

Planning Report

Storage Shed

12 Jamieson Court
Gol Gol, NSW, 2738



EXECUTIVE SUMMARY

Proposal	Construction of a storage shed and two rainwater tanks
Street Address	12 Jamieson Court, Gol Gol
Formal Land Description	Lot 18 in Deposited Plan 1298247
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 12 Jamieson Court, Gol Gol, and more formally as Lot 18 in Deposited Plan 1298247. It has an area of approx. 3061 square metres (sqm) and a curved frontage to Jamieson Court. The site is vacant with an existing crossover to Jamieson Court. Reticulated electricity, water and telecommunications are available and a swale drain for stormwater is located within the road reserve adjacent to the site. Reticulated sewer is not available. 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 subdivided large lot residential estate, approximately 1.4 kilometres (km) to the north east of the Gol Gol post office and Primary School. The surrounding area predominantly consists of vacant residential land. Sheds on vacant residential land are common.

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

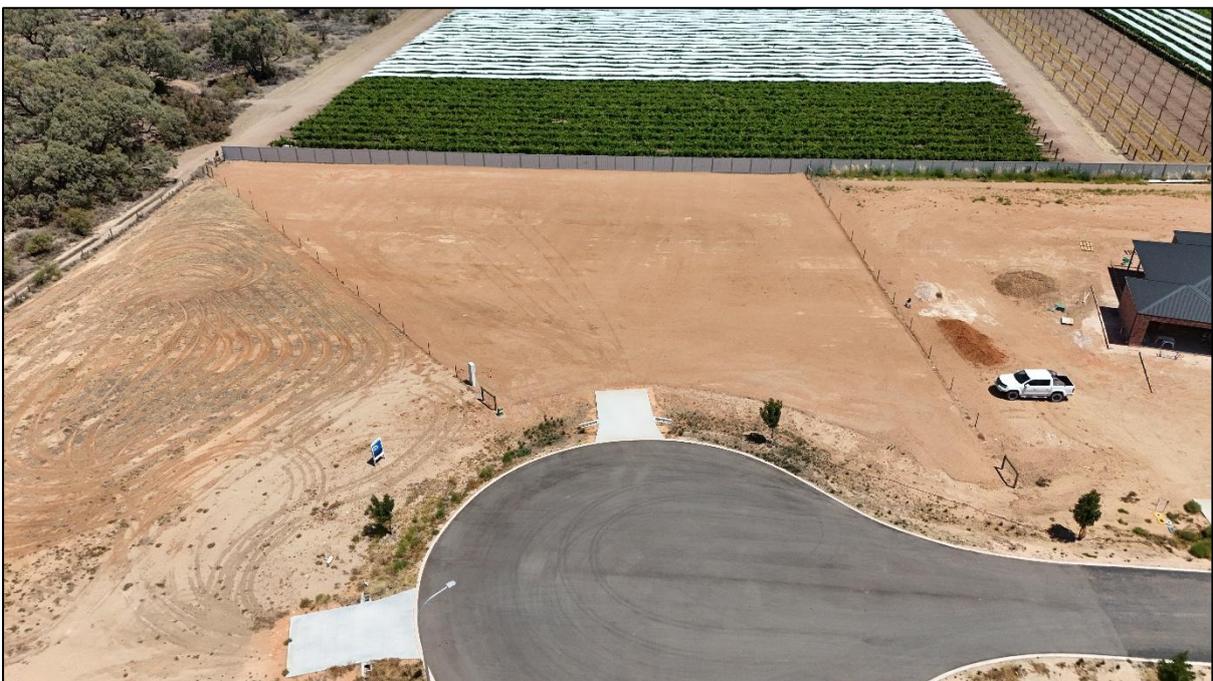


Figure 2: View of site from Jamieson Court



Figure 3: View of the site from the west



Figure 4: View of the site from the south



Figure 5: View of the site from the east

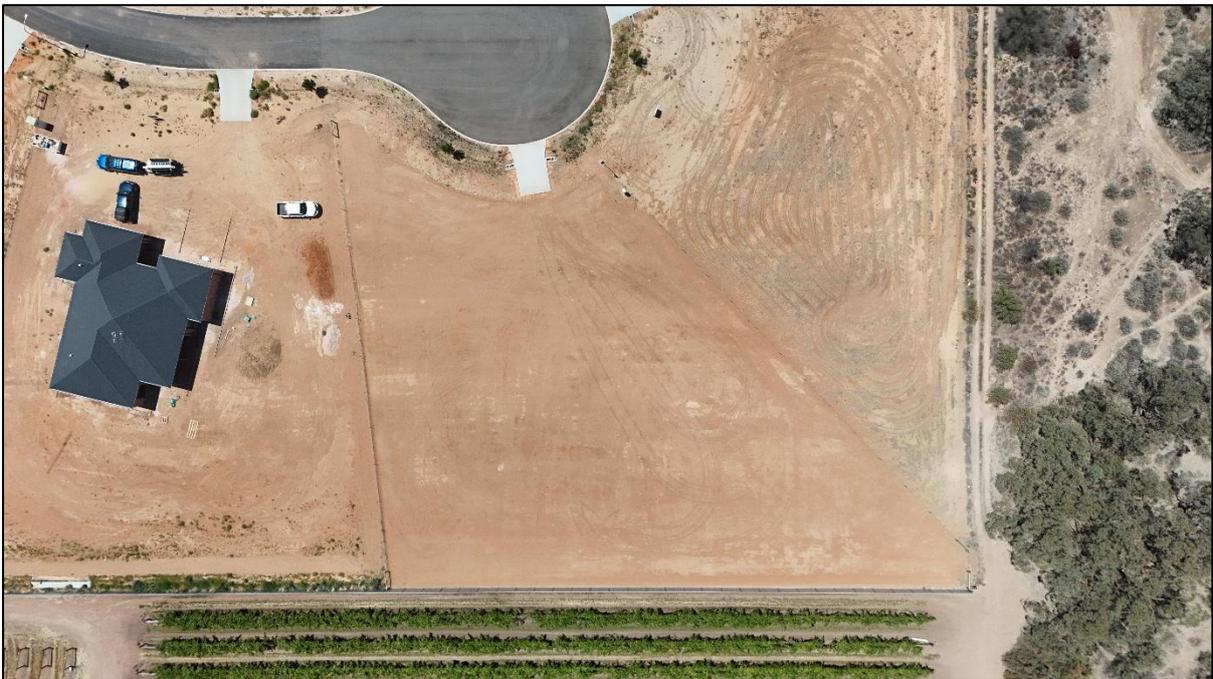


Figure 6: Recent drone aerial of the site

PROPOSAL DESCRIPTION

The proposal seeks approval for the construction of a shed for domestic storage purposes. Whilst the site is currently vacant, the owner intends to construct a dwelling in the near future.

The proposed building is located in the rear (south eastern) corner of the site, 0.22m from the north eastern side boundary and 5.79m from the rear boundary. The building has a floor area of 180 square metres (sqm) and a footprint measuring 18m by 10m. It will contain an enclosed section and an open awning with a standard corrugated roof form at a maximum height of 5.32m. The building will be clad in colorbond sheet metal, with two roller doors north western elevation and PA door and roller door on the south western elevation.

Stormwater will be retained on-site and two 23.5KL rainwater tanks are proposed behind the shed. The rainwater tanks have a height of 2.69m and are finished in the colour Monument.

The shed will contain a toilet and sink. Wastewater will be managed on site and an indicative septic tank location is shown on the site plan.

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*

The proposed shed is located within a recently subdivided residential estate and will be used for residential storage purposes. As such, the building is compatible with existing and future land uses in the surrounding area. The building will not unreasonably increase the demand for public services or public facilities. The subject site is not in an environmentally sensitive location and is not flood prone. The Gol Gol Creek is located a notable distance from the site. As such, the proposal supports the objectives of the R5 zone.

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 proposal responds to site specific conditions and the site has been described in detail previously in this report. The site is within a recently released residential subdivision and as such,

surrounding land is predominantly vacant, with the exception of the allotment to the west. The site does not have any specific constraints and the topography is relatively flat.

4.1.2 Streetscapes

The proposed storage shed is consistent in siting, scale and external appearance to a number of existing sheds within the wider area. The shed is located to the rear of the site and will eventually be located behind a future dwelling. As such, it will have minimal impact on the streetscape

4.1.3 Front Setback

The shed has a front setback of approximately 39.56m which is greater than the 15m prescribed for dwelling houses in the development standards.

4.1.4 Side setbacks and Corner Lot Setbacks

Side setbacks aren't specifically prescribed for storage sheds under this control. The side setbacks of the proposed shed are 0.22m from the north eastern boundary and 49.1m from the western boundary, which is fairly standard for a shed located at the rear of the site.

4.1.5 Rear setbacks

The proposed shed is located 5.79 metres from the rear boundary, thus meeting this control.

4.1.6. Walls on Boundaries

Not applicable. All walls are setback more than 150mm from boundaries.

4.1.7 Building heights and overshadowing

The proposed shed is adjacent to the north eastern boundary and will not result in any unreasonable overshadowing to the adjoining lot given its northerly aspect.

4.1.8 Site Coverage

The site coverage of the proposed shed is approximately 5.8%. This is relatively minor and still allows for a dwelling to be constructed on the land whilst complying with the 60% requirement.

4.1.9 Private Open Space

As stated above, the proposed shed only occupies approximately 5.8% of the site. The shed will not hinder the ability of a future dwelling to be constructed with a generous amount of private open space that complies with the development controls of this clause.

4.1.10 Energy Efficiency and Solar access

Not applicable – the proposed shed is not a habitable structure.

4.1.11 Daylight to existing windows

Not applicable – the proposed shed is not a habitable structure.

4.1.12 North-facing windows

The proposed shed is not adjacent to any existing north facing habitable room windows.

4.1.13 Overlooking

Not applicable – the proposed shed will not present any opportunities for direct overlooking.

4.1.14 Fencing and Retaining Walls

No fences or retaining walls are proposed as part of this application.

4.1.15 Car Parking and Vehicle Access

Not applicable for this application, however, the proposed shed will provide for additional vehicle parking once a future dwelling is constructed.

4.1.16 Cut and Fill

As the site is relatively flat, only minimal earthworks are anticipated and will not exceed 0.3m of cut or fill.

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

No plant equipment will be required for the proposed shed.

Erosion Control Measures

No specific erosion control measures are considered necessary for this development. Any minor earthworks will be appropriately battered and retained (if necessary).

Economic and Social Impacts

Due to the nature of this development, no significant economic or social impacts are anticipated.

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

Not applicable for this application – standard domestic waste services will be provided by Council for a future dwelling on the land.

National Construction Code

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

Traffic

The proposed shed 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 retained on site.

CONCLUSION

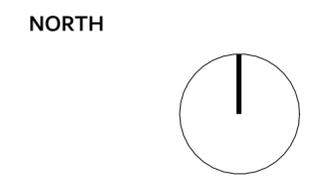
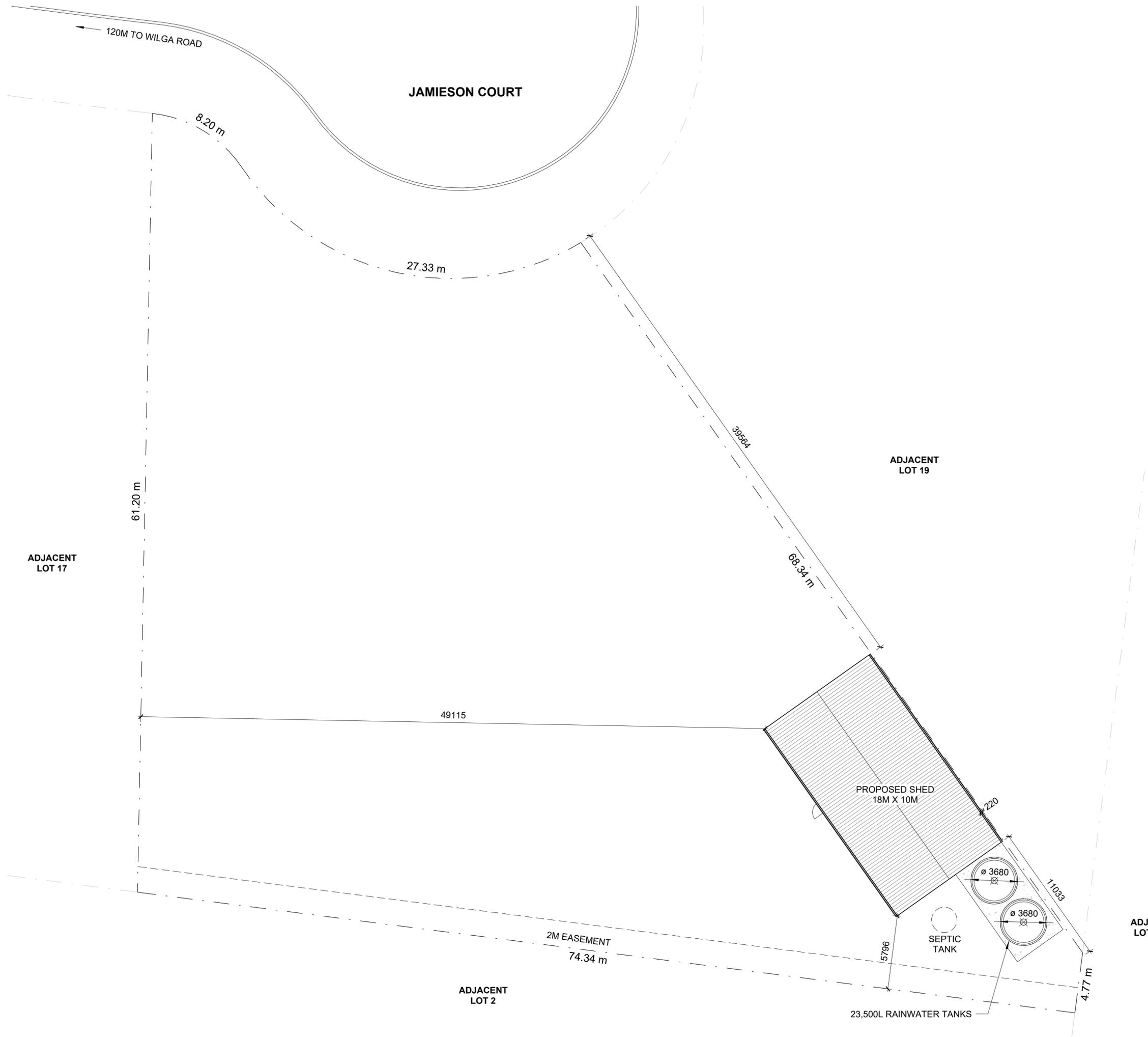
This report demonstrates that the proposal is consistent with the relevant provisions of the *Wentworth Local Environmental Plan 2011* and the Wentworth DCP.

The proposed shed is appropriate for the site as it:

- Supports the objectives of the Zone R5 - Large Lot Residential;
- Is appropriately located on the subject site;
- Will have an acceptable impact on the locality in terms of amenity and visual dominance; and
- 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 storage shed and two rain water tanks as described in this report at 12 Jamieson Court, Gol Gol.

CLIENT
 CAROLYN TOLLEY
PROJECT
 PROPOSED 18M X 10M SHED
ADDRESS
 12 JAMIESON COURT, GOL GOL, NSW
 2738
LOT NO. 18 DP1298247
LOT AREA: 3,061



PROPOSED SITE PLAN

REVISION 01

A01

SCALE 1 : 200

A2

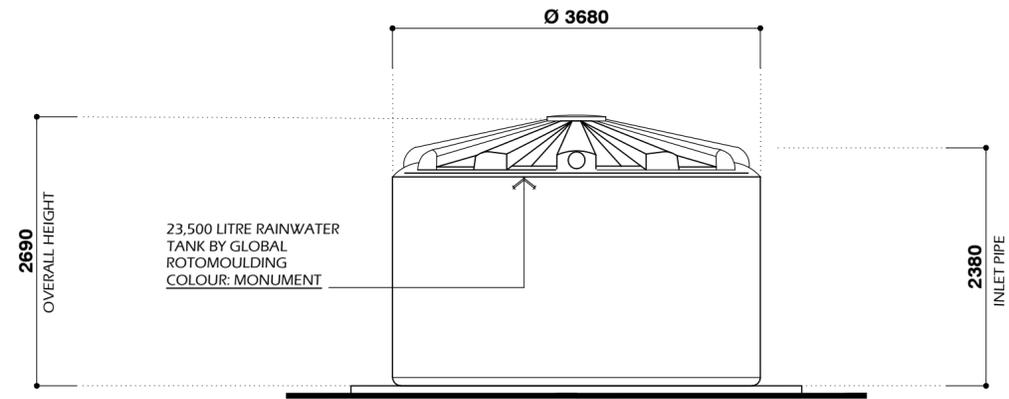
CLIENT
CAROLYN TOLLEY

PROJECT
PROPOSED 18M X 10M SHED

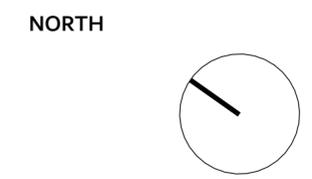
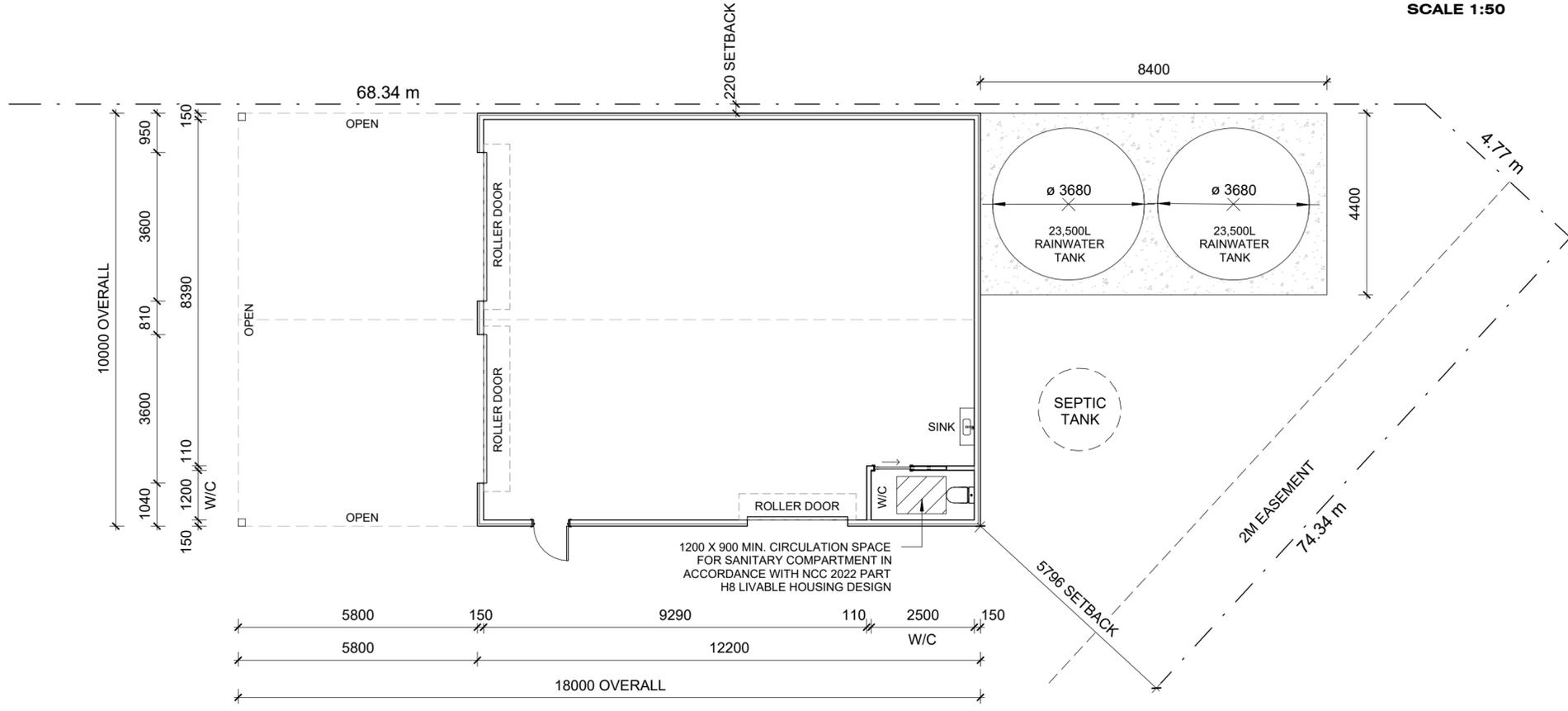
ADDRESS
12 JAMIESON COURT, GOL GOL, NSW
2738

LOT NO. 18 DP1298247

LOT AREA: 3,061



RAINWATER ELEVATION
SCALE 1:50

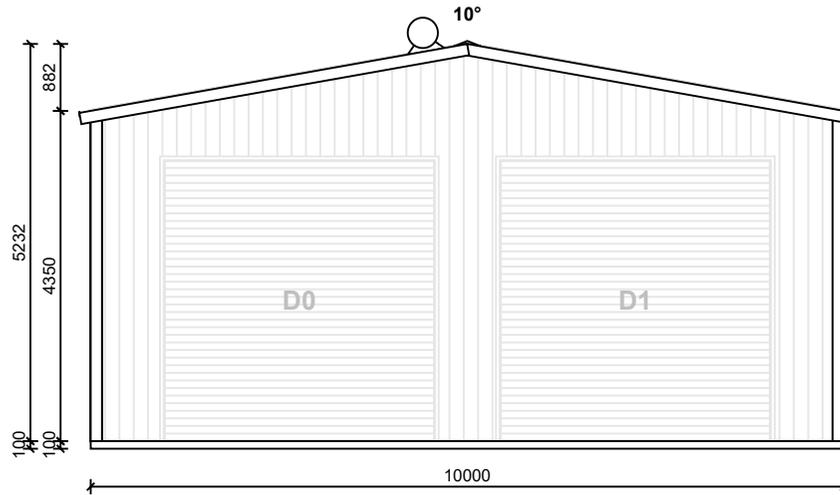


**PROPOSED SHED
FLOOR PLAN**

REVISION 01

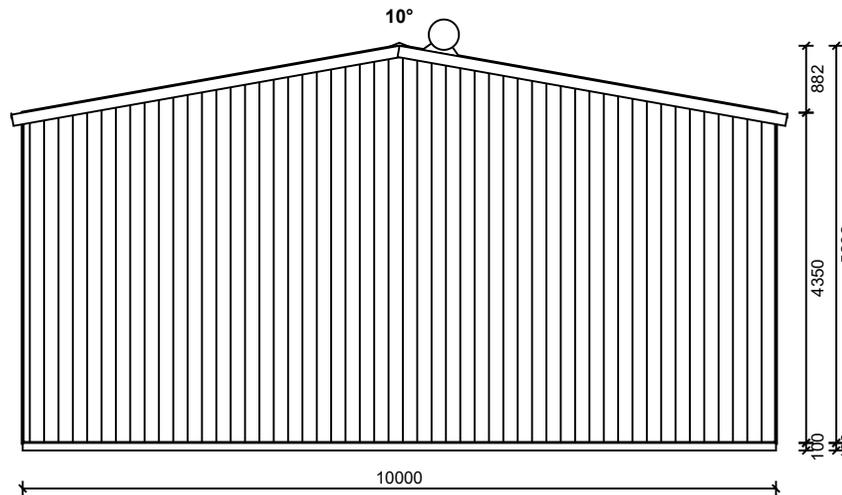
A02

SCALE 1:100 A2



1. FRONT ELEVATION
SCALE 1:100

North-West Elevation



3. REAR ELEVATION
SCALE 1:100

South-East Elevation

REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0-1	ROLLER DOOR	3700	3600	COLORBOND® STRAMIT RAD NOVATAUR - ROLLER DOOR
D2	ROLLER DOOR	3000	2450	COLORBOND® STRAMIT RAD B - ROLLER DOOR
D3	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR

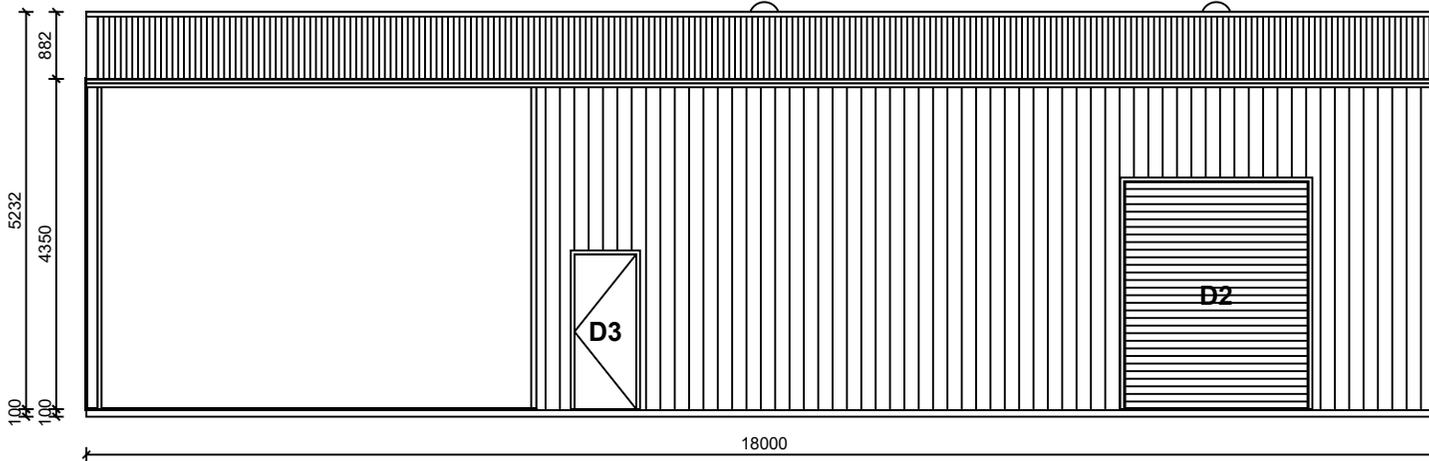
Structa-Shed
516 Benetook Avenue
Mildura, 3500
P: 5022 0222
F:

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client: Russell Tolley
project: Proposed Garage: Sturdy
Lot 18 Jamieson Court
of Gol , NSW, 2739

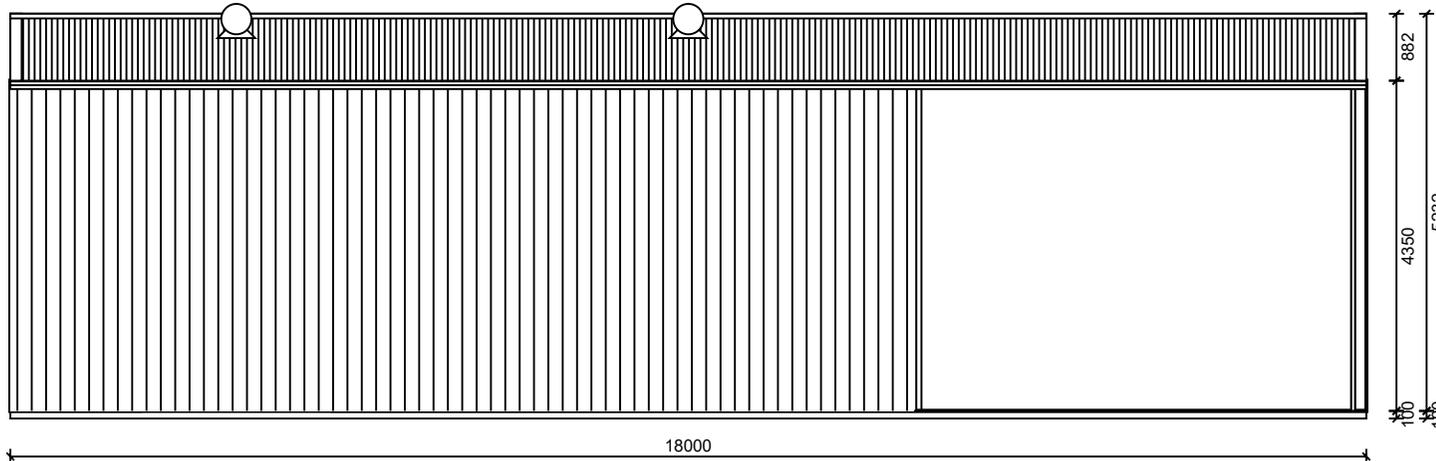
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Project Number: STSH - 13701E - 1
Drawing Number: [] Rev: []
Date: 12/01/2026

Scale: 1:100
Sheet Size: 18Lx10Wx4.35H|10°|3bays
A4



2. RIGHT ELEVATION
SCALE 1:100

South-West Elevation



4. LEFT ELEVATION
SCALE 1:100

North-East Elevation

REFER TO CONSTRUCTION DRAWING FOR SLAB/FOOTING LAYOUT

OPENING SCHEDULE				
MARK	TYPE	HEIGHT	WIDTH	DESCRIPTION
D0-1	ROLLER DOOR	3700	3600	COLORBOND® STRAMIT RAD NOVATAUR - ROLLER DOOR
D2	ROLLER DOOR	3000	2450	COLORBOND® STRAMIT RAD B - ROLLER DOOR
D3	PA DOOR	2040	820	COLORBOND® PERSONAL ACCESS DOOR

Structa-Shed 516 Benetook Avenue Mildura, 3500 P: 5022 0222 F:	 	client	Russell Tolley		
		project	Proposed Garage: Sturdy Lot 18 Jamieson Court of Gol , NSW, 2739		
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		Project Number:	STSH - 13701E - 1	Drawing Number:	
		Drawn:		Date:	12/01/2026
		All Dimensions In Millimetres U.N.O.		Sheet Size	A4
		Scale:	1:100	Sheet:	18Lx10Wx4.35H 10° 3bays