

Statement of Environmental Effects

S4.55 (1A) Modification to DA2025/111

74 Carramar Drive, Gol Gol, NSW, 2738

EXECUTIVE SUMMARY

Proposal	S4.55 (1A) Modification to DA2025/111
Street Address	74 Carramar Drive, Gol Gol
Formal Land Description	Lot 10 in Deposited Plan 1275528
Zone	RU5 - Village
Miscellaneous Provisions	Nil
Relevant State Environmental Planning Policies	Nil

SUBJECT SITE AND SURROUNDING AREA

The subject site is located on the northern side of Carramar Drive, within an established section of the road. Formal access for the subject site has not been established at this time.

The surrounding area generally comprises similar sized residential allotments, with the majority of parcels already containing existing dwellings and associated structures.

The subject site appears to have access to reticulated electricity, telecommunications, water and sewer.

An aerial image of the site and surrounding area as well as site photos are contained on the following pages.



Figure 1: Aerial Image of the current building (Source: Landchecker Nov 2025)

PROPOSED

MODIFICATION

The proposed modification to the approved development includes the following:

- Minor internal modifications to the existing shed to facilitate the installation of a shower, toilet and hand basin.

The proposed modification does not alter the purpose of the original proposal, does not increase the scale, bulk, height or intensity of development, and does not result in any additional environmental, amenity or operational impacts beyond those previously assessed. The changes are minor in nature and remain substantially the same development as that originally approved. The application is therefore appropriately considered under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

CONCLUSION

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

The proposed shed is appropriate for the site as it:

- Is appropriately located on the subject site
- Will have minimal impacts on the locality
- Will not result in any detrimental impacts on the environment

It is therefore considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant a modified Notice of Determination for the development as described in this report at 74 Carramar Drive, Gol Gol.

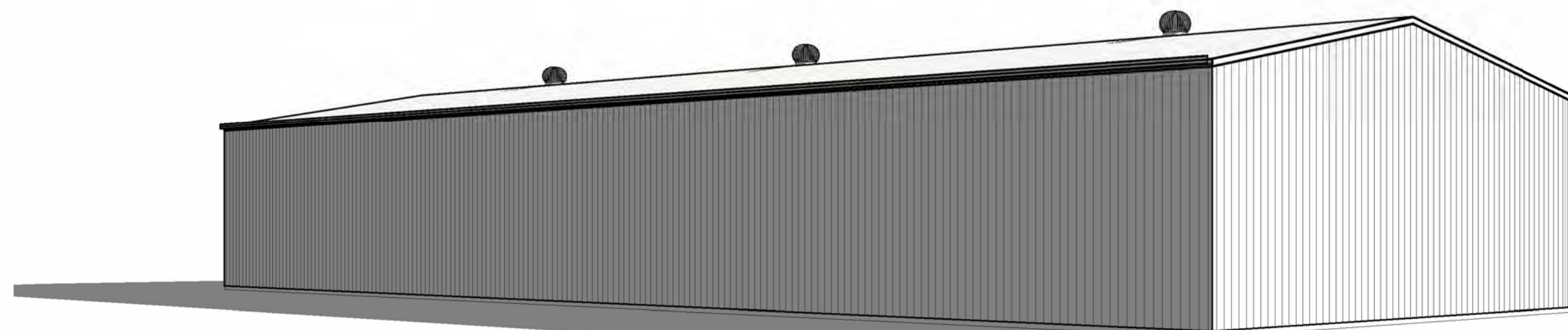
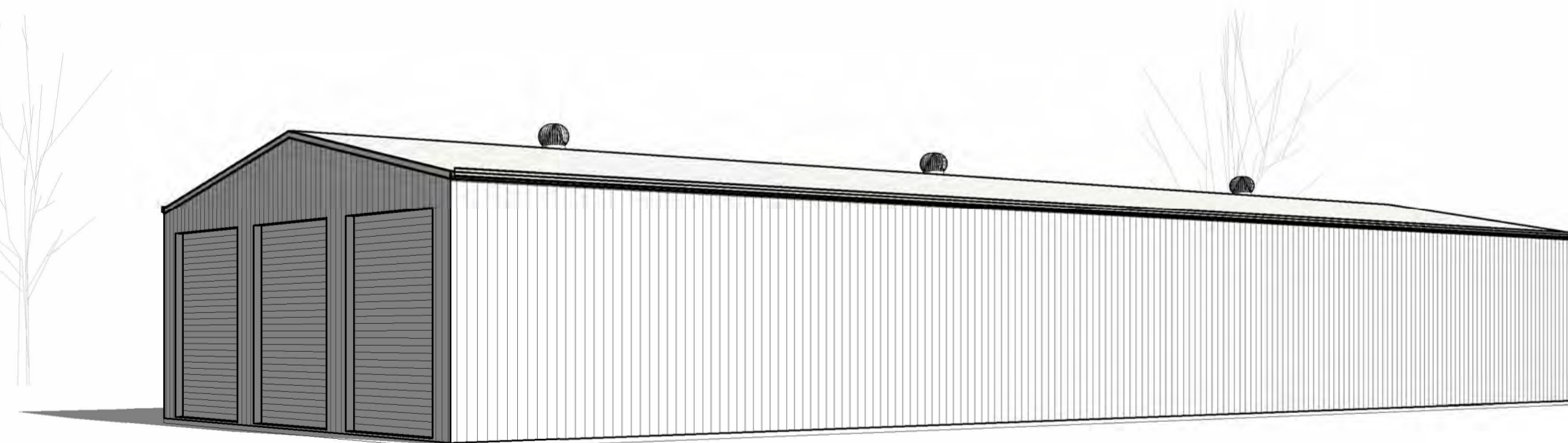
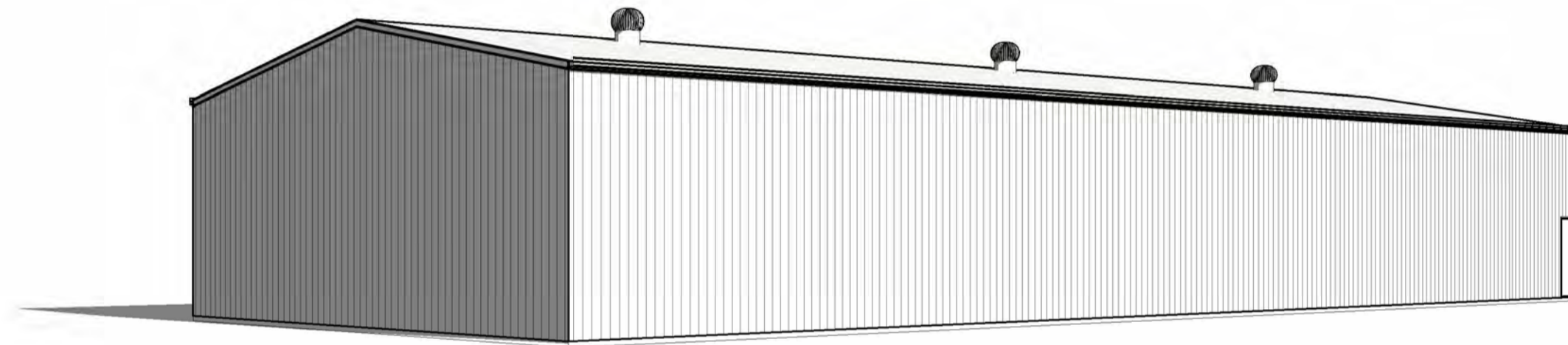
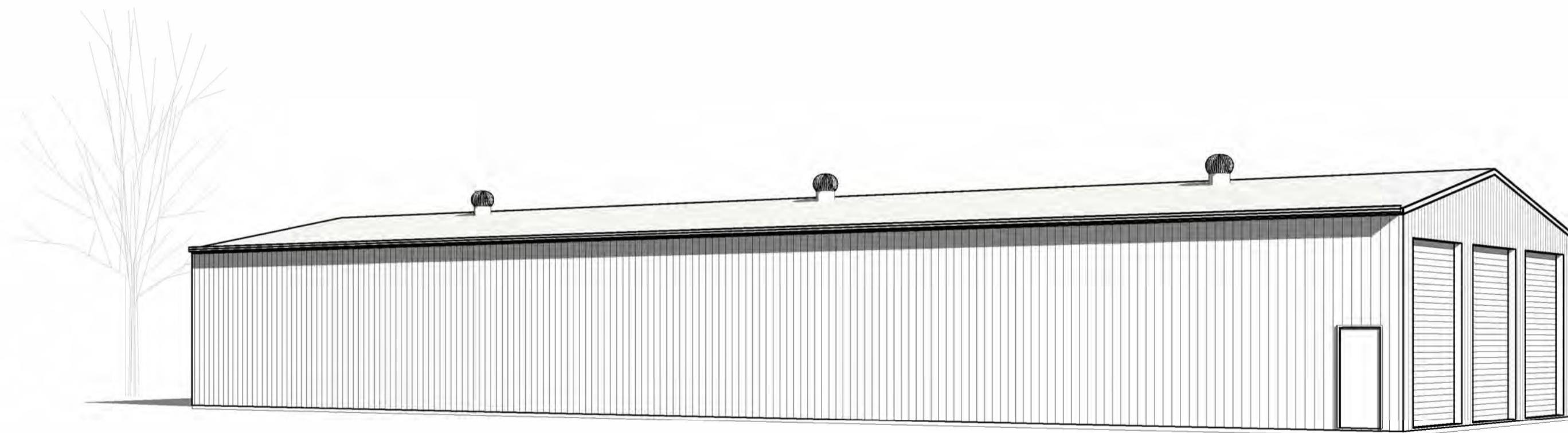
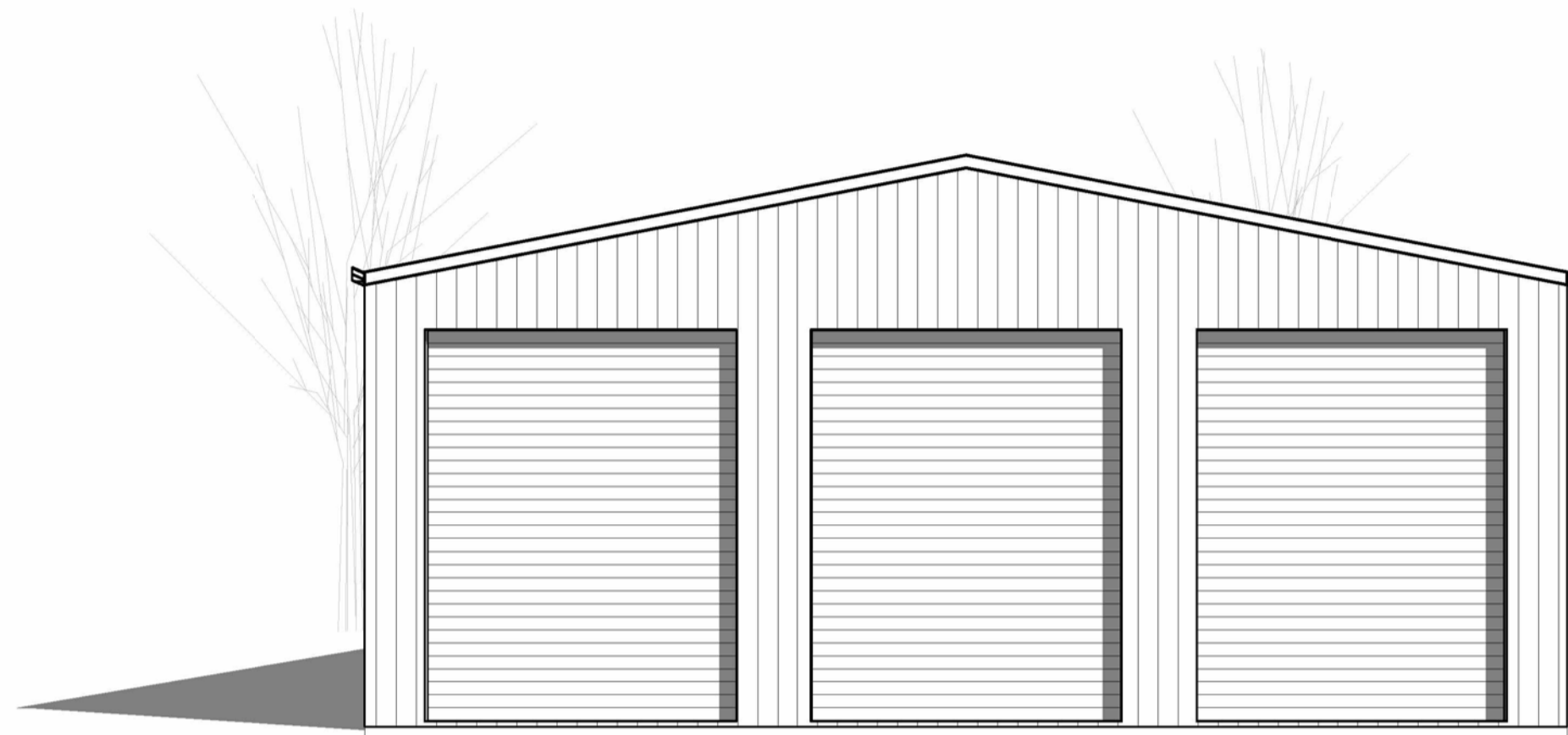
Drawing List			
Sheet Number	Sheet Name	Sheet Issue Date	Drawn By
1 of 3	PERSPECTIVE VIEWS	13/06/25	G.J.H.
2 of 3	PROPOSED SITE PLAN & LOCALITY PLANS	13/06/25	G.J.H.
3 of 3	PROPOSED SHED FLOOR PLAN & ELEVATIONS	13/06/25	G.J.H.

PROPOSED NEW COLORBOND SHED

LOT 10 DP1275528

74 CARRAMAR DRIVE

GOL GOL, NSW 2738



NSW FLOOD PLANNING

THIS PROPERTY IS LOCATED IN FLOOD PLANNING AREA

FLOOD

There are flood areas on the property. The flood areas are shown in blue on the map. The flood areas are defined by the NSW Flood Planning Authority. The flood areas are shown on the map as blue areas. The flood areas are shown on the map as blue areas. The flood areas are shown on the map as blue areas.

Landchecker

NSW BUSHFIRE PRONE LAND

THIS PROPERTY IS NOT LOCATED IN BUSHFIRE PRONE LAND

BUSHFIRE PRONE AREA

The property is not within a bushfire prone area. The bushfire prone areas are shown on the map as red areas. The bushfire prone areas are shown on the map as red areas. The bushfire prone areas are shown on the map as red areas.

Landchecker

REV	DATE	BY	AMENDMENTS	CKD

I INTREND DESIGN & DRAFTING PTY LTD

R 03 5524 2804 | M 0407 559 236 | E info@intrend.com.au
A SUITES 263/6 ILEX STREET RED CLIFFS VIC 3496

REGISTERED | GREGORY J HAMILTON DP-AD 222

DATE 13/06/25 | DRAWN G.J.H.
SCALE 1 : 100 | CHECKED G.H.

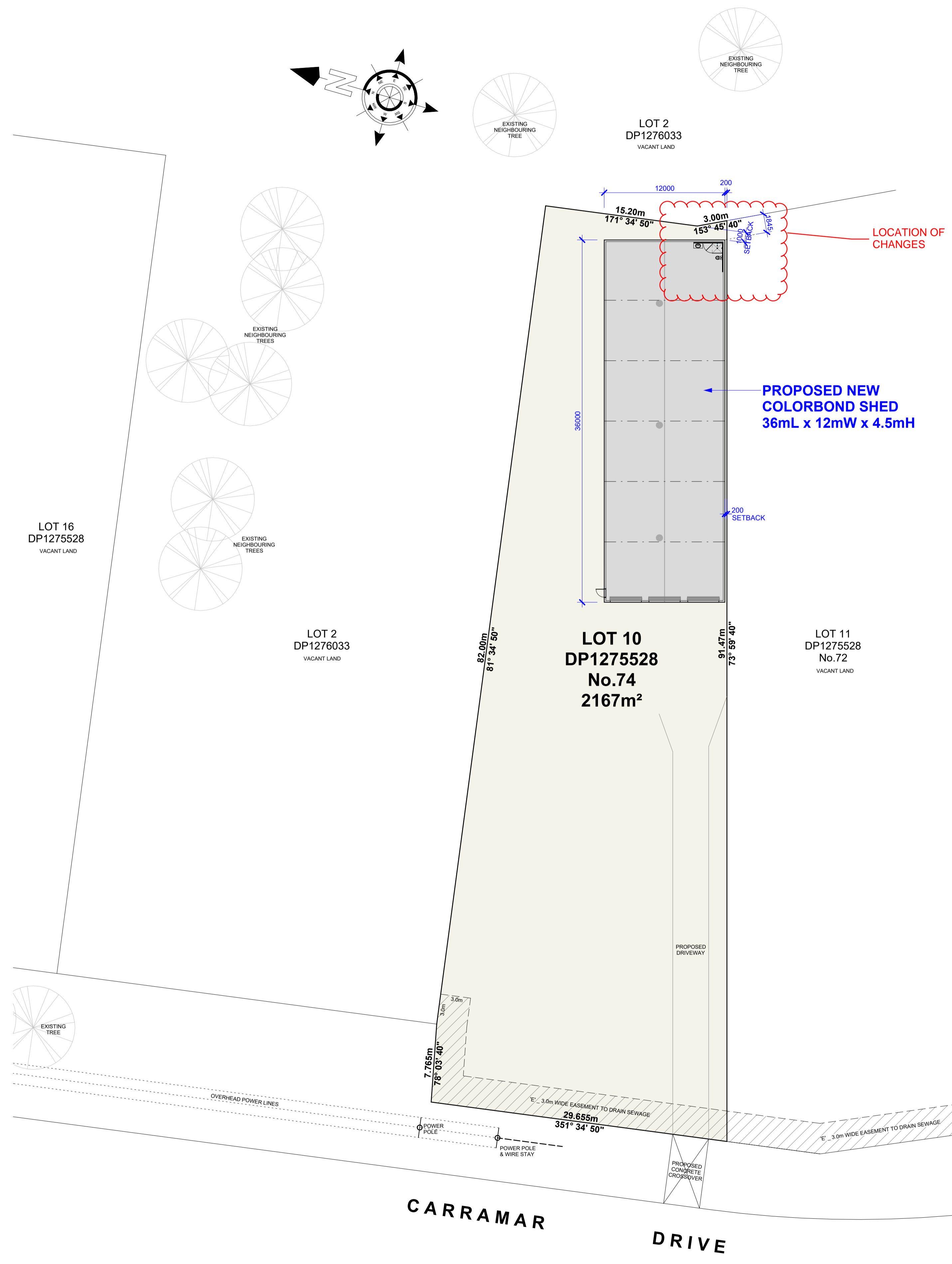
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DETAIL PERSPECTIVE VIEWS

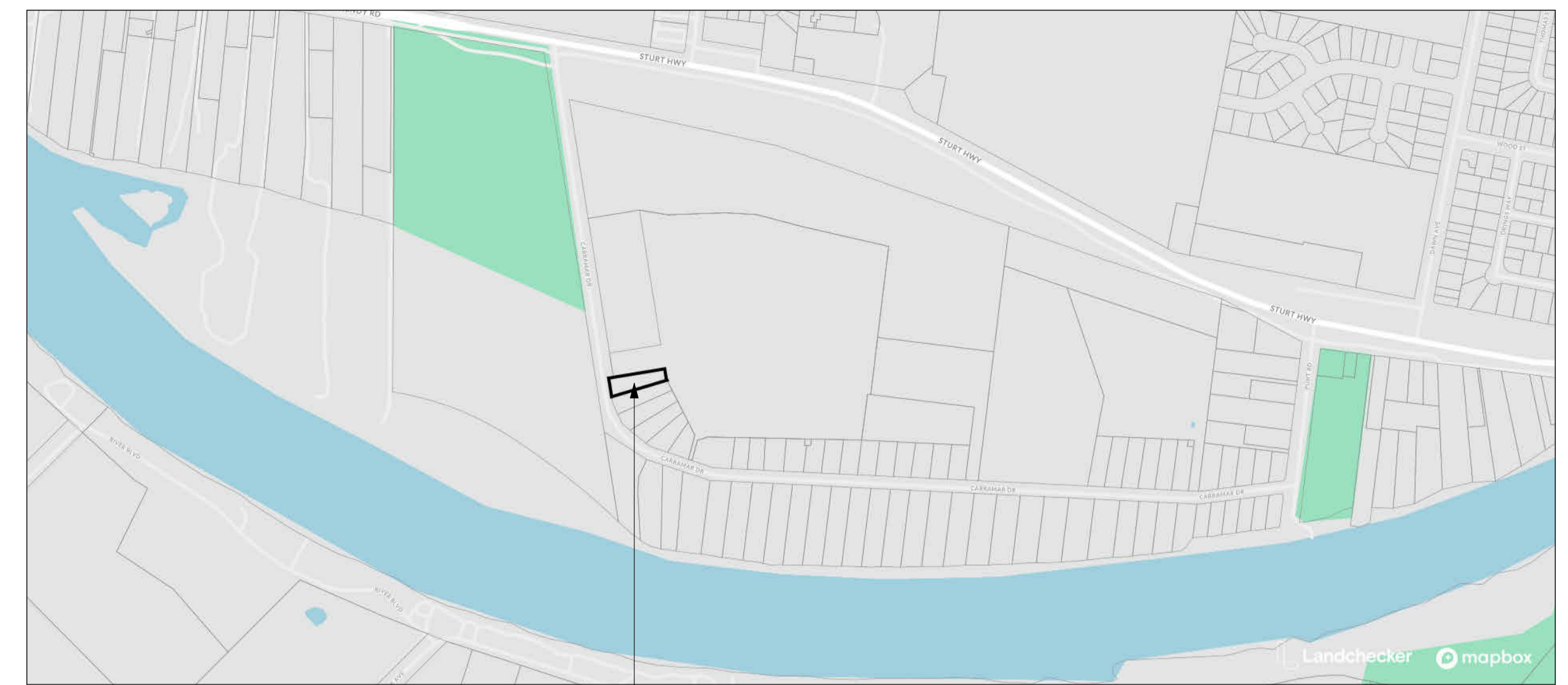
JOB
PROPOSED NEW COLORBOND SHED
LOT 10 DP1275528
74 CARRAMAR DRIVE
GOL GOL
NSW 2738

CLIENT
KANE WHITWORTH

JOB No. 23-554 | A1 | SHEET No. 1 of 3

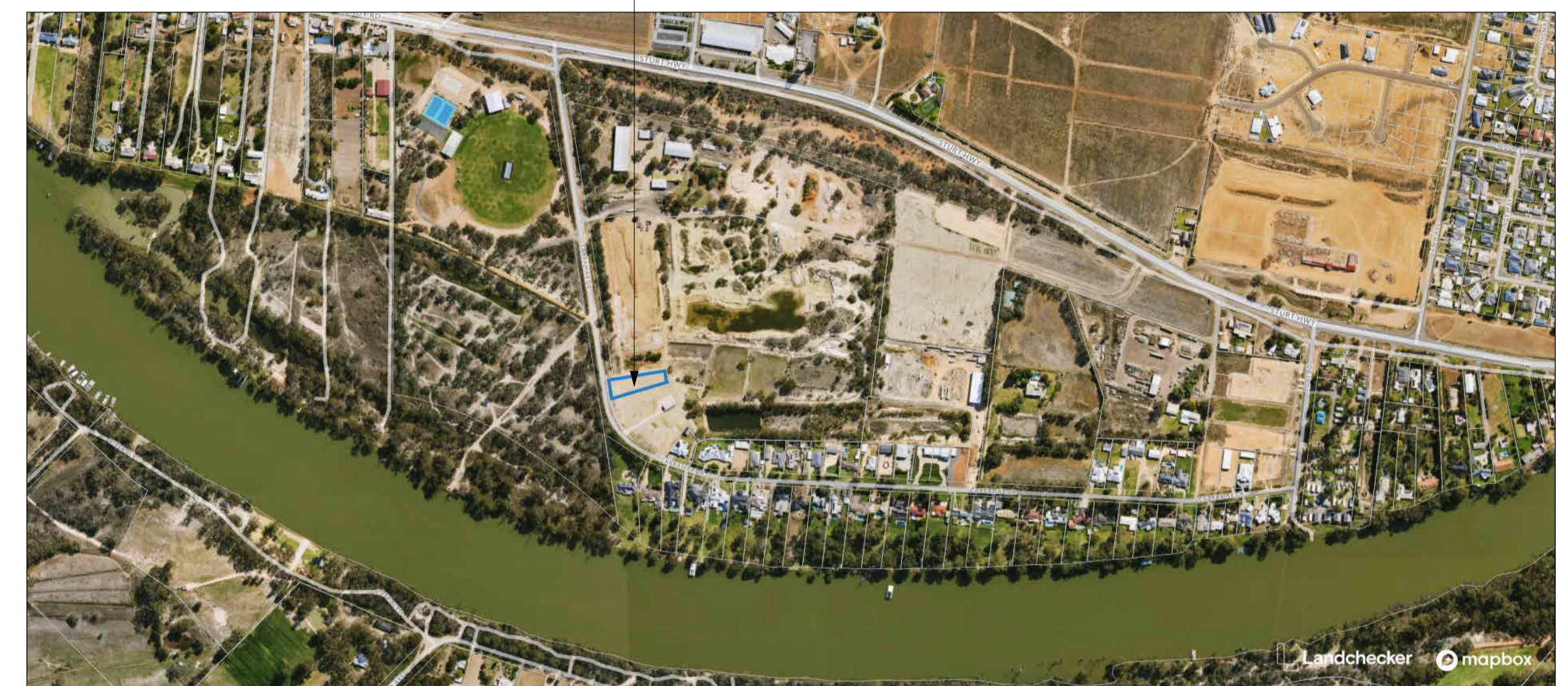


PROPOSED SITE PLAN
1:250



PROPOSED LOCALITY PLAN
nts

PROPOSED SUBJECT SITE
LOT 10 DP1275528
74 CARRAMAR DRIVE
GOL GOL, NSW 2738



PROPOSED LOCALITY AERIAL VIEW PLAN
nts

REV	DATE	BY	AMENDMENTS	CKD

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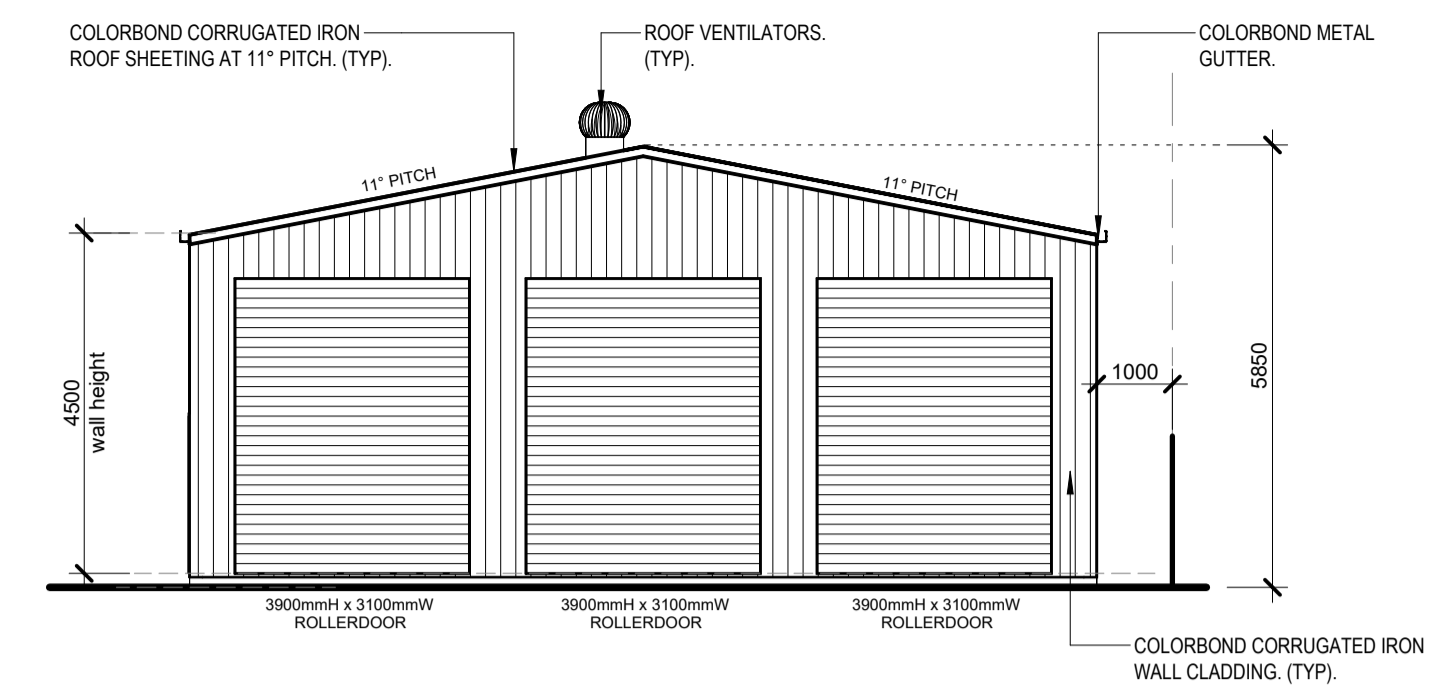
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DETAIL PROPOSED SITE PLAN & LOCALITY PLANS

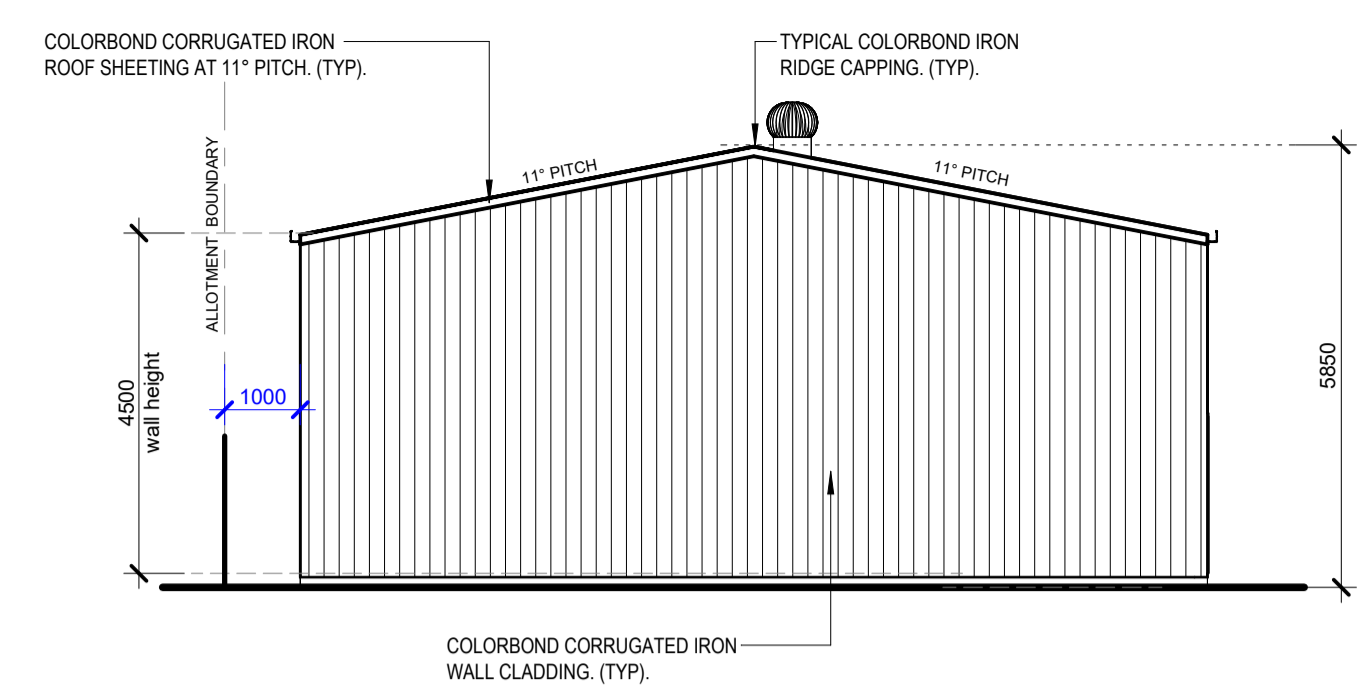
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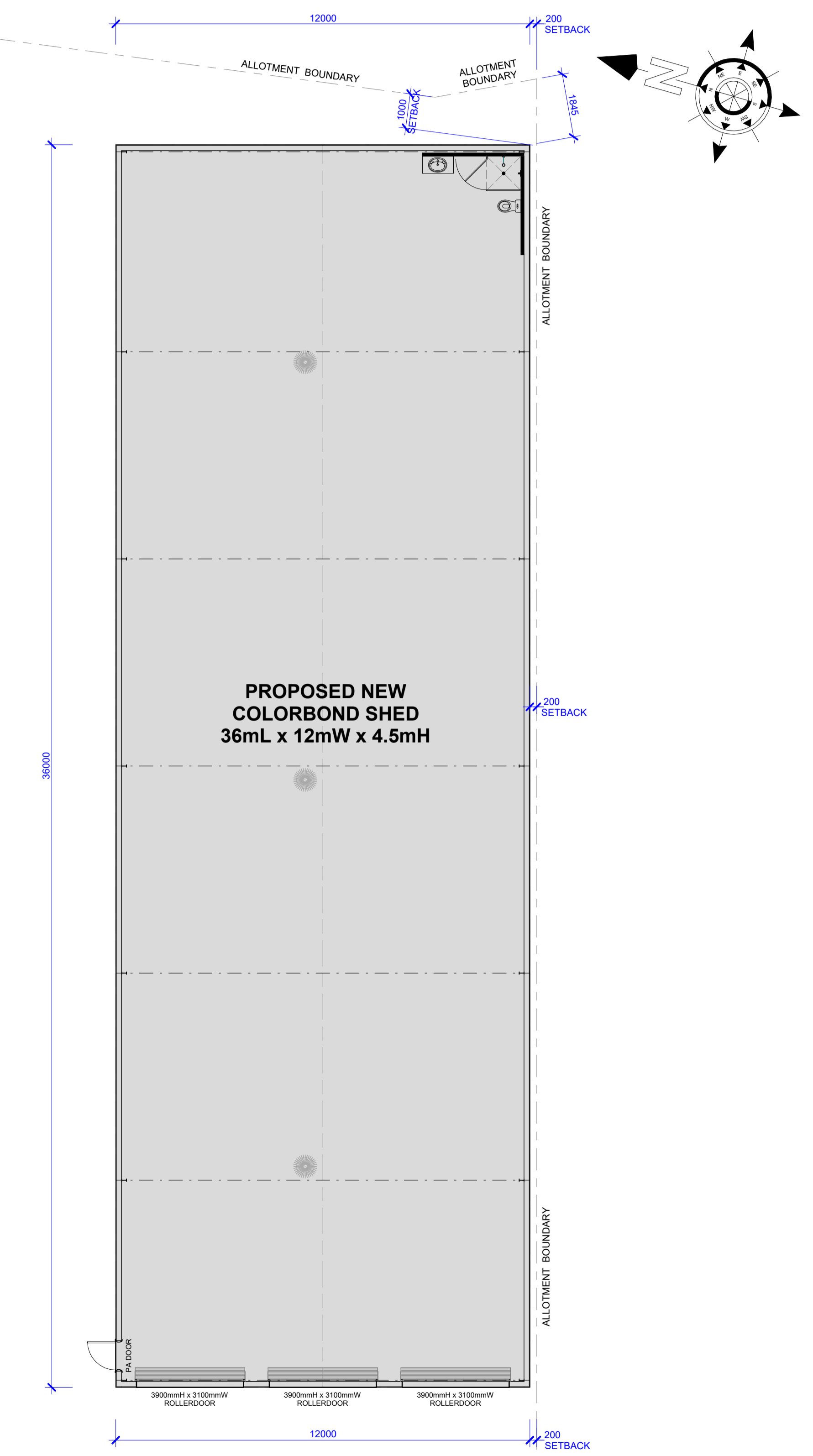
AREAS	
Site (Lot 10)	2167.00m ²
Proposed Colorbond Shed	432.00m ²



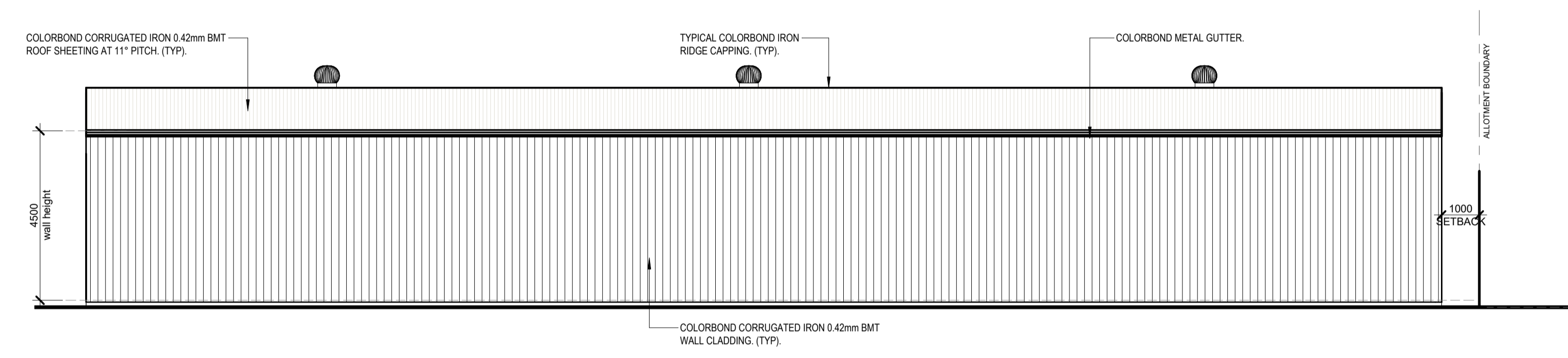
PROPOSED SHED west ELEVATION
1:100



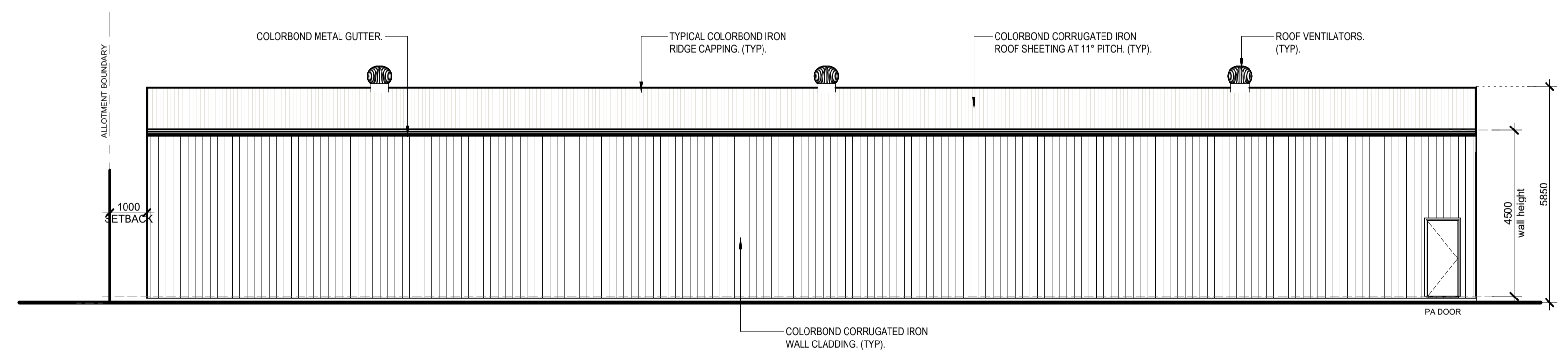
PROPOSED SHED east ELEVATION
1:100



PROPOSED SHED FLOOR PLAN
1:100



PROPOSED SHED south ELEVATION
1:100



PROPOSED SHED north ELEVATION
1:100

REV	DATE	BY	AMENDMENTS	CKD

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DETAIL PROPOSED SHED FLOOR PLAN & ELEVATIONS

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 74 CARRAMAR DRIVE
 GOL GOL
 NSW 2738

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 KANE WHITWORTH