

Planning Report

Dwelling and Outbuilding

42 Thomas Street,
Gol Gol, NSW, 2738

EXECUTIVE SUMMARY

Proposal	Construction of a dwelling and associated earthworks and retaining wall
Street Address	42 Thomas Street, Gol Gol
Formal Land Description	Lot 6 in Deposited Plan 1298329
Zone	RU5 - Village
Relevant State Environmental Planning Policies	Nil

SUBJECT SITE AND SURROUNDING AREA

The subject site comprises one parcel of land commonly known as 42 Thomas Street, Gol Gol, and more formally as Lot 6 in Deposited Plan 1298329. The site is regular in shape and has a crossfall of approx. 1 metre (m) from west to east. It has an area of 940 square metres (sqm) and a frontage of 20 metres (m) to Thomas Street. All reticulated services are available given the land is located within a recently subdivided residential estate. 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 developed residential subdivision, within the township of Gol Gol. The site abuts an established residential area to the rear and is otherwise surrounded by vacant residential land and newly constructed dwellings.

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 Aug 2025)

Site Photos



Figure 2: View of the site from Thomas Street



Figure 3: View of the site from the west



Figure 4: View of site from the south



Figure 5: View of site from the east



Figure 6: Recent aerial view of the site

PROPOSAL

DESCRIPTION

This application is for the construction of a dwelling and associated earthworks and retaining wall, 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/dining area, separate lounge, butlers pantry, bathroom, separate WC/powder room, laundry, alfresco area and double garage.
- The dwelling is of a modern design with a skillion roof form and a variety of external cladding types, including brick, Hardies Axon Cladding, and corrugated Colorbond iron.
- The dwelling has a maximum height of 5.68m above natural ground.
- A new cross over will be constructed to provide access to the double garage.
- Approximately 500mm of cut and 400mm of fill is proposed to provide a benched area for the slab. Earthworks will be managed by using a treated pine sleeper retaining wall along the eastern boundary (max height 500mm) and batter in other locations.
- Stormwater will be directed to the legal point of discharge in the street.

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 Gol Gol. 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

5.1.1 Site Context and Analysis

The plans submitted with this application demonstrate how the proposed development 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 can be managed effectively.

5.1.2 Streetscapes

The proposed dwelling is considered to have a positive impact on the streetscape. The dwelling has a modern façade which incorporates an interesting roof form and various external cladding materials for visual interest. There are a number of habitable room windows that overlook the street to provide for engagement and passive surveillance of the public realm. The front facade is not dominated by the proposed double garage, as it is recessed and occupies less than 50% of the total dwelling width, as sought by the DCP.

5.1.3 Front Setback

The dwelling has a front setback of 4.5m, which is less than the 6m sought by the DCP. The shortfall is considered to be acceptable as there is no established streetscape pattern along this portion of Thomas Street and the minimum front setback requirement in the 3C Greenfield Housing Code is 4.5m, meaning that future dwellings will likely be constructed with front setbacks as close as 4.5m.

5.1.4 Side setbacks and Corner Lot Setbacks

The dwelling is located 1.2m from the western boundary and 3.09m from the eastern boundary (combined total of 4.29m). The combined total falls short of meeting the DCP requirement by 0.21m which is considered to be minor and not detrimental to this application. The side setbacks are consistent with existing development in the surrounding area and provide for adequate separation from adjoining land.

5.1.5 Rear setbacks

The dwelling is setback 21m from the rear boundary; thus meeting the control.

5.1.6. Walls on Boundaries

Not applicable – no walls are located on or within 150mm of a boundary.

5.1.7 Building heights and overshadowing

The dwelling has been appropriately sited to have minimal overshadowing impacts on the adjoining properties. Shadow diagrams are included within plan set which demonstrate that only minor overshadowing will occur to the adjoining eastern and western allotments, during the early morning and late afternoon hours.

5.1.8 Site Coverage

The site coverage of the proposed development is approx. 33%, thus meeting the control.

5.1.9 Private Open Space

Approximately 460sqm of private open space is proposed, with a minimum dimension of 8.1m, accessible from the main living area, thus meeting the this control.

5.1.10 Energy Efficiency and Solar access

Appropriate solar access is achieved taking into account the orientation of the site. All living areas and private open space will receive at least 4 hours of sunlight between 9am and 3pm on 22 June. A BASIX is included with this application to achieve that the relevant energy efficiency requirements are met.

5.1.11 Daylight to existing windows

There are no existing dwellings on abutting allotments to the east and west. The proposed dwelling will not impact daylight to the existing dwellings to the south as there is a notable separation distance and between the buildings.

5.1.12 North-facing windows

No existing north facing windows will be impacted. No existing north facing windows are located within 3m of the boundary with the subject site.

5.1.13 Overlooking

No unreasonable overlooking will occur from the proposed dwelling. The proposed dwelling is single storey and the finished floor level will be no more than 500mm above natural ground level at the highest point. The highest point of the dwelling is located at the front of the site and there will be no windows facing the side boundary from this point.

5.1.14 Fencing and Retaining Walls

A retaining wall with a maximum height of 0.5m is proposed adjacent to the eastern boundary to manage cut. As this retaining wall will not be visible external to the site, it will not unreasonably impact adjoining land.

Standard 1.8m high Colorbond fencing will be located along side and rear boundaries, however, this is exempt development pursuant to Subdivision 17 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

5.1.15 Car Parking and Vehicle Access

As per the car parking requirements specified within the table at Chapter 3, Part 5, one car parking space is required for a dwelling house. The proposed double garage can accommodate two covered spaces and as such, the car parking requirements have been met. A new crossover is proposed which will be constructed in accordance with Council Standards. The crossover does not conflict with any street infrastructure and appropriate stormwater infrastructure will be installed to manage stormwater from the proposed driveway.

5.1.16 Cut and Fill

As discussed previously, approximately 500mm of cut and 400mm of fill is proposed to provide a benched area for the slab. This accords with the DCP, which specifies that cut and fill should not exceed 1m for a dwelling. Appropriate stormwater infrastructure will be installed to ensure that run off will not impact adjoining properties.

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

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 will be appropriately battered and retained and suitable stormwater management measures will be put in place.

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

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.

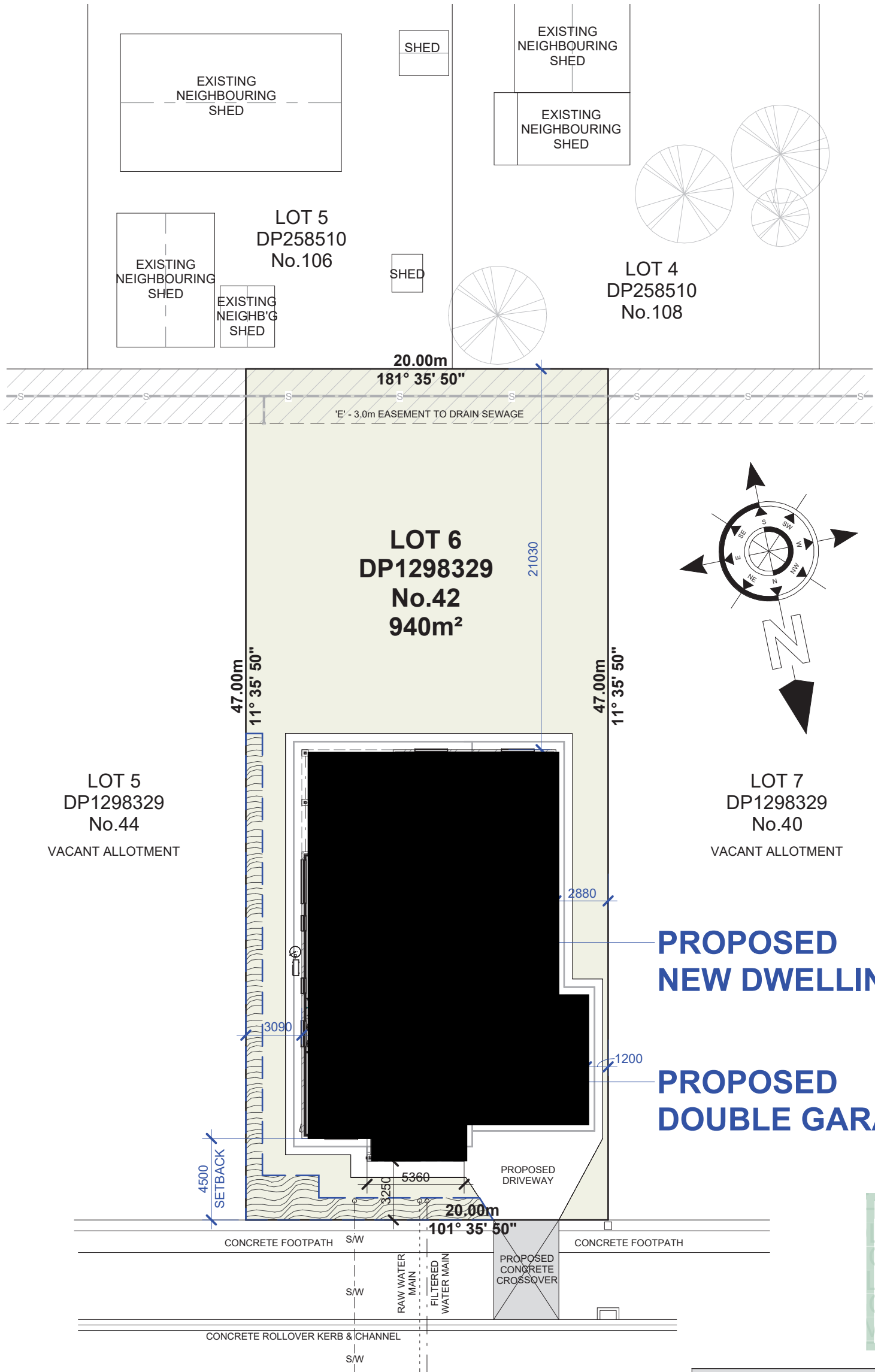
CONCLUSION

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 character and amenity;
and
- Will not result in any detrimental environmental impacts.

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 associated earthworks and retaining wall as described in this report at 42 Thomas Street, Gol Gol.



**PROPOSED
NEW DWELLING.**

**PROPOSED
DOUBLE GARAGE**

**Certificate No. #HR-LTGU94-01**
Scan QR code or follow website link for rating details.

Assessor name	Beau Brown
Accreditation No.	DMN/19/1910
Property Address	42 Thomas Street, Gol Gol, NSW, 2738



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THOMAS STREET

LANDSCAPING LEGEND

-  INDICATES LOW WATER USE SPECIES OF VEGETATION
-  INDICATES EXISTING NATIVE TREES

50m² MAXIMUM LOW WATER USE SPECIES OF VEGETATION PLANTED THROUGHOUT THE SITE.

TOTAL LANDSCAPE AREA = 400m² IN ACCORDANCE WITH POWERHOUSE RATERS

REV	DATE	BY	AMENDMENTS	CKD

PROPOSED SITE PLAN

1:250

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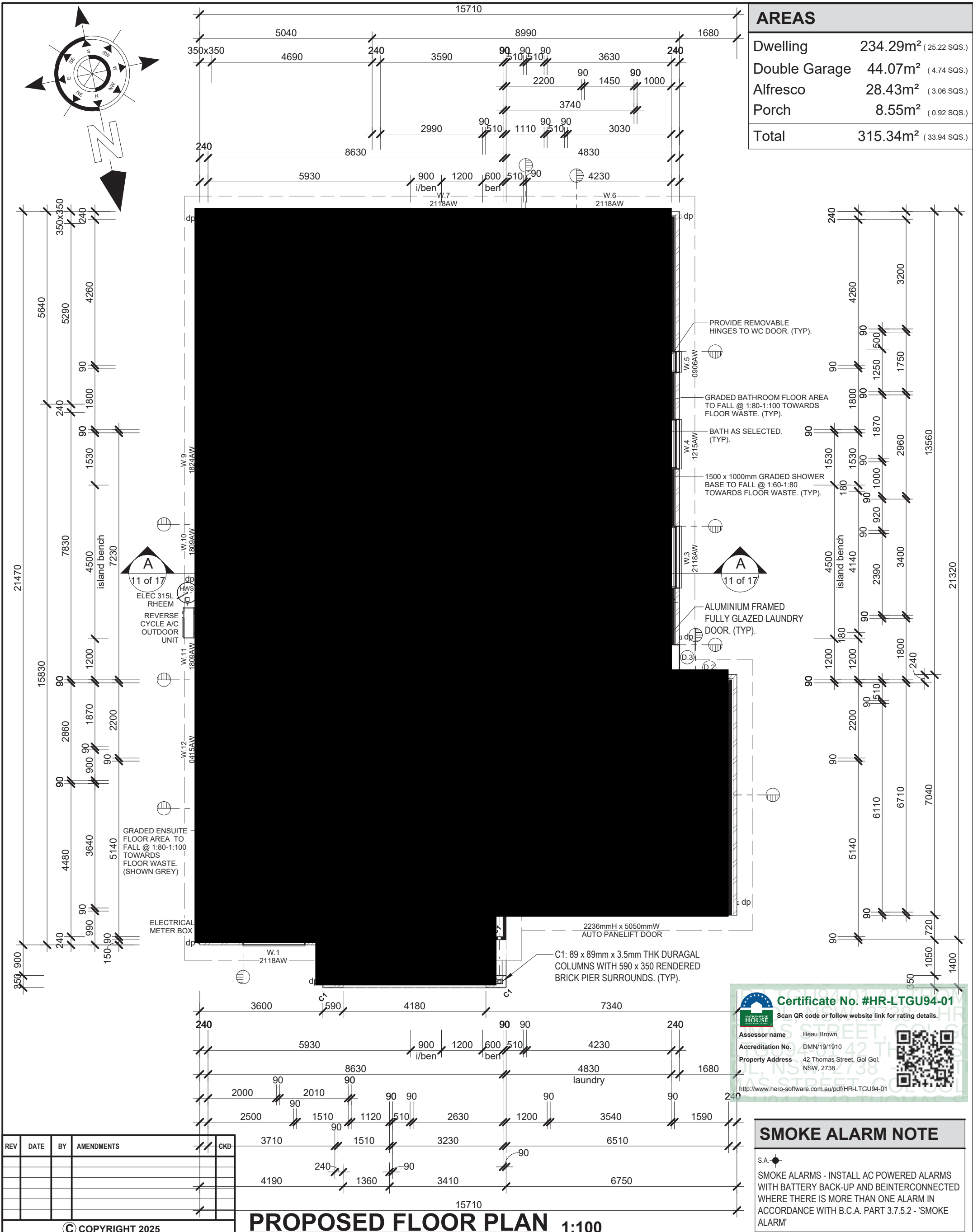
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LOT 6 DP1298329
42 THOMAS STREET
GOL GOL
NSW 2738

CLIENT
GARETH & BRITNEY
MACLEOD

DATE 19/11/25	DRAWN G.J.H.
SCALE As indicated	CHECKED G.H.
DETAIL PROPOSED SITE PLAN	
JOB No. 25-805v5	A3 SHEET No. 3 of 17

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 GREGORY J HAMILTON DP-AD 222



SMOKE ALARM NOTE

S.A. 

SMOKE ALARMS - INSTALL AC POWERED ALARMS WITH BATTERY BACK-UP AND BEINTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM IN ACCORDANCE WITH B.C.A. PART 3.7.5.2 - 'SMOKE ALARM'



UBS

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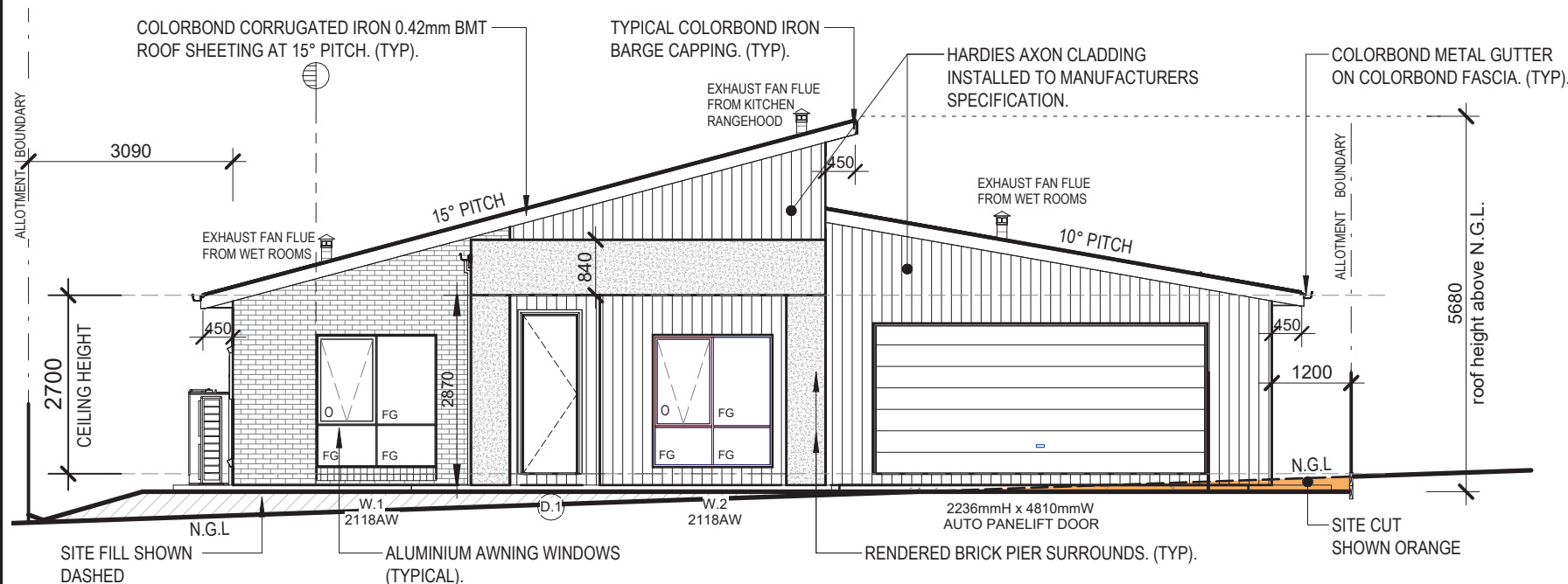
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		DETAIL PROPOSED FLOOR PLAN			
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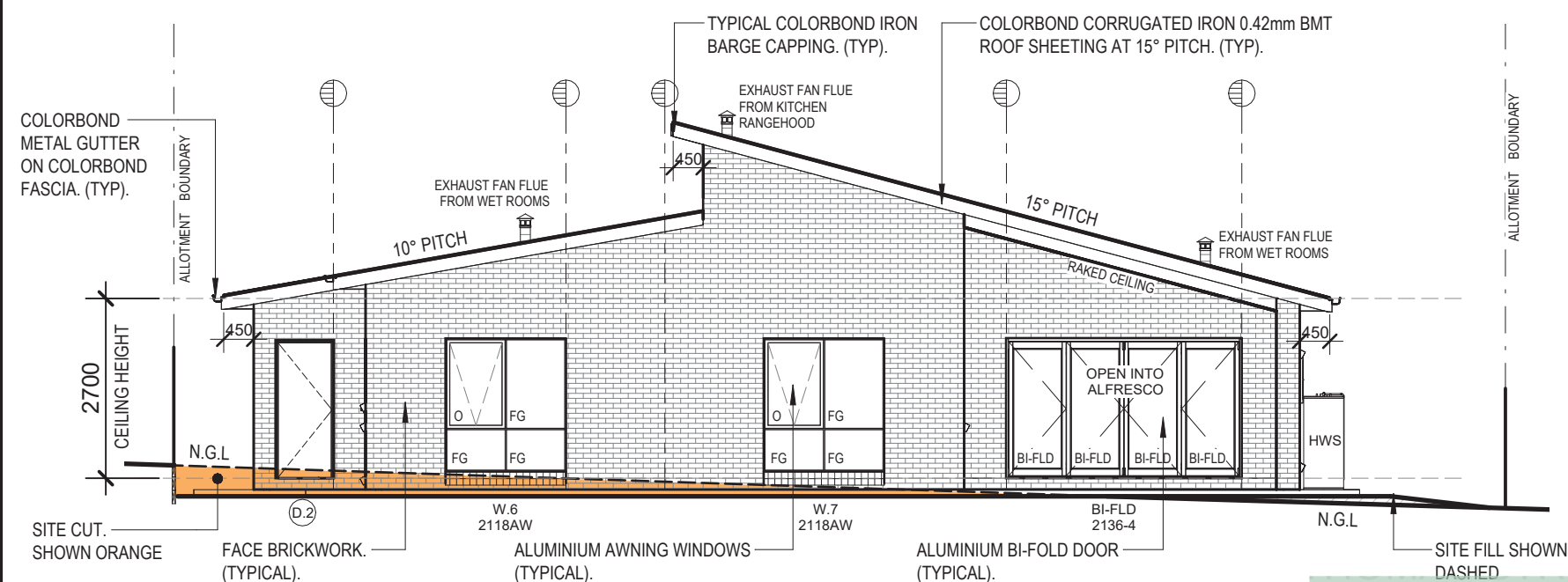
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 REGISTERED
Building Practitioner

GREGORY J HAMILTON DP-AD 222



PROPOSED north ELEVATION
1:100



PROPOSED south ELEVATION
1:100

WINDOW SCHEDULE

WINDOW	H x W	U-VALUE	SHGC	DESCRIPTION
W.1, W.2, W.3, W.6, W.7.	2100 x 1810	6.5	0.64	CLEAR SINGLE GLAZED - AWNING
W.4.	1200 x 1450	6.5	0.64	OBSCUR E SINGLE GLAZED - AWNING
W.5.	900 x 610	6.5	0.64	OBSCUR E SINGLE GLAZED - AWNING
W.8.	1200 x 850	6.5	0.64	CLEAR SINGLE GLAZED - AWNING
W.9.	1800 x 2410	6.5	0.64	CLEAR SINGLE GLAZED - AWNING
W.10, W.11.	1800 x 850	6.5	0.64	CLEAR SINGLE GLAZED - AWNING
W.12.	400 x 1450	6.5	0.64	OBSCUR E SINGLE GLAZED - AWNING
D.3	2100 x 820	5.9	0.56	CLEAR SINGLE GLAZED - FULLY GLAZED DOOR
BI-FOLD 1	2100 x 3600	6.1	0.57	CLEAR GLAZED - BI-FOLD DOOR

- ALL NEW WINDOWS TO BE FRAMED USING DOMESTIC ALUMINIUM IMPROVED DOUBLE GLAZED SECTION.
- SINGLE 5mm SASHES WITH INSECT SCREENS TO ALL OPENING SASHES AS NOTED.
- ALL GLAZING IN KITCHENS, BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE, INCLUDING SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURE, AND ASSOCIATED WINDOWS & DOORS (including cabinet doors) WHERE THE LOWEST SITE LINE IS LESS THAN 2.0m ABOVE HIGHEST ABUTTING FINISHED FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE, MUST -
 - (a) for framed panels, be glazed with GRADE A SAFETY GLAZING in accordance with TABLE 8.4.2 NCC 2022; or
 - (b) for panels or doors with any edge exposed, BE TOUGHENED SAFETY GLASS in accordance with TABLE 8.4.6 NCC 2022 with a minimum nominal thickness of 6mm.
- SLIDING DOOR GLAZING TO BE GRADE A SAFETY GLASS.
- ALL GLASS & GLAZING TO COMPLY WITH AS-1288, AS-2208, AS-2047.

Schedule of BASIX Commitments



ITEM	COMMITMENT
WATER	
Landscape	50 m ² indigenous or low water use, up to 400 m ² total
Showerheads, toilets	4 stars
Taps	5 stars
THERMAL PERFORMANCE	
External walls, excl. garage	Vapour permeable sarking, R2.5 batts
Internal walls – to garage	R2.5 batts
Ceilings, excl. garage	R6.0 batts
Roof	Single-sided reflective foil (E=0.05)
Glazing	5 mm clear • Awning windows: AWS 516 (AWS-007-002) • Fixed windows: AWS 516 (AWS-066-007) • Bi-fold doors: AWS 548 (AWS-016-001) • Hinged doors: AWS 549 (AWS-018-001)
External doors	Air infiltration seals
ENERGY	
Hot water	Heat pump, 31-35 STCs
Heating and cooling system	Ducted air-conditioner, single phase, EER 3.0-3.5
Ventilation – kitchen	Ducted exhaust fan, manual switch
Ventilation – bathrooms, ensuites	Ducted exhaust fan, manual switch, self-closing damper
Lighting	IC-rated LED
Other	Induction cooktop, electric oven

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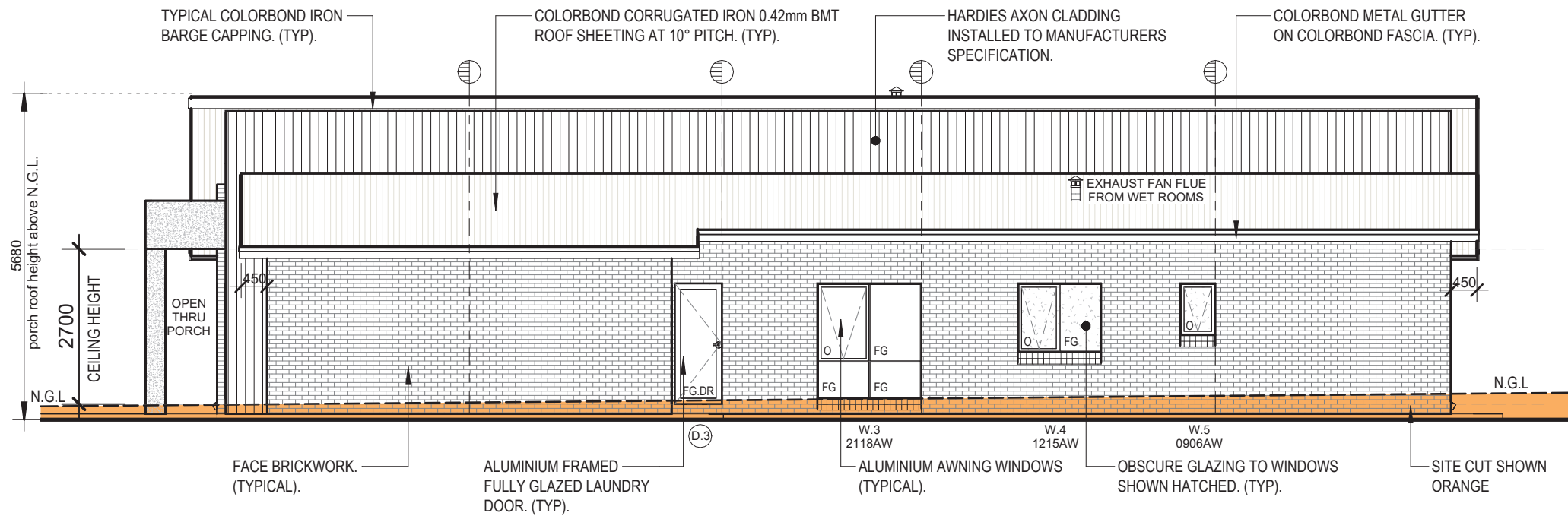
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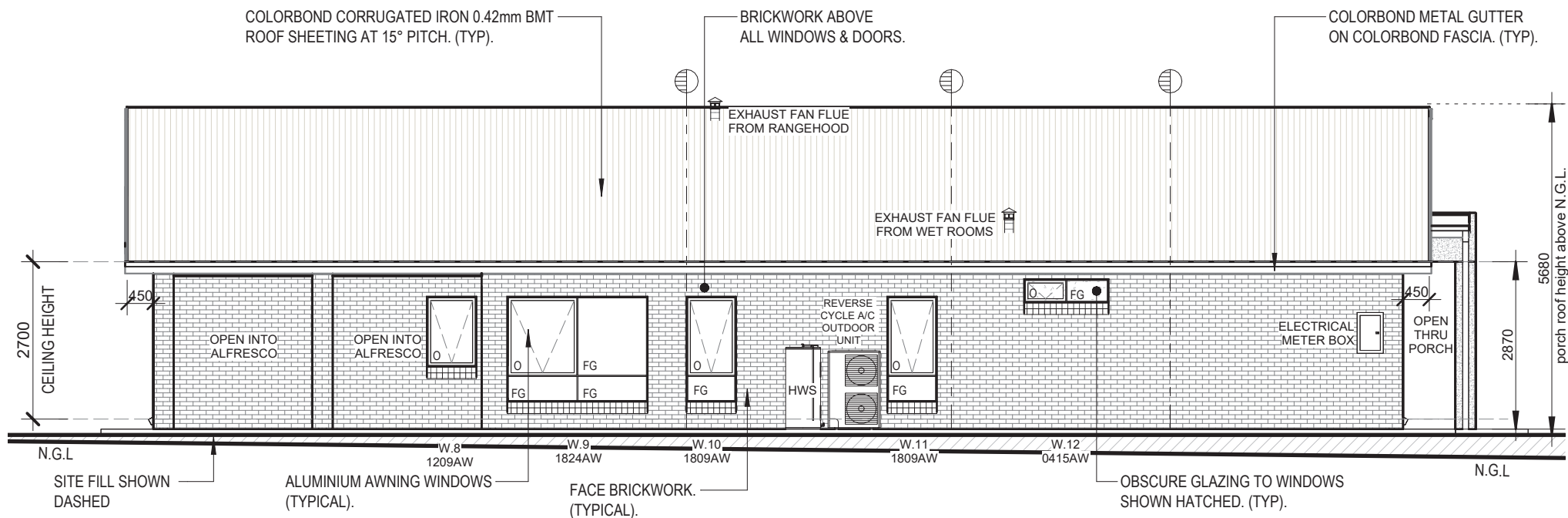


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PROPOSED west ELEVATION
1:100



PROPOSED east ELEVATION
1:100

SMOKE ALARM NOTE

Part 9.5 Smoke alarms and evacuation lighting

9.5.1

9.5.1 S.A. Smoke alarm requirements

[2019: 3.7.5.2]

Smoke alarms must—

- be located in—
 - a Class 1a building in accordance with 9.5.2 and 9.5.4; and
 - a Class 1b building in accordance with 9.5.2 and 9.5.4; and
- comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
- be powered from the consumer mains source where a consumer mains source is supplied to the building; and
- be interconnected where there is more than one alarm.

Explanatory Information

A smoke alarm can give spurious alarms if the atmosphere contains particles which obscure vision, such as could occur in a Class 10a private garage part of a building. 9.5.1(b) therefore allows the use of a more suitable alarm, such as a heat alarm, in these locations.

9.5.1(d) requires alarms to be interconnected where there is more than one alarm. This only applies within a single dwelling. Therefore, alarms in a Class 1a dwelling need not be interconnected with alarms in another dwelling or a private alarm which does not belong to the Class 1a dwelling.

9.5.2 Location - Class 1a buildings

[2019: 3.7.5.3]

In a Class 1a building, smoke alarms must be located in—

- any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
- each other storey not containing bedrooms.

9.5.4 Installation of smoke alarms

[2019: 3.7.5.5]

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:

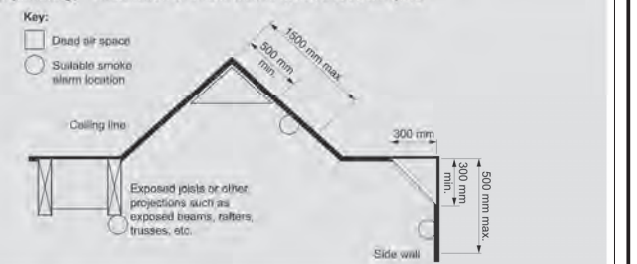
- Where a smoke alarm is located on the ceiling it must be—
 - a minimum of 300 mm away from the corner junction of the wall and ceiling; and
 - between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
- Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

Explanatory Information

Smoke alarms need to be located on (or near) the ceiling for optimum detection of smoke in a fire situation with special care taken to avoid dead air spaces. A dead air space is an area in which trapped hot air will prevent smoke from reaching the alarm. This space generally occurs at the apex of cathedral ceilings, the corner junction of walls and ceilings and between exposed joists etc. (see Explanatory Figure 9.5.4).

Smoke alarms may be located on the wall in accordance with 9.5.4(b). Explanatory Figure 9.5.4 provides location criteria and the dimensional relationship to building elements and the associated dead air spaces.

Figure 9.5.4 (explanatory): Installation of smoke alarms to avoid dead air space



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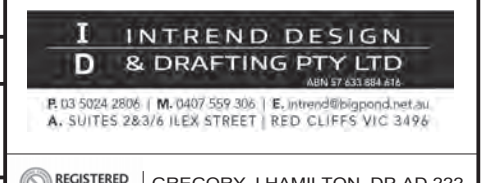


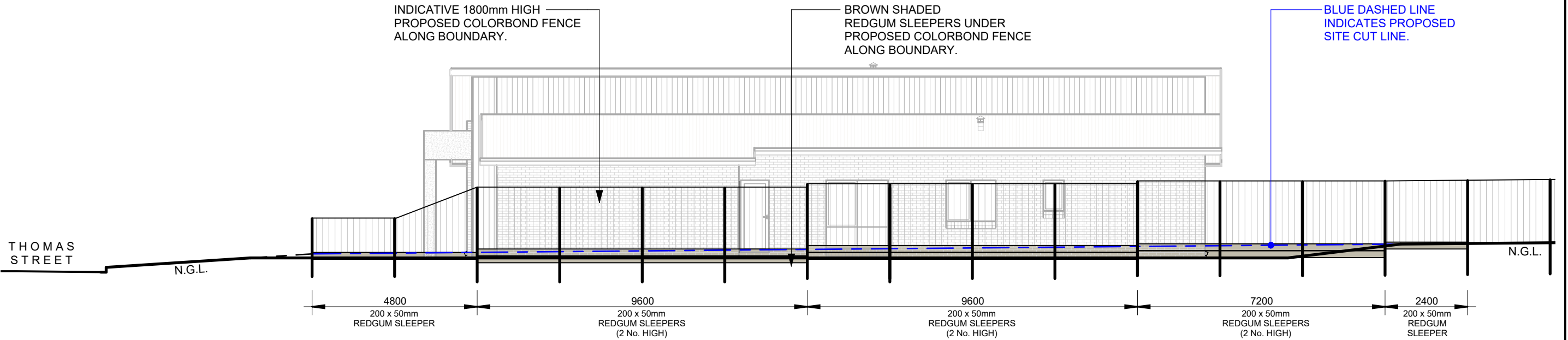
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PROPOSED SECTION 1:120
200 x 50mm REDGUM SLEEPER RETAINING WALL UNDER BOUNDARY FENCE

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