

Reference: DA20250024

Statement of Environmental Effects

Proposed Domestic Shed – 28 Kari Drive, Gol Gol NSW

1. Introduction

This Statement of Environmental Effects (SEE) has been prepared in support of a Development Application for the construction of a domestic shed at 28 Kari Drive, Gol Gol NSW (Lot 28 DP1285900).

The SEE addresses the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, the provisions of the Wentworth Local Environmental Plan 2011 (LEP 2011), the Wentworth Development Control Plan (DCP), and relevant State Environmental Planning Policies (SEPPs). It is intended to provide Council with a clear and comprehensive assessment of the proposal and to pre-empt any likely requests for further information.

2. Site and locality description

Legal Description: Lot 28 in DP1285900, known as 28 Kari Drive, Gol Gol NSW.

Site Area: 3,011 m².

Zoning: R5 Large Lot Residential under the Wentworth LEP 2011.

The subject land forms part of a recently developed large-lot residential subdivision at Gol Gol. The allotment is generally regular in shape, gently sloping to near-level and has been substantially cleared. An existing dwelling is established on the land, set well back from the Kari Drive frontage, with driveways and domestic landscaping already in place.

The surrounding locality is characterised by spacious rural-residential lots containing modern detached dwellings and a range of ancillary outbuildings and sheds. This pattern of development is consistent with the structure planning and subdivision outcomes for the area and reflects the intended use of the R5 Large Lot Residential zone.

3. Proposed development

The proposal is for the erection of a new Colorbond® domestic shed to be used for the storage of vehicles, tools and household items associated with the existing dwelling. No commercial, industrial or habitable use is proposed.

Key development parameters are as follows:

- Building classification: Class 10a (non-habitable outbuilding).
- Footprint: approximately 20.1 m × 10.3 m.
- Wall height: 4.0 m.

- Roof form: pitched roof at 11°.
- External materials: pre-finished Colorbond® steel in the colour “Monument” (walls, roof, gutters, flashings and roller doors).
- Openings: three (3) roller doors to the eastern elevation and one (1) personal access door.
- Stormwater: roofwater directed to the existing on-site drainage system and legal point of discharge.

Siting and setbacks (measured to the shed walls):

- Front boundary (Kari Drive): > 25 m.
- Rear (western) boundary: 5.0 m.
- Southern side boundary: 1.0 m.
- Northern side boundary: > 10 m.

The shed is located behind the existing dwelling and outside the primary streetscape view corridor, thereby limiting visibility from Kari Drive and maintaining the dominance of the dwelling in the public domain.

4. Statutory planning framework

This section summarises the key statutory instruments relevant to the assessment of the proposal.

- Environmental Planning and Assessment Act 1979 – Section 4.15 sets out the matters that Council must consider. These matters are addressed in Sections 4 and 5 of this SEE.
- Wentworth Local Environmental Plan 2011 – provides the zoning and principal development standards.
- Wentworth Development Control Plan – provides detailed design and siting guidelines for residential development in Buronga and Gol Gol.
- State Environmental Planning Policies – the site is identified on the planning database as being subject to the land application of a number of SEPPs, including SEPP (Resilience and Hazards) 2021 and SEPP (Transport and Infrastructure) 2021. The extent to which these policies are relevant to this modest ancillary structure is addressed below.

4.1 Wentworth Local Environmental Plan 2011

Zoning and permissibility

The land is zoned R5 Large Lot Residential. Within this zone, dwelling houses and associated ancillary structures such as sheds are permissible with development consent. The proposed shed is clearly ancillary to the existing dwelling and therefore permissible.

Zone objectives

The objectives of the R5 zone include providing residential housing in a rural setting while ensuring that large-lot residential development maintains rural and environmental values and does not undermine the character or amenity of surrounding land uses. The proposal satisfies these objectives because:

- the shed is used solely in association with the existing dwelling;
- the bulk and scale are consistent with other large-lot residential outbuildings in the locality; and
- finishes are recessive and non-reflective, thereby maintaining rural-residential character.

Clause 4.1 – Minimum lot size

The LEP lot size map nominates a minimum lot size of 3,000 m² for the land. The subject allotment is 3,011 m² and therefore complies with Clause 4.1.

Heritage and additional local provisions

The site is not a listed heritage item and is not located within a heritage conservation area. No mapped

environmental constraints such as flood planning, riparian corridors or biodiversity overlays apply to the land that would be affected by the proposed shed.

Easements and restrictions on use

The title identifies pipeline and access easements appurtenant to the land and a restriction on the use of land under DP1285900. The shed has been sited so that it does not encroach upon any known easement or service corridor. The proposal does not rely upon, or seek to vary, any restriction on the use of land. A copy of the relevant 88B instrument is provided to confirm ongoing compliance.

The Restriction on Use in DP1285900 has been reviewed in full. The proposed Class 10a shed complies with Clause 3(e), being constructed of new double-sided Colorbond steel and remaining within the maximum permitted dimensions (≤ 25 m length, ≤ 16 m width, ≤ 4.5 m height). No other clause of the restriction applies to ancillary outbuildings. The proposal is therefore fully consistent with the registered 88B instrument.

4.2 State Environmental Planning Policies

The NSW Planning Portal property report confirms that the land is subject to the land application of a number of SEPPs. For a modest Class 10a structure such as the proposed shed, only the following require consideration:

SEPP (Exempt and Complying Development Codes) 2008

The shed does not meet the numerical criteria to be treated as exempt development; therefore a Development Application is correctly being lodged. The siting, height and use nonetheless align with the intent of the Codes SEPP for low-impact ancillary structures.

SEPP (Resilience and Hazards) 2021

The land is not within a mapped bushfire-prone or flood planning area. No additional hazard-related provisions are triggered by the development. The proposal will not increase risk to life or property.

SEPP (Transport and Infrastructure) 2021 – Clause 2.48 Land near electrical infrastructure

The property is mapped as being near electrical infrastructure. The shed is wholly contained within the residential lot and does not encroach upon any electrical easement or corridor. The development will not alter access to or the function of any existing infrastructure. Essential Energy consultation is not anticipated to be required.

Other SEPPs listed on the property report (including SEPP (Biodiversity and Conservation) 2021, SEPP (Housing) 2021, SEPP (Primary Production) 2021, SEPP (Resources and Energy) 2021 and SEPP (Sustainable Buildings) 2022) do not contain specific provisions relevant to a small ancillary shed of this type and scale. No further assessment under those policies is considered necessary.

4.3 Wentworth Development Control Plan

The Wentworth DCP includes both shire-wide controls and area-specific provisions for Buronga and Gol Gol. While there are no sections that deal exclusively with domestic sheds, the general residential design principles and setback controls provide a suitable framework for assessment.

Front setbacks

The DCP recommends a minimum front setback of 15 m to buildings on land zoned R5 Large Lot Residential in newly developed areas. The proposed shed is located more than 25 m from the Kari Drive frontage and behind the existing dwelling, substantially exceeding this benchmark and ensuring the dwelling remains the primary element in the streetscape.

Walls on boundaries

DCP provisions relating to walls on boundaries seek to limit building bulk directly on or immediately adjacent to boundaries. The controls principally apply to buildings constructed on the boundary or within 150 mm of it, and to carports within 1 m of a boundary. The proposed shed is set back 1.0 m from the southern side boundary and 5.0 m from the rear boundary. Accordingly, the walls-on-boundary standards do not strictly apply; however, the proposal is consistent with their intent by maintaining separation, avoiding overshadowing and preserving neighbour amenity.

Streetscape, materials and colours

DCP guidance for Buronga and Gol Gol encourages dwellings and associated structures to employ materials and colours that complement the emerging neighbourhood character and avoid visual dominance. The proposed use of Colorbond® “Monument” is consistent with this guidance, being a recessive, low-glare finish that reduces visual impact. The location of the shed behind the dwelling further ensures that the structure does not dominate the public domain.

On this basis, the proposal is considered to be fully consistent with the objectives and detailed provisions of the Wentworth DCP.

5. Section 4.15 assessment

Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 requires an assessment of the likely impacts of the development, including environmental, social and economic impacts in the locality.

5.1 Built Form, Character and Visual Impact

The proposed shed is domestic in scale and form and comparable to other ancillary outbuildings already established in the subdivision. The building’s height, footprint and roof form are typical for rural-residential sheds.

Use of a dark, low-reflectance Colorbond® finish reduces visual contrast with the landscape and existing dwelling. The structure is positioned behind the residence, such that the dwelling remains the primary built element visible from Kari Drive. Views of the shed from the public domain will be filtered by distance, the existing dwelling and intervening landscaping. The development will therefore not adversely affect the existing or desired future character of the area.

5.2 Residential Amenity – Overshadowing, Privacy and Noise

Overshadowing

Given the generous rear and side setbacks, modest wall height and relatively low roof pitch, any shadow cast by the shed will fall predominantly within the subject land and along boundary fence lines. There will be no unreasonable loss of solar access to the secluded private open space or north-facing windows of neighbouring dwellings.

Privacy

The shed contains no windows facing directly towards neighbouring dwellings. Roller doors face inward to the site (east), and the building is used for storage rather than occupation. No overlooking or loss of privacy will arise.

Noise and general activity

The use of the shed is limited to domestic storage and occasional vehicle parking. Noise associated with doors opening, vehicle movements and general use will be consistent with reasonable residential

expectations and is not anticipated to cause disturbance. No commercial activities, repairs business or intensive hobby use are proposed or sought by this application.

5.3 Traffic, Access and Parking

The proposal does not alter the existing driveway connection to Kari Drive and does not change the number of dwellings on the land. Any additional vehicle movements associated with using the shed will be negligible and within the capacity of the local road network. On-site parking and manoeuvring areas remain adequate, and all vehicles will continue to enter and leave the site in a forward direction. No traffic, parking or access impacts are expected.

5.4 Infrastructure, Stormwater and Utilities

The shed will connect roofwater to the existing on-site drainage system and legal point of discharge, in accordance with Council's engineering requirements. The proposal will not increase impervious area to an extent that would overload the existing system or cause nuisance runoff to adjoining properties.

No additional demand on reticulated water, sewerage, electricity or telecommunications networks is anticipated beyond the minor increment associated with construction and occasional lighting. The development will not affect access to, or operation of, any underground or overhead services.

5.5 Natural Environment – Vegetation, Soils and Hazards

No native vegetation removal is proposed. The shed is sited on already disturbed, maintained residential land. There are no watercourses or drainage lines on the site that would be affected by the works.

Standard erosion and sediment control measures will be implemented during construction to prevent off-site transport of sediment or debris. Given the small scale of the works and the absence of mapped flood, bushfire or geotechnical constraints, the proposal will not give rise to any significant environmental risk.

5.6 Social and Economic Impacts

The shed will support the ongoing use and enjoyment of the property by providing secure storage and weather protection for vehicles and equipment. The works have no adverse social impacts and will make a minor positive contribution to local economic activity during construction. No broader negative economic effects are anticipated.

6. Site suitability

The site is fully serviced, unconstrained and already developed for residential purposes. The proposed shed:

- is compatible with surrounding land uses;
- satisfies LEP zoning and minimum lot size controls;
- is consistent with the DCP's design intent for Buronga and Gol Gol; and
- does not encroach upon easements or environmentally sensitive land.

The land is therefore eminently suitable for the proposed development.

7. Submissions and public interest

The proposal is modest in scale, compliant with relevant planning controls and respectful of neighbouring amenity. It is consistent with the expectation that large-lot residential properties will contain ancillary

outbuildings of this nature. Any notification of the application to adjoining owners is unlikely to reveal issues that cannot readily be addressed by the inherent design and siting of the shed.

Accordingly, the proposal is considered to be in the public interest for the purposes of Section 4.15 of the Environmental Planning and Assessment Act 1979.

8. Conclusion

This Statement of Environmental Effects demonstrates that the proposed domestic shed at 28 Kari Drive, Gol Gol:

- is permissible within the R5 Large Lot Residential zone and consistent with its objectives;
- complies with relevant development standards, including minimum lot size and recommended residential setbacks;
- aligns with the design intent and detailed provisions of the Wentworth DCP for Buronga and Gol Gol;
- will not result in unacceptable environmental, amenity, traffic or infrastructure impacts; and
- represents an appropriate and orderly form of development on the land.

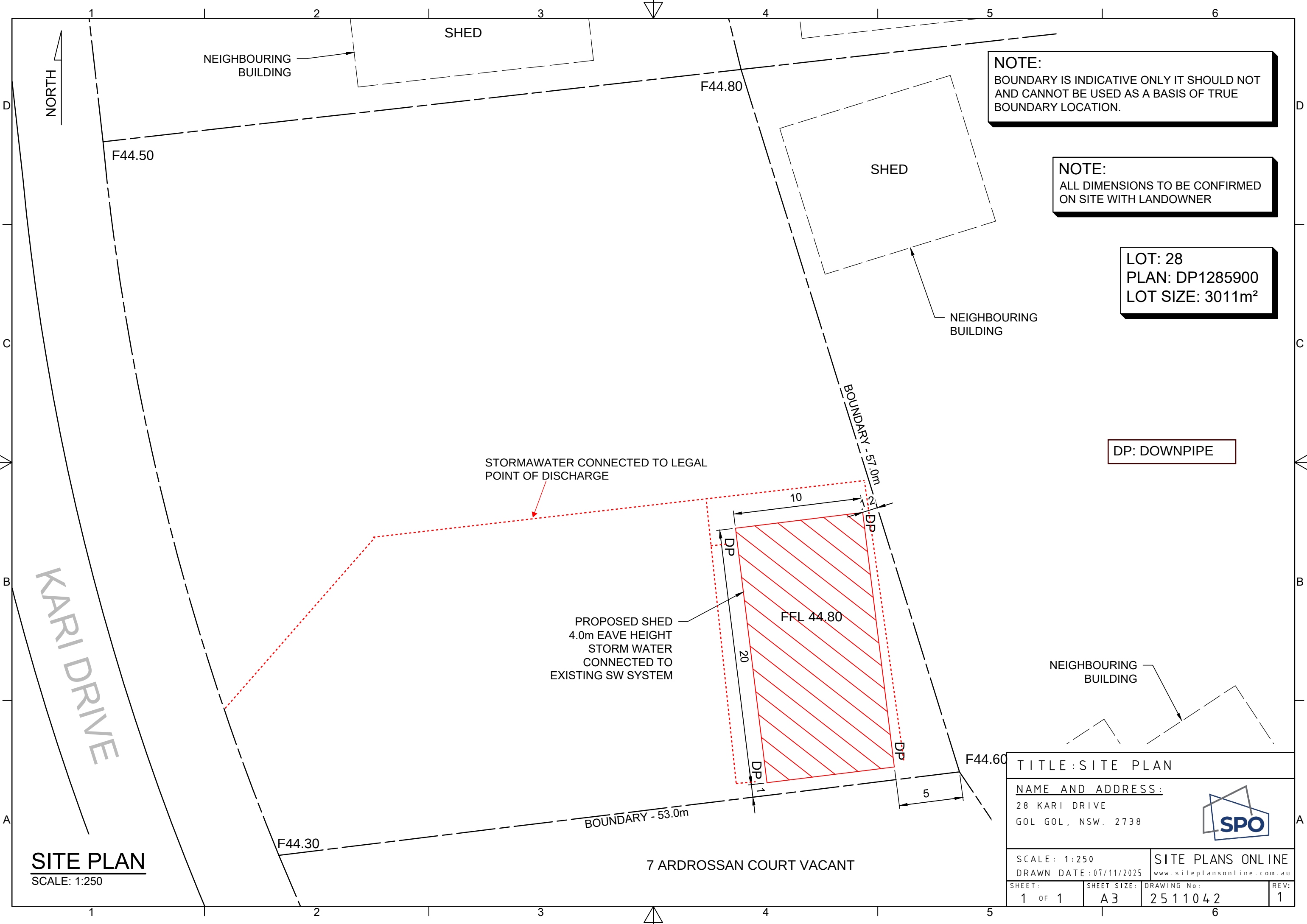
For these reasons, it is submitted that the application is suitable for approval and that Development Consent should be granted, subject to appropriate conditions.



Brent. A Williams

Managing Director

C.P.P | M.P.I.A | M.A.I.B.S



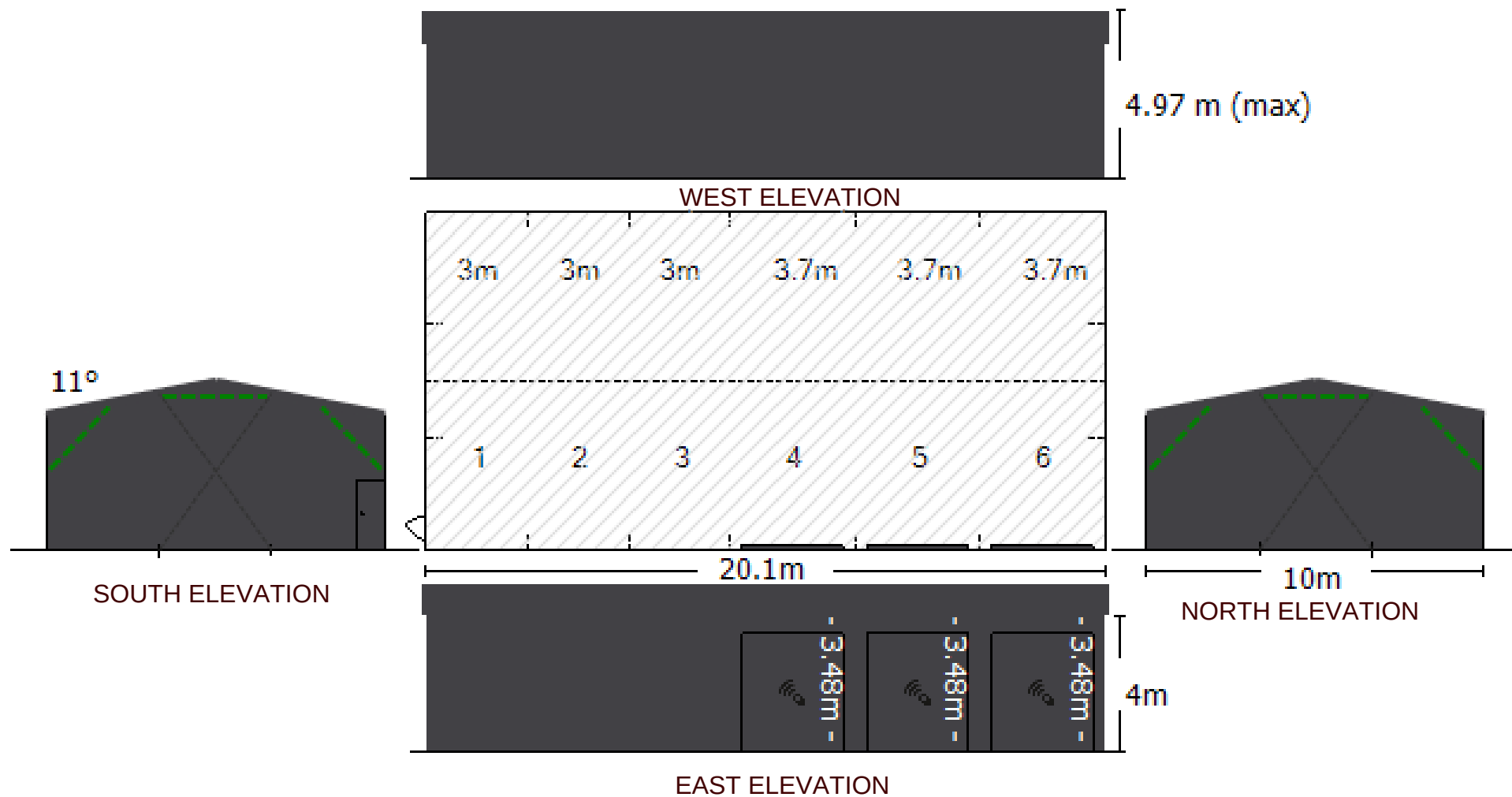
NOTE:
BOUNDARY IS INDICATIVE ONLY IT SHOULD NOT
AND CANNOT BE USED AS A BASIS OF TRUE
BOUNDARY LOCATION.

NOTE:
ALL DIMENSIONS TO BE CONFIRMED
ON SITE WITH LANDOWNER

LOT: 28
PLAN: DP1285900
LOT SIZE: 3011m²

DP: DOWNPIPE

TITLE: SITE PLAN			
NAME AND ADDRESS:			
28 KARI DRIVE			
GOL GOL, NSW. 2738			
SCALE: 1:250		SITE PLANS ONLINE	
DRAWN DATE: 07/11/2025		www.siteplansonline.com.au	
SHEET:	SHEET SIZE:	DRAWING No:	REV:
1 OF 1	A3	2511042	1



BUILDING DETAILS

Walls	COLORBOND® MONUMENT Monoclad TCT 0.47, CB
Roof	COLORBOND® MONUMENT Monoclad TCT 0.47, CB 11Deg
Gutter	COLORBOND® MONUMENT Fascia Gutter Slotted Gutter CB
Downpipe	COLORBOND® MONUMENT
Barge	COLORBOND® MONUMENT
Corner Flashings	COLORBOND® MONUMENT
Door Flashings	COLORBOND® MONUMENT
Roller Door	COLORBOND® MONUMENT
PA Door	COLORBOND® MONUMENT

