



STATEMENT OF ENVIRONMENTAL EFFECTS

NEW DWELLING AND OUTBUILDING

117 WILGA ROAD, GOL GOL 2738

PAN: TBA

440-444 San Mateo Avenue, Mildura

PH 0350 211030 CDB-U 63638



REGISTERED
Building Practitioner



VICTORIAN
BUILDING
AUTHORITY

INTRODUCTION

This statement of environmental effects is to form part of the submission for Development approval for the construction of a new dwelling, with double garage and accompanying outbuilding at 117 Wilga Road, Gol Gol 2738 taking into account the LEP, DCP & SEPP controls.

SITE INFORMATION

Zones

Planning zone:	r5
Flood overlay:	No
Bushfire overlay:	No
Salinity overlay:	No

Site details

Street number:	117
Lot number:	4
Street name:	Wilga Road
Lot size:	3,350m ²

Structure details

Living size:	273.1m ²
Alfresco size:	46.3m ²
Garage size:	56.2m ²
Portico size:	6.4m ²
Outbuilding size:	200.0m ²
TOTAL:	582.0m ²

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REVIEW OF PLANNING CONTROLS AND ASSESSMENT

Wentworth Local Environmental Plan 2011 (LEP)

Site is classified Zone R5 – Large Lot Residential.

The objectives of zone:

- 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.

Review of objective of zone

Proposed construction: Shed & Dwelling

- The structures are located in a new subdivision to be used for residential purposes. The structures adhere to the land use requirements of home occupation.
- Site is not affected by Gol Gol creek or the area marked 'watercourse'
- House/Shed position does not hinder the proper and orderly development of urban areas in the future
- House/Shed does not unreasonably increase the demand for public services or public facilities
- House size does not conflict between land uses within this zone and adjoining zones
- Site is not in a flood prone area
- Site is not in an environmentally sensitive area

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Chapter 4 – Residential

Review of 4.1.1 Site Context & Analysis

Located within a recently developed residential estate, the site is flat, unconstrained, and surrounded by vacant lots. The proposed structures have been positioned and designed to reflect these conditions, as shown on the submitted plans, ensuring suitability for the setting.

Review of 4.1.2 Streetscapes

The dwelling has been designed with the purpose of having the front facing Wilga Road and rear facing Gol Gol creek visually appealing. The garage component of the dwelling is 7.29m wide and making up 16.1% of the Wilga Road frontage.

The outbuilding has been designed with the purpose of minimizing the visual impact facing Wilga Road. The outbuilding frontage component is 10.0m making up 22.1% of the Wilga Road frontage. Combined with the garage on the dwelling, both structures make up 38.2% of the site's frontage.

Both structures are consistent in their siting, scale, and appearance with other similar developments within the surrounding areas.

Review of 4.1.3 Front setback

The dwelling has a setback of 41.87m which is inline with the DCP and consistent with other houses in the area that back onto the creek.

The outbuilding has a setback of 7.89m which is less than the 15m outlined in the DCP. The proposed reduced setback is consistent with the prevailing setback pattern along Wilga Road and continues to provide an appropriate level of visual separation from the streetscape.

Review of 4.1.4 Side setbacks and corner lot setbacks

The side setback of the outbuilding is 3.0m (Northeast boundary) and 28.9m (Southwest boundary) and is within the controls.

The side setback of the dwelling is 3.951m (Northeast boundary) and 4.5m (Southwest boundary) and is within the controls.

Review of 4.1.5 Rear setbacks

The rear setback of the dwelling is 20.0m (Northwest boundary) and is within the controls.

Review of 4.1.6 Wall on boundaries

None.

Review of 4.1.7 Building heights and overshadowing

The proposed dwelling will not overshadow private open space of any future dwellings.

The proposed outbuilding will not overshadow private open space of any future dwellings.

Review of 4.1.8 Site coverage

The maximum allowable coverage of this site is 2010m². The proposed coverage is 582m² or 17.37% coverage and is within controls.

Review of 4.1.9 Private open space

A 17.37% site coverage will not negatively impact the huge private open space this site offers.

Review of 4.1.10 Energy efficiency and solar access

Controls met with:

- Solar access is provided to all habitable spaces.
- Dwelling is designed to enable living areas and private outdoors space to receive 4 hours of direct sunlight between 9am and 3pm on 22 June
- SEPP (BASIX) details the compliance in energy efficiency and has been supplied with this application.

Review of 4.1.11 Daylight to existing windows

Not applicable for this development.

Review of 4.1.12 North-facing windows

Not applicable for this development.

Review of 4.1.13 Overlooking

The proposed development has been designed to prevent overlooking of adjoining properties.

Review of 4.1.14 Fencing & retaining walls

Not applicable for this development.

Review of 4.1.15 Carparking & vehicle access

- Outbuilding will provide additional vehicle parking facilities for the dwelling.
- Vehicle access will be via the existing crossover

Review of 4.1.16 Cut & Fill

- Earthworks for this site are considered minimal and is not likely to exceed 500mm.

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State Environmental planning policies (SEPP)

There are no state environmental planning policies that are applicable to this development application.

Visual impacts

Refer to review of DCP

Open space

Refer to review of DCP

Overshadowing & privacy

Refer to review of DCP

Noise

Noise typical of residential construction i.e. power tools & mechanical plant will be likely during construction during the permitted hours of operation.

Erosion control measures

Due to minimal earthworks on the site, there is no need for specific erosion control measures. Stormwater will be caught and disposed of to the legal point of discharge.

Economic & social impacts

This development will create a minor boost to economic and social well-being of the Gol Gol area by the increased investment, local expenditure, social connectivity and community engagement.

Environmental benefits

As this is a residential development, there are no significant environmental benefits expected.

Disables access

The proposed dwelling and outbuilding will comply with the National Construction code (NCC) with regards to accessibility.

Security, site facilities & safety

Not applicable for this development.

Waste management

Other than standard waste service provided by council there is no additional requirement for waste management.

National construction code (NCC)

The building surveyor assigned to certifying the construction certificate will assess the National construction code (NCC).

Traffic

This development is part of a residential subdivision and is inside an existing certified road system. Traffic will have been considered as part of subdivision.

Stormwater & Flooding

- The legal point of discharge is via the stormwater pit in the easement between the dwelling and Gol Gol creek.
- The site is not in the flooding overlay.

CONCLUSION

This review and supporting documentation shows that the proposal takes into consideration the controls outlined in the Wentworth Shire Development Control Plan 2011 (DCP 2011) and the Wentworth Local Environmental Plan 2011 (LEP 2011).





In short, the proposed structures (dwelling and outbuilding) are appropriate for the site as it:

- Is consistent with the objectives of the r5 zone (large lot residential)
- Is sited on the proposed allotment effectively
- Provides minimal impact on the visual aesthetics of the streetscape
- Is in line both in location and aesthetics with similar developments in the near and wider area
- Has no negative impacts on the environment

This development is considered suitable, and approval is sought from Wentworth Shire Council for the construction of both the residential dwelling and the outbuilding at 117 Wilga Road, Gol Gol 2738.

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-  PERMEABLE DRIVE
442m²
-  IRRIGATED LAWN
1200m²
-  GARDEN BED (MULCH)
765m²
-  NATIVE TREES/SHRUBS



LOW WATER USAGE OR INDIGENOUS TREES AND SHRUBS TO BE USED

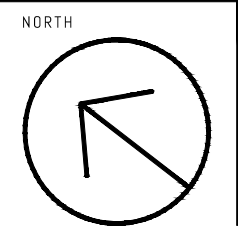


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MILDURA VIC 3500 P: 03 5021 1030

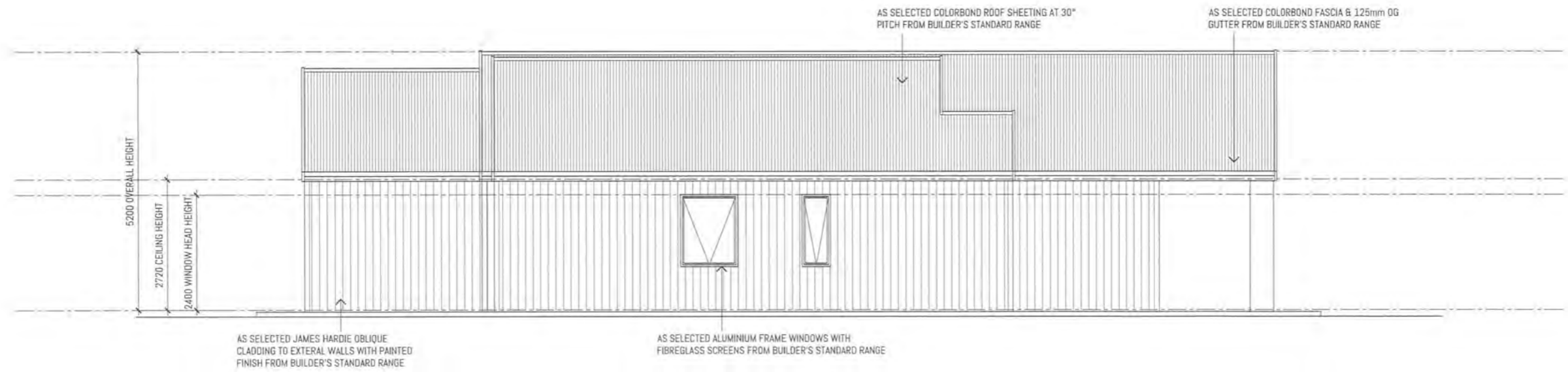
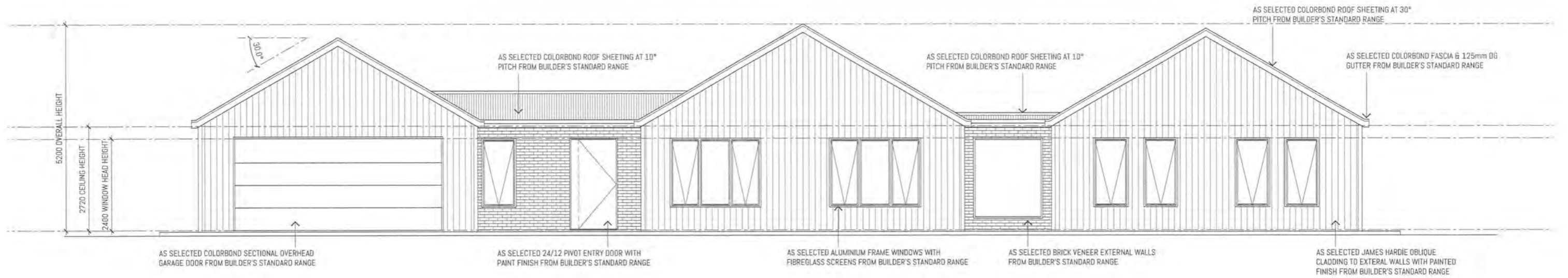
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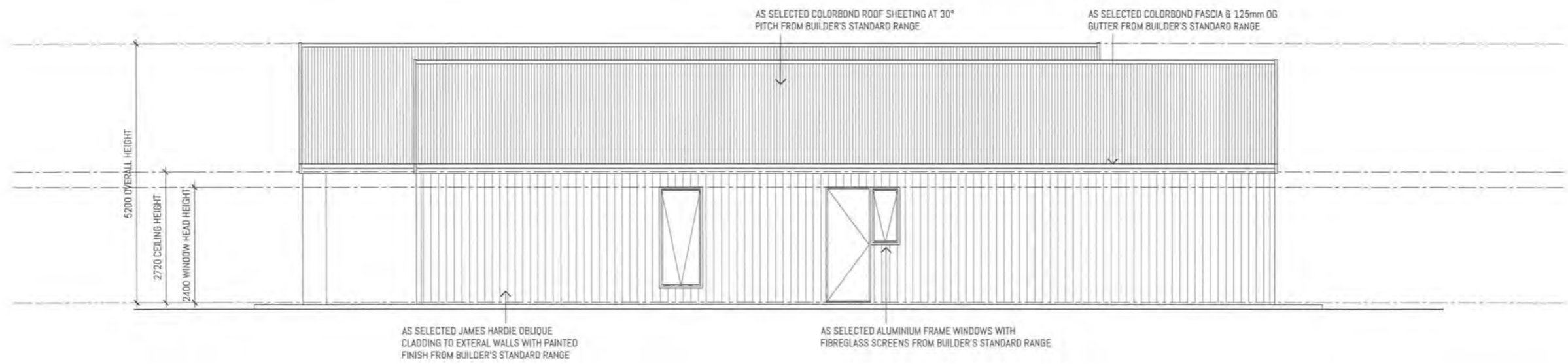
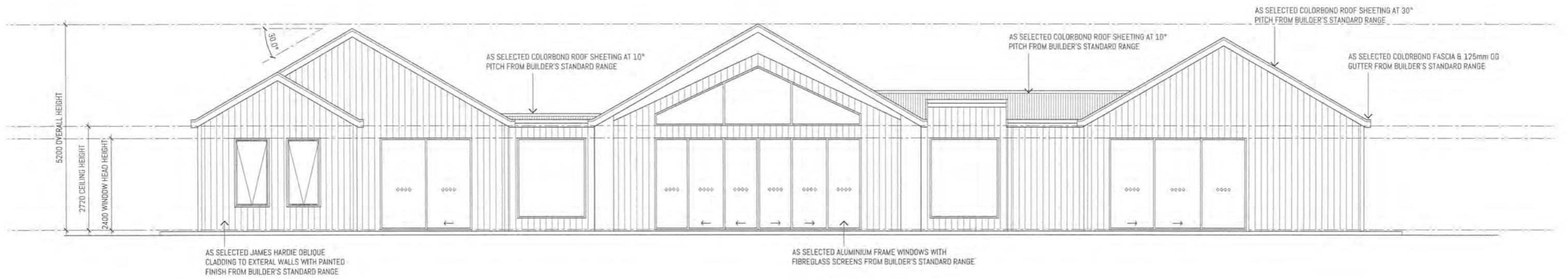


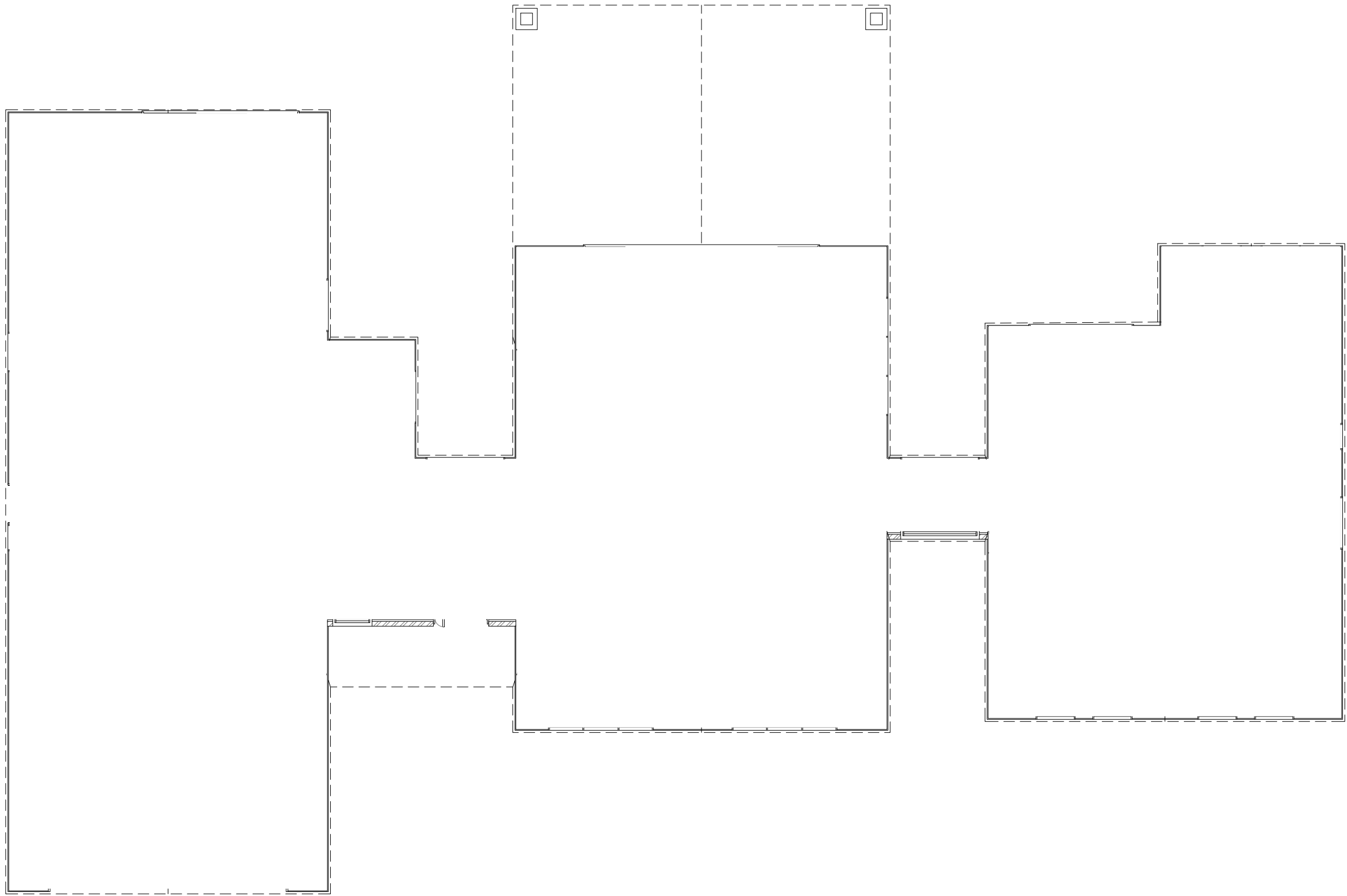
AREAS	
LIVING	273.1m ²
ALFRESCO	46.3m ²
GARAGE	56.2m ²
PORTICO	6.4m ²
TOTAL	382.0m²

DRAWING TITLE
PROPOSED SITE PLAN (DA)
DESIGN
**GOWERS HOMES
LACHLAN VALLEY**
FACADE
STANDARD

PROJECT
SITE ADDRESS
**LOT 4, No 117 WILGA ROAD
GOL GOL NSW 2738**
DATE
27/08/2025
SCALE
1:300 A3
SHEET
16



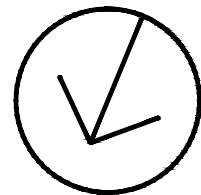




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NORTH



AREAS	
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ALFRESCO	46.3m ²
GARAGE	56.2m ²
PORTICO	6.4m ²
TOTAL	382.0m²

DRAWING TITLE
PROPOSED FLOOR PLAN (DA)
DESIGN
GOWERS HOMES
LACHLAN VALLEY
FACADE
STANDARD

PROJECT

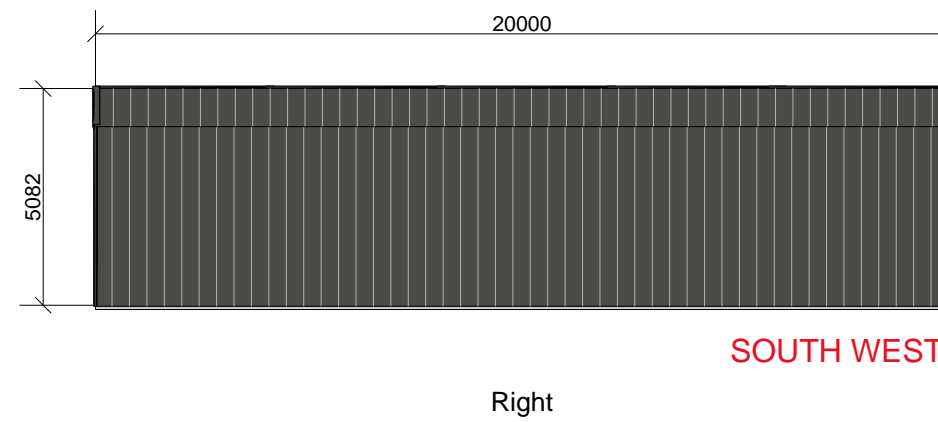
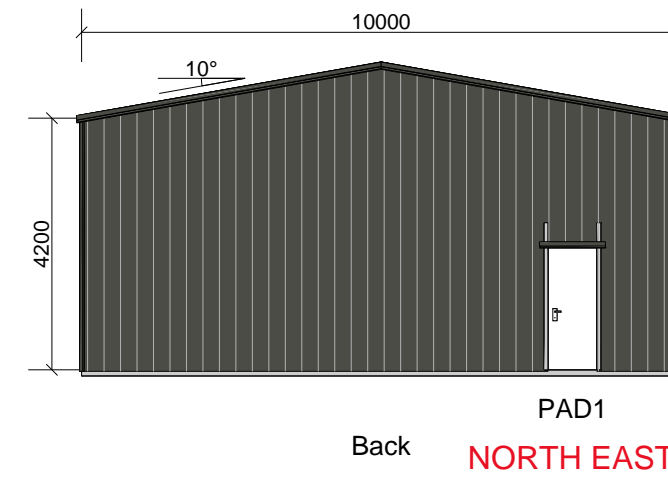
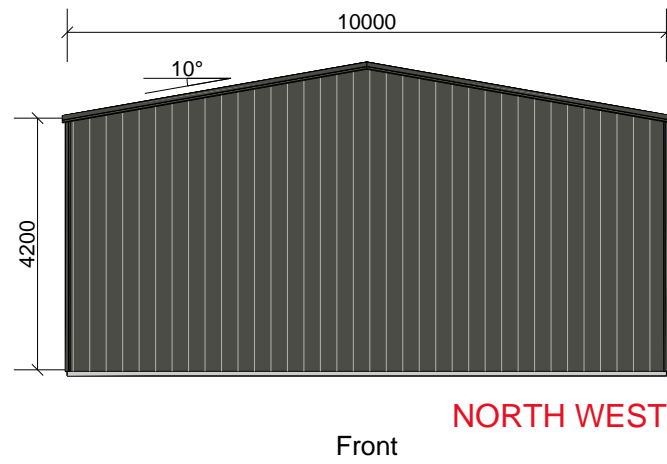
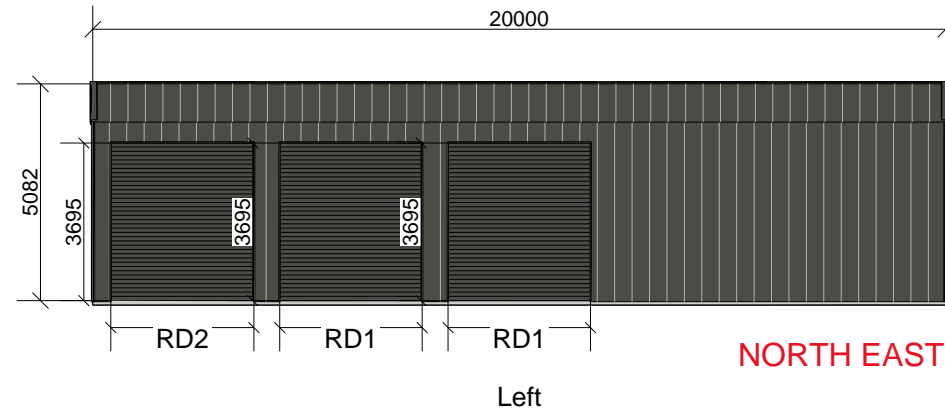
SITE ADDRESS

DATE
27/08/2025


SCALE
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SHEET
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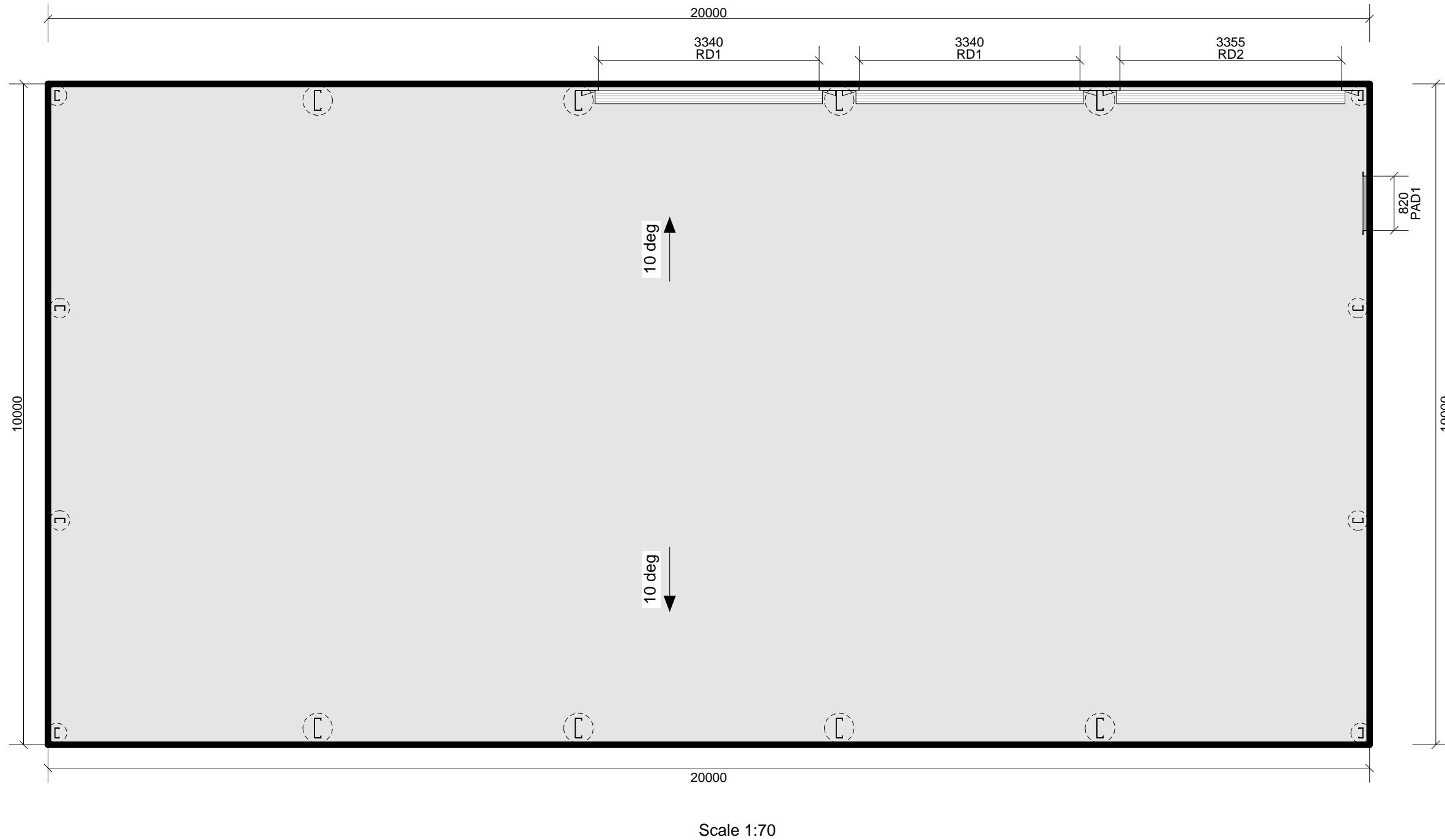
OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	3340mm x 3695mm
RD2	3355mm x 3695mm




Elevation w/cladding

 Col Gowers Homes 440-444 San Mateo Avenue, Mildura VIC 3501 ABN: 93160466464 Lic: Vic: CDB-U 63638 - NSW: 336050C PH: 03 50211030 E: sales@colgowershomes.com.au	Project No: -P8859	Site: 117 Wilga Rd, Gol Gol NSW 2738	Region: A0	Date: 09/07/2025
	Customer: Kelly Forster	LOT: RP/SP:	Terrain Cat: 2.17	Sheet
	PH: 0418303706	Quote Name: Clone Kelly Forster larger doors	ULT Wind Speed: 41.37	2 / 2
	MOB:	Drawing Set: CLADELEV1	Servicability: 34.02	

OPENING SCHEDULE	
Code	Stock
PAD1	PA650.37
RD1	3340mm x 3695mm
RD2	3355mm x 3695mm



Quote Layout

 <p>Col Gowers Homes 440-444 San Mateo Avenue, Mildura VIC 3501 ABN: 93160466464 Lic: Vic: CDB-U 63638 - NSW: 336050C PH: 03 50211030 E: sales@colgowershomes.com.au</p>	Project No: -P8859	Site: 117 Wilga Rd, Gol Gol NSW 2738	Region: A0	Date: 09/07/2025
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