

# Planning Report

---

Swimming Pool and associated fence

25 Modikerr Way  
Gol Gol, NSW, 2738



# EXECUTIVE SUMMARY

---

Proposal	Construction of a swimming pool and associated fence
Street Address	25 Modikerr Way, Gol Gol
Formal Land Description	Lot 6 in Deposited Plan 1103697
Zone	R5 - Large Lot Residential
Relevant State Environmental Planning Policies	Not applicable

## SUBJECT SITE AND SURROUNDING AREA

---

The subject site comprises one parcel of land commonly known as 25 Modikerr Way, Gol Gol, and more formally as Lot 6 in Deposited Plan 1103697. The site is regular in shape and is relatively flat. It has an area of approx. 5005 square metres (sqm) and a frontage of approx. 28.5 metres (m) to Modikerr Way. All reticulated services are available given the land is located within an existing urban setting (aside from effluent disposal). 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 an established residential subdivision, within the township of Gol Gol. The surrounding area is residential in nature and typically contain dwellings on similar sized allotments. The Gol Gol Creek also adjoins the site towards the west.

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 August 2025)

## Site Photos



Figure 2: View of site from Modikerr Way



*Figure 3: location of proposed pool*

## PROPOSAL

# DESCRIPTION

---

This application is for the construction of a swimming pool and associated fence, as summarised under the following points:

- Pool is to be located at the rear of the existing dwelling, 2.5 metres from the rear boundary and 20 metres from the south-western boundary.
- The pool will have a length of 10m, a width of 3.7m and max depth of 1.9m; resulting in a capacity of less than 40kl.
- Pool fencing is also proposed (designed to meet Australian Standards for swimming pools)

## PLANNING

# CONTROLS AND ASSESSMENT

---

### Wentworth Local Environmental Plan 2011 (LEP)

The subject site is within the Zone R5 – Large Lot Residential.

The objectives of the zone are:

- *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*

### Discussion

The proposed swimming pool is located within an older established area of Gol Gol and is associated with an existing dwelling on the land. The proposal supports the objectives of the R5 zone which seek to promote development in existing towns and villages in a manner that is compatible with their urban function.

### Clause 7.5 Wetlands

*The objective of this clause is to ensure that natural wetlands are preserved and protected from the impacts of development.*

*When assessing a development application for development on land to which this clause applies, the consent authority must consider potential adverse impacts from the proposed development on—*

- *the growth and survival of native flora and fauna,*

- *the condition and significance of the native flora on the land and whether it should be substantially retained, and*
- *the provision and quality of habitats for indigenous and migratory species, and*
- *the surface and groundwater characteristics of the site, including water quality, natural water flows and salinity, and*
- *any wetland in the vicinity of the proposed development and any proposed measures to minimise or mitigate those impacts.*

*Before granting consent to development to which this clause applies the consent authority must be satisfied that–*

- *the development is sited, designed and managed to avoid potential adverse environmental impacts, or*
- *where an impact cannot be avoided, and having taken into consideration feasible alternatives, the proposed design, construction and operational management of the development will mitigate and minimise those impacts.*

### Discussion

Given the distance from the Gol Gol Creek, it is considered that the proposed development is not considered to have any impact on wetland health or function.

## **Wentworth Development Control Plan**

### **Chapter 4 – Residential Development Controls**

#### **4.1.1 Site Context and Analysis**

The plans submitted with this application demonstrate how the proposed swimming pool responds to site specific conditions and the site has been described in detail previously in this report. The site is within an established area of Gol Gol where ancillary residential structures are common. The site does not have any specific constraints and the topography is relatively flat.

#### **4.1.2 Streetscapes**

Not applicable for this application.

#### **4.1.3 Front Setback**

Not applicable for this application.

#### **4.1.4 Side setbacks and Corner Lot Setbacks**

The development is setback 20.4m from the south-western side boundary and 32.9m from the northern side boundary, thus meeting this control.

#### **4.1.5 Rear setbacks**

The proposed development is located 2.5m from the rear boundary. While the development is not setback the required distance; as the development proposed is essentially at ground level and has no adjoining private land on the abutting boundary; it is considered that the setback distance is acceptable in this circumstance.

#### **4.1.6. Walls on Boundaries**

Not applicable.

#### **4.1.7 Building heights and overshadowing**

Not applicable for this application.

#### **4.1.8 Site Coverage**

The site coverage remains below 60%, which complies with this control.

#### **4.1.9 Private Open Space**

Not applicable for this application.

#### **4.1.10 Energy Efficiency and Solar access**

Not applicable for this application.

#### **4.1.11 Daylight to existing windows**

Not applicable for this application.

#### **4.1.12 North-facing windows**

Not applicable for this application.

#### **4.1.13 Overlooking**

Not applicable for this application.

#### **4.1.14 Fencing and Retaining Walls**

The fencing proposed will be perforated pool fencing which meets the requirements within the Australian Standard for swimming pool fencing.

#### **4.1.15 Car Parking and Vehicle Access**

Not applicable for this application.

#### **4.1.16 Cut and Fill**

As the site is relatively flat, nonetheless cutting will be required for pool location.

### **State Environmental Planning Polices (SEPP)**

There are no SEPP's applicable to this application.

### **General Assessment**

#### **Visual Impacts**

Please refer to DCP assessment.

#### **Open Space**

Please refer to DCP assessment.

### **Overshadowing and Privacy**

Please refer to DCP assessment.

### **Noise**

The swimming pool will have an enclosure which will be soundproofed to mitigate any noise impacts on adjoining land.

### **Erosion Control Measures**

No specific erosion control measures are considered necessary for this development.

### **Economic and Social Impacts**

Due to the nature of this development, no significant economic and social impacts are envisaged.

### **Environmental Benefits**

Due to the nature of this development, no significant environmental benefits are envisaged.

### **Disabled Access**

Not applicable for this application.

### **Security, Site Facilities and Safety**

Not applicable for this application.

### **Waste Management**

The pool will have a cartridge filter system which does not require backwashing; thus having minimal impacts in relation to any possible water output.

### **National Construction Code**

The National Construction Code will be assessed as part of the Construction Certificate process by a Building Surveyor.

**Traffic**

Not applicable for this application.

**Stormwater/flooding**

Not applicable for this application.

## 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 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 a swimming pool and associated fencing as described in this report at 25 Modikerr Way, Gol Gol.

**CLIENT**

JACINTA & JAMIE KNUDSEN

**PROJECT**

PROPOSED POOL & FENCING

**ADDRESS**

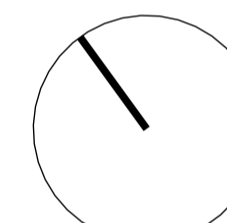
25 MODIKERR WAY, GOL GOL, NSW 2738

**LOT NO. 6** DP1103697

**LOT AREA:** 507m<sup>2</sup>

- PROPOSED INGROUND POOL  
COMPASS 10.2M VOGUE & 2.7M  
BEACH ZONE
- PROPOSED 1.2M HIGH POOL  
PERF, PERFORATED ALUMINIUM  
POOL FENCING SYSTEM

**NORTH**



**SITE PLAN**

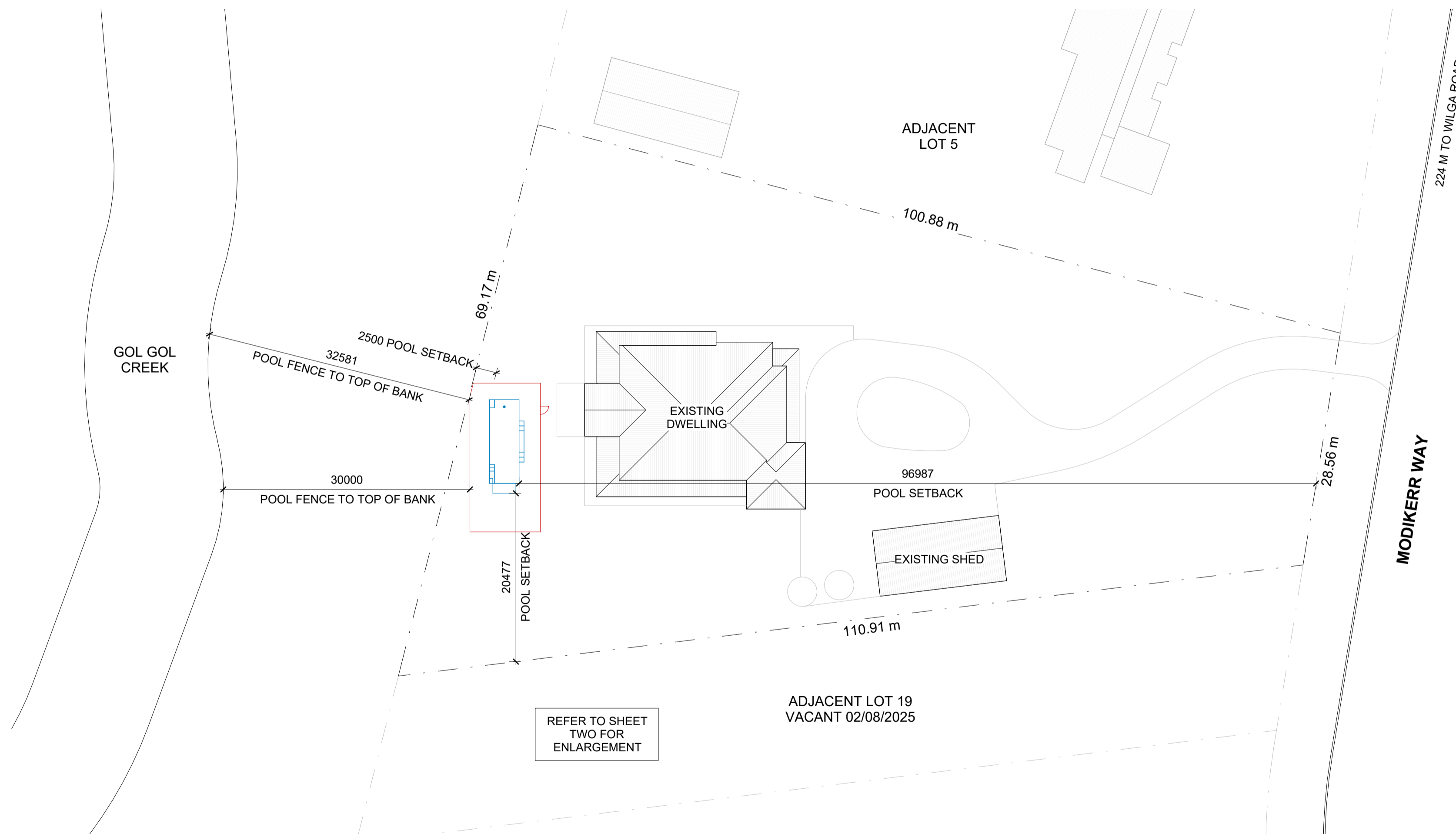
REVISIONS 0

**A01**

SCALE 1 : 400

A2

<b>PLEASE SIGN ON APPROVAL</b>
CUSTOMER NAME:
SIGNATURE:
COOKES REPRESENTATIVE:
SIGNATURE:



**NOTES:**  
 - NO WASTE LINE REQUIRED AS THE POOL IS INSTALLED WITH A CARTRIDGE FILTER.  
 - NO DECKING IS PROPOSED AND THE POOL WILL NOT BE RAISED ABOVE GROUND LEVEL.

**CLIENT**

JACINTA & JAMIE KNUDSEN

**PROJECT**

PROPOSED POOL & FENCING

**ADDRESS**

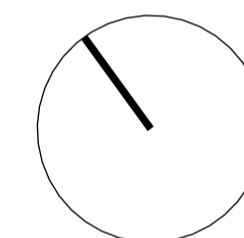
25 MODIKERR WAY, GOL GOL, NSW 2738

**LOT NO. 6** DP1103697

**LOT AREA:** 507m<sup>2</sup>

- PROPOSED INGROUND POOL  
COMPASS 10.2M VOGUE & 2.7M  
BEACH ZONE
- PROPOSED 1.2M HIGH POOL  
PERF, PERFORATED ALUMINIUM  
POOL FENCING SYSTEM

**NORTH**



**SITE PLAN**

REVISIONS 0

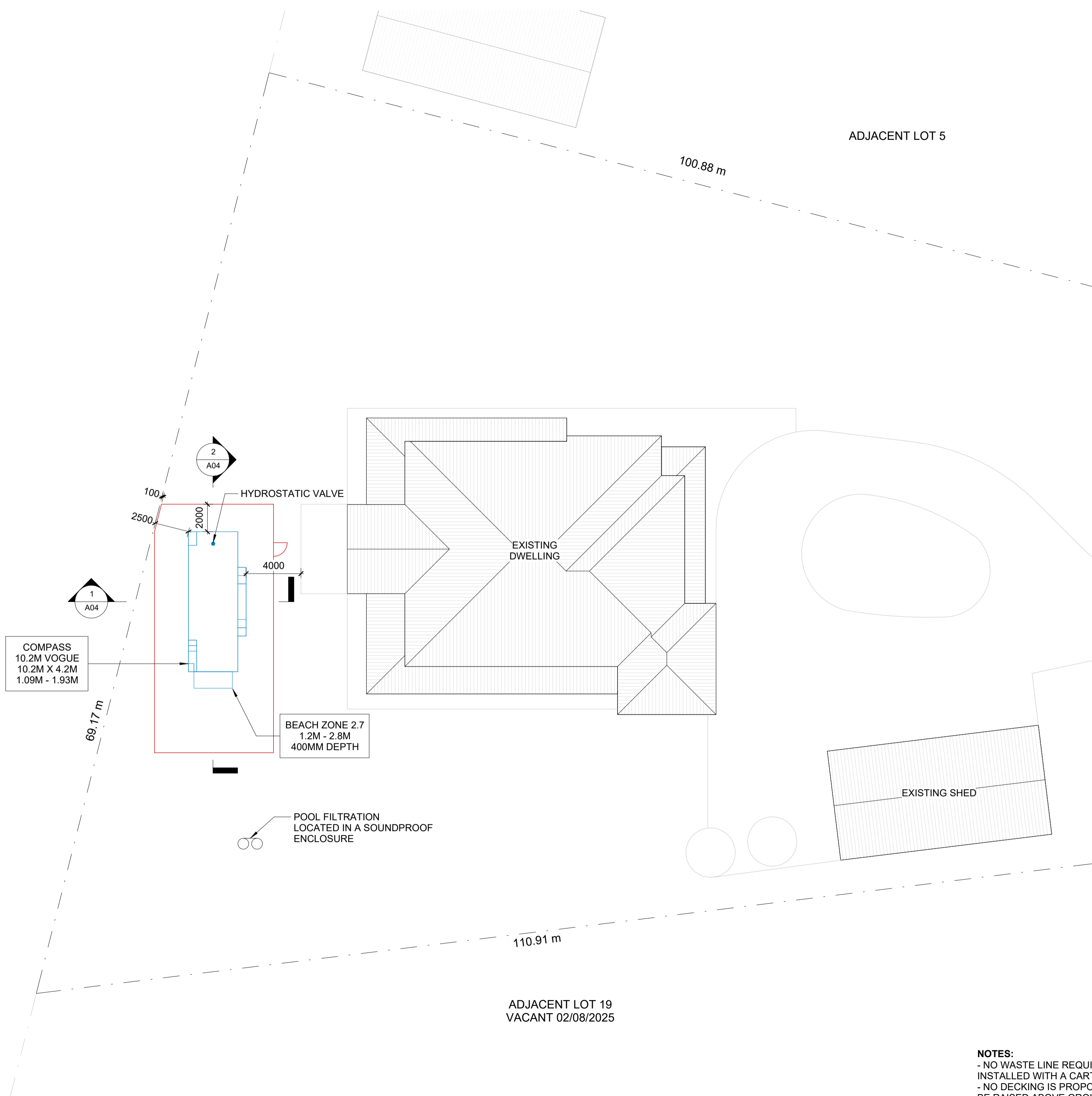
**A02**

SCALE 1 : 200

A2

<b>PLEASE SIGN ON APPROVAL</b>
CUSTOMER NAME:
SIGNATURE:
COOKES REPRESENTATIVE:
SIGNATURE:

**NOTES:**  
 - NO WASTE LINE REQUIRED AS THE POOL IS INSTALLED WITH A CARTRIDGE FILTER.  
 - NO DECKING IS PROPOSED AND THE POOL WILL NOT BE RAISED ABOVE GROUND LEVEL.



ADJACENT LOT 19  
VACANT 02/08/2025

ADJACENT LOT 5

**CLIENT**

JACINTA & JAMIE KNUDSEN

**PROJECT**

PROPOSED POOL & FENCING

**ADDRESS**

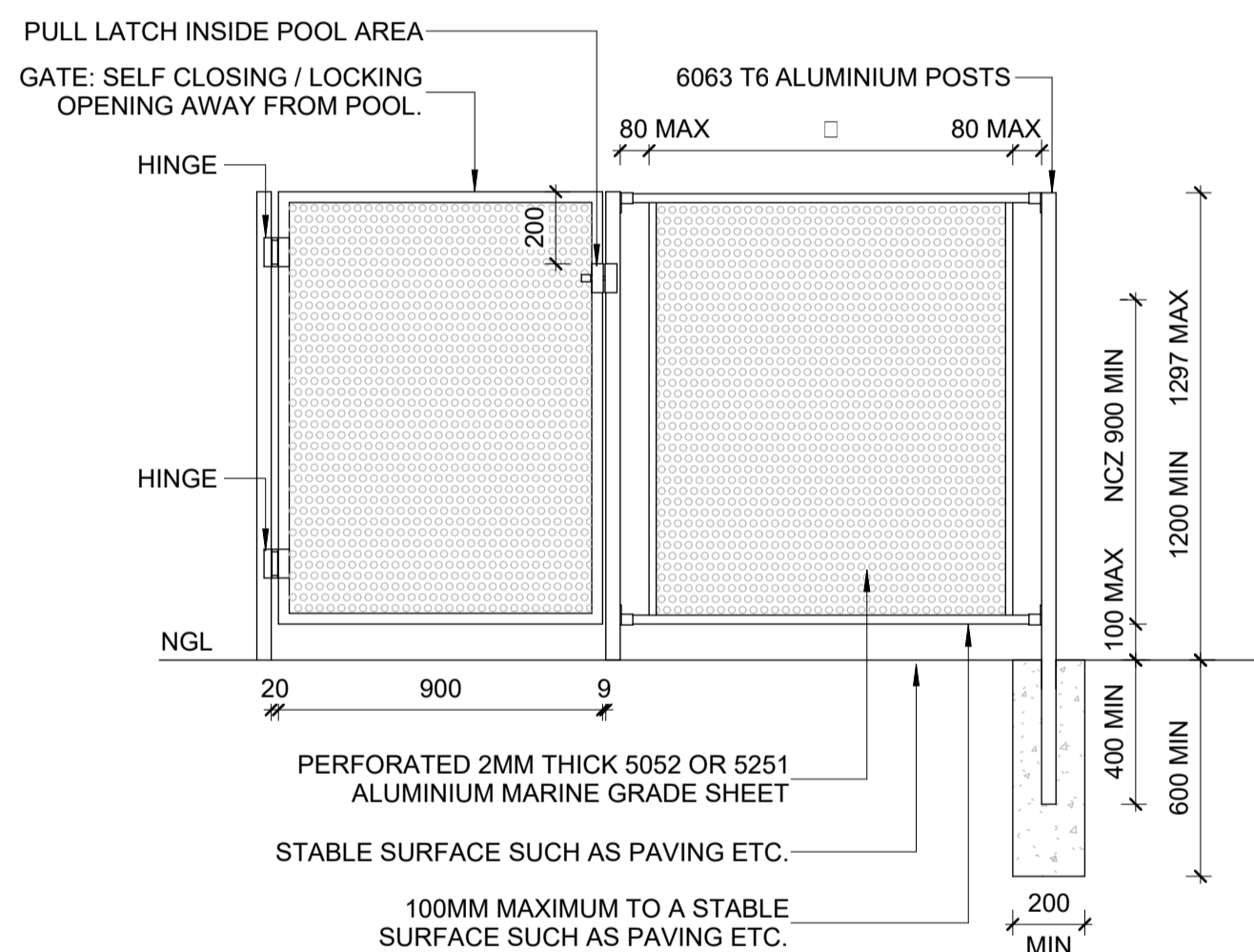
25 MODIKERR WAY, GOL GOL, NSW 2738

**LOT NO. 6**

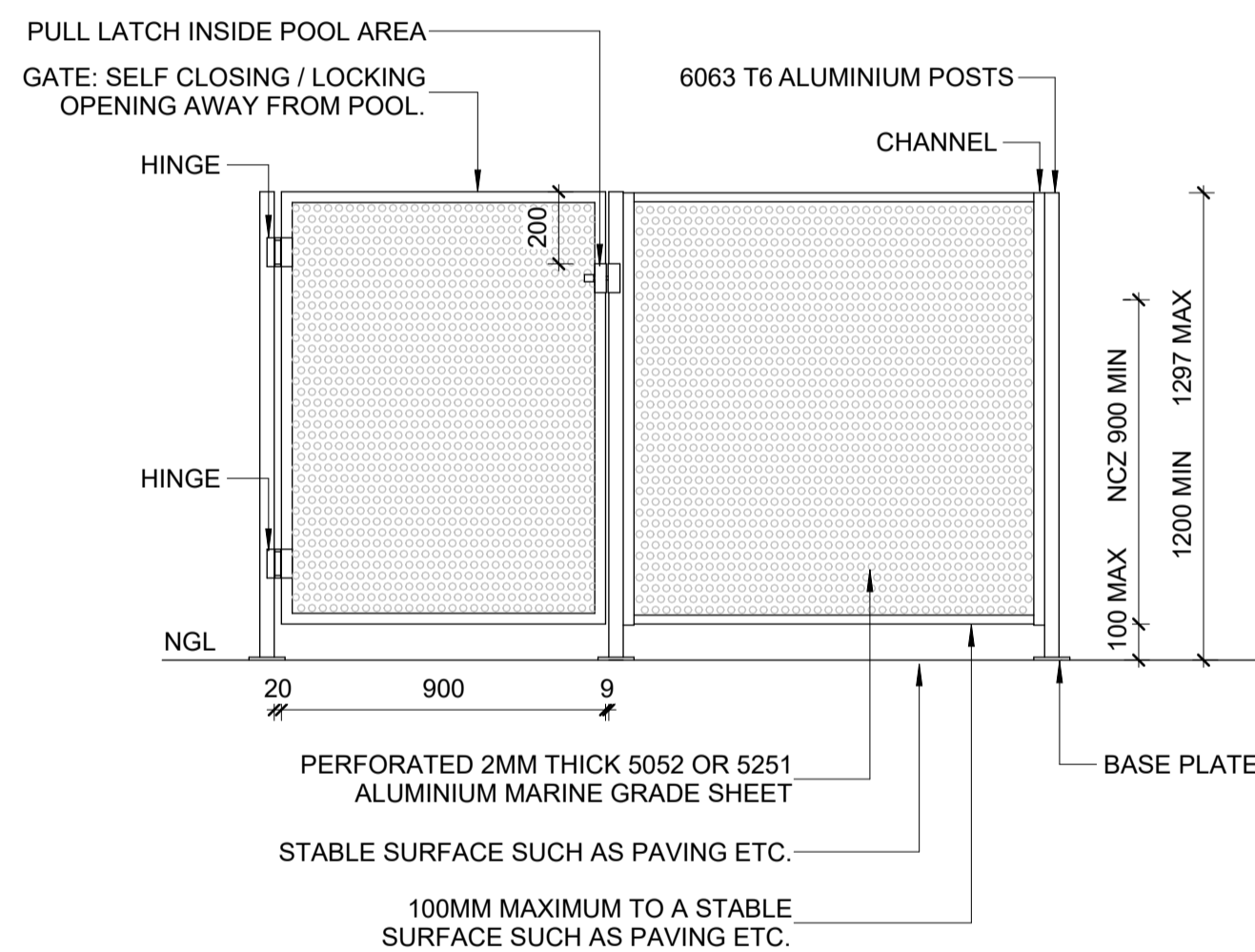
DP1103697

**LOT AREA:** 507m<sup>2</sup>

**IN GROUND / BRACKET INSTALLATION**



**BASE PLATE / CHANNEL INSTALLATION**



**FENCING DETAIL**

**POOL PERF FENCING DETAILS**

1 : 20

**NOTE:** POOL PERF PERFORATED POOL FENCING HAS BEEN TESTED AND CERTIFIED IN ACCORDANCE WITH AS1926.1

REVISIONS 0

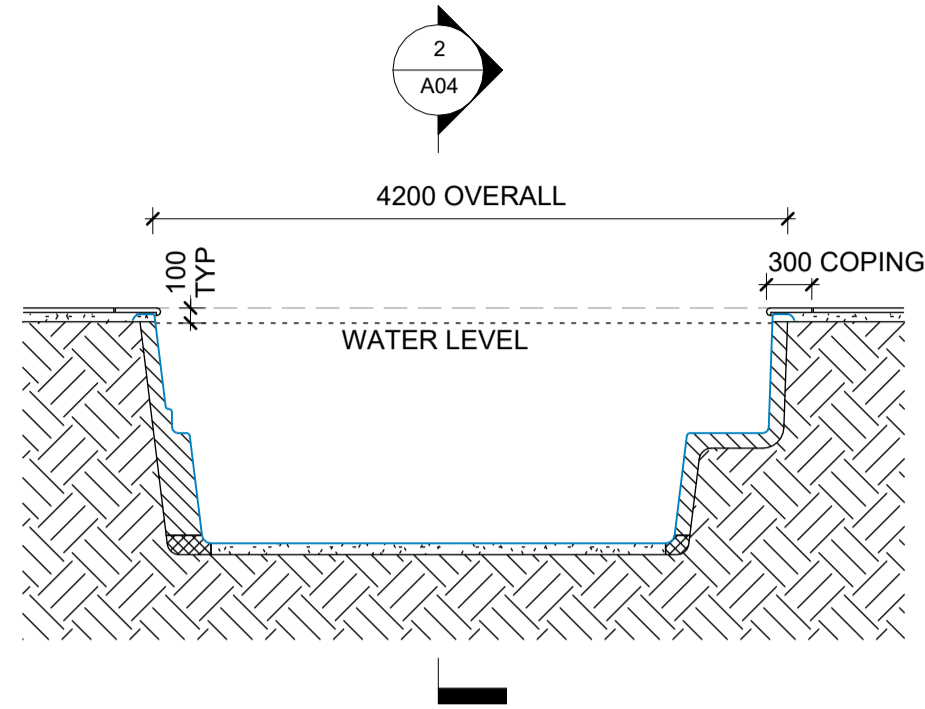
**A03**

SCALE AS INDICATED

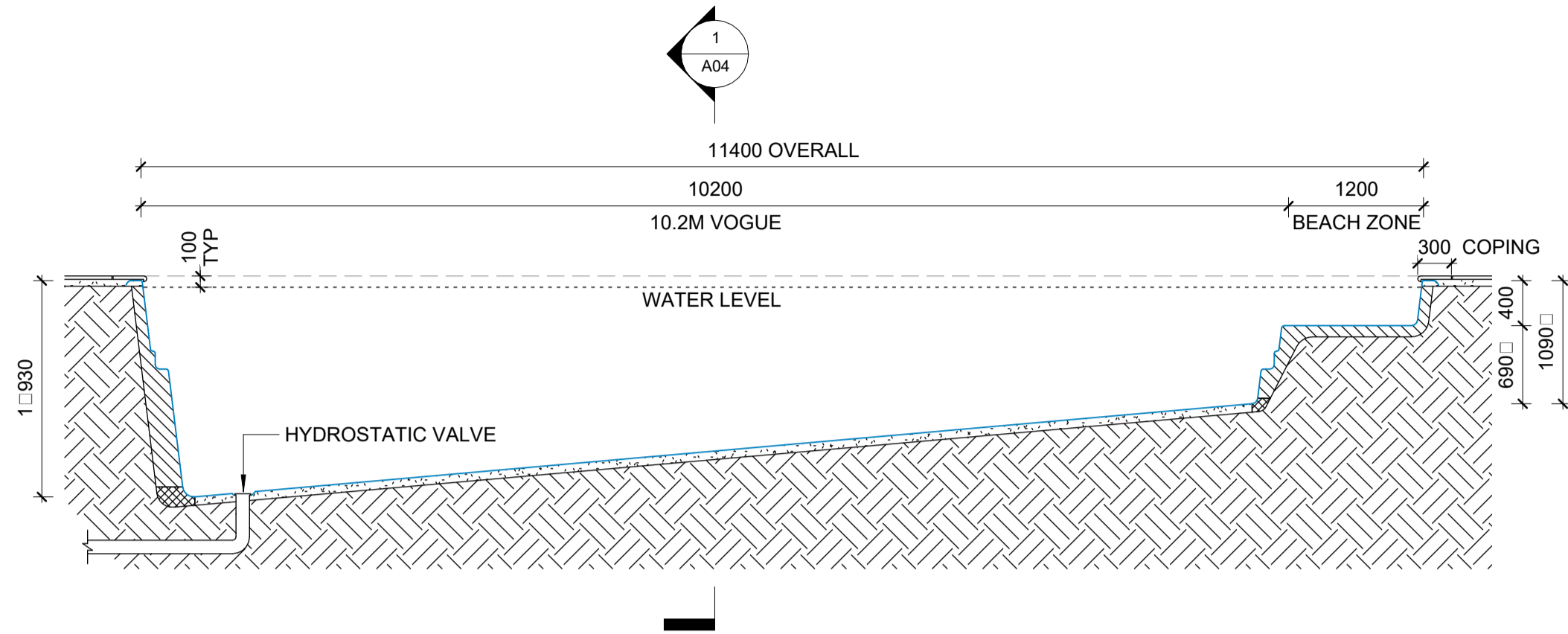
**A2**

<b>PLEASE SIGN ON APPROVAL</b>	
CUSTOMER NAME:	
SIGNATURE:	
COOKES REPRESENTATIVE:	
SIGNATURE:	

# SECTIONS



**1 SECTION B-B**  
1 : 50



**2 SECTION A-A**  
1 : 50

**CLIENT**

JACINTA & JAMIE KNUDSEN

**PROJECT**

PROPOSED POOL & FENCING

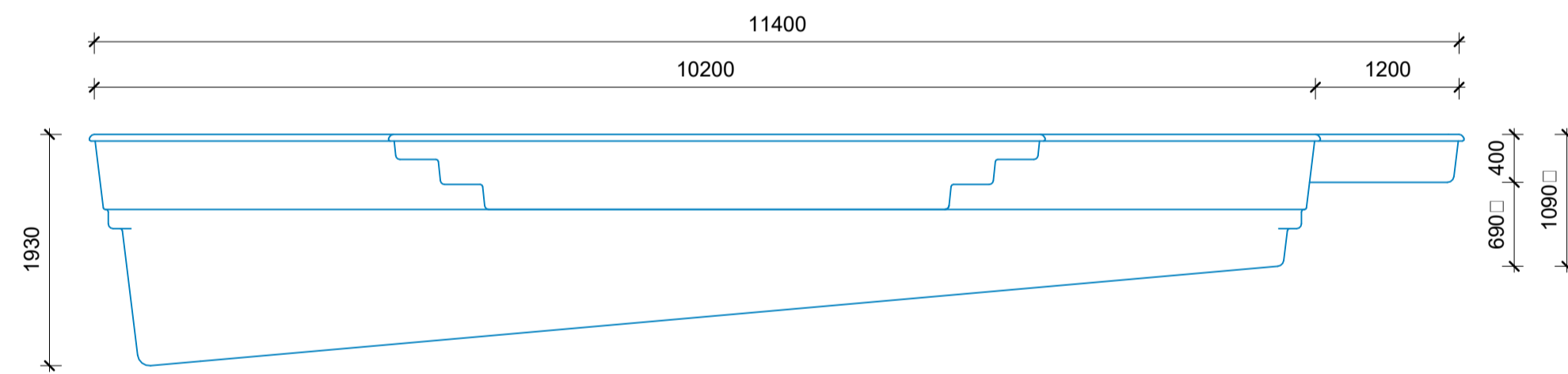
**ADDRESS**

25 MODIKERR WAY, GOL GOL, NSW 2738

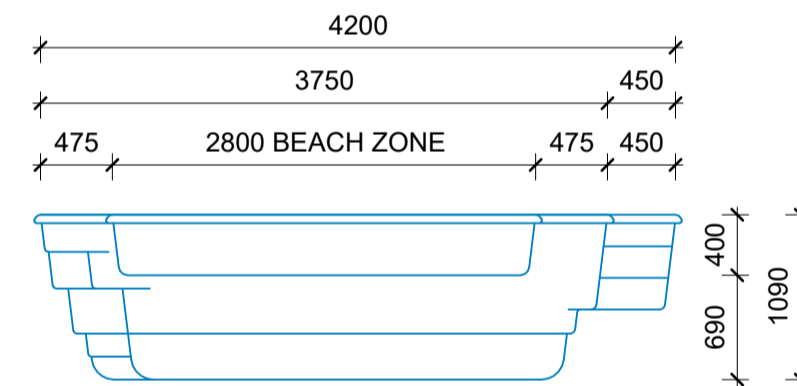
**LOT NO. 6** DP1103697

**LOT AREA:** 507m<sup>2</sup>

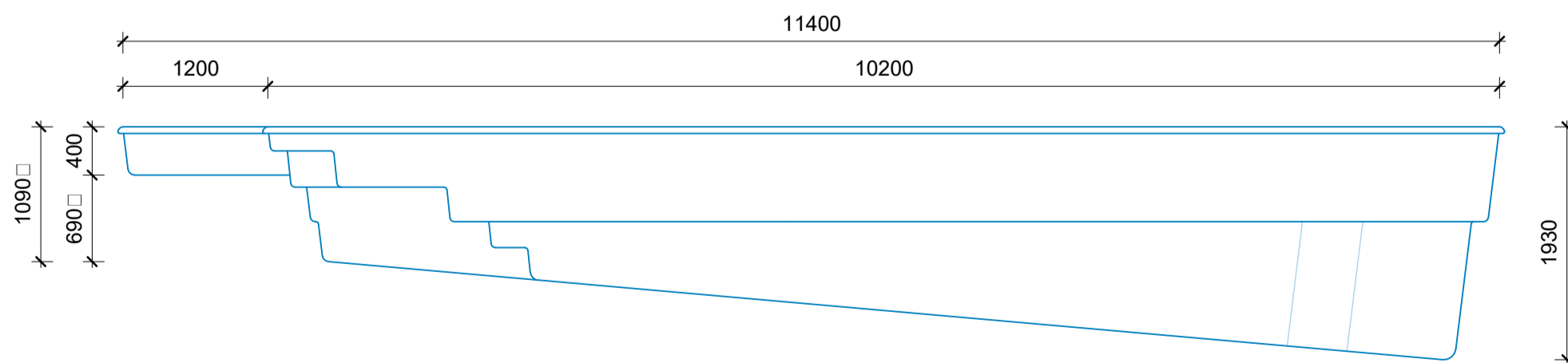
# ELEVATIONS



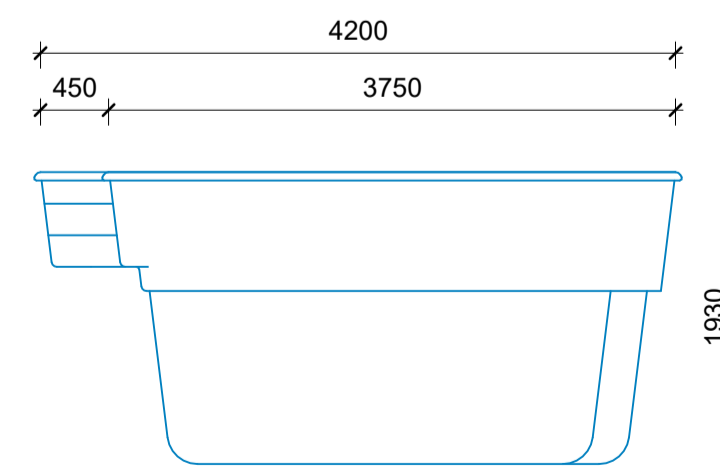
**3 ELEVATION ENTRY STEPS**  
1 : 50



**4 ELEVATION SHALLOW END**  
1 : 50



**5 ELEVATION STEPS & SWIMOUTS**  
1 : 50



**6 ELEVATION DEEP END**  
1 : 50

## PROPOSED POOL SECTIONS & ELEVATIONS

**REVISIONS**

**A04**

**SCALE** 1:50

**A2**

<b>PLEASE SIGN ON APPROVAL</b>	
CUSTOMER NAME:	
SIGNATURE:	
COOKES REPRESENTATIVE:	
SIGNATURE:	