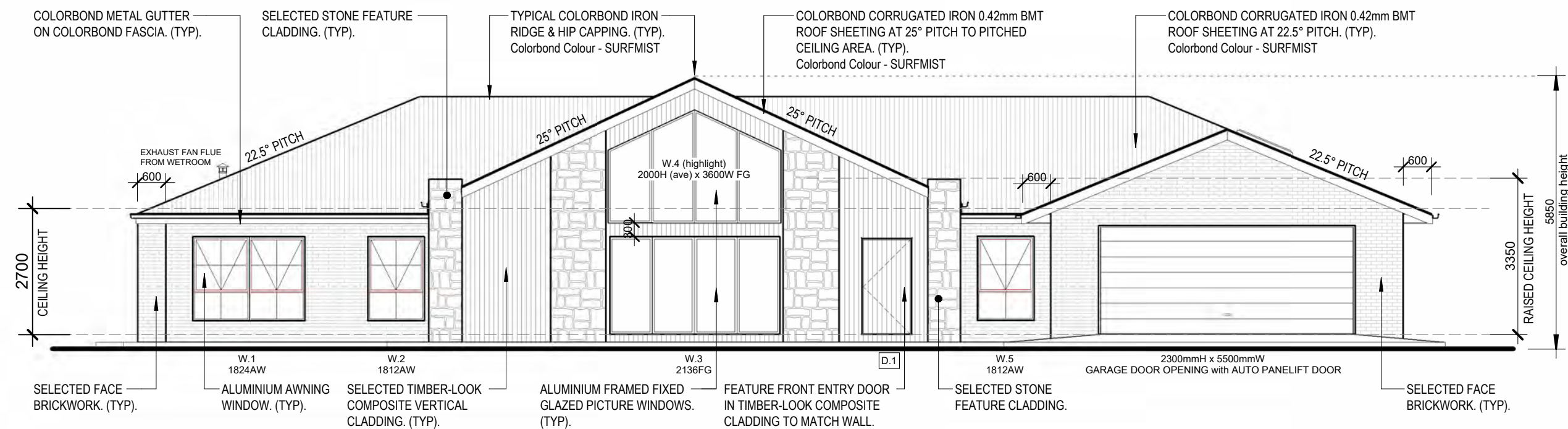
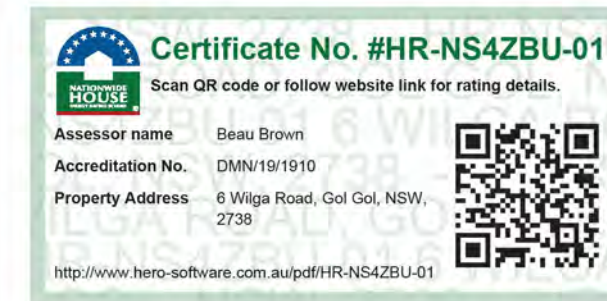
DEVELOPMENT APPROVAL



PROPOSED SITE PLAN AERIAL OVERLAY
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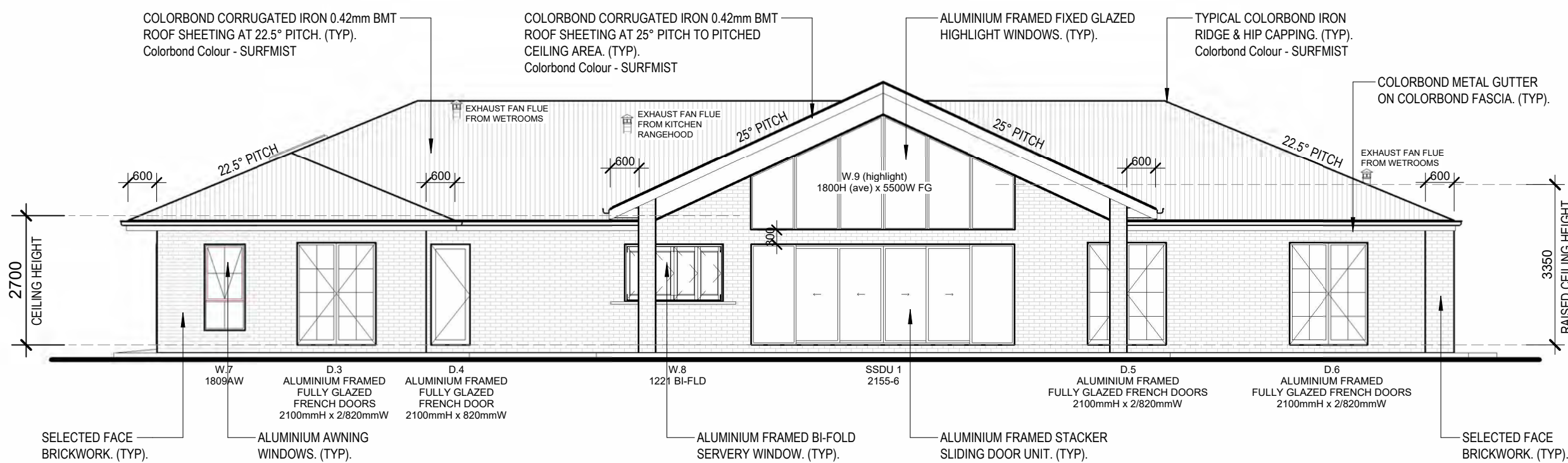
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P: 03 5024 2806 M: 0407 559 206 E: intrend@bigpond.net.au A: SUITES 28/3/6, ILEX STREET RED CLIFFS VIC 3496				
REGISTERED Building Practitioner GREGORY J HAMILTON DP-AD 222				
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DATE	20/06/25	DRAWN	G.J.H.	
SCALE	1 : 500	CHECKED	G.H.	
DETAIL PROPOSED SITE PLANS				
JOB PROPOSED NEW DWELLING AND COLORBOND SHEDS LOT 6 DP1295247 WILGA ROAD GOL GOL NSW 2738				
CLIENT ADAM & AMANDA JEPSON				
JOB No. 25-776v6	A2	SHEET No.2 of 7		

DEVELOPMENT APPROVAL



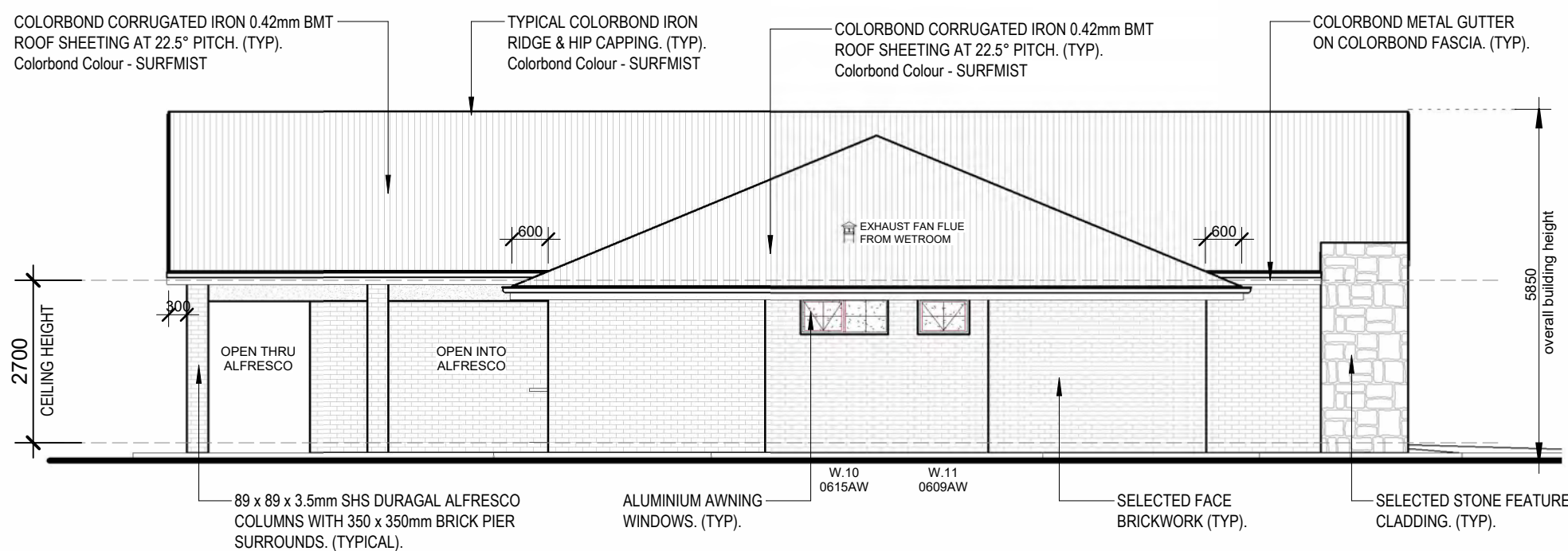
PROPOSED south-east ELEVATION

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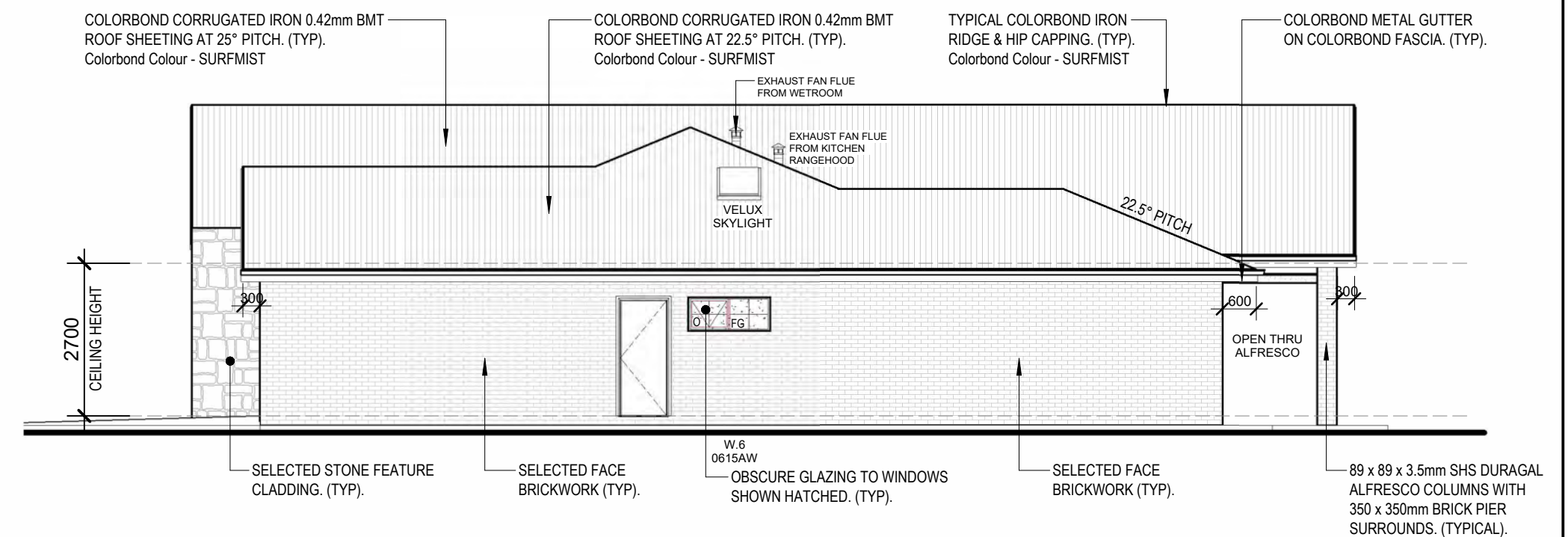
PROPOSED north-west ELEVATION

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PROPOSED south-west ELEVATION

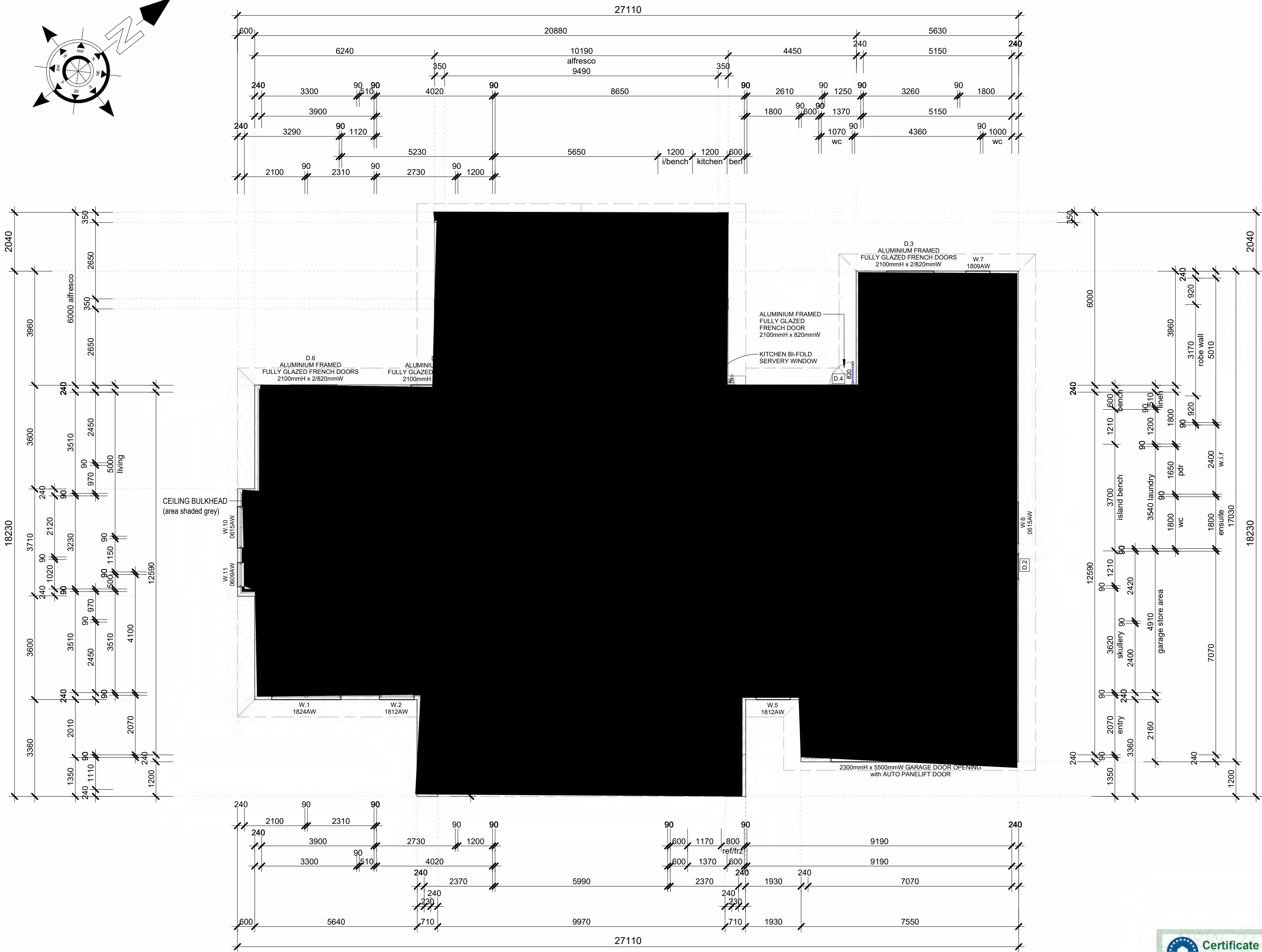
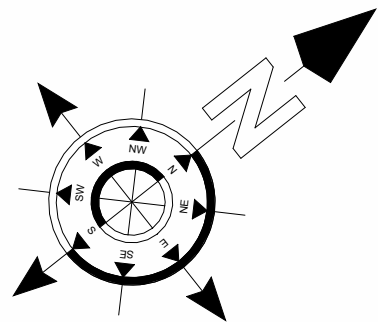
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PROPOSED north-east ELEVATION

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JOB PROPOSED NEW DWELLING AND COLORBOND SHEDS LOT 6 DP1298247 WILGA ROAD GOL GOL NSW 2738	CLIENT ADAM & AMANDA JEPSON	REV	DATE	BY	AMENDMENTS	CKD.	DATE	20/06/25	DRAWN	G.J.H.	
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							DETAIL PROPOSED ELEVATIONS				
© COPYRIGHT 2025						JOB No. 25-776v6	A2	SHEET No. 5 of 7			
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AREAS		
Dwelling	289.82m ²	(31.20 SQS.)
Double Garage	65.40m ²	(7.04 SQS.)
Alfresco	61.14m ²	(6.58 SQS.)
Porch	13.10m ²	(1.41 SQS.)
Total	429.46m²	(46.23 SQS.)
Shed 1	120.00m ²	
Shed 2	180.00m ²	

Schedule of BASIX Commitments	
ITEM	COMMITMENT
WATER	
Landscape	550 m ² indigenous or low water use, up to 875 m ² total
Showerheads, toilets	4 stars
Taps	6 stars
Alternative water	Greywater treatment system, plumbed to garden/lawn
THERMAL PERFORMANCE	
External walls, excl. garage	Vapour permeable sarking, R2.5 batts
Internal walls - to garage and bath/wc	R2.5 batts
Ceilings, excl. garage	R6.0 batts
Roof	Single-sided reflective foil (E=0.05)
Glazing	Double glazed, Viridian LightBridge clear (4/12/4) <ul style="list-style-type: none">Awning windows: AWS 516 (AWS-007-002)Fixed windows: AWS 516 (AWS-066-007)Sliding doors: AWS 541/542 (AWS-011-001)Bi-fold windows: AWS 548 (AWS-018-001)French/hinged doors: AWS 549 (AWS-019-001)
External doors	Air infiltration seals
Exhaust fans	Self-closing damper
ENERGY	
Hot water	Electric storage
Heating and cooling system	3-phase air conditioning, EER 2.5-3.0
Ventilation - bathroom, kitchen	Individual fan, ducted, manual switch
Ventilation - laundry	Natural ventilation only
Lighting	IC-rated LED
Alternative energy	10 kW PV system, oriented NE
Other	Induction cooktop, electric oven

REV	DATE	BY	AMENDMENTS	CKD

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DATE 20/06/25 DRAWN G.J.H.

SCALE 1 : 100 CHECKED G.H.

DETAIL PROPOSED FLOOR PLAN

JOB
PROPOSED NEW DWELLING AND
COLORBOND SHEDS
LOT 6 DP1298247
WILGA ROAD
GOL GOL
NSW 2738

CLIENT
ADAM & AMANDA JEPSON

JOB No. 25-776v6 A2 SHEET No.4 of 7

Certificate No. #HR-NS4ZBU-01
Scan QR code or follow website link for rating details.

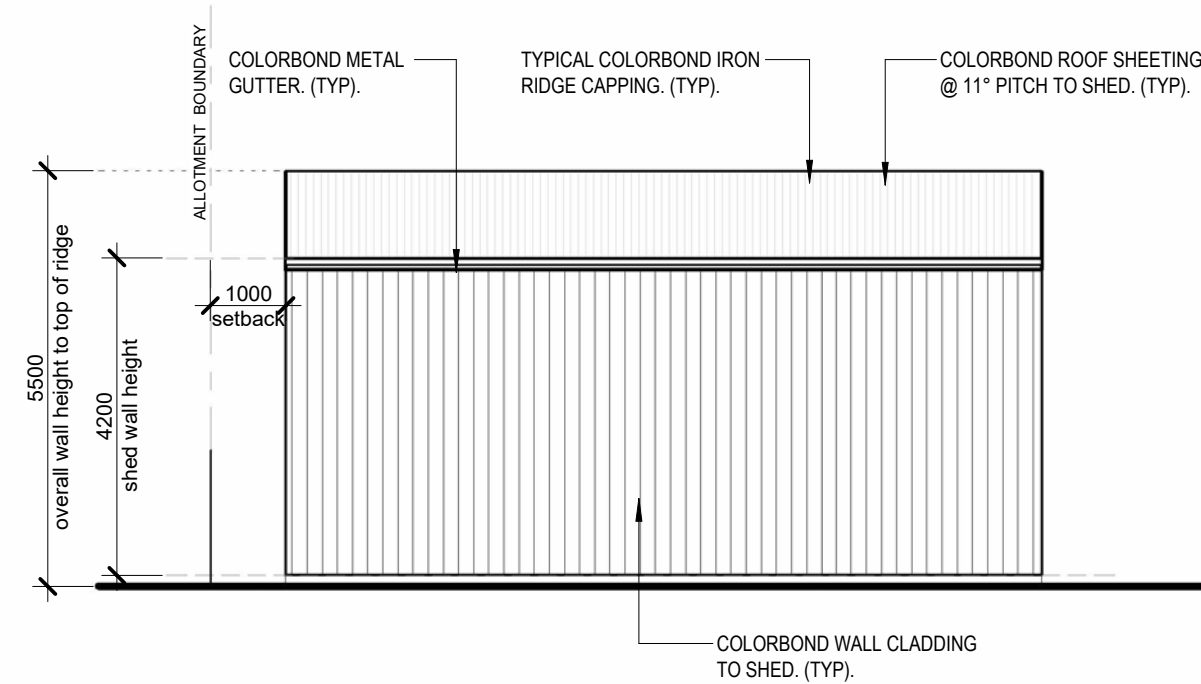
Assessor name Beau Brown

Accreditation No. DMN/19/1910

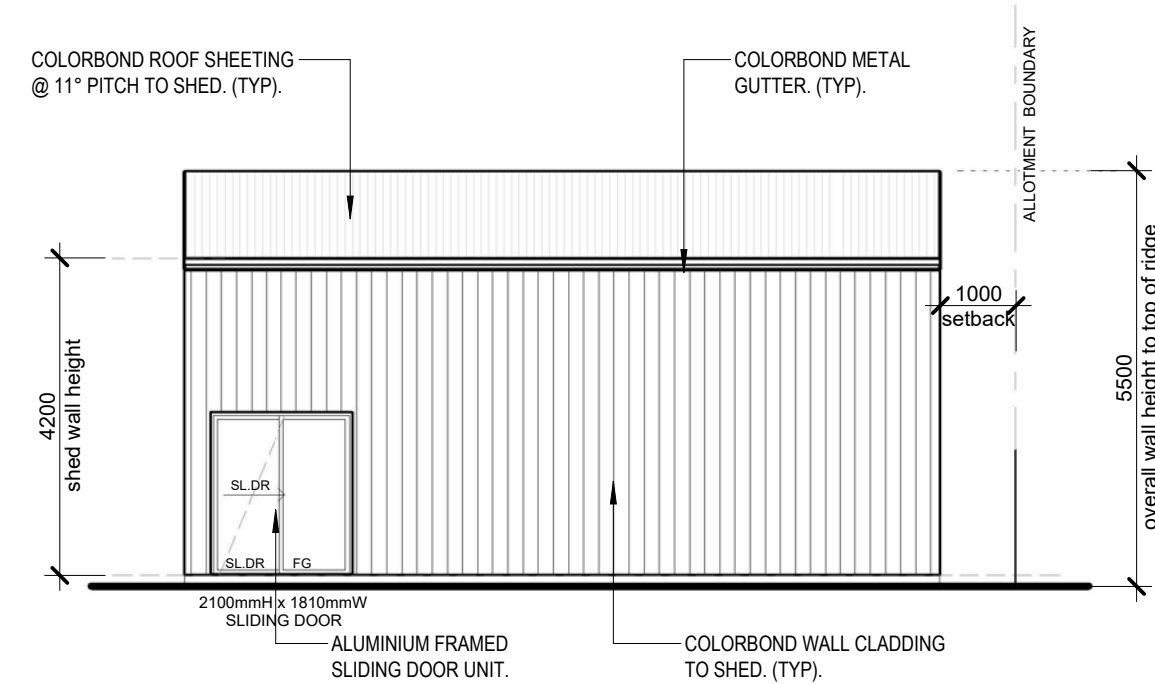
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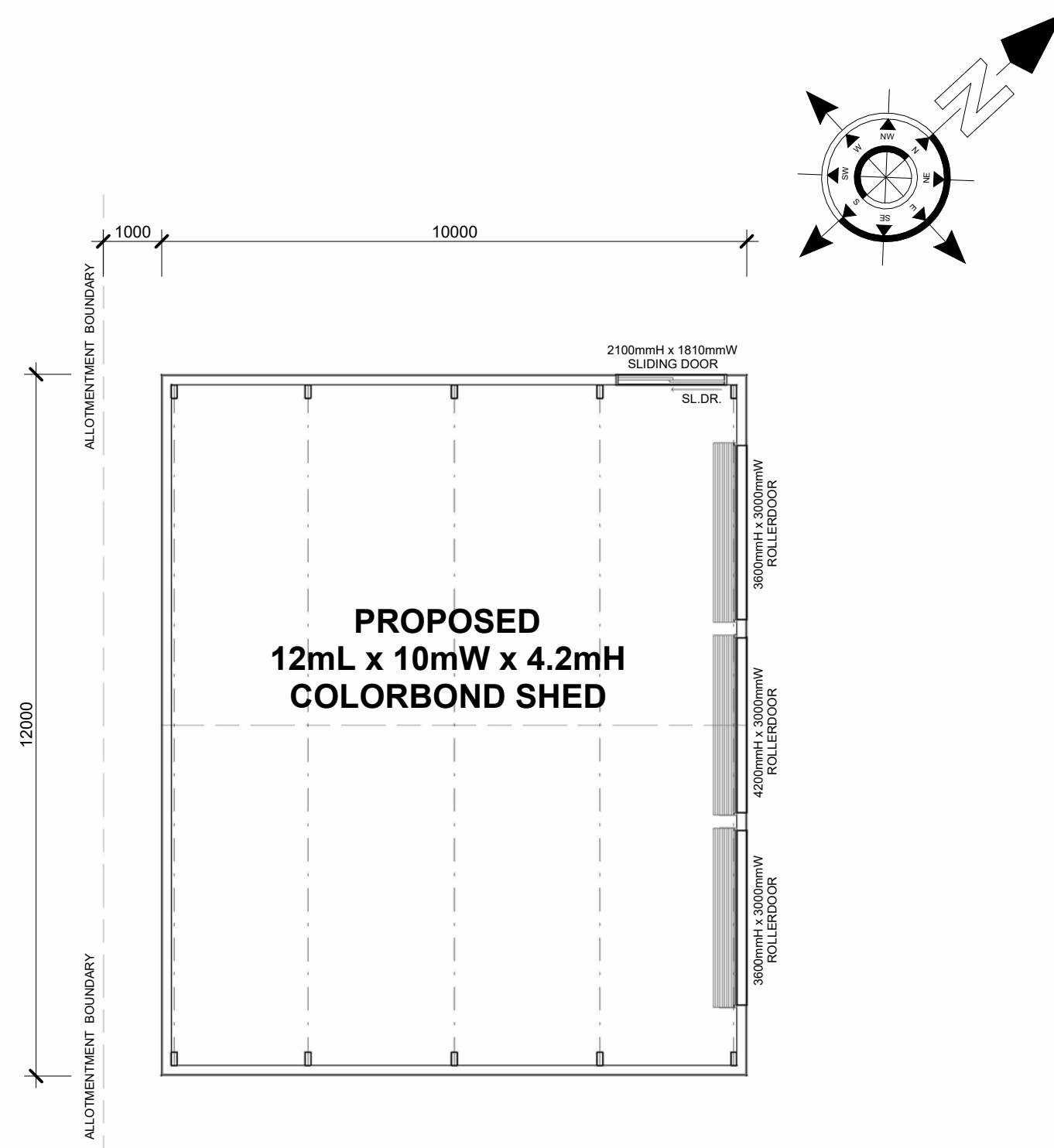
PROPOSED FLOOR PLAN
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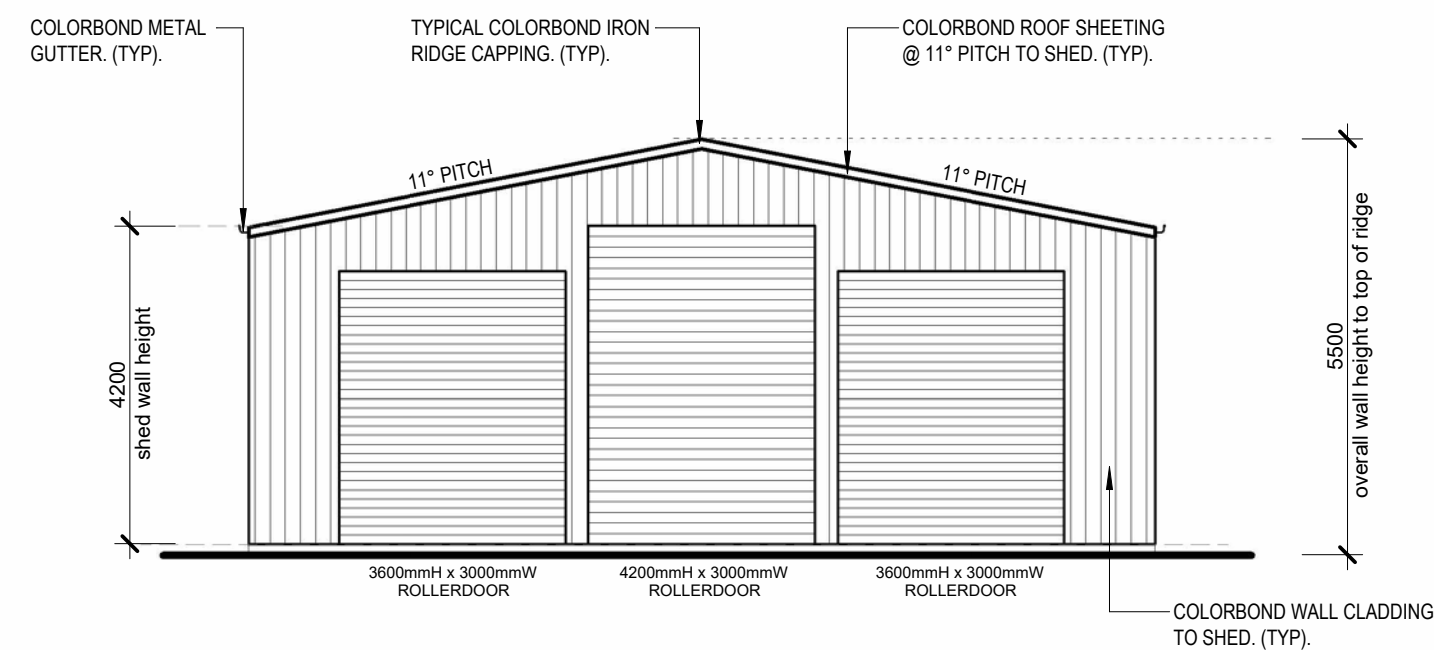
PROPOSED SHED south-east ELEVATION
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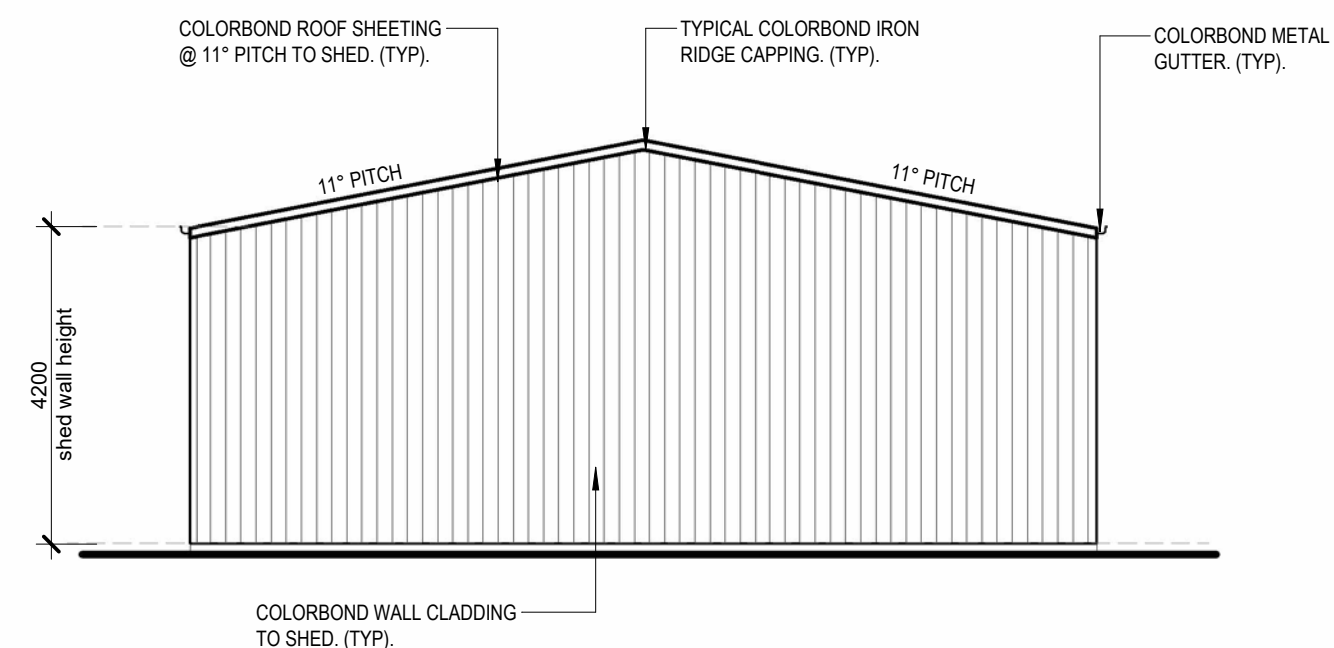
PROPOSED SHED north-west ELEVATION
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PROPOSED SHED FLOOR PLAN

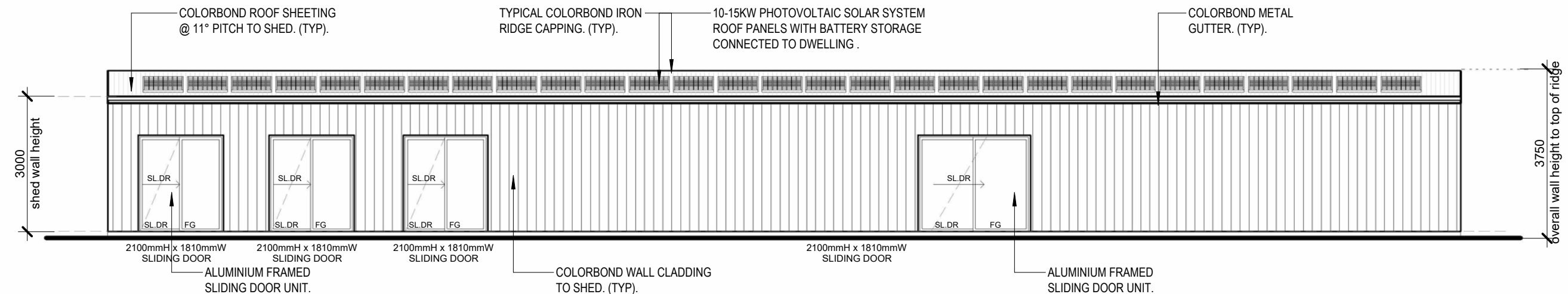
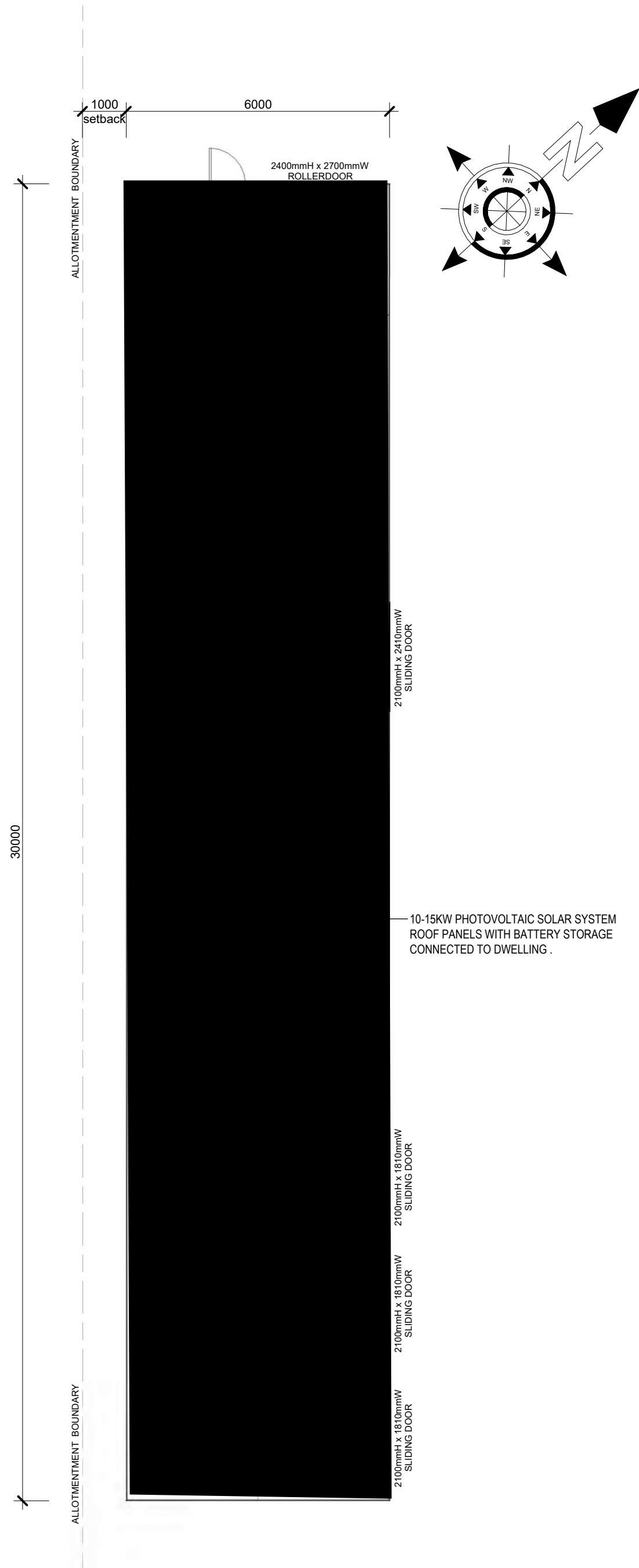


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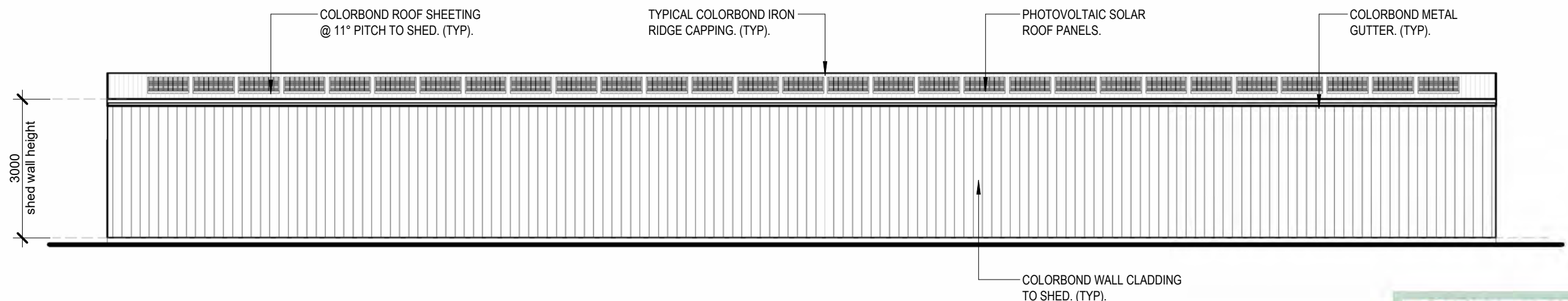


PROPOSED SHED south-west ELEVATION
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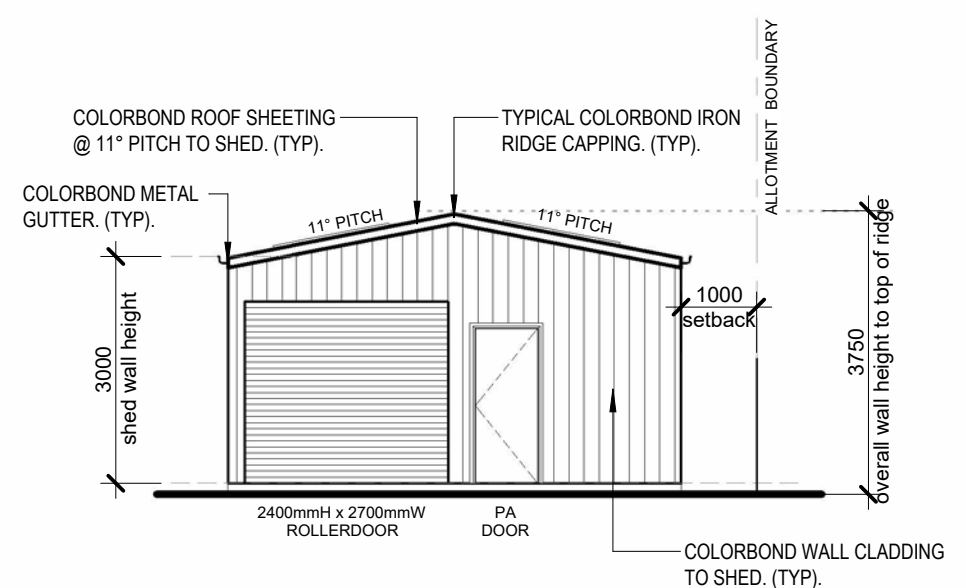
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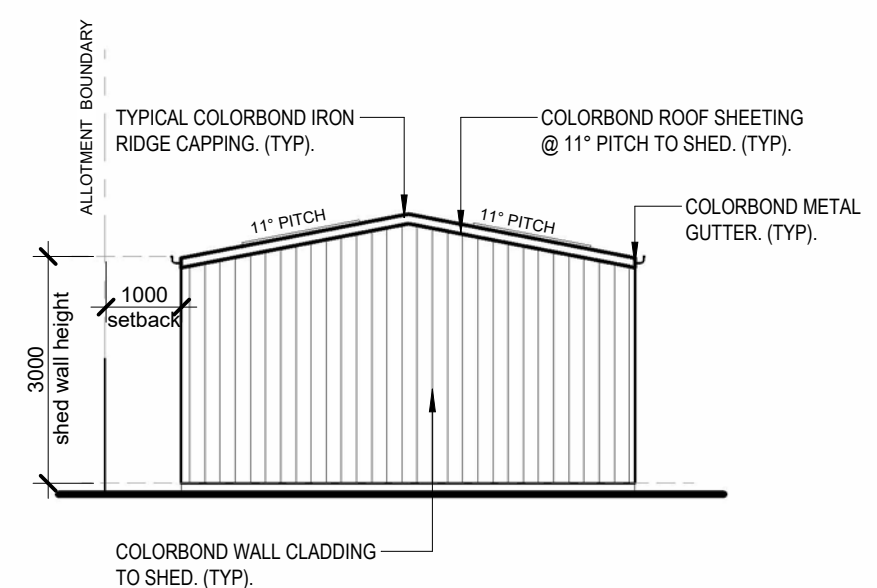
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PROPOSED SHED south-west ELEVATION
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PROPOSED north-west ELEVATION
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PROPOSED south-east ELEVATION
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DATE	20/06/25	DRAWN	G.J.H.
SCALE	1 : 100	CHECKED	G.H.

DETAIL PROPOSED 30m x 6.0m x 3.0m SHED FLOOR PLAN & ELEVATIONS

JOB
PROPOSED NEW DWELLING AND COLORBOND SHEDS
LOT 6 DP1298247
WILGA ROAD
GOL GOL
NSW 2738

CLIENT
ADAM & AMANDA JEPSON

PROPOSED SHED FLOOR PLAN
1:100