

# Planning Report

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Dwelling, Outbuilding and associated  
Earthworks, Retaining Wall and Fencing.

3 Woodside Drive,  
Gol Gol, NSW, 2738



## EXECUTIVE SUMMARY

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Proposal	Construction of a dwelling, outbuilding and associated earthworks, retaining wall and fencing.
Street Address	3 Woodside Drive, Gol Gol
Formal Land Description	Lot 15 in Deposited Plan 1298329
Zone	RU5 - Village
Relevant State Environmental Planning Policies	Nil

## SUBJECT SITE AND SURROUNDING AREA

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The subject site comprises one parcel of land commonly known as 3 Woodside Drive, Gol Gol, and more formally as Lot 15 in Deposited Plan 1298329. The site is regular in shape and has a notable fall of 1.9m from the north western corner of the site to the south eastern corner. It has an area of 880 square metres (sqm) and a frontage of 22 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 is 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 Nov 2025)

## Site Photos



Figure 2: View of the site from Woodside Drive



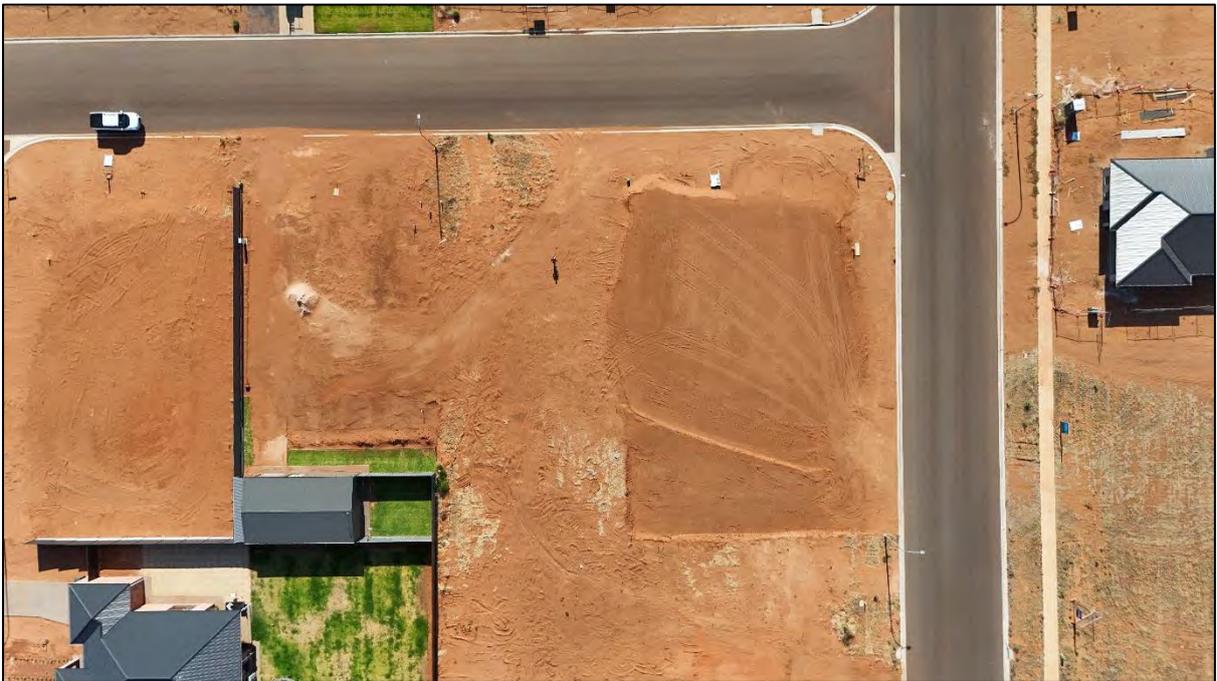
*Figure 3: View of the site from the south*



*Figure 4: View of site from the west*



*Figure 5: View of site from the north*



*Figure 6: Recent aerial view of the site*

## PROPOSAL

# DESCRIPTION

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This application is for the construction of a dwelling, outbuilding 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, walk in pantry, theatre room, bathroom, separate WC/powder room, laundry, alfresco area and double garage.
- The dwelling is of a modern design with a feature gable roof form over the portico and a variety of external cladding types, including brick, Knotwood cladding, brick and corrugated Colorbond iron.
- The dwelling has a maximum height of 5.8m from finished ground to the roof apex.
- The proposed outbuilding will be located in the north western corner of the site, 0.2m from the western boundary and on the northern boundary. The outbuilding has a floor area of 70sqm, a footprint measuring 10m x 7m and a maximum height of 3.8m from finished ground. The building will be clad in Colorbond sheet metal with one roller door and a PA door on the eastern elevation.
- Approximately 42% of the site will be made available for landscaping and over 327sqm will be private open space.
- A new cross over will be constructed to provide access to the double garage.
- Approximately 0.8m of cut and 0.6m of fill is proposed to provide a benched area for the dwelling.
- Standard colorbond fencing is also proposed above the retaining walls.
- Stormwater will be directed to the legal point of discharge in the street.

## PLANNING

# CONTROLS AND ASSESSMENT

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### 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. The proposed outbuilding is located to the rear of the existing dwelling and will not be readily visible from the primary street frontage.

### 5.1.3 Front Setback

The dwelling has a front setback of 3.94m (to the porch), 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 (excluding porch), meaning that future dwellings will likely be constructed with front setbacks as close as 4.5m. The proposed dwelling has a setback of 5.21m to the front wall, which would meet the CDC criteria.

### 5.1.4 Side setbacks and Corner Lot Setbacks

The dwelling is located 1.6m from the southern boundary and 5.5m from the northern boundary (combined total of 7.1m), which meets this control

This control does not specify a side setback distance for outbuildings. The location of the outbuilding 12m from the southern boundary is sufficient and acceptable. Boundary development will be discussed under the walls on boundaries section below.

### **5.1.5 Rear setbacks**

The dwelling is setback 11m from the rear boundary; thus meeting the control.

This control does not specify a setback distance for outbuildings. The location of the outbuilding 200mm from the rear boundary is considered to be acceptable and consistent with the placement of the storage shed on the adjoining allotment to the north.

### **5.1.6. Walls on Boundaries**

The proposed outbuilding is located on the northern boundary for a length of 7m, which complies with this control.

### **5.1.7 Building heights and overshadowing**

The dwelling and outbuilding has been appropriately sited to have minimal overshadowing impacts on the adjoining properties. A balanced approach to earthworks has been adopted and fill retaining walls have been minimised where possible. No overshadowing will occur from the boundary development as it located on the northern boundary.

### **5.1.8 Site Coverage**

The site coverage of the proposed development is approx. 44%, thus meeting the control.

### **5.1.9 Private Open Space**

Approximately 327sqm of private open space is proposed, with a minimum dimension of 4.4m, 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**

No applicable – there are no existing dwellings on adjoining allotments. The siting of the proposed dwelling is standard for this area and will not unreasonably restrict daylight to future dwellings on adjoining lots.

#### **5.1.12 North-facing windows**

Not applicable - 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 rear of the dwelling will be cut below natural ground, further minimizing any potential overlooking.

#### **5.1.14 Fencing and Retaining Walls**

A retaining wall with a maximum height of 0.6m 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 will be located above the retaining walls to prevent any overlooking matters.

#### **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 600mm of cut and 600mm 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 Polices (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

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This report demonstrates that the proposal is consistent with the relevant provisions of the *Wentworth Local Environmental Plan 2011* and the Wentworth DCP.

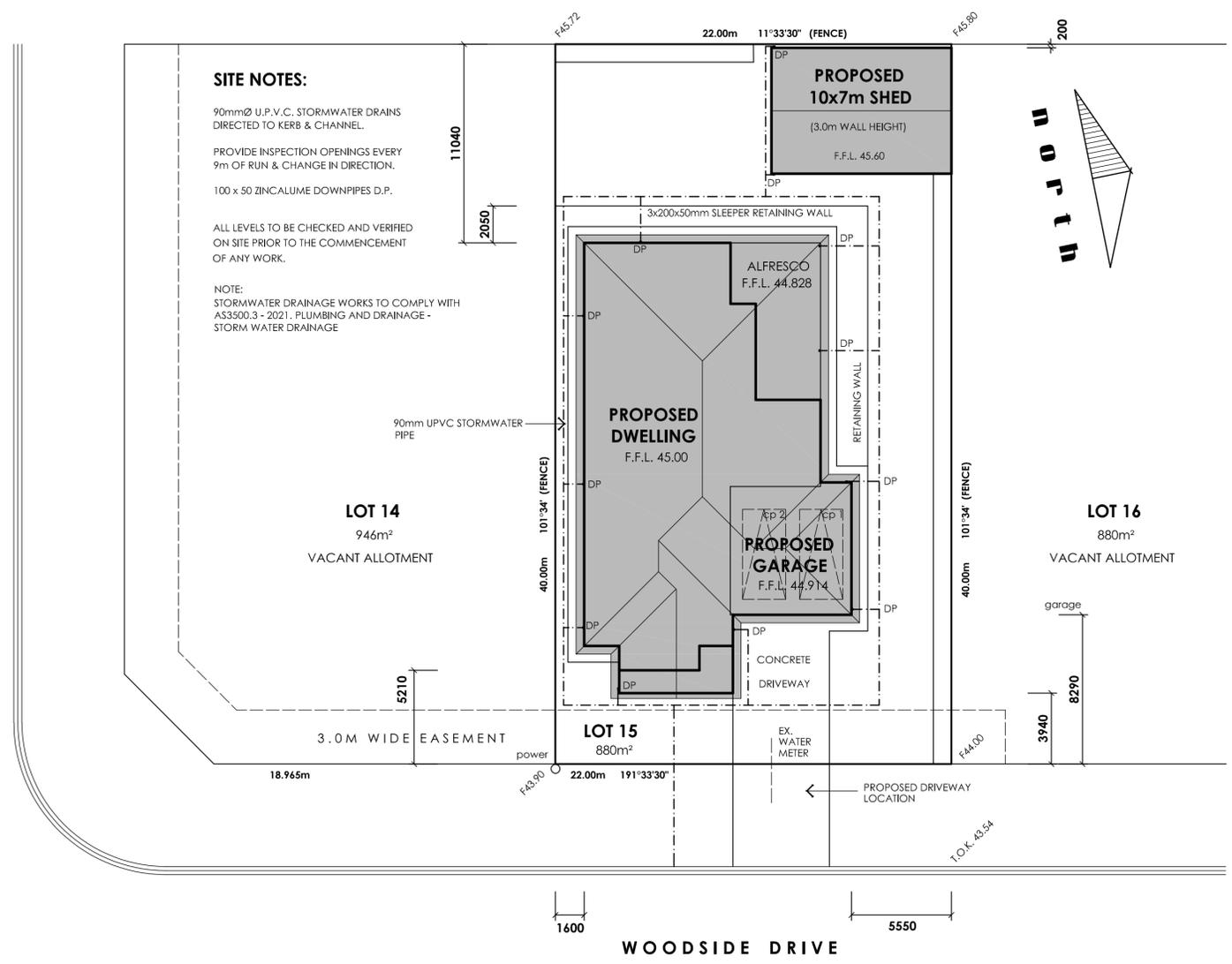
The proposed development is appropriate for the site as it:

- 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, outbuilding and associated earthworks and retaining wall as described in this report at 3 Woodside Drive, Gol Gol.



THOMAS STREET



**SITE NOTES:**

90mmØ U.P.V.C. STORMWATER DRAINS DIRECTED TO KERB & CHANNEL.

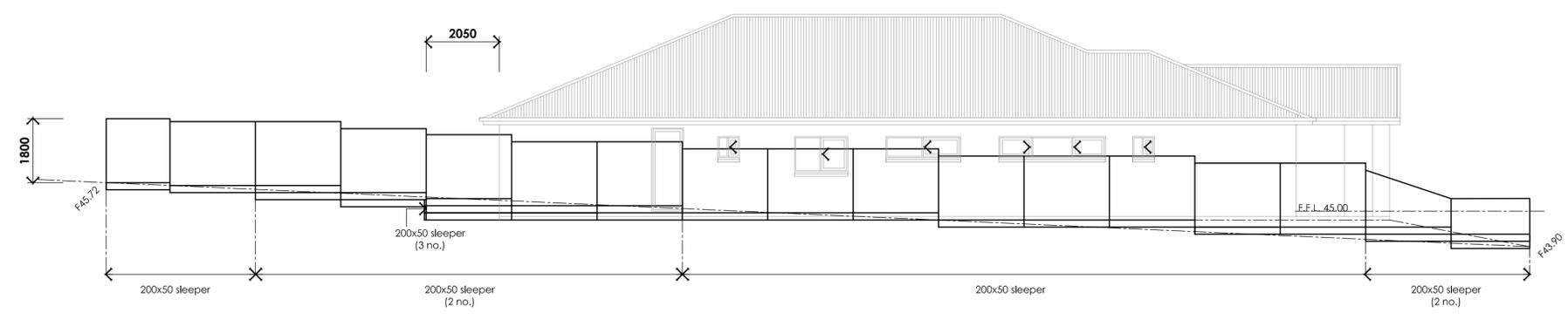
PROVIDE INSPECTION OPENINGS EVERY 9m OF RUN & CHANGE IN DIRECTION.

100 x 50 ZINCALUME DOWNPIPES D.P.

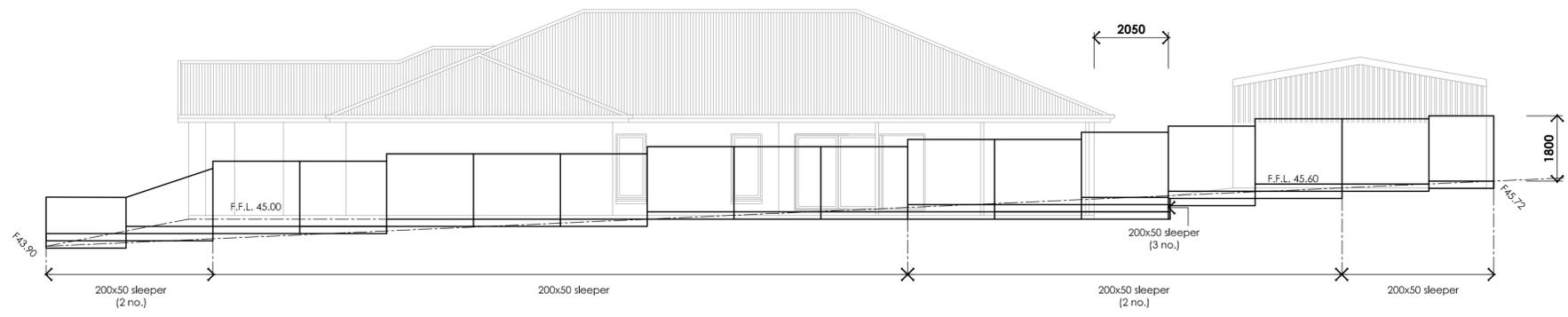
ALL LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOTE:  
STORMWATER DRAINAGE WORKS TO COMPLY WITH AS3500.3 - 2021. PLUMBING AND DRAINAGE - STORM WATER DRAINAGE

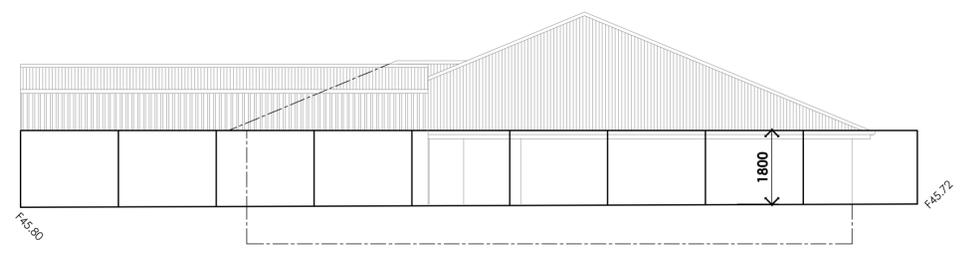
**SITE PLAN 1:200**



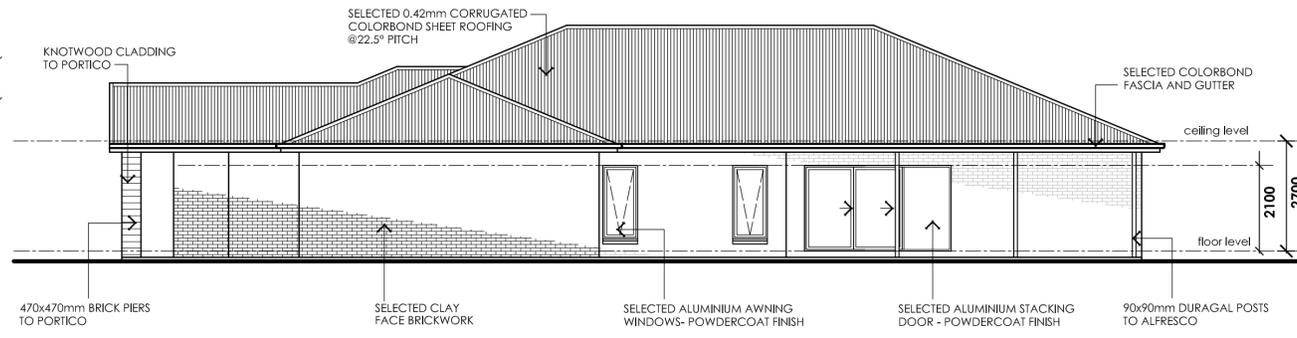
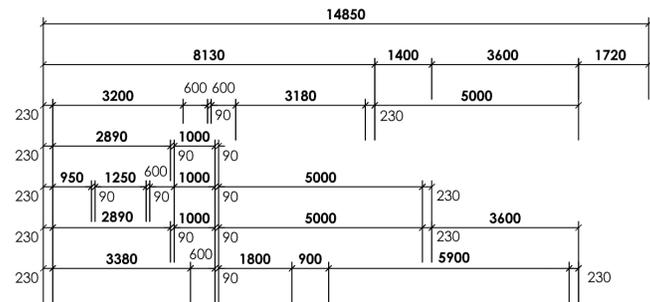
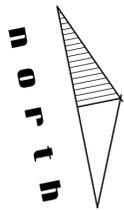
**SOUTH ELEVATION 1:100**



**NORTH ELEVATION 1:100**



**WEST ELEVATION 1:100**



**NORTH ELEVATION 1:100**



**EAST ELEVATION 1:100**



**BASIX REQUIREMENTS: CERT. No. 1822821S**

**WATER COMMITMENTS**  
 PROVIDE SHOWERHEADS WITH A MINIMUM RATING OF 4 STAR.  
 PROVIDE TOILET FLUSHING SYSTEMS WITH A MINIMUM RATING OF 4 STAR.  
 PROVIDE TAPS TO KITCHEN WITH A MINIMUM RATING OF 4 STAR.  
 PROVIDE TAPS TO ALL BASINS IN BATHROOMS WITH A MINIMUM RATING OF 4 STAR.

**ENERGY COMMITMENTS**  
 HOT WATER: PROVIDE SOLAR HOT WATER SERVICE (ELECTRIC BOOST) WITH A PERFORMANCE OF 26 TO 30 STCS OR BETTER.  
 COOLING/ HEATING SYSTEM: PROVIDE THREE PHASE REVERSE CYCLE SYSTEM ENERGY RATING OF EER 3.5 - 4.0. ALSO MUST PROVIDE DAY/NIGHT ZONING BETWEEN LIVING AREAS AND BEDROOMS

**THERMAL COMFORT COMMITMENTS**  
 INSTALL R6.0 BATTS TO CEILING OF HABITABLE AREA (INCL. GARAGE)  
 INSTALL R2.5 BATTS TO EXTERNAL WALLS AND GARAGE INTERNAL WALLS

- general notes:**
- ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, STATE BUILDING REGULATIONS & LOCAL AUTHORITY REQUIREMENTS.
  - CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
  - FIGURED DIMENSIONS HAVE PREFERENCE TO SCALE.
  - PLANS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
  - IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT.
  - IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY SERVICES WHICH MAY INTERFERE WITH CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.
  - Ⓢ DENOTES SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH AS 3786 - 2014, AND MUST BE INTERCONNECTED WHERE THERE IS MORE THAN ONE ALARM
  - Ⓜ DENOTES ARTICULATION JOINT TO BE CONSTRUCTED IN ACCORDANCE WITH CACA TECHNICAL NOTE 6.1.
  - GLAZING TO COMPLY WITH 1288 - 2021 "GLASS IN BUILDINGS - SELECTION & INSTALLATION".
  - OVERFLOW RELIEF GULLY REQUIREMENTS ARE TO COMPLY WITH AS 3500.2 - 2021 "SANITARY PLUMBING & SANITARY DRAINAGE"
  - SOLID FUEL COMBUSTION HEATERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 2918 - 2018 "DOMESTIC SOLID FUEL".
  - WATERPROOFING IS TO BE INSTALLED IN ACCORDANCE WITH A.S. 3740-2021 "WATERPROOFING OF DOMESTIC WEI AREAS"

**window schedule**

NO.	SERIAL NO.	FRAME SIZE	QTY.	U-VALUE	SHGC	UNTEL SIZE
W1	A1809	1800x850	4	4.9	0.53	AS PER
W2	F0415	400x1450	1	5.9	0.75	TRUSS
W3	S2018	2000x1810	1	4.5	0.59	MAN.
W4	S0621	600x2110	3	4.5	0.59	DETAILS
W5	S0606	600x610	2	4.5	0.59	
W6	S1015	1000x1450	1	4.5	0.59	
W7	S0630	600x3010	1	4.5	0.59	
STK1	STK2136	2105x3592	1	4.4	0.59	
FD1	FD1	2340x820	1	6.0	0.58	

**WINDOW TYPE:**  
 ALUMINIUM TYING AND SLIDING, POWDER COAT FINISH AS PER U-VALUES AND SHGC LISTED

**WIND LOADS FOR HOUSING:**  
 IN ACCORDANCE WITH TABLE 2.2 A.S. 4055 - 2006

REGION : A  
 TERRAIN CATEGORY : T.C 3.0  
 TOPOGRAPHIC CLASS : T1  
 SHIELDING CLASS : P.S  
 WIND CLASS : N1

**BUSHFIRE ATTACK LEVEL:**  
 NO BAL REQUIREMENTS FOR THIS SITE

**AREAS:**

DWELLING	219.44 m <sup>2</sup>
ALFRESCO	36.35 m <sup>2</sup>
GARAGE	48.84 m <sup>2</sup>
PORTICO	10.50 m <sup>2</sup>
<b>TOTAL</b>	<b>315.13 m<sup>2</sup></b>

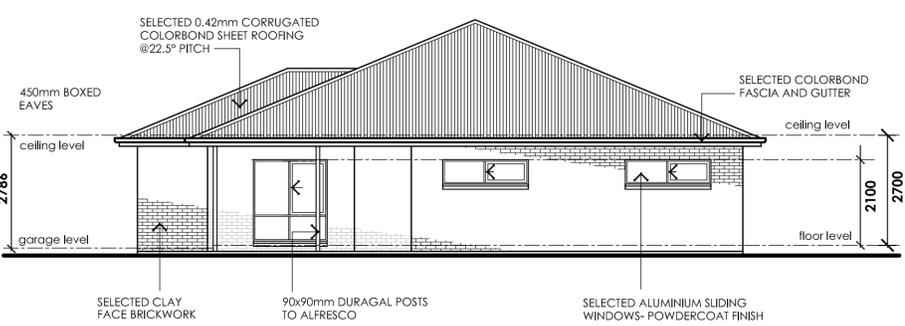
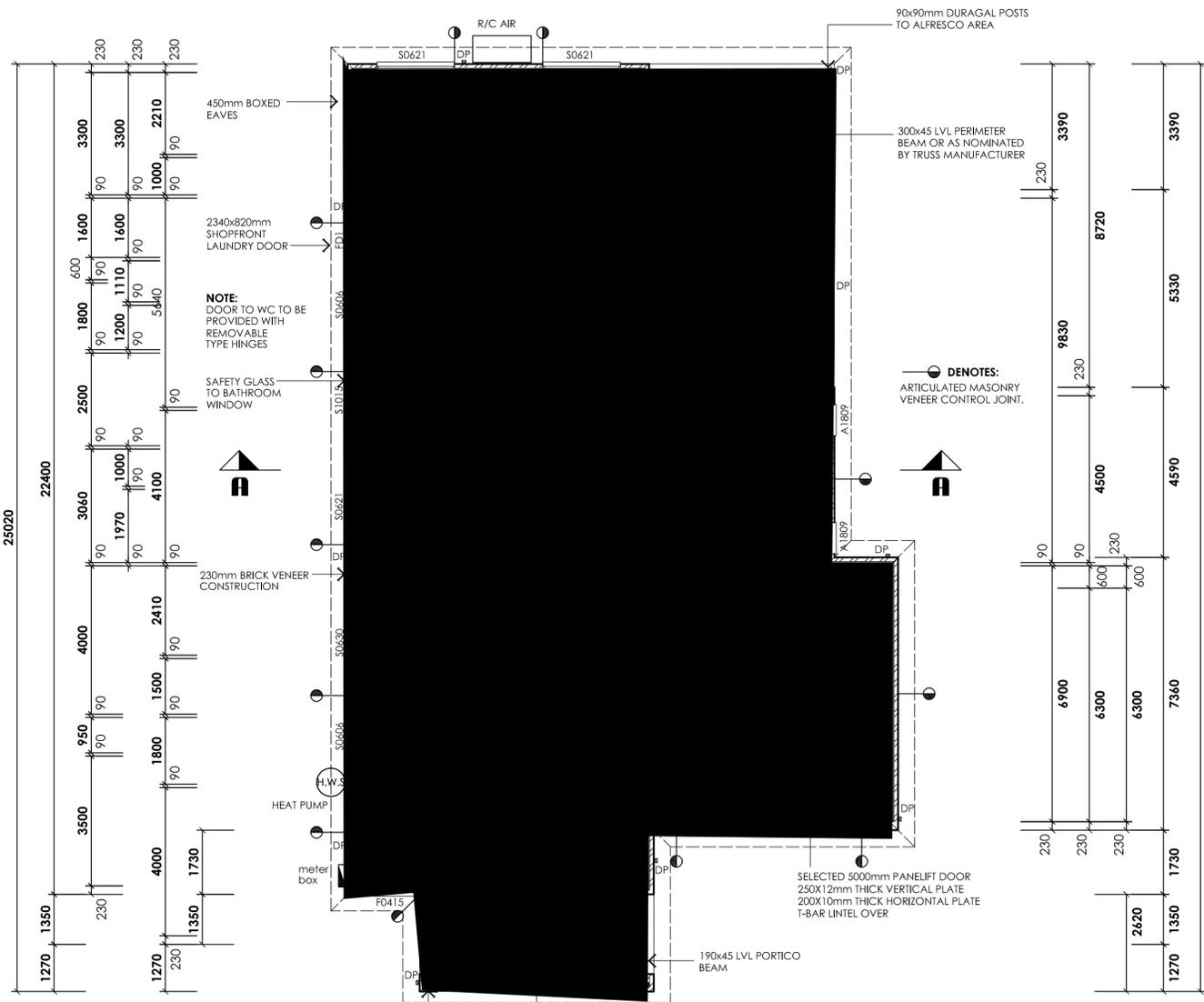
**PROJECT:** PROPOSED DWELLING  
**CLIENT:** D. SAMMUT  
**ADDRESS:** LOT 15 WOODSIDE DRIVE, GOL GOL

**SCALE:** AS SHOWN  
**DESIGN:** MCB  
**DRAWN:** MCB

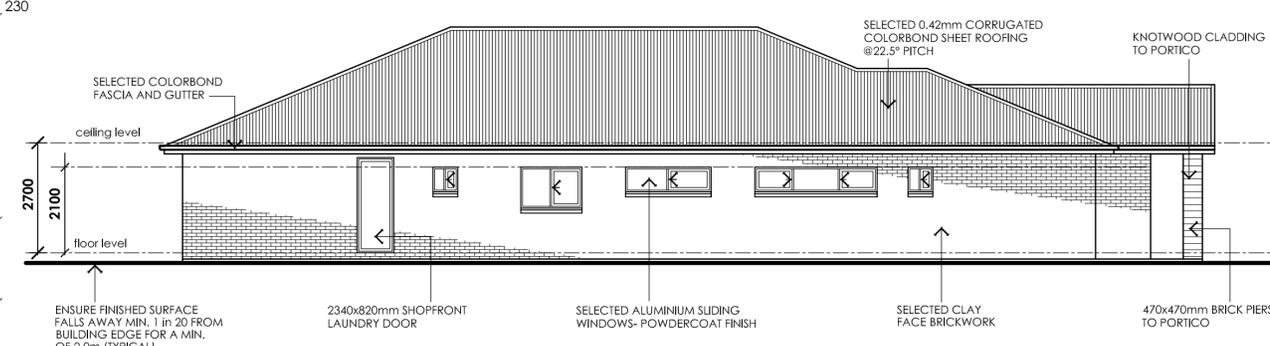
**ISSUE:**  
**DATE:** NOV. 2025  
**SHEET NO:** 1 OF 2

**DRG NO:** CD25 - 245

**concept design**  
 M: 0408 125 516  
 A: 8 ysonde avenue, iymple  
 MARK BAKER DP AD23012  
 © COPYRIGHT 2025 - CONCEPT DESIGN



**WEST ELEVATION 1:100**

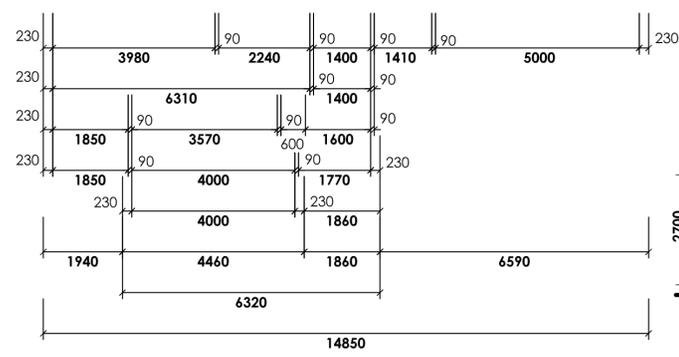


**SOUTH ELEVATION 1:100**

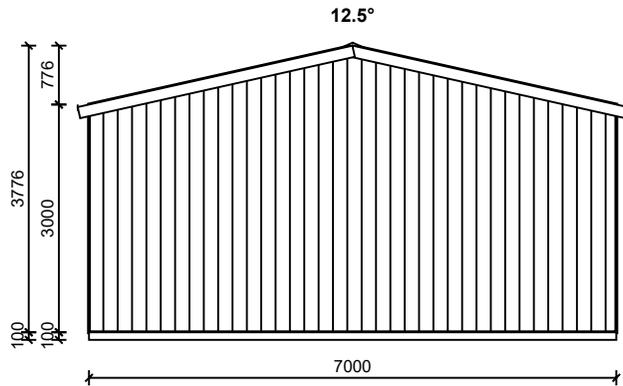
**EXHAUST SYSTEMS:**  
 ALL EXHAUST FANS TO BE DUCTED TO OUTSIDE AIR IN ACCORDANCE WITH BCA 3.8.7.3 & 4

**NOTES**  
 ALL INTERNAL DOORS TO BE 2340mm HIGH  
 PROVIDE RETRACTABLE TYPE RANGEHOOD OVER 900mm WIDE COOKTOP  
 CONFIRM JOINERY DETAILS WITH CLIENT PRIOR TO FABRICATION

**GAS APPLIANCE NOTE:**  
 IF GAS COOKING APPLIANCE IS INSTALLED WITH A CLEARANCE OF LESS THAN 200mm FROM THE WALL, THEN THE WALL MATERIAL BEHIND THE APPLIANCE MUST NOT CONTAIN COMBUSTIBLE MATERIALS OR THE SURFACE OF THE WALL IS TO BE PROTECTED AS PER ASS601 CLAUSE 5.12.1

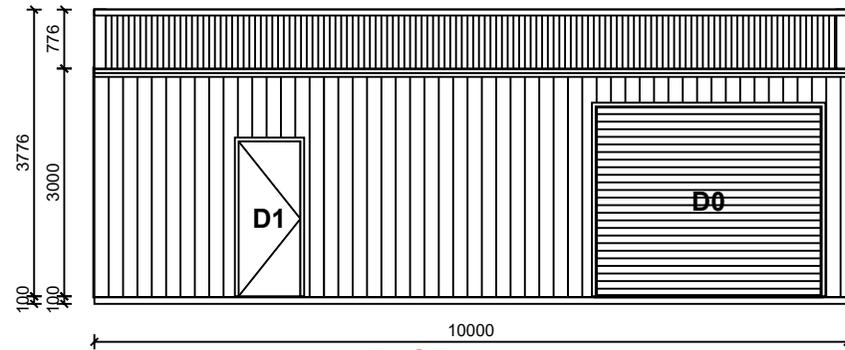


**FLOOR PLAN 1:100**

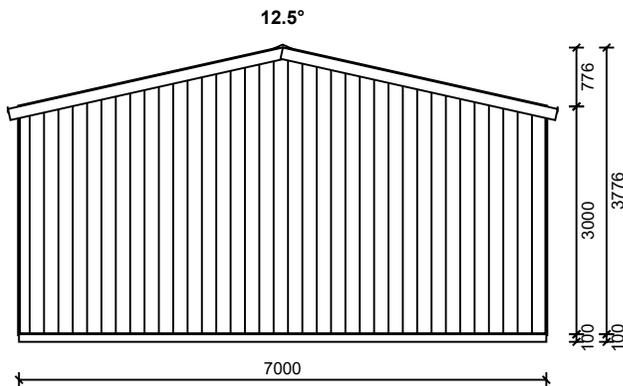


**1. FRONT ELEVATION**  
SCALE 1:100

**NORTH**

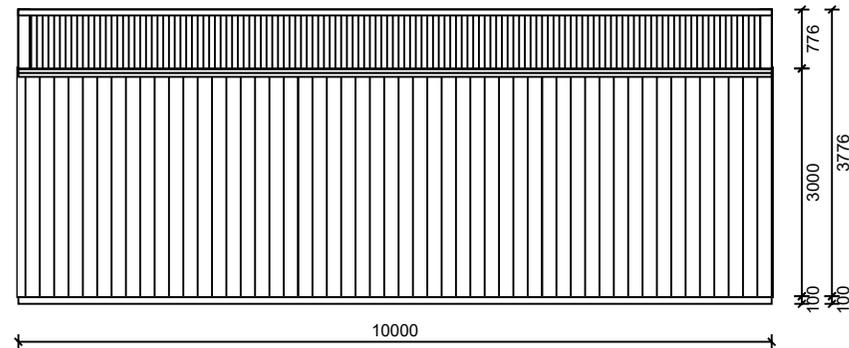


**2. RIGHT ELEVATION EAST**  
SCALE 1:100



**3. REAR ELEVATION**  
SCALE 1:100

**SOUTH**



**4. LEFT ELEVATION WEST**  
SCALE 1:100

OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	ROLLER DOOR	2500	3000	COLORBOND® STRAMIT RAD A - ROLLER DOOR
D1	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR

**Structa-Shed**  
516 Benetook Avenue  
Mildura, 3500  
P: 5022 0222  
F:




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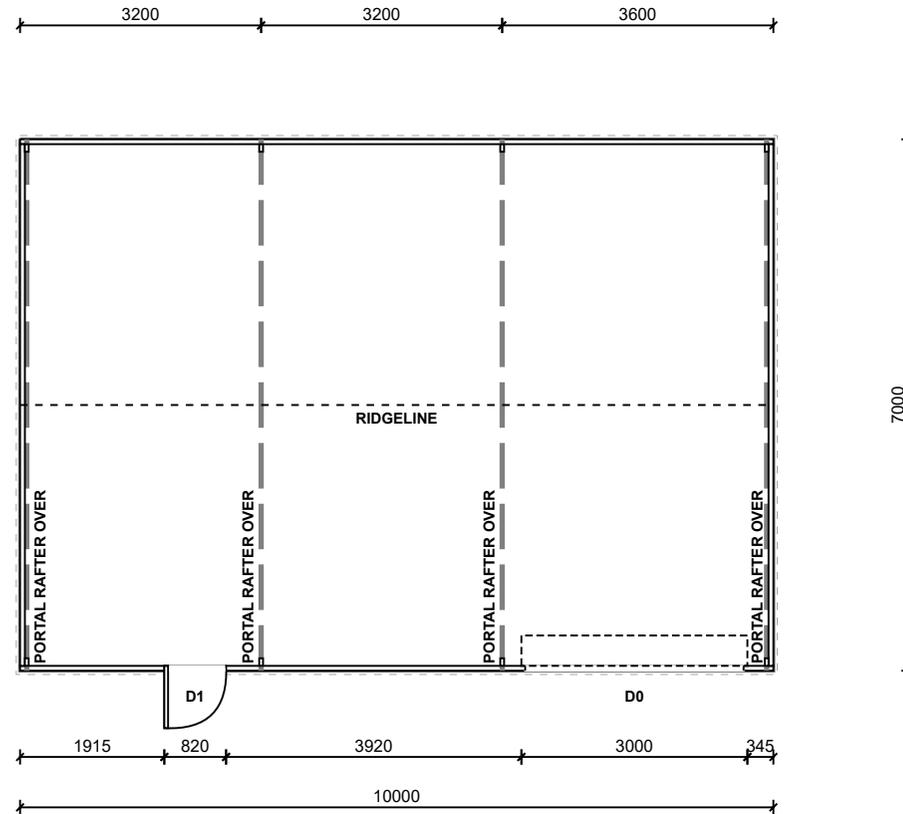
client: Daniel  
project: Proposed Garage: Enduro  
VIC

Drawing Name: Elevations  
Project Number: STSH - 13727A - 1  
Drawing Number: [ ]  
Date: 14/01/2026

Scale: 1:100  
Sheet: 10Lx7Wx3H|12.5°|3bays

Sheet Size: **A4**

REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT



**FLOORPLAN**  
SCALE 1:100



REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

**OPENING SCHEDULE**

MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0	ROLLER DOOR	2500	3000	COLORBOND® STRAMIT RAD A - ROLLER DOOR
D1	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR

**Structa-Shed**  
516 Benetook Avenue  
Mildura, 3500  
P: 5022 0222  
F:



client **Daniel**  
project **Proposed Garage: Enduro**  
VIC

Drawing Name **Floor Plan**

Project Number **STSH - 13727A - 1** Drawing Number. Rev.

Drawn. Date **14/01/2026**

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Scale: **1:100** Sheet: **10Lx7Wx3H|12.5°|3bays**

Sheet Size

**A4**