JACKSON PLANNING

Planning Report

Dwelling and shed

24 Grandview Drive,
Buronga, NSW, 2738

EXECUTIVE SUMMARY

Proposal	Dwelling and shed
Street Address	24 Grandview Drive, Buronga.
Formal Land Description	Lot 30 DP 1300121
Zone	RU5 – Village
Relevant State Environmental Planning Policies	Not applicable

SUBJECT SITE AND SURROUNDING AREA

Site Description

The subject site comprises one parcel of land commonly known as 24 Grandview Drive, Buronga, and more formally as Lot 30 in Deposited Plan 1300121. It has an area of approx. 854.93 square metres (sqm) and a frontage of 18.95 metres (m) to Grandview Drive. The site resulted from a recent residential subdivision and is currently vacant. No heritage or cultural sensitivities affect the land and there are no environmental constraints or natural hazards.

The site is situated within a developing residential area of Buronga, approximately 600m to the northwest of the Buronga Midway Market Place. The surrounding area predominantly consists of residentially zoned allotments anticipating development and recently constructed single storey dwellings.

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

JACKSON PLANNING

Aerial Image of the Site and Surrounding Area

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

Site Photos

Figure 2: Aerial View of site from Grandview Drive, Buronga.

Figure 3: View of the site from the south

Figure 4: View of the site from the east

Figure 5: View of the site from the west.

PROPOSAL
DESCRIPTION

This application is for the construction of a dwelling and shed 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, walk in pantry, separate theatre room, bathroom and separate WC, laundry, alfresco area and double garage.
- A $66.60m^2$ and 3.6m high shed is also proposed. This is proposed to be situated directly at the rear of the subject site. The shed is proposed to contain Colorbond roofing and Colorbond cladding.
- The dwelling features a contemporary exterior finish comprising face brickwork as the predominant material, complemented by decorative cladding elements on the front façade. The roof will be finished in Colorbond steel sheeting. Associated external fixtures including guttering, fascia boards, and window frames will be installed as part of the works.
- The dwelling has a maximum height of 5.7m above natural ground.
- A new crossover is proposed to provide access to the double garage.

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 proposed dwelling is located within a recently subdivided estate and will support the development of Buronga. The dwelling has been designed to meet sustainability targets and is appropriately located so as not to unreasonably impact on the adjoining land. As such, the proposal supports the objectives of the RU5 zone.

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 a single dwelling and associated structure. It is noted that there are existing dwellings on site that share the same resemblance as this proposal.

4.1.2 Streetscapes

The proposal is deemed to enhance the streetscape through its design and material selection. The external finishes have been chosen to sync with the wider established and emerging residential character of the area, which features a diverse range of materials and colour palettes. The architectural plans demonstrate that façade articulation has been considered, incorporating a combination of face brickwork and decorative cladding elements, along with panel lift garage doors that add visual interest.

The garage design has been integrated to complement the dwelling's overall aesthetic. In accordance with the DCP's performance standards, the garage width remains below 50% of the dwelling frontage and is set back 0.7m from the main façade, ensuring it does not dominate the street presentation. The inclusion of a front porch provides clear address to the street and establishes a welcoming entry point to the dwelling. Overall, the proposal is deemed to be in accordance with this control.

4.1.3 Front Setback

The dwelling has a setback of six meters, thus meeting this control.

4.1.4 Side setbacks and Corner Lot Setbacks

The dwelling has a side setback of 4.5 meters from the eastern boundary and 1 meter from the western boundary; thus, meeting this control.

The proposed shed will contain a 1m setback from north and east boundary -thus also meeting this control.

4.1.5 Rear setbacks

The dwelling is located in excess of 3 meters from the rear boundary, thus meeting the objective.

While the shed is located along the rear boundary, the adjoining land is not envisaged for any sensitive land use; therefore, it is considered the proposed location will not impact on the adjoining land to the north-east.

4.1.6. Walls on Boundaries

Not applicable for this application.

4.1.7 Building heights and overshadowing

The dwelling has been appropriately sited to have minimal impacts on the adjoining properties. Shadowing diagrams are presented under sheet 2 of the architectural plans.

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

The dwelling contains more than 40 square meters of private open space, thus meeting the objective.

4.1.10 Energy Efficiency and Solar access

All habitable rooms will receive morning or afternoon sun. A BASIX has been supplied with 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

Sufficient care parking has been provided for the dwelling.

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 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

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. As discussed previously, earthworks are minimal and will be appropriately managed.

Economic and Social Impacts

Albeit minor, the proposed dwelling will contribute to the economic and social wellbeing of the Buronga Township area 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

Not applicable for this application – standard domestic waste services will be provided by Council.

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.

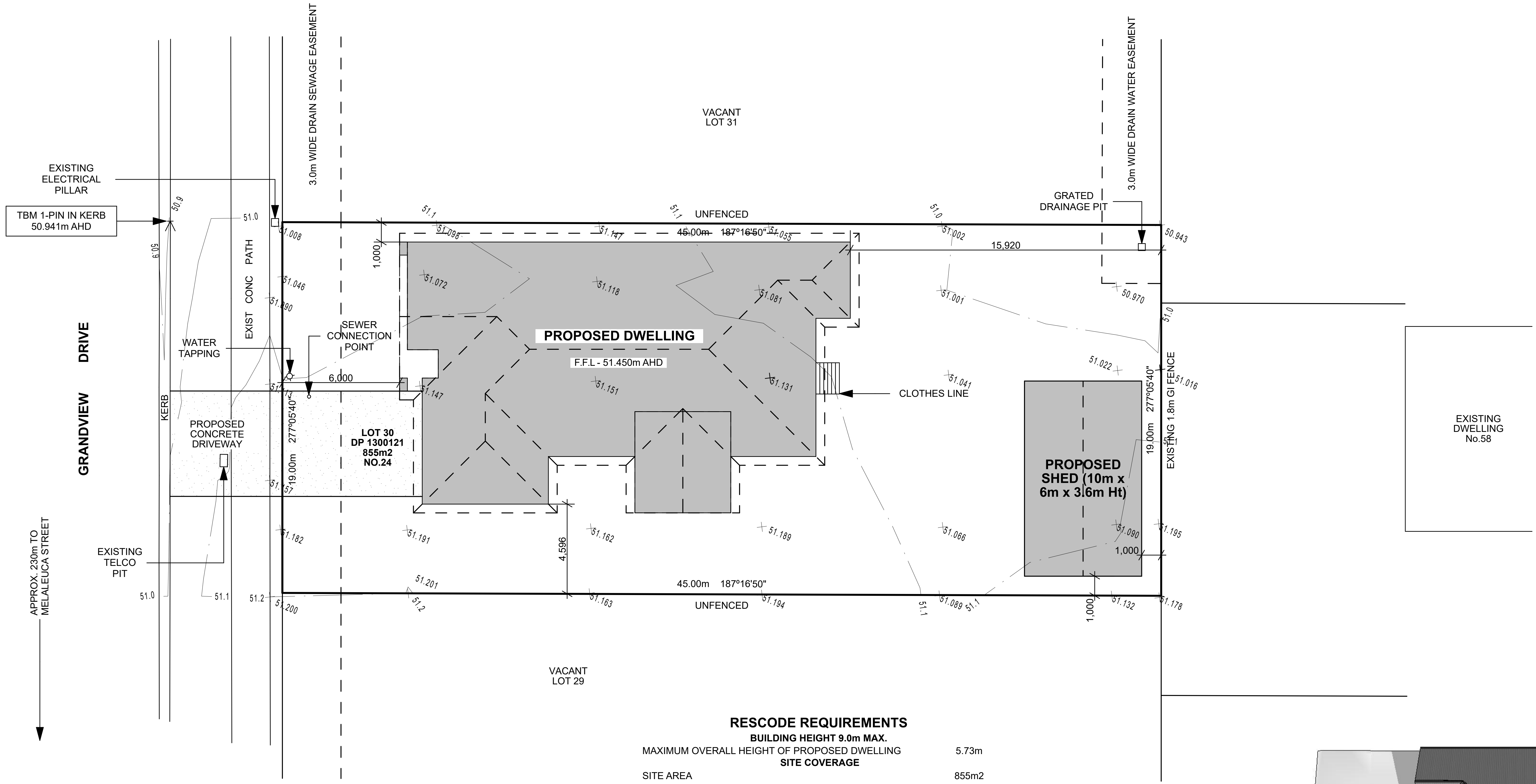
CONCLUSION

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 dwelling 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; 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 development of a dwelling as described in this report at 24 Grandview Drive, Buronga.

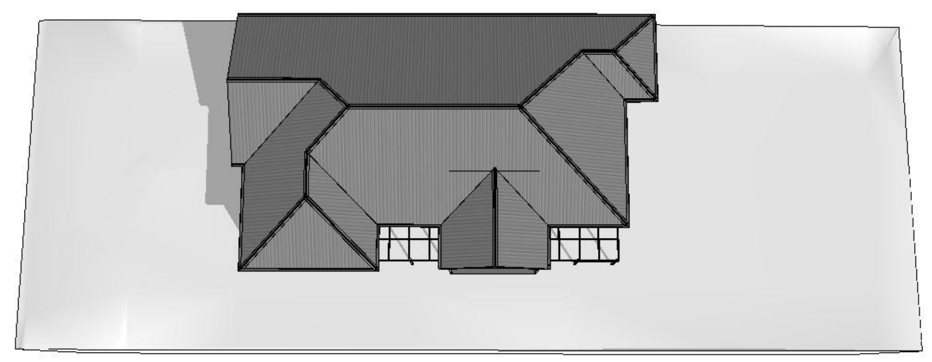


LEGEND

- UNDERGROUND GAS MARKER
- HYDRANT
- STORM WATER PIT
- WATER CONNECTION
- ELECTRICAL TURRET
- TELSTRA PIT
- MAN HOLE
- DP 100mm DOWN PIPE
- PP POWER POLE
- STREET LIGHT
- SEWER LINE
- CONTOUR LINE
- EXISTING RETAINING
- NEW RETAINING
- ROOF LINE
- STORM WATER LINE
- FENCE
- ELECTRICAL
- TELSTRA COMMUNICATIONS
- TELSTRA COMMUNICATIONS
- WATER LINE

RESCODE REQUIREMENTS

BUILDING HEIGHT 9.0m MAX.	
MAXIMUM OVERALL HEIGHT OF PROPOSED DWELLING	5.73m
SITE COVERAGE	
SITE AREA	855m2
MAXIMUM SITE COVERAGE (60%)	513m2
GARAGE	36.00m2
PORCH	5.86m2
VERANDAHS	N/A
OUTDOOR LIVING	25.48m2
LIVING	199.91m2
SHED	60.00m2
TOTAL BUILDING AREA	327.25m2
ACTUAL SITE COVERAGE	38.27%
PERMEABILITY	
SITE AREA	855m2
MINIMUM REQUIRED PERMEABLE AREA (20% OF SITE)	171.00m2
TOTAL BUILDING AREA INCLUDING DRIVEWAYS, PATHWAYS ETC.	420.00m2
TOTAL PERMEABLE AREA	435.00m2
ACTUAL PERMEABLE AREA	50.88%
PRIVATE OPEN SPACE	
SITE AREA	855m2
MINIMUM AREA OF 20% OF SITE AREA	171.00m2
ACTUAL PRIVATE SPACE AREA	435.00m2
SECLUDED PRIVATE OPEN SPACE MIN 25m2	25m2
OVERSHADOWING	
REFER TO SITE PLAN FOR 9AM AND 3PM SHADOW OUTLINES	
AREA IN SHADOW 22ND SEPTEMBER 9AM	
AREA IN SHADOW 22ND SEPTEMBER 3PM	
OVERLOOKING	
NOT APPLICABLE - 1800mm HIGH COLORBOND FENCE TO BOUNDARY & DWELLING F.F.L. LESS THAN 600mm FROM NATURAL GROUND LEVEL	



SITE OVERSHADOWING 9AM 22 SEPTEMBER

SITE OVERSHADOWING 3PM 22 SEPTEMBER

WIND CLASSIFICATION:

TERRAIN CATEGORY - 2
REGION - A
TOPOGRAPHIC EFFECT - T1
WIND DIRECTION - PARTIAL SHIELDED
CALCULATION OF WIND SPEED - 33m/s
WIND CLASSIFICATION - N2

A2

REV	DESCRIPTION	DRN	DATE	CKD
A	PRELIMINARY ISSUE	PGM	18SEP25	PGM

MILDURA HOMES
PHONE: 0477 577 131
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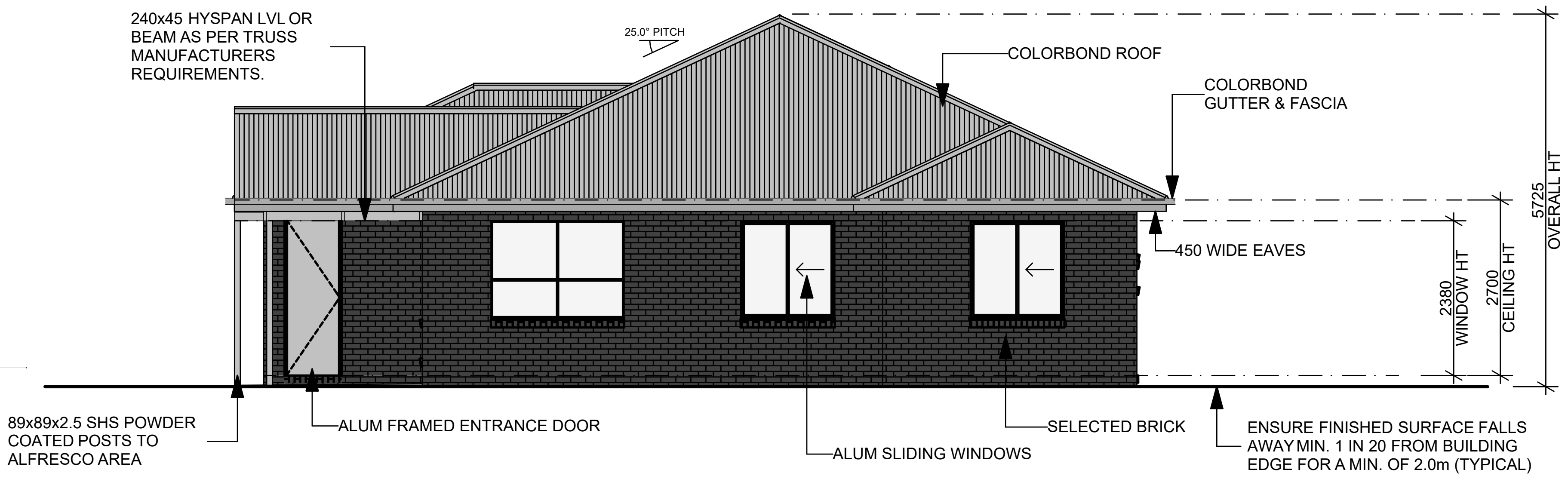
67 DEAKIN AVE MILDURA VIC 3500

SCALE	1:200
DATE	18SEP25
DRAWN	P.G. MAW
CHECKED	P.G. MAW
APPROVED	

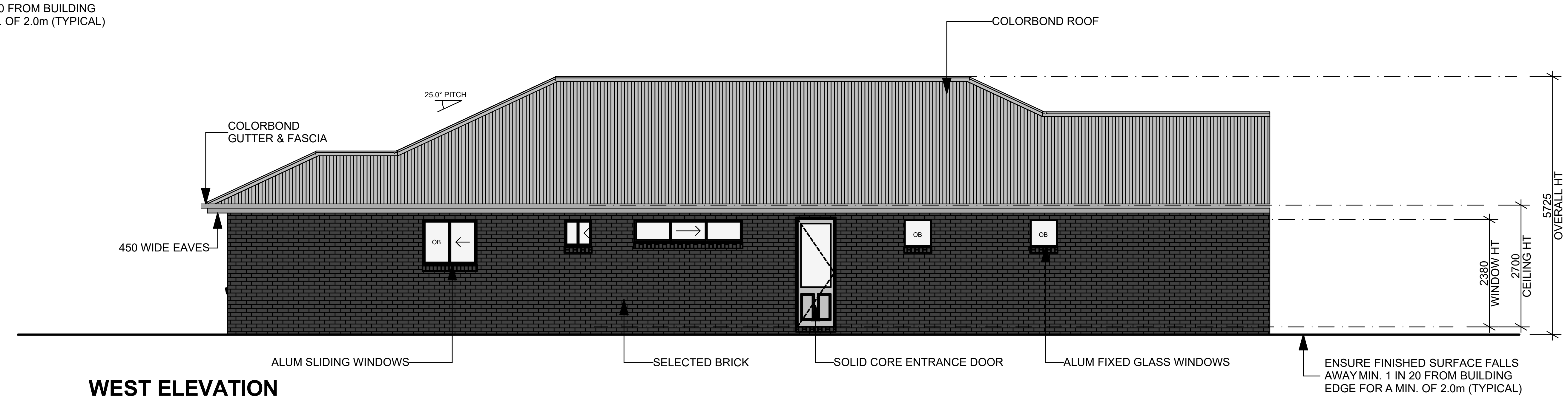
EMAIL: phillipmaw17@outlook.com
135 ADELAIDE STREET
PO BOX 282, GOL GOL, NSW, 2738
PHONE: 03 5024 8908 MOBILE: 04186 72509
ABN: 73 787 133 092
Phil Maw Survey & Drafting

PROJECT: SITE PLAN
PROPOSED RESIDENCE FOR
ANGUS LANG
LOT 30, 24 GRANDVIEW DRIVE
BURONGA NSW 2739

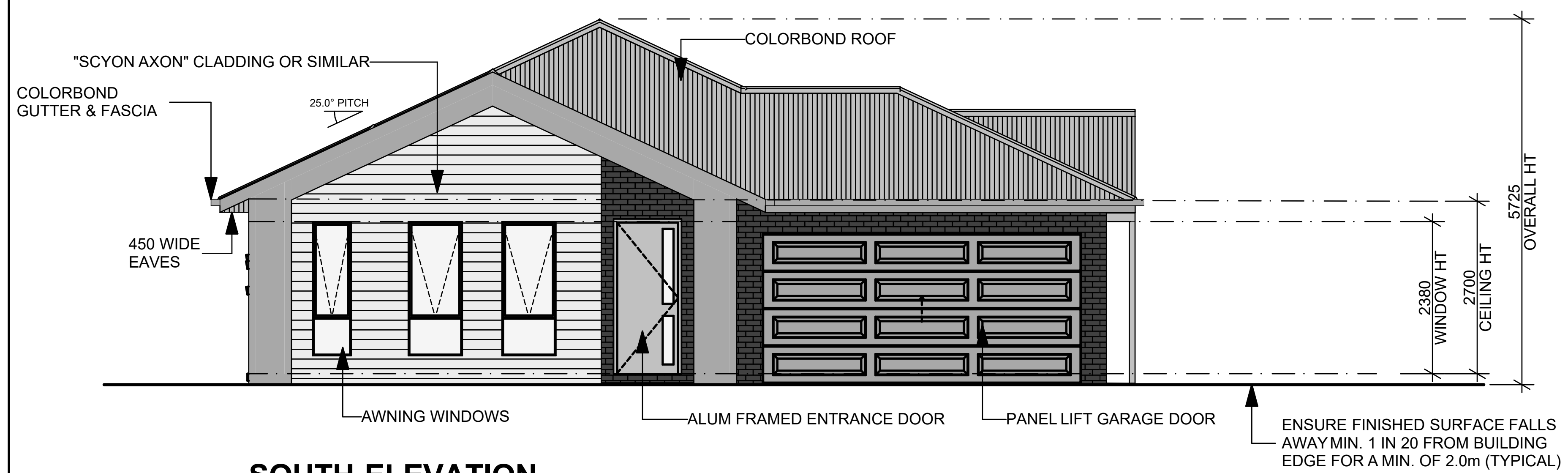
PLAN NUMBER: PM2025-035
SHEET 2 OF 10
ISSUE A



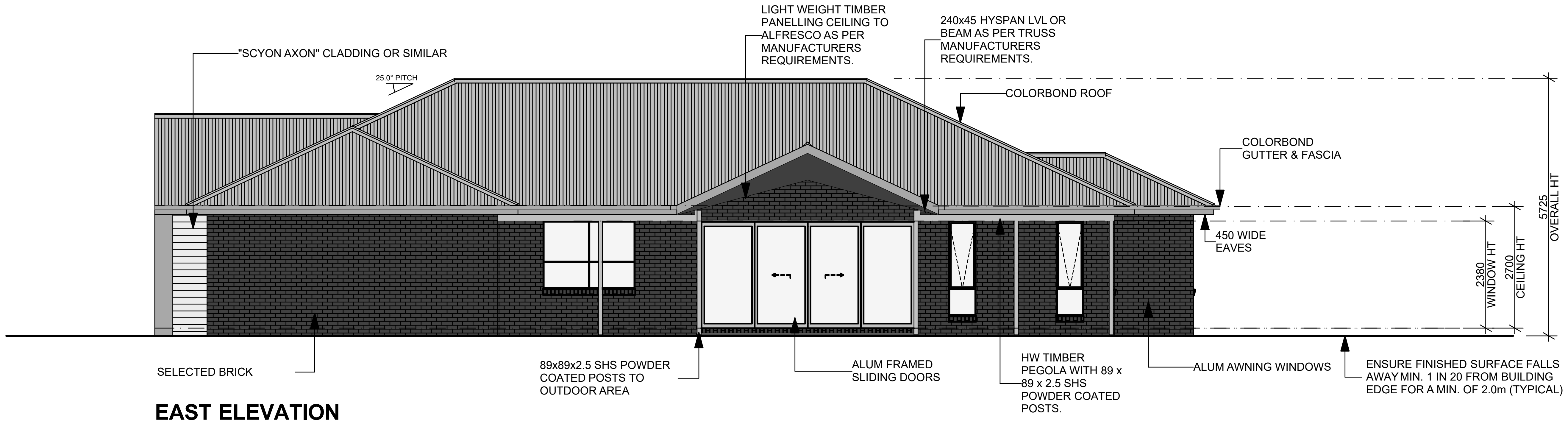
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

A2

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A	PRELIMINARY ISSUE	PGM	18SEP25	PGM

MILDURA HOMES
PHONE: 0477 577 131
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67 DEAKIN AVE MILDURA VIC 3500

SCALE	1:100
DATE	18SEP25
DRAWN	P.G. MAW
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APPROVED	

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PROJECT: ELEVATIONS PLAN
PROPOSED RESIDENCE FOR
ANGUS LANG
LOT 30, 24 GRANDVIEW DRIVE
BURONGA NSW 2739

PLAN NUMBER:
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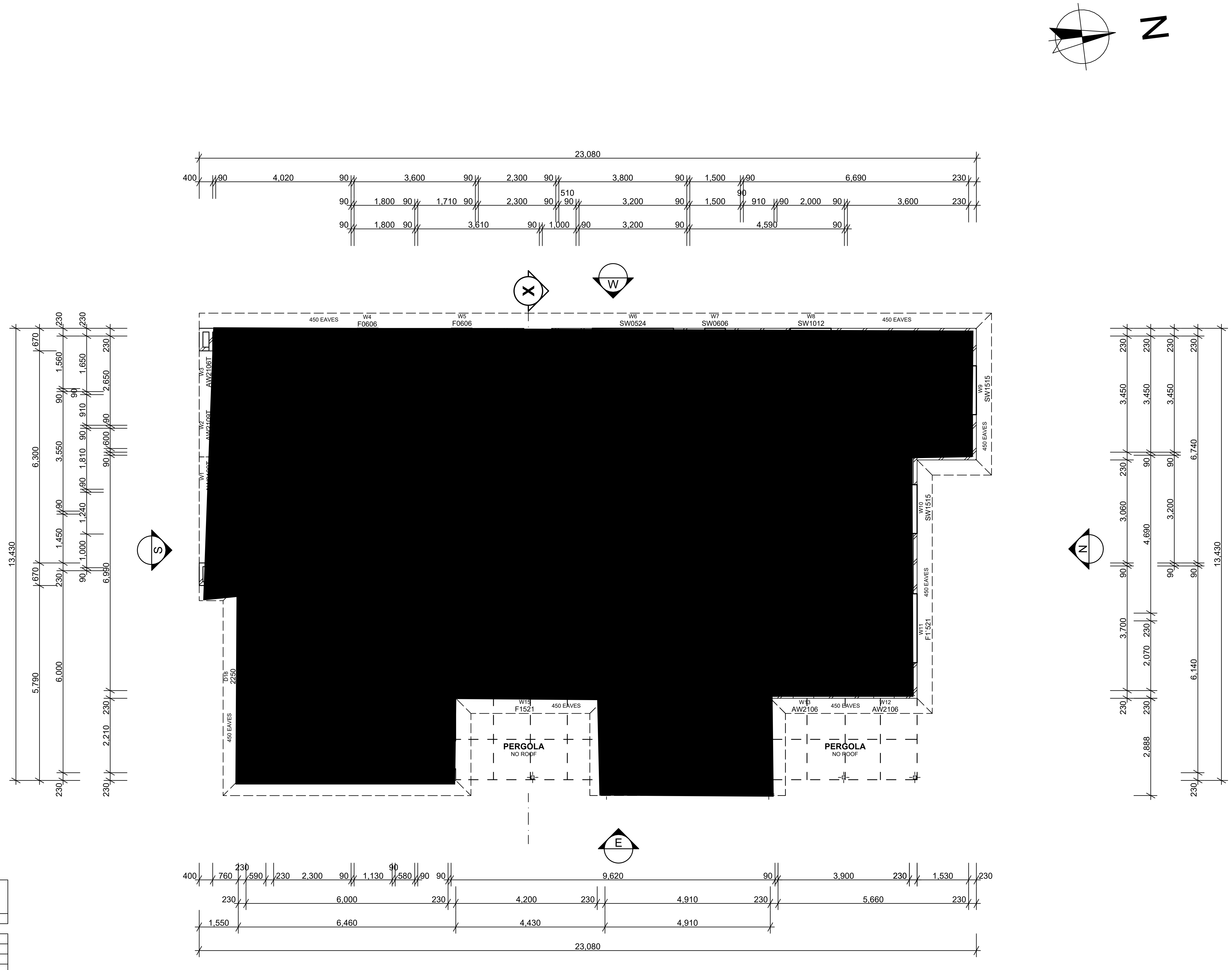
SHEET 5 OF 10
ISSUE A



DOOR SCHEDULE

I.D	SIZE (h x w)	DESCRIPTION
D1	2400 x 1020	ALUM FRAMED ENTER SWING
D2	2340 x 820	HOLLOW CORE SWING
D3	2340 x 820	HOLLOW CORE CAVITY SLIDER
D4	2340 x 720	SOLID CORE SWING
D5	2340 x 720	HOLLOW CORE CAVITY SLIDER
D6	2340 x 820	HOLLOW CORE SWING
D7	2400 x 820	SOLID CORE SWING-HALF GLASS
D8	2340 x 820	HOLLOW CORE SWING
D9	2340 x 820	HOLLOW CORE SWING
D10	2340 x 820	HOLLOW CORE SWING
D11	2340 x 820	HOLLOW CORE SWING
D12	2340 x 820	HOLLOW CORE SWING
D13	2340 x 920	HOLLOW CORE SWING
D14	2340 x 920	BARN SLIDING DOOR
D15	2340 x 920	HOLLOW CORE SWING
D16	2400 x 4800	ALUM FRAMED SLIDING
D17	2400 x 820	SOLID CORE ENTER SWING
D18	2200 x 5000	PANEL LIFT DOOR

FLOOR AREAS

GARAGE	36.00 m2
PORCH	5.86 m2
ALFRESCO	25.48 m2
LIVING	199.91 m2
TOTAL	**267.25 m2**

LEGEND

C	CASEMENT WINDOW
SL.G.D.	SLIDING GLASS DOOR
S.W.	SLIDING WINDOW
AW	AWNING WINDOW
D.H.U.	DOUBLE HUNG WINDOW
B.D.	BIFOLD DOORS
LU	LOUVERS
SL	SIDELIGHT
M.V.	MECHANICAL VENT
SKL	SKYLIGHT
F.G.	FIXED GLASS WINDOW
S.D	SMOKE DETECTOR

WINDOW SCHEDULE

I.D	SIZE (h x w)	DESCRIPTION
W1	2100 x 850	ALUM. FRAMED AWNING WINDOW
W2	2100 x 850	ALUM. FRAMED AWNING WINDOW
W3	2100 x 610	ALUM. FRAMED AWNING WINDOW
W4	600 x 610	ALUM. FRAMED FIXED WINDOW
W5	600 x 610	ALUM. FRAMED FIXED WINDOW
W6	500 x 2410	ALUM. FRAMED SLIDING WINDOW
W7	600 x 610	ALUM. FRAMED SLIDING WINDOW
W8	1000 x 1210	ALUM. FRAMED SLIDING WINDOW
W9	1500 x 1450	ALUM. FRAMED SLIDING WINDOW
W10	1500 x 1450	ALUM. FRAMED SLIDING WINDOW
W11	1500 x 2050	ALUM. FRAMED FIXED WINDOW
W12	2100 x 610	ALUM. FRAMED AWNING WINDOW
W13	2100 x 610	ALUM. FRAMED AWNING WINDOW
W14	2400 x 1810	ALUM. FRAMED FIXED WINDOW
W15	1500 x 2050	ALUM. FRAMED FIXED WINDOW
W16	1200 x 1210	ALUM. FRAMED AWNING WINDOW

ROOF LINTEL SCHEDULE

SPAN	LINTEL	TYPE	JAMB STUD	TYPE
900	120 x 45	MGP10	1/90 x 35	MGP12
1200	2/120 x 45	MGP12	1/90 x 45	MGP12
1500	190 x 45	MGP12	1/90 x 45	MGP12
1800	190 x 45	LVL15/F17	2/90 x 35	MGP12
2400	240 x 45	LVL15/F17	2/90 x 35	MGP12
2800	2/240 x 45	LVL15/F17	2/90 x 45	MGP12
3600	2/290 x 45	LVL15/F17	2/90 x 45	MGP12
4200	300 x 63	HYSPAN LVL15	2/90 x 45	MGP12
5000	230 PFC PLUS 175 x 10.0mm PL		89 x 5.0mm	S.H.S
6000	230 PFC PLUS 190 x 10.0mm PL		89 x 5.0mm	S.H.S

BASIX COMMITMENTS NOTES:

BASIX TO BE CONFIRMED

FIXTURES:

1. SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (>4.5 BUT <= 6.0L/MIN) IN ALL SHOWERS.
2. TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET.
3. TAPS WITH A MINIMUM RATING OF 4 STAR IN THE KITCHEN.
4. BASIN TAPS WITH A MINIMUM RATING OF 4 STAR IN EACH BATHROOM.

THERMAL COMFORT COMMITMENTS:

1. THE APPLICANT MUST CONSTRUCT THE DWELLING IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:-

* THE DWELLING IS A SINGLE STOREY DWELLING.
* THE DWELLING HAS A SLAB ON GROUND FLOOR.
* EXTERNAL WALLS ARE BRICK VENEER WITH AN R-VALUE OF 2.06 (OR 2.60 INCLUDING CONSTRUCTION).
* INTERNAL WALL SHARED WITH GARAGE - PLASTERBOARD AN R-VALUE OF 0.84 (OR 1.20 INCLUDING CONSTRUCTION).
* CEILING & ROOF - FLAT CEILING/PITCHED ROOF- CEILING: 3.75 (UP), ROOF: FOIL/SARKING. ROOF UNVENTILATED; LIGHT (SOLAR ABSORPTANCE < 0.475)
* WINDOWS/DOORS STANDARD ALUMINIUM, SINGLE CLEAR, (U-VALUE: 7.63, SHGC: 0.75).
* SHADING DEVICES ARE THOSE ALREADY SHOWN ON THE PLANS.

ENERGY COMMITMENTS:

HOT WATER

1. HOT WATER SYSTEM - SOLAR (ELECTRIC BOOSTED) WITH A PERFORMANCE OF MORE THAN 45 REC'S.

COOLING SYSTEM

1. THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0 - 3.5
2. THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0 - 3.5
3. THE COOLING SYSTEM MUST PROVIDE FOR DAY / NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS.

HEATING SYSTEM

1. THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0 - 3.5
2. THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0 - 3.5
3. THE HEATING SYSTEM MUST PROVIDE FOR DAY / NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS.

VENTILATION

1. THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:

* AT LEAST 1 BATHROOM: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON / OFF.
* KITCHEN: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON / OFF.
* LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY; OPERATION CONTROL: N/A.

ARTIFICIAL LIGHTING

1. THE APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS:

* AT LEAST 4 OF THE BEDROOMS / STUDY; DEDIICATED.
* AT LEAST 2 OF THE LIVING / DINING ROOMS; DEDICATED.
* THE KITCHEN; DEDICATED.
* ALL BATHROOMS / TOILETS; DEDICATED.
* THE LAUNDRY; DEDICATED.
* ALL HALLWAYS; DEDICATED.

NATURAL LIGHTING

1. THE APPLICANT MUST INSTALL A WINDOW AND / OR SKYLIGHT IN THE 3 BATHROOM(S)/TOILET(S) OF THE DWELLING FOR NATURAL LIGHTING.

OTHER

1. THE APPLICANT MUST INSTALL AN INDUCTION COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.
2. THE APPLICANT MUST CONSTRUCT EACH REFRIGERATOR SPACE IN THE DEVELOPMENT SO THAT IT IS "WELL VENTILATED", AS DEFINED IN THE BASIX.
3. THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.

A2

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Phil Maw Survey & Drafting

PROJECT: **FLOOR PLAN**
PROPOSED RESIDENCE FOR ANGUS LANG
LOT 30, 24 GRANDVIEW DRIVE
BURONGA NSW 2739

PLAN NUMBER: **PM2025-035**
SHEET 3 OF 10
ISSUE A

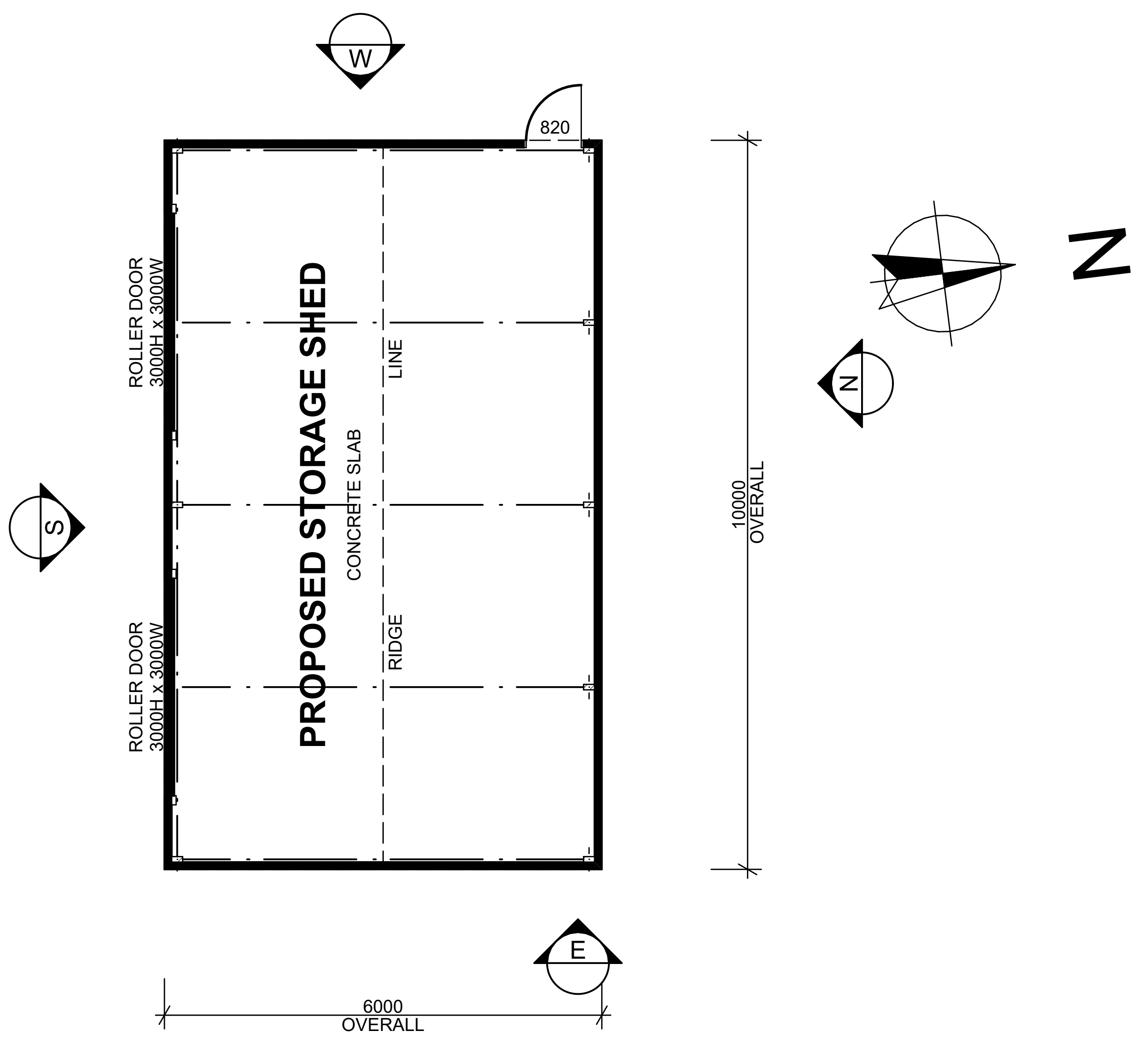
FLOOR AREAS

STORAGE SHED	60.00 m2
TOTAL	**60.00 m2**

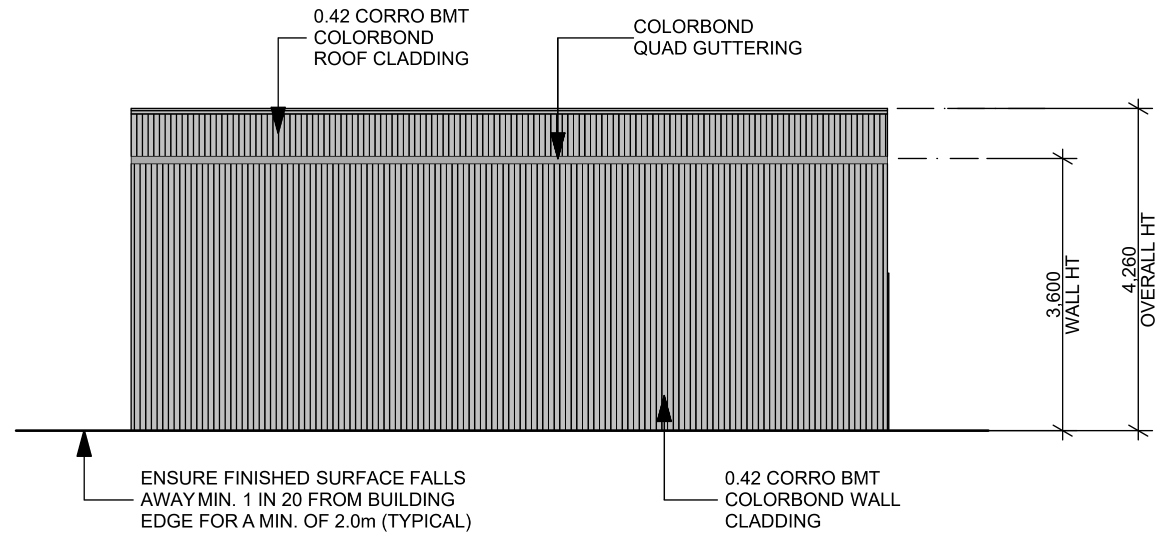
WIND LOADS

TERRIAN CATEGORY 2
REGION A
TOPOGRAPHICAL EFFECT (T1)
WIND DIRECTION (PARTIAL SHELDING)
CALCULATION OF WIND SPEED = 33
WIND CLASSIFICATION (N2)

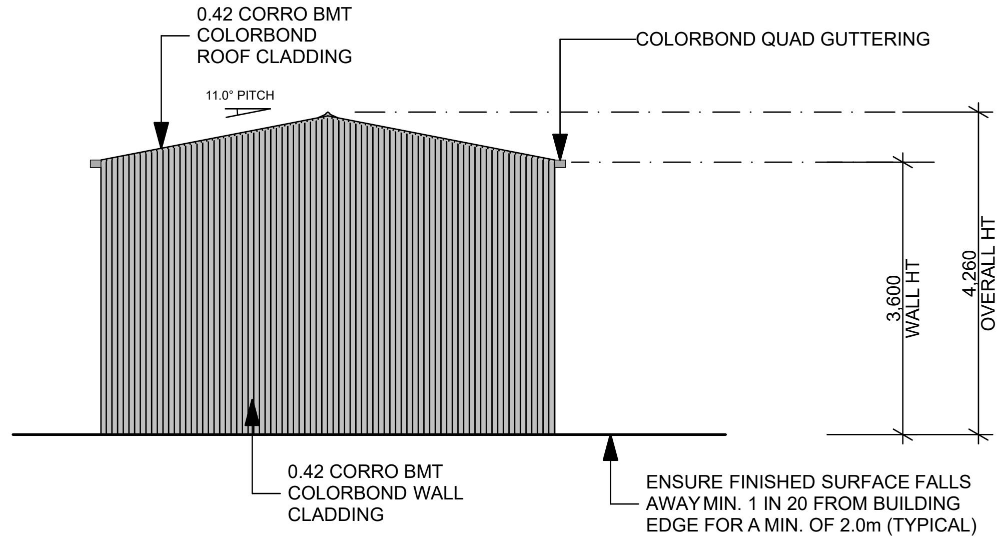
SHED CONSTRUCTION NOTE:
PROPOSED SHED IS TO BE CONSTRUCTED TO MANUFACTURER'S SPECIFICATIONS & ALL COMPUTATIONS/CONNECTION & STRUCTURAL DETAILS ARE TO BE SUPPLIED BY SAME.



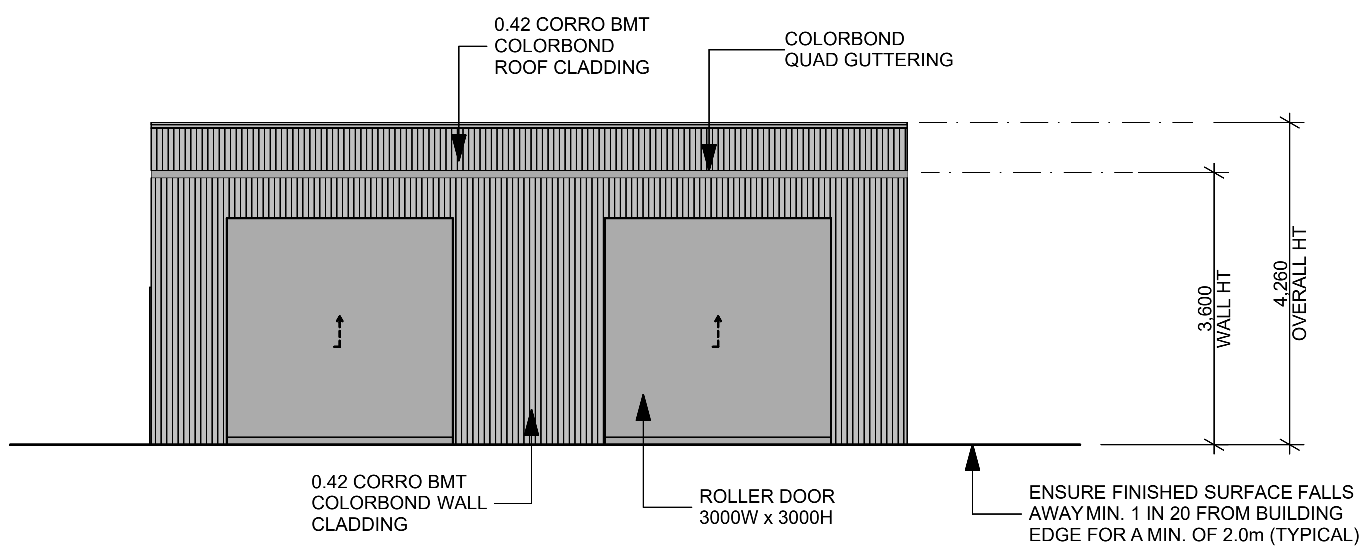
FLOOR PLAN **SCALE 1:100**



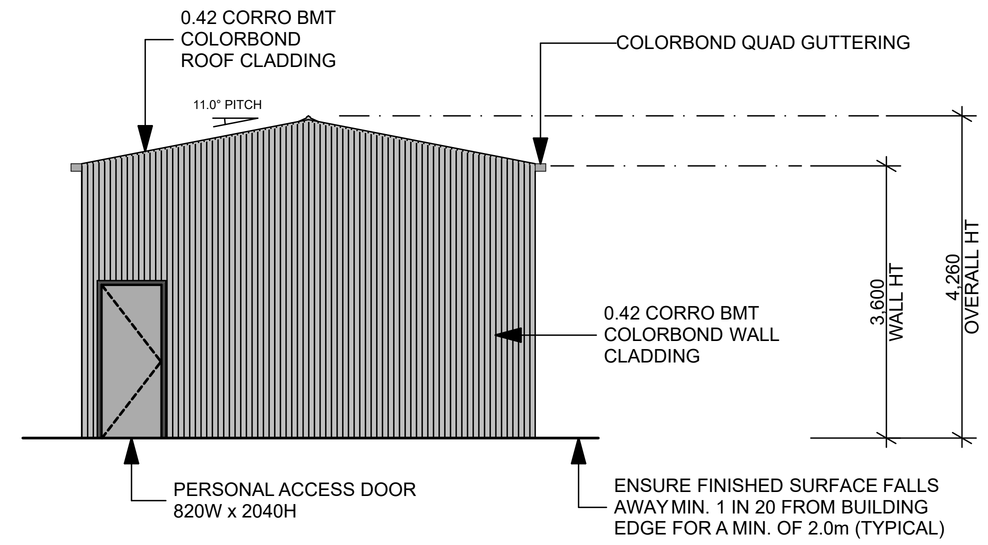
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

A2

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PROJECT: **PLAN**
PROPOSED STORAGE SHED
ANGUS LANG
LOT 30, 24 GRANDVIEW DRIVE
BURONGA NSW 2739

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PM2025-035
SHEET 10 OF 10
ISSUE A