



Planning Report

Swimming Pool

12 Kingfisher Road,
Gol Gol, NSW, 2738

EXECUTIVE SUMMARY

Proposal	Swimming Pool
Street Address	12 Kingfisher Road, Gol Gol
Formal Land Description	Lot 1 in Deposited Plan 1300407
Zone	RU5 - Village
Relevant State Environmental Planning Policies	Nil

SUBJECT SITE AND SURROUNDING AREA

The subject site comprises one parcel of land commonly known as 12 Kingfisher Road, Gol Gol, and more formally as Lot 1 in Deposited Plan 1300407. The site is regular in shape and is relatively flat. It has an area of approx. 1126 square metres (sqm) and a frontage of approx. 53 metres (m) to Kingfisher Road. The site contains a dwelling and shed with an existing crossover to Kingfisher Road. All reticulated services are available given the land is located within an existing urban setting. 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 surrounding area is residential in nature and typically contain dwellings on similar sized allotments. The Gol Gol Creek also adjoins the site towards the east.

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

Site Photos



Figure 2: View of site from Kingfisher Road



Figure 3: View of the site from the rear



Figure 4: View of the site from the west



Figure 5: View of the site from the east



Figure 6: Aerial view of the site

PROPOSAL

DESCRIPTION

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

- Pool is to be located at the eastern side of the existing dwelling, 2m from the northern boundary and 20.5m from the eastern boundary.
- The pool will have a length of 5.0m, a width of 2.9m and max depth of 1.56m; resulting in a capacity of 21kl.

PLANNING

CONTROLS AND ASSESSMENT

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 swimming pool is located within an established area of Gol Gol and is associated with an existing dwelling on the land. The proposal supports the objectives of the RU5 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 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 is relatively flat.

4.1.2 Streetscapes

Not applicable for this application.

4.1.3 Front Setback

Due to the location of the proposed site and the close proximity to the Gol Gol Creek, placement the location of the proposed pool is restricted to this area. As the pool is located behind the existing fencing along Kingfisher, it is considered that the proposed development will have no impact on the streetscape.

4.1.4 Side setbacks and Corner Lot Setbacks

Not applicable for this application.

4.1.5 Rear setbacks

Not applicable for this application.

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 is tubular and glass as per the provided plans, in accordance with 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 state policies application for 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

Only standard domestic mechanical plant will be associated with the proposed building, which will emit noise typical for a residential area.

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

Albeit minor, the proposed development 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.

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.

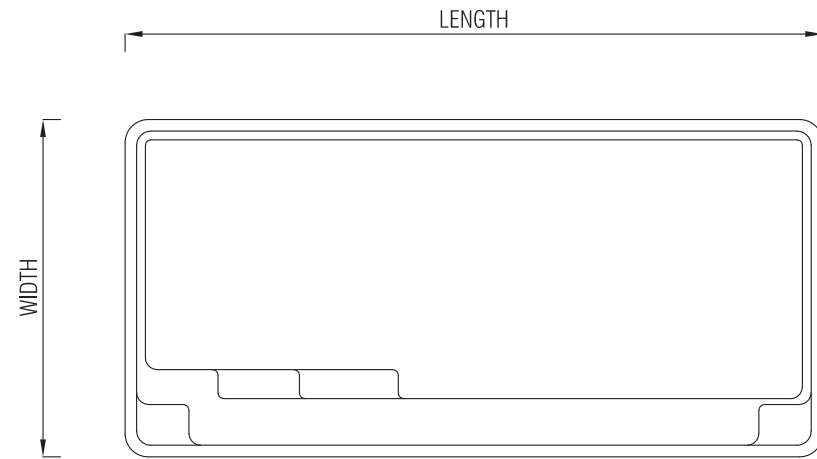
The proposed development is appropriate for the site as it:

- Supports the objectives of the Zone RU5 - Village;
- Is appropriately located on the subject site;
- Will 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.

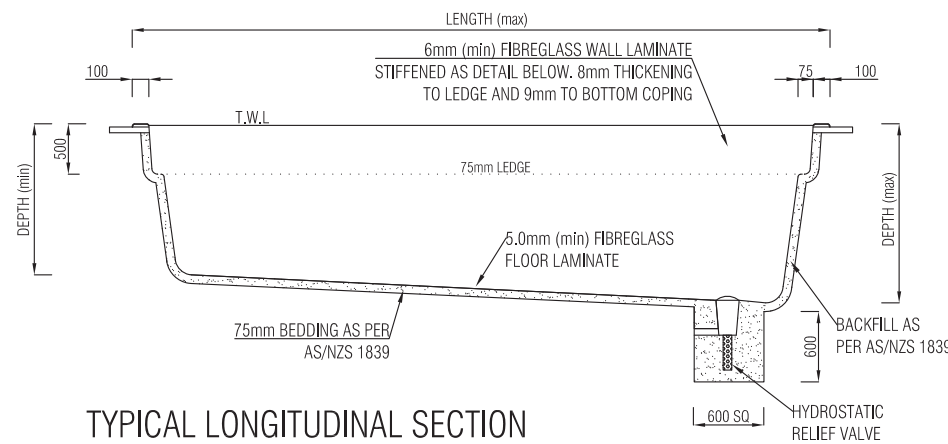
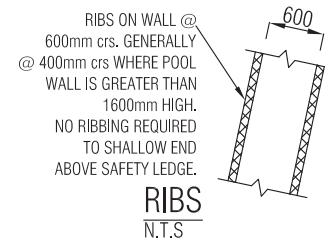
It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant Development Consent for the construction of a swimming pool as described in this report at 12 Kingfisher Road, Gol Gol.

HARMONY POOL RANGE			
LENGTH	WIDTH	DEPTH (max)	DEPTH (min)
5000	2900	1570	1290
6000	2900	1630	1290
7000	2900	1700	1290
8000	2900	1760	1290

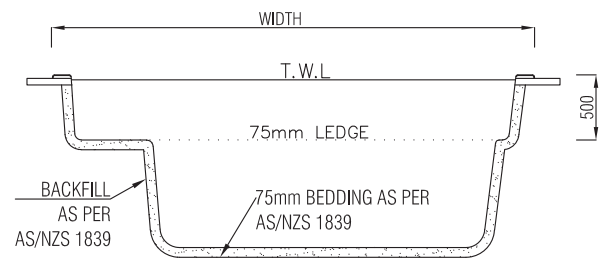
* All measurements are mm.



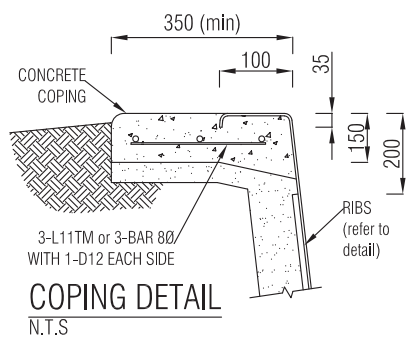
POOL PLAN - HARMONY
N.T.S



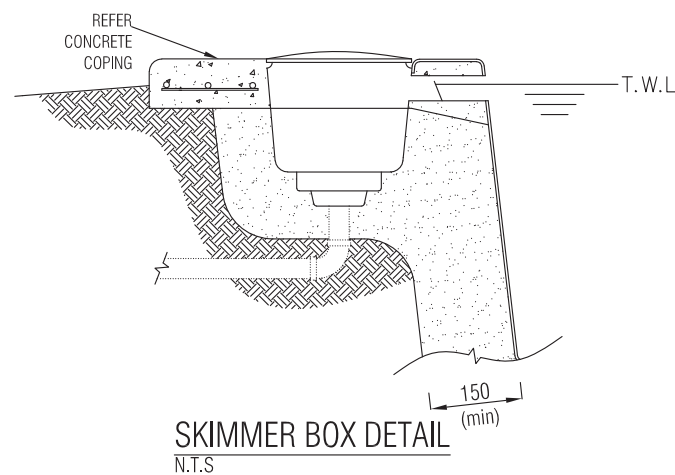
TYPICAL LONGITUDINAL SECTION
N.T.S



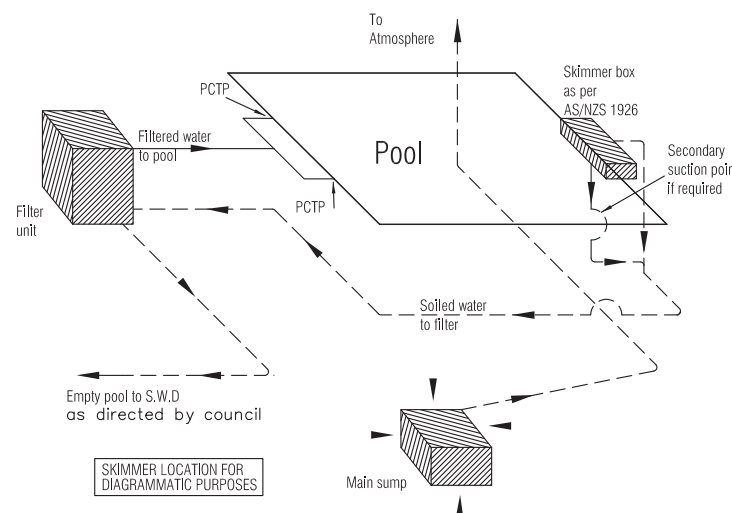
TYPICAL CROSS SECTION
N.T.S



COPING DETAIL
N.T.S



SKIMMER BOX DETAIL
N.T.S



WATER RETICULATION FLOW DIAGRAM
N.T.S

ALL FILTRATION PIPES TO BE 40mm (min) PVC CLASS 9 PIPES AND ALL FITTINGS CLASS 18.

GRP SHELL MANUFACTURE

- A. THE FIBREGLASS SHELL SHALL BE MANUFACTURED IN ACCORDANCE WITH AS/NZS 1838 (PRE-MOULDED FIBRE REINFORCED PLASTIC SWIMMING POOLS).
- C. SHELL SHALL BE SPRAY MOULDED WITH:
 - 0.8mm GEL COAT (NPG).
 - 2.0mm BARRIER COAT (VINYL ESTER).
 - STRUCTURAL LAYER WHICH WILL GIVE TOTAL BARRIER/STRUCTURAL THICKNESS NOMINATED ON DRAWING.
- D. ALL LAYERS SHALL BE ROLLED OUT TO COMPLETELY BOND REINFORCING & RESINS & EXPEL AIR.
- E. STRUCTURAL LAMINATE SHALL HAVE MINIMUM:
 - FLEXURAL STRENGTH OF 110 MPa.
 - TENSILE STRENGTH OF 60 MPa.
 - MODULUS ELASTICITY OF 6200 MPa.

FOUNDATIONS

- A. ALL TOPSOIL & ORGANIC MATTER UNDER POOL FLOOR IS TO BE REMOVED. THE DESIGN REQUIRES THAT THE FOUNDATION MATERIAL IS TO BE UNIFORM SOUND NATURAL GROUND WITH A MINIMUM BEARING CAPACITY OF 50 kPa.
- B. THIS FIBREGLASS POOL IS SUITABLE FOR SOILS WITH CHARACTERISTIC SURFACE MOVEMENT UP TO 40mm (must not exceed).
- C. POOLS INSTALLED INTO FILL MATERIAL MUST BE REFERRED FOR SITE SPECIFIC ENGINEERING.

INSTALLATION

- A. THE POOL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 1839 & THIS SPECIFICATION.
- B. CONCRETE TO CONCOURSE SHALL BE 20 MPa (min), WITH 20mm AGGREGATE & 100±10 SLUMP - TYPE A CEMENT, COMPACT CONCRETE THOROUGHLY AROUND SKIMMER & UNDER COPING FLANGE.
- C. REINFORCING STEEL: 3-L11TM or 3-BAR 8Ø WITH 1-D12 EACH SIDE
- D. TOLERANCES SHALL BE IN ACCORDANCE WITH AS/NZS 1838.
- E. PLUMBING SHALL BE 40Ø PRESSURE LINES AND 50Ø SUCTION LINES CLASS 9 PIPE AND CLASS 18 FITTINGS. PRIME ALL JOINTS BEFORE APPLYING SOLVENT.

OPERATION

- A. THE POOL SHELL MAY BE DAMAGED IF THE POOL WATER IS DROPPED BELOW NORMAL OPERATING LEVEL. CONSULT THE INSTALLATION CONTRACTOR PRIOR TO EMPTYING THE POOL.

DRAWING REVISIONS

REFERENCE DRAWINGS

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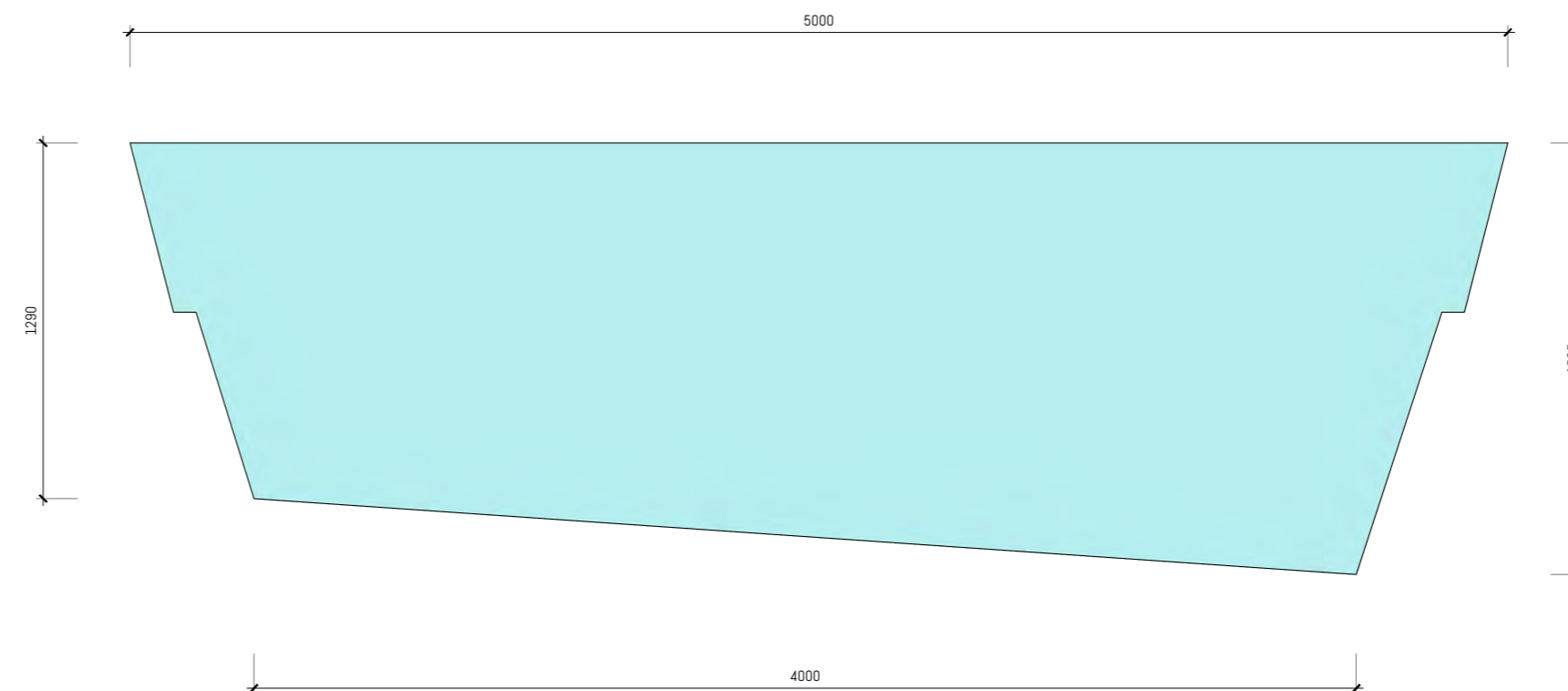
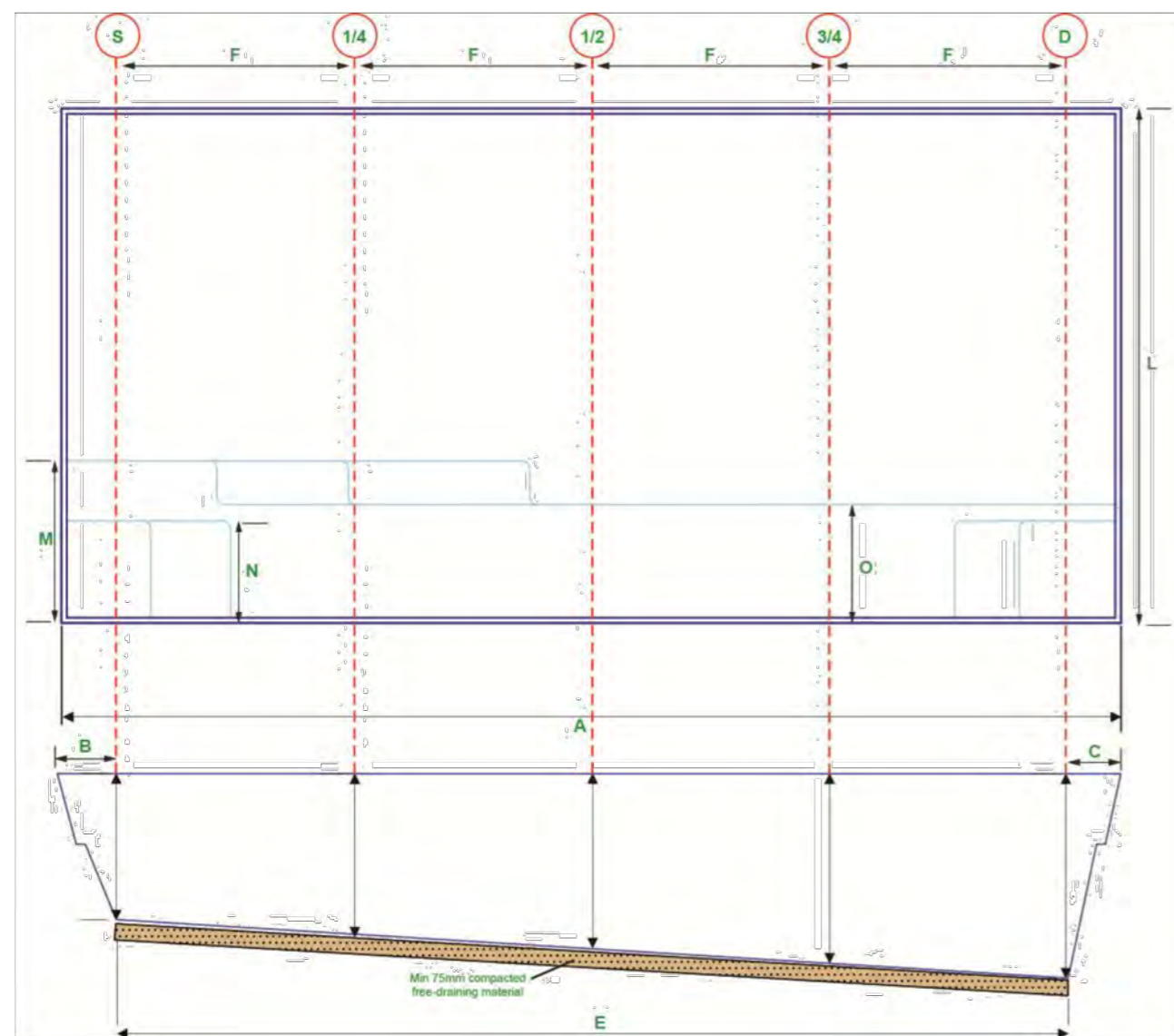
SIGNED APPROVAL	
APPROVED	07 APR 2025
RPEQ	6715
REVIEWED	
DESIGNED	RAB APR 2025
DRAWN	RAB APR 2025
SCALE	AS SHOWN
ORIGINAL DRAWING SIZE at A3	

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PROJECT Structural Details (Fibreglass Swimming Pool)	
TITLE HARMONY	
DRAWING NUMBER 14-7287-S03	REV F



INTERNATIONAL DIG SHEET – HARMONY



LEISURE POOLS HARMONY RANGE								
METRIC	A	B	C	E	F	S	D	1/4
Harmony 5	5000	450	550	4000	1000	1290	1565	1359
Harmony 6	6000	450	550	5000	1250	1290	1630	1375
Harmony 7	7000	450	550	6000	1500	1290	1695	1392
Harmony 8	8000	450	550	7000	1750	1290	1760	1408
METRIC	1/2	3/4	L	M	N	O		
Harmony 5	1428	1496	2900	845	520	610		
Harmony 6	1460	1545	2900	845	520	610		
Harmony 7	1493	1594	2900	845	520	610		
Harmony 8	1525	1643	2900	845	520	610		

Measurements are taken from the outside of the coping.

October 2013

- SWIMMING POOL NOTES**
- 300mm NON-CLIMBABLE ZONE ON INSIDE OF BARRIER TO BE MAINTAINED - ALL LANDSCAPING AND CLIMBABLE ITEMS TO BE KEPT CLEAR.
 - 900mm NON-CLIMBABLE ZONE ON EXTERNAL BARRIER TO BE MAINTAINED - ALL LANDSCAPING AND CLIMBABLE ITEMS TO BE KEPT CLEAR.
 - GATES, GATE UNITS AND LATCH FITTINGS MUST COMPLY WITH AS1926.1 - 2012 CLAUSE 2.4 GATES, GATE UNITS AND LATCH FITTINGS SPECIFICALLY, 2.4.1.1 OPERATION OF GATES, 2.4.1.2 SELF-CLOSING DEVICE, 2.4.1.3 SECURITY OF CLOSURE, 2.4.2 LATCH, 2.4.2.2 LOCATION OF LATCH, 2.4.2.3 SHIELDING OF LATCH, 2.4.3 GATE HINGES, 2.4.4 GATE UNITS, 2.4.4.2 SUPPLY OF GATE UNITS, 2.4.4.3 TYPES OF MATERIALS, 2.4.4.4 MAKING OF GATE UNITS AND 2.4.4.5 TESTING.
 - IN ACCORDANCE WITH APPENDIX A OF AS1926.1 - 2012 A TEST FOR THE STRENGTH AND RIGIDITY OF BARRIER OPENINGS MUST BE PROVIDED.
 - OUTLET SYSTEMS & OUTLET COVERS MUST COMPLY WITH SECTION 6 & 6.2 OF AS1926.3 - 2010.
 - POOL BARRIER MUST COMPLY WITH LOADING REQUIREMENTS SET OUT IN SECTION 3 OF AS1926.1 - 2012.
 - SWIMMING POOL BARRIER MUST COMPLY WITH THE BUILDING REGULATION 2019, AS1926.1-2012 AND AS1926.2-2007. NO DIRECT ACCESS FROM THE DWELLING OR OUTBUILDINGS TO THE POOL ENCLOSURE PERMITTED.
 - SWIMMING POOL BARRIER MUST COMPLY WITH THE FOLLOWING REQUIREMENTS AS STATED IN AS1926.1-2012 AND AS1926.2-2007.
 - HEIGHT - 1200mm MINIMUM.
 - HORIZONTAL CLEARANCE - 900mm FROM ANY OBSTRUCTION
 - GROUND CLEARANCE - 100mm MAXIMUM
 - VERTICAL RAIL SPACING - 100mm MAXIMUM
 - HORIZONTAL CLIMBABLE MEMBERS - 900mm SPACING
 - GATE - MUST BE SELF-CLOSING AND SELF-LATCHING AND OPEN AWAY FROM POOL AREA.
 - LATCH HEIGHT - 1500mm MINIMUM
 - GATE - MUST BE SELF-CLOSING AND SELF-LATCHING AND OPEN AWAY FROM POOL AREA.
 - LATCH HEIGHT - 1500mm MINIMUM
 - THE GLASS USED IN POOL BARRIERS MUST COMPLY WITH AS1926.1 - 2012 CLAUSE 2.2.3 GLASS USED IN BARRIERS MUST COMPLY WITH THE PROVISIONS OF AS1288 - 2006.
 - THE OWNER OF THE POOL MUST REGISTER THE POOL OR SPA WITH THE RELEVANT COUNCIL WITHIN 30 DAYS AFTER THE DATE OF ISSUE OF THE OCCUPANCY PERMIT OR CERTIFICATE OF FINAL INSPECTION.
 - THE SKIMMER BOX AND OTHER PERMANENT WATER OUTLETS MUST COMPLY WITH AS1926.3 - 2010 WATER RECIRCULATION SYSTEMS.
 - THE SKIMMER BOX AND OTHER PERMANENT WATER OUTLETS MUST COMPLY WITH AS1926.3 - 2010 WATER RECIRCULATION SYSTEMS.
 - THE SKIMMER BOX MUST BE FITTED WITH A CHILD RESISTANT LID IN ACCORDANCE WITH AS1926.3 - 2010 PART 3 SECTION 5.
 - THERE MUST BE A TEMPORARY FENCE PLACED AROUND THE POOL UNTIL THE PERMANENT BARRIER IS IN PLACE
 - ENSURE ALL STORM WATER DRAIN LOCATIONS ARE WITHIN CLEARANCE OF POOL CONSTRUCTION AREA. VERIFY ON SITE PRIOR TO POOL CONSTRUCTION. MAKE GOOD WHERE NECESSARY.

CLIENT
DAVID & JENNY MCKENDRICK

PROJECT
PROPOSED POOL
ELEGANCE 5.0m LONG x 2.9m WIDE

SITE ADDRESS
12 KINGFISHER ROAD
GOL GOL, NSW 2738

SCALE
NOT TO SCALE @ A2

DATE
06/02/2026



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