

Planning Report

Outbuilding

8 Grandview Drive
Buronga, NSW, 2739

EXECUTIVE SUMMARY

Proposal	Construction of an outbuilding
Street Address	8 Grandview Drive, Buronga
Formal Land Description	Lot 22 in Deposited Plan 1300121
Zone	RU5 – Village
Relevant State Environmental Planning Policies	Nil

SUBJECT SITE AND SURROUNDING AREA

The subject site, 8 Grandview Drive, Buronga is a 908m² allotment located in the western edge of the “Urban Release Area” within the township of Gol Gol. The subject land is regular in shape and is currently vacant. Access can be achieved from Grandview Drive, however, a crossover has not yet been installed.

The surrounding area generally comprises similar sized vacant residential allotments, with several new 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 Grandview Drive



Figure 3: View from the East



Figure 4: View from the West



Figure 5: View from the rear (north)

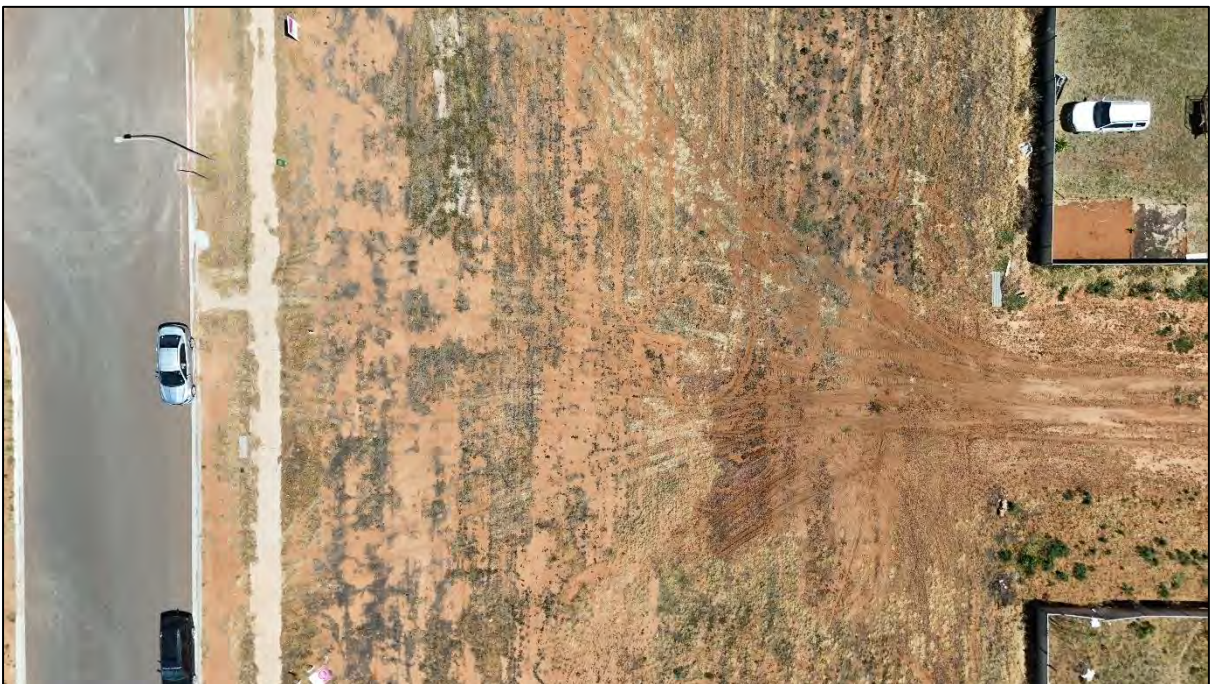


Figure 6: Aerial View

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 adjacent to the northern boundary and 1.09m from both side boundaries. The building has a floor area of 162 square metres (sqm) and a footprint measuring 9m by 18m. It has a standard gable roof form with a wall height of 3.6m. The building will be clad in Colorbond sheet metal, with three roller doors and one PA door on the southern 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 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.

5.1.2 Streetscapes

The proposed outbuilding is consistent in siting, scale and external appearance to several existing sheds within the broader 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 35.8m, thus meeting the requirements.

5.1.4 Side setbacks and Corner Lot Setbacks

The side setback of the proposed building is 1.09m from both side boundaries. Whilst a combined total side setback of 4.5m is not achieved, the location of the proposed outbuilding is acceptable and it unlikely to result in amenity impacts to future adjoining dwellings.

5.1.5 Rear setbacks

The proposed building is located 150mm 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. As such, 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 18% 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

Car parking is not applicable and vehicle access will be provided once a future dwelling is built.

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

All stormwater 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 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 8 Grandview Drive, Buronga.

CLIENT

BEN HOWARD

PROJECT

PROPOSED SHED

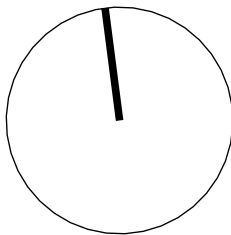
ADDRESS

8 GRANDVIEW DRIVE, BURONGA, NSW
2739

LOT 22 DP1300121

LOT AREA: 908M²

NORTH



SITE PLAN

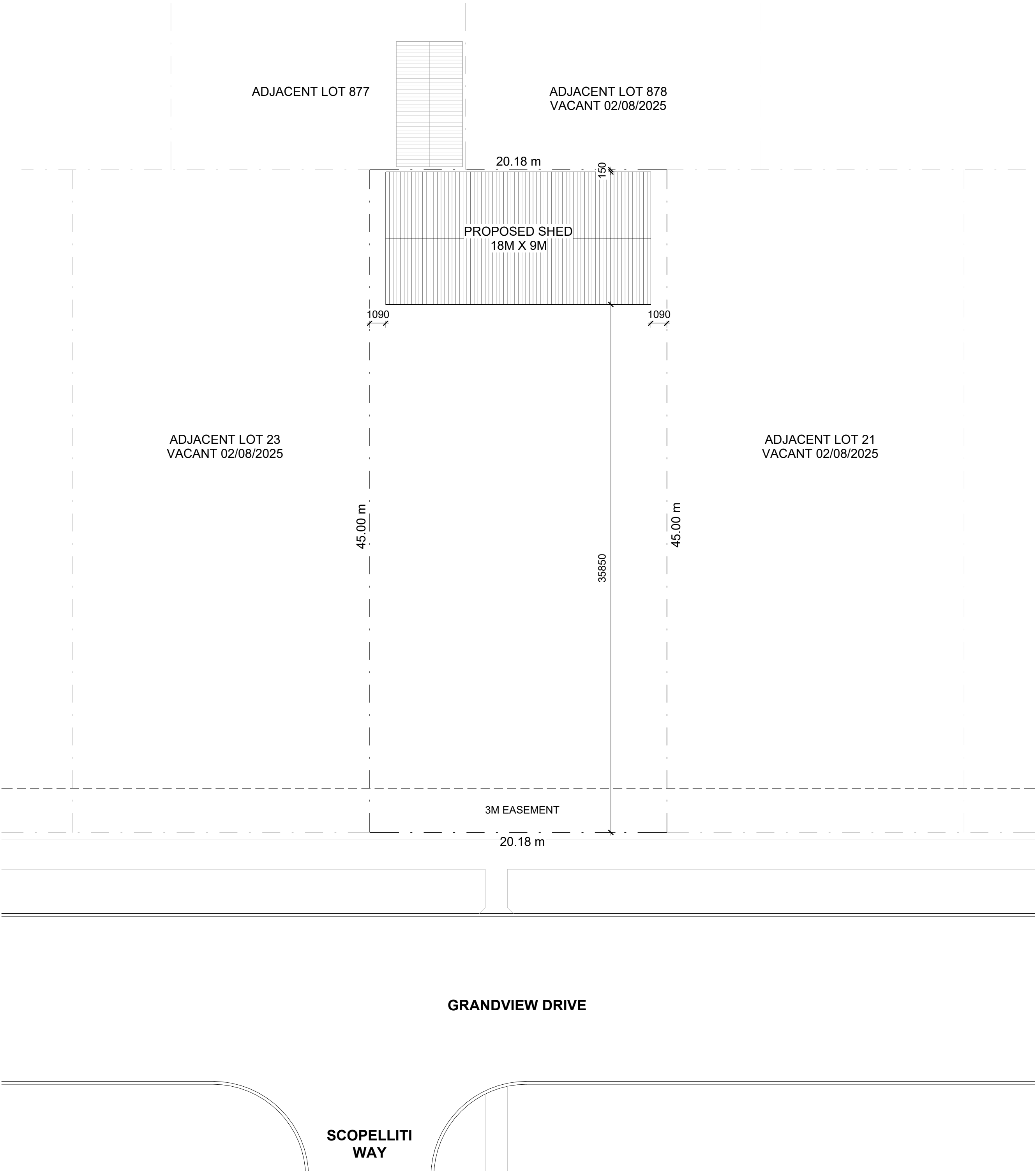
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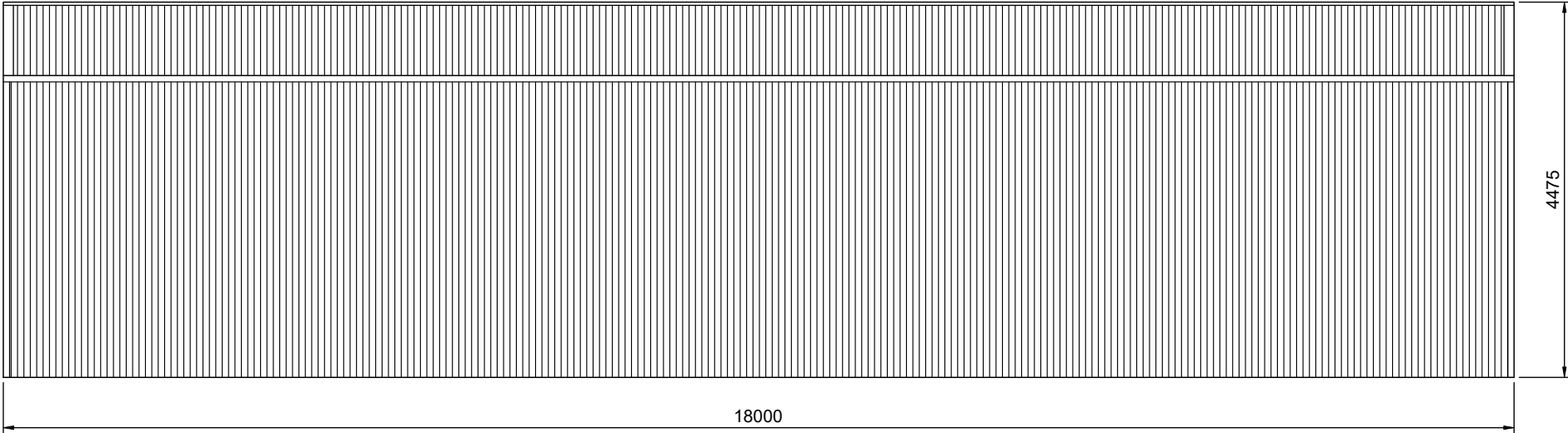
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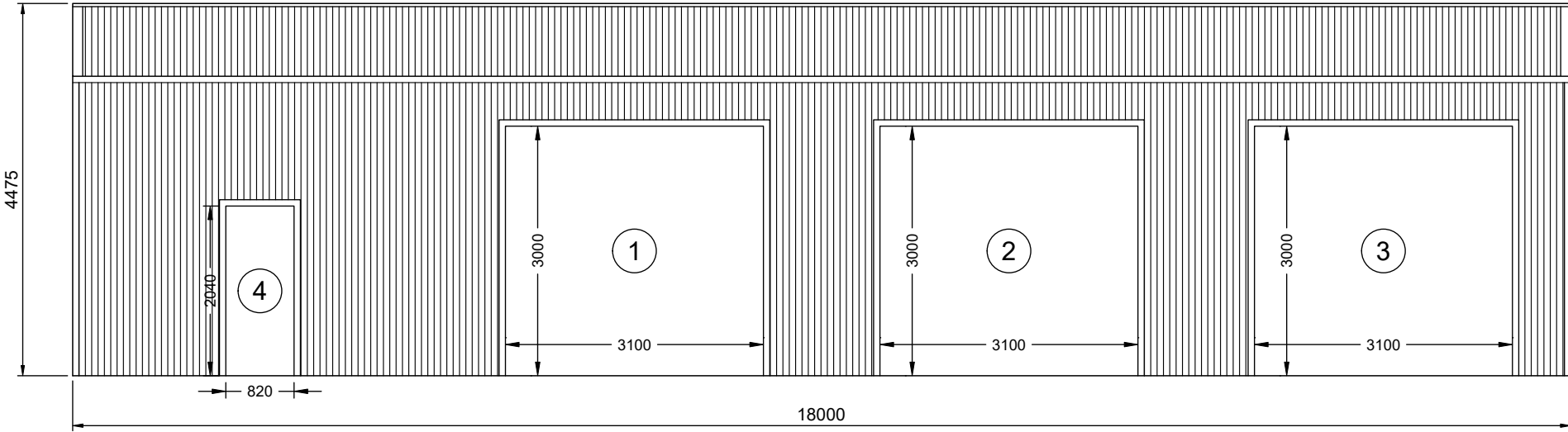
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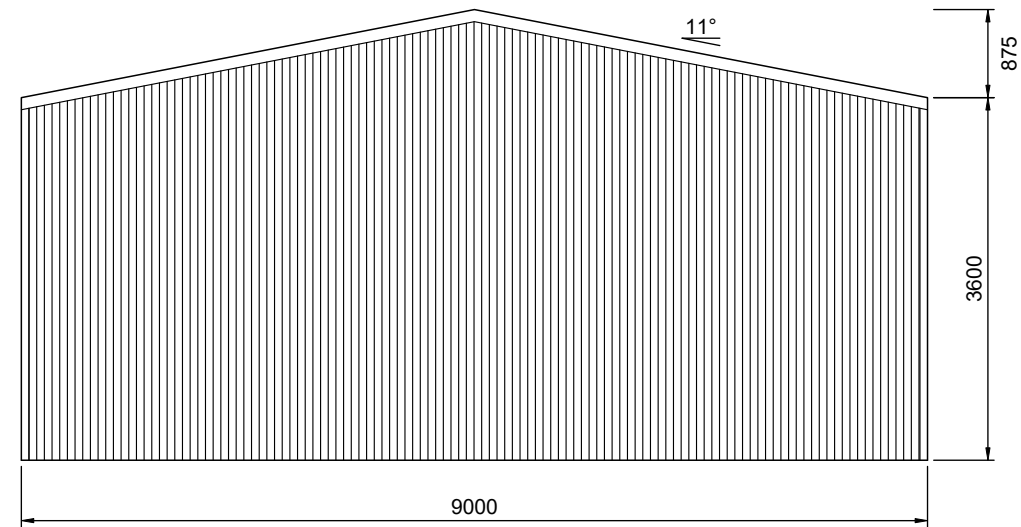




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2 SCALE: 1:75



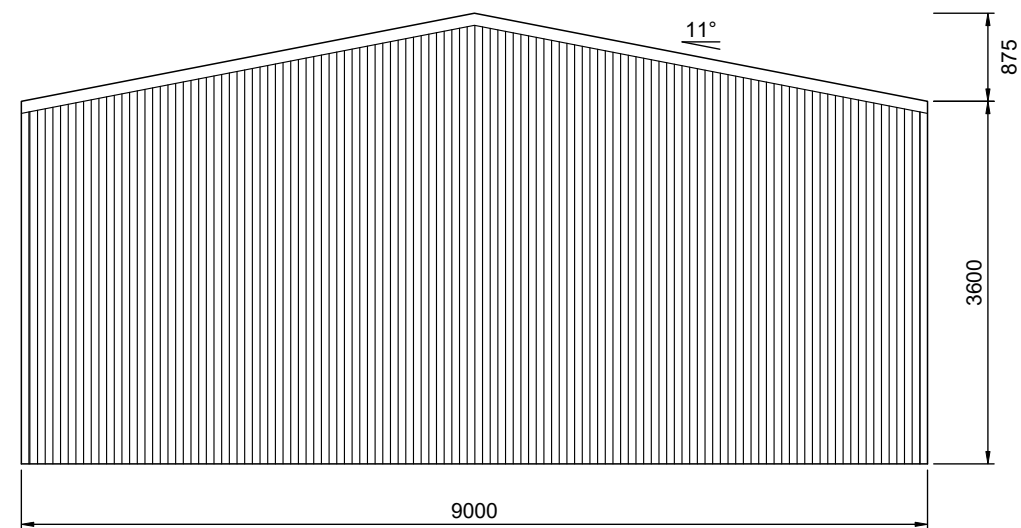
1 RIGHT ELEVATION
2 SCALE: 1:75



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3

REAR ELEVATION

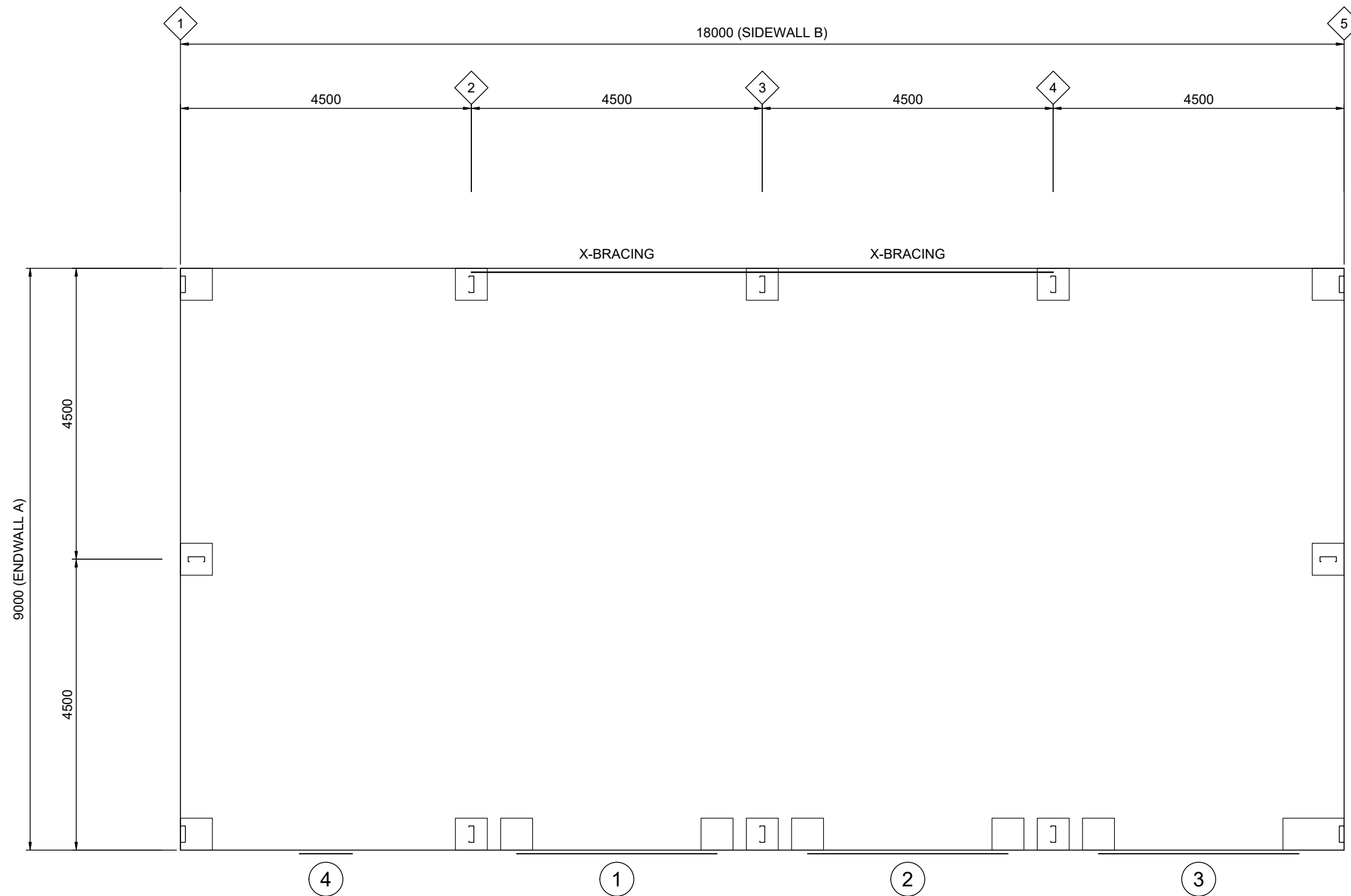
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2
3

FRONT ELEVATION

SCALE: 1:75



1
6

FLOOR PLAN

SCALE: 1:75



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CIVIL & STRUCTURAL ENGINEERS
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING
CAMILO PINEDA MORENO
Bend MIEAust RPEng
RPEQ 15562 TBP PE003976 (VIC)

Signature: _____

Date: 11.09.2025

Customer Name: Ben Howard
Site Address: 22 Grandview Drive
Buronga,
NSW, 2739

DATE 11-09-2025
JOB NO. 2731325442
SHEET 6 of 10