

Planning Report

Attached Dual Occupancy

40 Midway Drive
Buronga, NSW, 2739

EXECUTIVE SUMMARY

Proposal	Construction of an attached dual occupancy
Street Address	40 Midway Drive, Buronga
Formal Land Description	Lot 4 in Deposited Plan 1288183
Zone	RU5 - Village
Relevant State Environmental Planning Policies	Not Applicable

SUBJECT SITE AND SURROUNDING AREA

The subject site comprises one parcel of land commonly known as 40 Midway Drive, Buronga, and more formally as Lot 4 in Deposited Plan 1288183. The site is rectangular in shape and is relatively flat. It has an area of 527 square metres (sqm) and a frontage of approx. 16.32 metres (m) to Midway Drive. The site is currently vacant, but all reticulated services are 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 new stage of Midway Estate, which comprises vacant land and several newly constructed dwellings.

An aerial image of the site and surrounding area as well as site photos are contained below.

Aerial Image of the Site and Surrounding Area



Figure 1: Subject site and surrounding area

Site Photos



Figure 2: View of site from Midway Drive



Figure 3: View of the site from the north

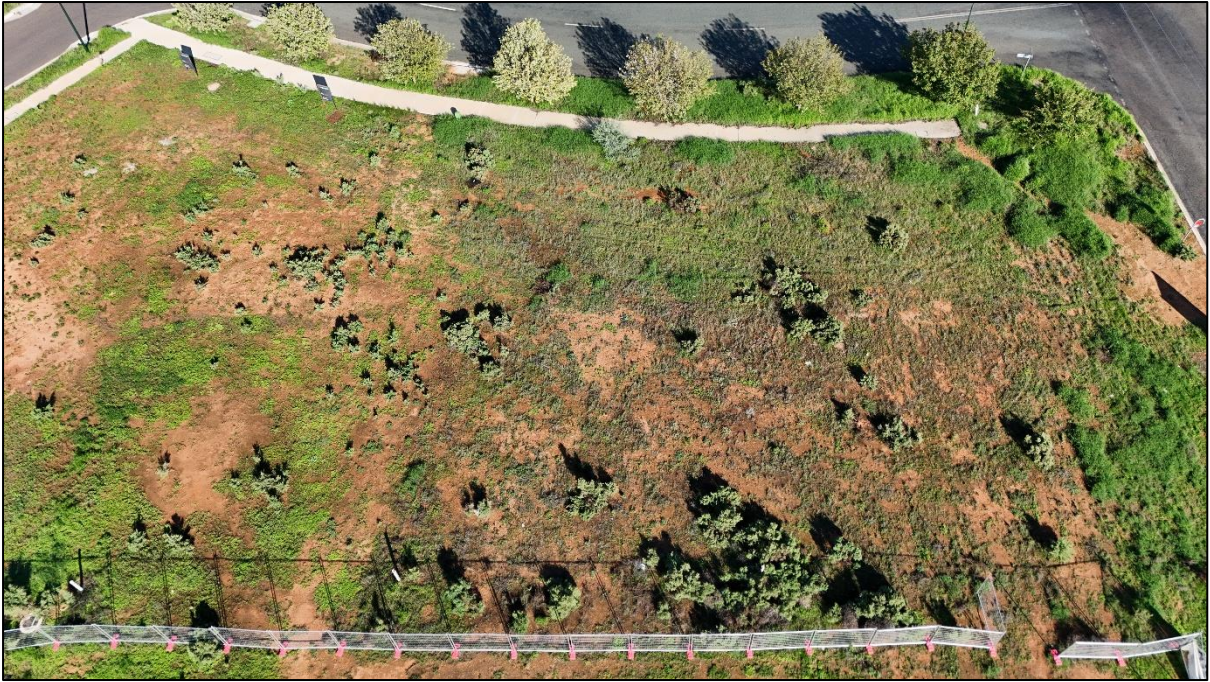


Figure 4: View of the site from the east (rear)



Figure 4: View of the site from the south

PROPOSAL DESCRIPTION

This application is for the construction of an attached dual occupancy, as summarised under the following points:

- The attached dual occupancy is single story containing multiple dwellings, open plan kitchen, dining and living area, bathroom, laundry and alfresco.
- The external appearance of the building is contemporary with brick wall cladding and corrugated Colorbond iron roof cladding. The design has been chosen to allow the dwellings to appear as one building, allowing the development to be suitable for the streetscape.
- The building has a maximum height of 5.4 above natural ground.
- A new 3.4m wide crossover is proposed to provide access to both dwellings.
- A total of two car parking spaces (one for each dwelling) are proposed within the garages.
- The building will be connected to all reticulated services with the exception of gas.

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 dual occupancy is located within a recently released stage of the Midway Estate and will provide for housing diversity in an appropriate location. The development will contribute to the availability of additional dwellings within the locality and is compatible with the existing and emerging residential character of the surrounding area. The building has been designed to be energy efficient and is appropriately sited to ensure that it does not unreasonably impact adjoining land in terms of amenity. As such, the proposal supports the objectives of the RU5 zone.

Clause 4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

The objective of this clause is to achieve planned residential density in certain zones.

Development consent must not be granted to development on a lot in Zone RU5 Village for a Dual Occupancy (Attached) unless the area of the lot is equal to or greater than 400sqm. The subject site is 527 sqm and as such, development consent may be granted.

Clause 1.9A Suspension of covenants, agreements and instruments

The purpose of this clause is to enable development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.

A restriction on the use of land applies to the subject site, limiting development to a single dwelling. Notwithstanding this, Clause 1.9A of the Wentworth Local Environmental Plan 2011 provides that the provisions of the LEP prevail over any restriction on the use of land to the extent of any inconsistency. In this instance, the LEP promotes the development of a dual occupancy within the RU5 Village zone. Accordingly, the restriction does not preclude the granting of development consent for the proposed development.

The proposed dual occupancy represents a modest and appropriate intensification of residential use within an appropriately sized residential lot. The development maintains a low-scale built form consistent with surrounding residential development and will not result in any material adverse impacts on the character or amenity of the locality. The proposal supports housing diversity and makes efficient use of existing infrastructure, aligning with the objectives of the RU5 zone. As such, the development is considered to be a suitable planning outcome notwithstanding the existing restriction on title.

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 building responds to site specific conditions and the site has been described in detail previously in this report. The site is within an established residential area and typically comprised of single storey dwellings on similar sized allotments. The site does not have any specific constraints such as native vegetation, reticulated services and heritage etc. The topography of the land does not pose any constraints as the building has been designed on stumps to minimize the extent of earthworks.

4.1.2 Streetscapes

The proposed attached dual occupancy is consistent in siting, scale and external appearance to existing development within the surrounding area. The proposed building will have a positive impact on the streetscape. It is setback a notable distance from the street and landscaping can be established to mitigate the visual impact. A habitable room window overlooks Midway Drive to provide for casual surveillance. Carparking will be located on an open hard stand area, and as such, garage dominance is not a concern.

The front porch is proposed to address the streets and clearly identify the dwelling entry. The external materials and colours of the building will complement existing dwellings in the broader area which have external materials and colours that vary considerably.

While this does not result in identical presentation to the street for both dwellings, the overall design maintains a coherent and legible built form. The development continues to provide an active street interface through the inclusion of habitable room windows and articulation to the façade along Midway Drive. The side entry to the second dwelling remains clearly identifiable and accessible and does not detract from the overall streetscape presentation.

4.1.3 Front Setback

While the proposed setback of 4.8m is less than the prescriptive 6m setback identified within the DCP, the design achieves the objectives of the control. The lots frontage arcs away from the dwelling; resulting in the building having a setback at 6.5m at the southern side of the lot; meeting the requirements of this clause.

The dwellings provide adequate articulation to the street through the inclusion of a recessed garages, front porch and varied façade materials. Furthermore, the reduced setback is consistent with the setback requirements under the Inland Housing Code and are setbacks that will result in the dwellings fitting within the existing streetscape.

4.1.4 Side setbacks and Corner Lot Setback

The proposed development is setback 1.8 metres from the northern boundary and 2.8 metres from the southern boundary. While this does not strictly comply with the prescriptive requirement of 3.5 metres on one side and 1 metre on the other, the combined side setback exceeds the overall minimum of 4.5 metres.

The proposed siting results in a more balanced and centrally located building on the allotment, which is considered to provide an improved design outcome. This approach maintains appropriate separation from adjoining properties and ensures that amenity impacts, including privacy, overshadowing and visual bulk, are appropriately managed. Accordingly, the variation is considered reasonable and consistent with the intent of the control.

4.1.5 Rear setbacks

The proposed building is setback 6.4m from the rear boundary, thus meeting this control.

4.1.6. Walls on Boundaries

Not applicable. No walls are proposed on or within 150mm of a boundary.

4.1.7 Building heights and overshadowing

The dwelling and outbuilding have been appropriately sited to have minimal overshadowing impacts on the adjoining properties. The building is single storey and has generous side and rear setbacks.

4.1.8 Site Coverage

The site coverage of the proposed development is approximately 43% which complies with this control.

4.1.9 Private Open Space

Each dwelling contains more than 40 square meters of private open space, thus meeting the objective.

4.1.10 Energy Efficiency and Solar access

All habitable rooms will receive morning or afternoon sun. A BASIX has been supplied with 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

Not applicable for this application.

4.1.15 Car Parking and Vehicle Access

As per the car parking requirements specified within the table at Chapter 3, Part 5, two car parking spaces are required for a dual occupancy. A total of two car parking spaces (one for each dwelling) are proposed and as such, the car parking requirements have been met. A new crossover is proposed which will be constructed in accordance with Council Standards and does not conflict with any street infrastructure.

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

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

Erosion Control Measures

As no major earthworks are proposed, specific erosion control measures are not considered necessary for this development.

Economic and Social Impacts

Albeit minor, the proposed dual occupancy will contribute to the economic and social wellbeing of the Municipality by increasing investment in the local area and affordable housing opportunities for 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. Any accessibility requirements under the National Construction Code will be assessed as part of the Construction Certificate process.

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 attached dual occupancy will result in standard domestic travel within the existing road network.

Stormwater/flooding

The site is not subject to any identified natural hazards and stormwater will be directed to the legal point of discharge.

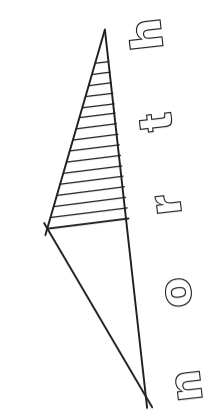
CONCLUSION

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 an *Attached Dual Occupancy* as described in this report at 40 *Midway Drive, Buronga*.



SITE NOTES:

100mm U.P.V.C. STORMWATER DRAINS DIRECTED TO COUNCIL APPROVED CONNECTION POINT.
 PROVIDE INSPECTION OPENINGS EVERY 9m OF RUN & CHANGE IN DIRECTION.
 100 x 50 ZINCALUME DOWNPIPES D.P.
 300 x 50 SPREADER TO LOWER ROOF S.P.
 ALL LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.

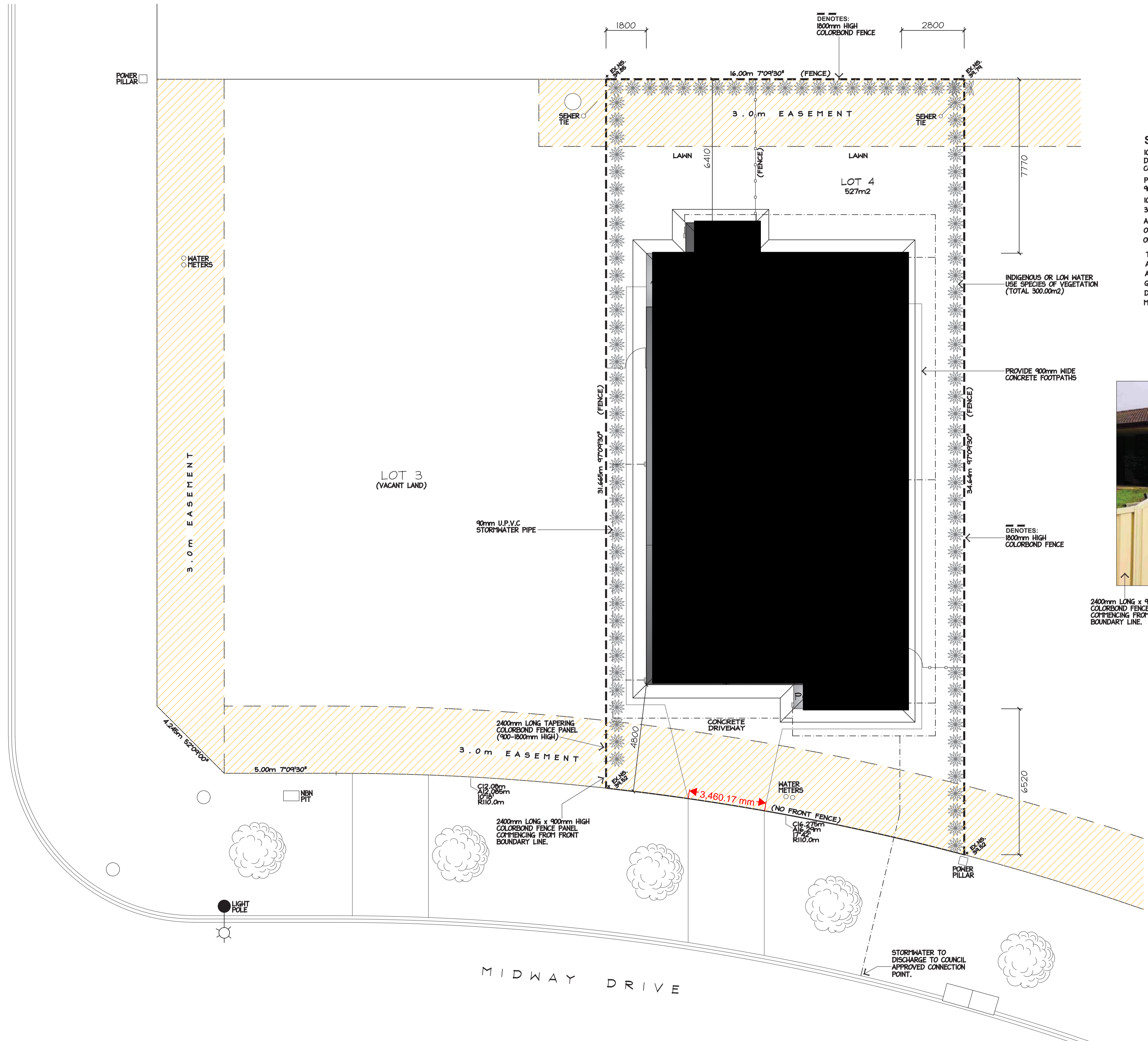
THE FLOOR OF THE BUILDING TO BE A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL AND A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL AT THE OVERFLOW RELIEF GULLY LOCATION. ALL GROUND AND PAVING ADJACENT TO THE DWELLING IS TO BE GRADED AWAY FROM THE DWELLING AT A MINIMUM GRADE OF 1:40 FOR AT LEAST 1m AROUND THE DWELLING.



2400mm LONG x 900mm HIGH COLORBOND FENCE PANEL COMMENCING FROM FRONT BOUNDARY LINE.
 2400mm LONG TAPERING COLORBOND FENCE PANEL (900-1800mm HIGH)
 1800mm HIGH COLORBOND FENCE

FENCE DETAIL N.T.S

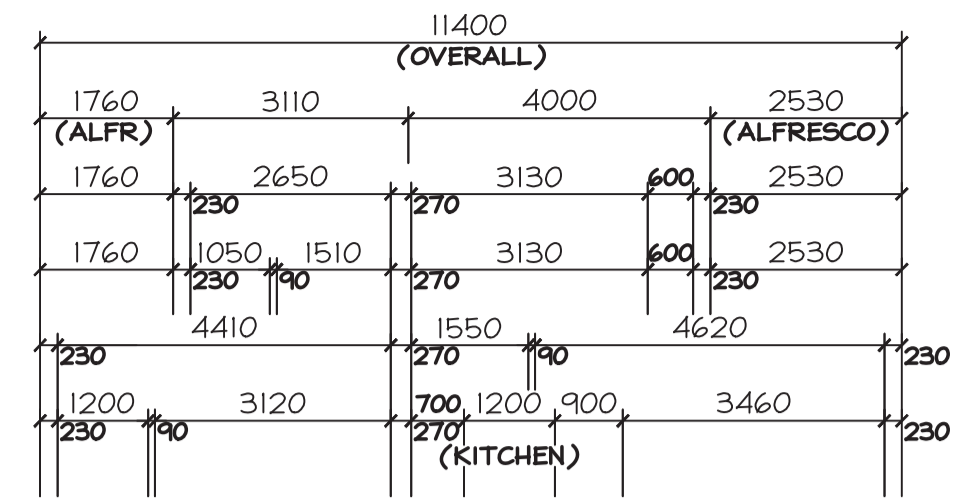
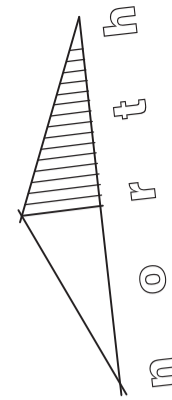
P I T T A N A V E N U E



(D.A. APPROVAL ONLY) SHEET NO: 5 OF 5 DRG NO: MH2 2026-206
 PROJECT: PROPOSED PRIMARY DWELLING & SECONDARY DWELLING
 CLIENT: 808 CONSTRUCTION
 ADDRESS: LOT 4, (No.40) MIDWAY DRIVE, BURONGA, NSW.
 SCALE: AS SHOWN DATE: MAR '26

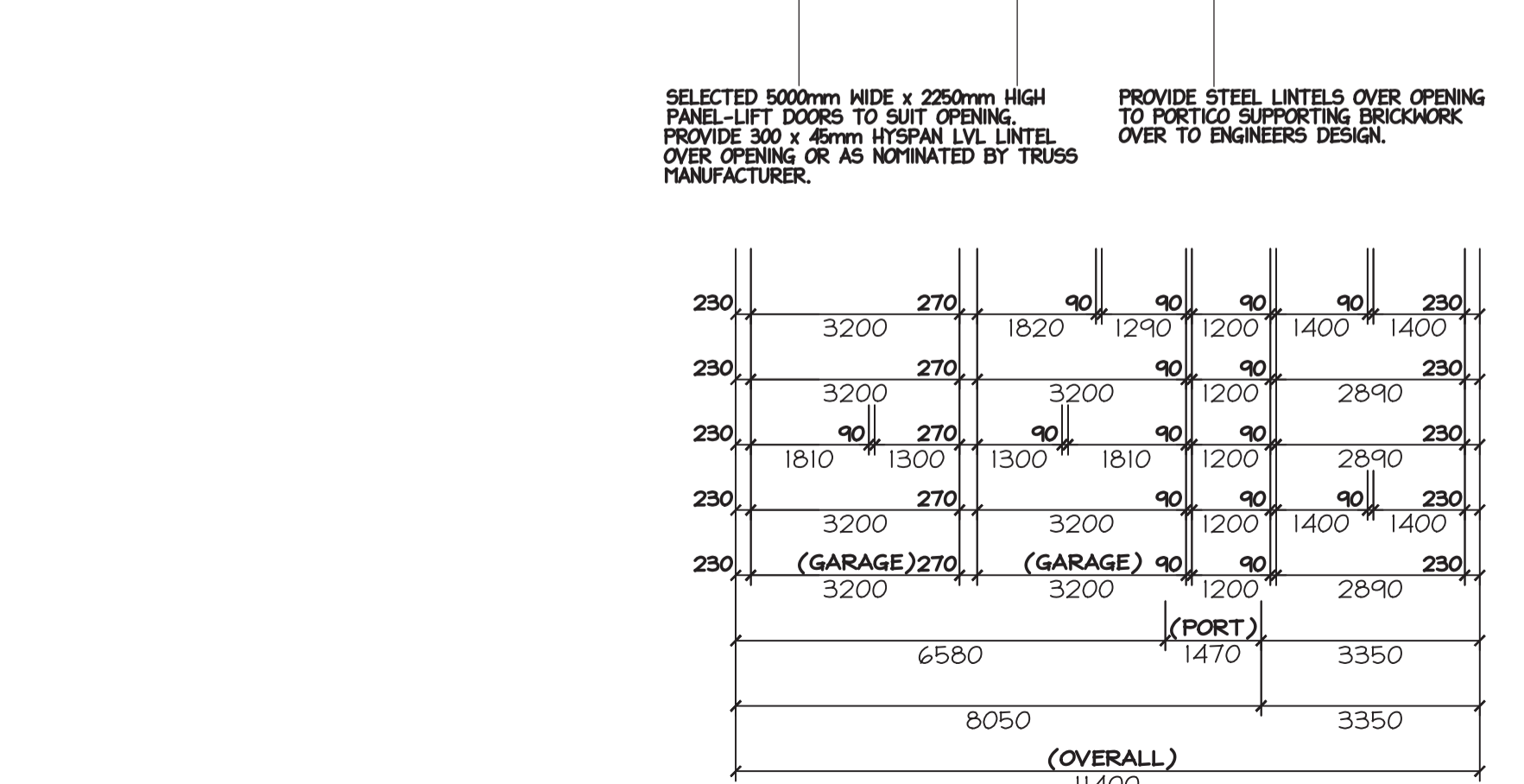
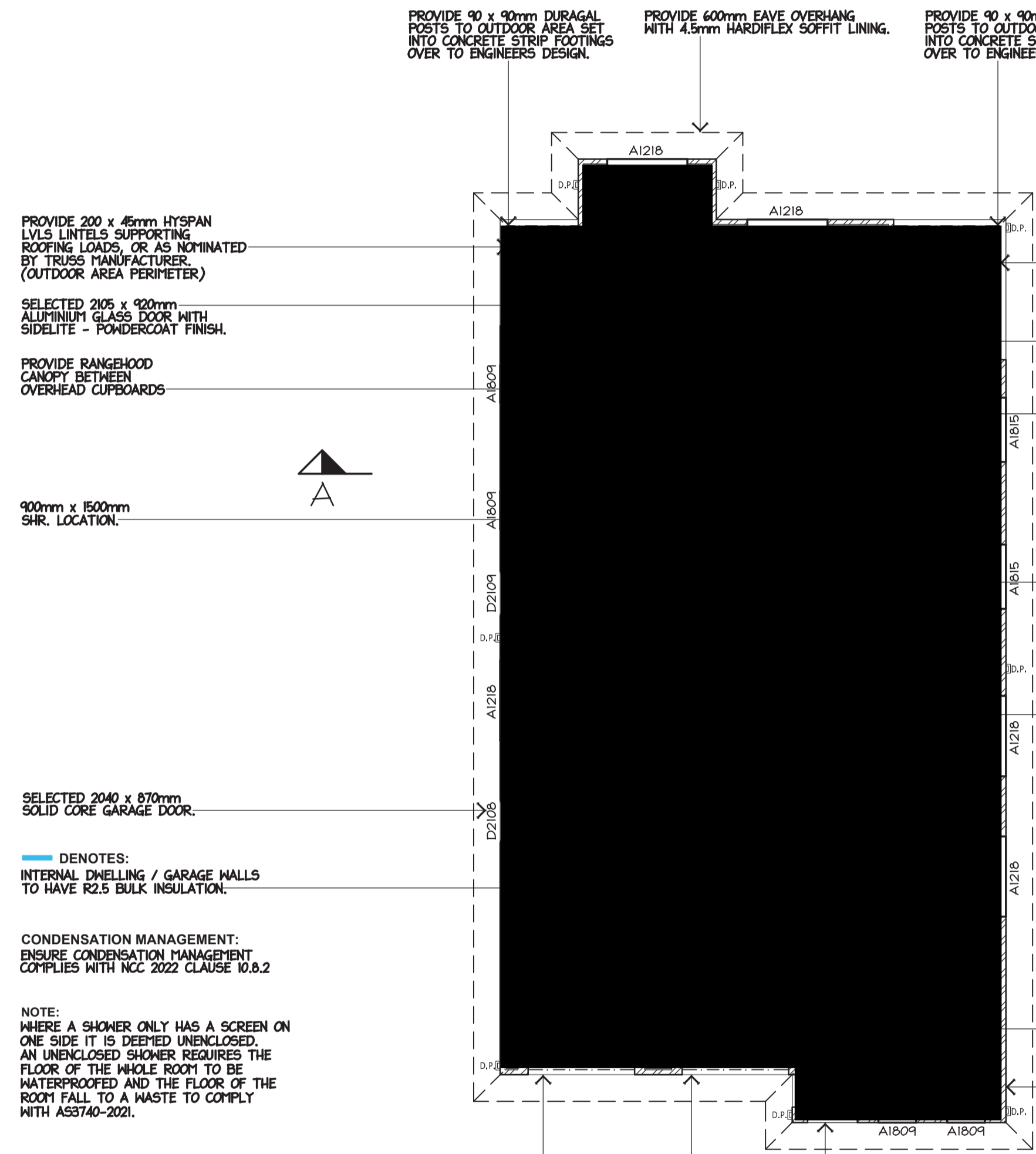
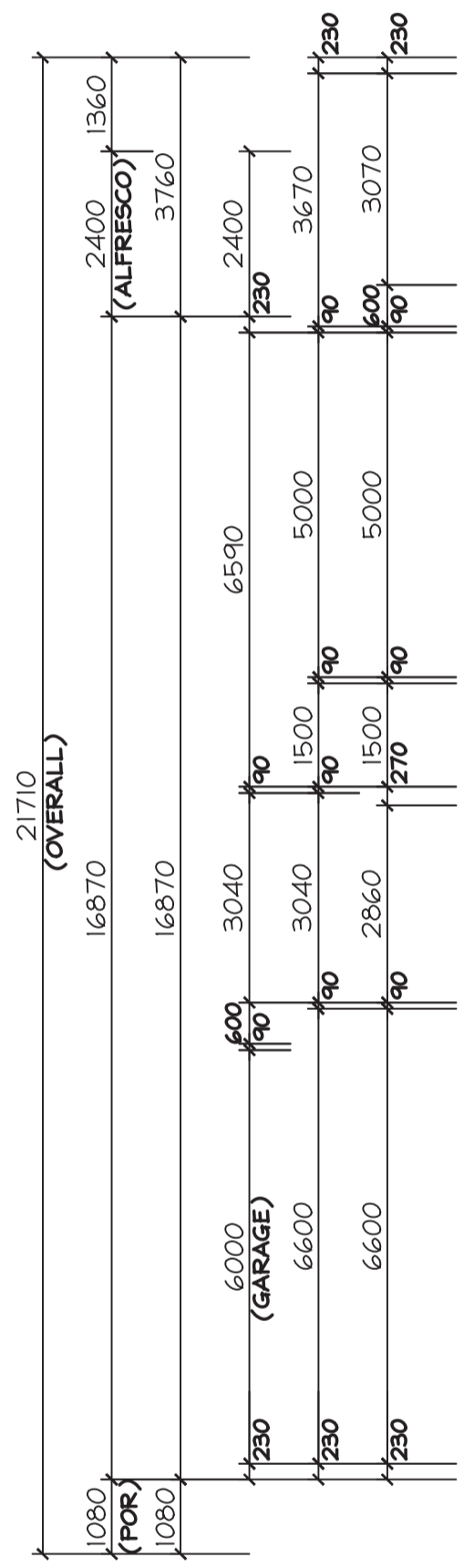


ENGINEERING & ARCHITECTURAL SERVICES
 mark@mh2.com.au mick@mh2.com.au
 0438 210 139 0427 237 668
 No. 136-138 Langtree Ave, Mildura, VIC. 3500
 ABN: 43 634 027 464 DP No: AD 26770



WINDOW No.	SERIAL No.	WINDOW SIZE	QUANTITY	LINTEL SIZE
W1	A1809	1800x850	4	130x45 HYS PAN
W2	A1218	1200x1810	5	170x45 HYS PAN
W3	A1815	1800x1450	2	150x45 HYS PAN
D1	D2109	2040x920	2	130x45 HYS PAN
D2	D2108	2040x870	1	130x45 HYS PAN
D3	D2114	2105x1400	1	150x45 HYS PAN
SD1	SD2118	2105x1810	1	150x45 HYS PAN

-LINTEL & STUDS BESIDE OPENINGS, SIZES ARE TO BE CHECKED ONCE A ROOF TRUSS PLAN HAS BEEN DEVELOPED. THIS IS TO BE DONE BY THE ROOF TRUSS MANUFACTURER.
(O.B) DENOTES OBSCURE GLAZING - SELECTED BY CLIENT.
PROVIDE 2No. 90 x 45mm MGP12 JAMB STUDS TO ALL OPENINGS.



- general notes:**
- ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE NATIONAL CONSTRUCTION CODE, 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 HINDER CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.
 - ⊙ DENOTES SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH AS 3786 - 2014, & TO BE INTERCONNECTED IF MORE THAN ONE.
 - DENOTES ARTICULATION JOINT TO BE CONSTRUCTED IN ACCORDANCE WITH CACA TECHNICAL NOTE 61.
 - GLAZING TO COMPLY WITH 1288 - 2021 "GLASS IN BUILDINGS - SELECTION & INSTALLATION", & 2047-2014 "WINDOWS IN BUILDINGS - SELECTION & INSTALLATION"
 - OVERFLOW RELIEF GULLY REQUIREMENTS ARE TO COMPLY WITH AS 3500 - 2021 "SANITARY PLUMBING & SANITARY DRAINAGE"
 - SOLID FUEL COMBUSTION HEATERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 2918 - 2018 "DOMESTIC SOLID FUEL"
 - BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2021 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
 - PROVIDE EXPANSION JOINTS IN TILED AREA'S EVERY 5m MINIMUM.

WINDOW TYPE	ALUMINIUM AWNING
LINTEL TYPE	HYS PAN LVL & MGP12
FLYWIRE TO ALL OPENINGS	*CHECK LINTELS SUPPORTING GIRDER TRUSSES

AREAS:	DWELLING	114.51m2
(PRIMARY)	GARAGE	20.78m2
	PORTICO	1.59m2
	ALFRESCO	8.00m2
	TOTAL	144.88 m2

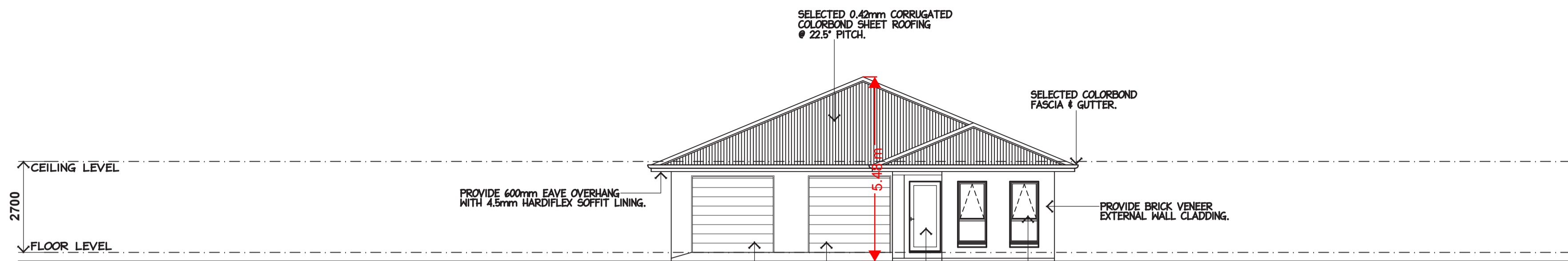
AREAS:	DWELLING	57.81m2
(SECONDARY)	GARAGE	22.21m2
	ALFRESCO	4.22m2
	TOTAL	84.24 m2

TERRAIN CATEGORY 3.0 WIND CLASSIFICATION (N1)
REGION A
TOPOGRAPHIC EFFECT (T1)
WIND DIRECTION (FULLY SHIELDED)
CALCULATION OF WIND SPEED = 28

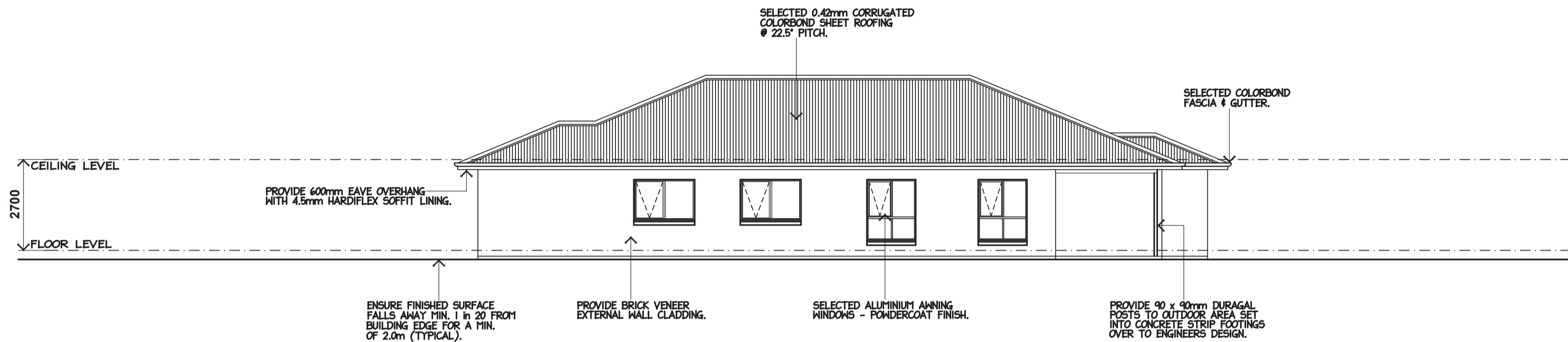
SHEET NO: 1 OF 5 **DRG NO:** MH2 2026-206
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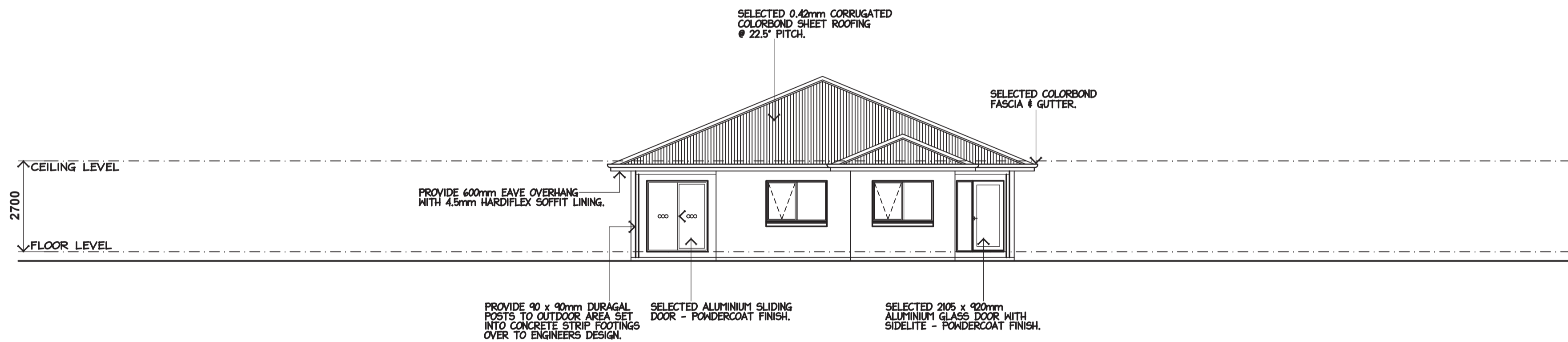
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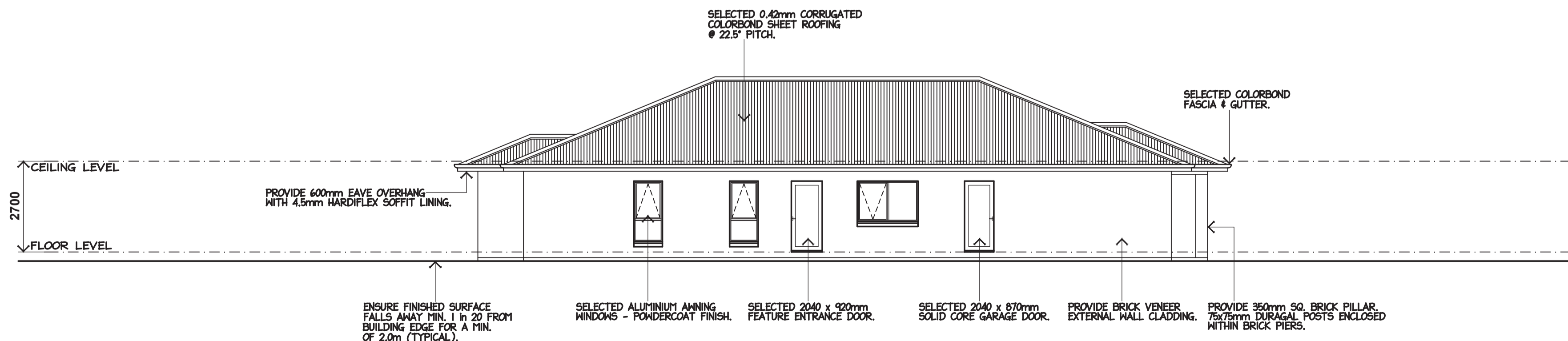
WEST ELEVATION 1:100



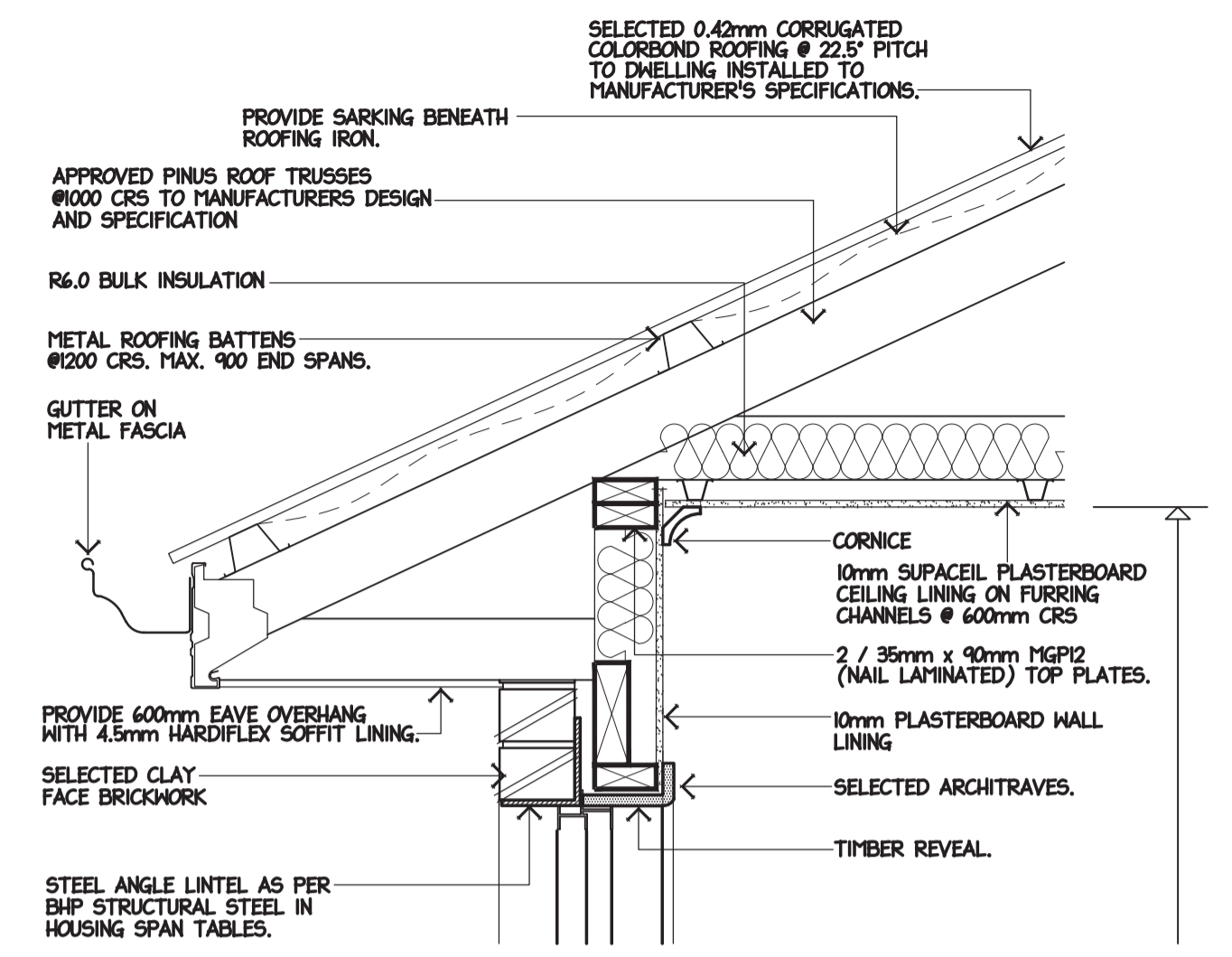
SOUTH ELEVATION 1:100



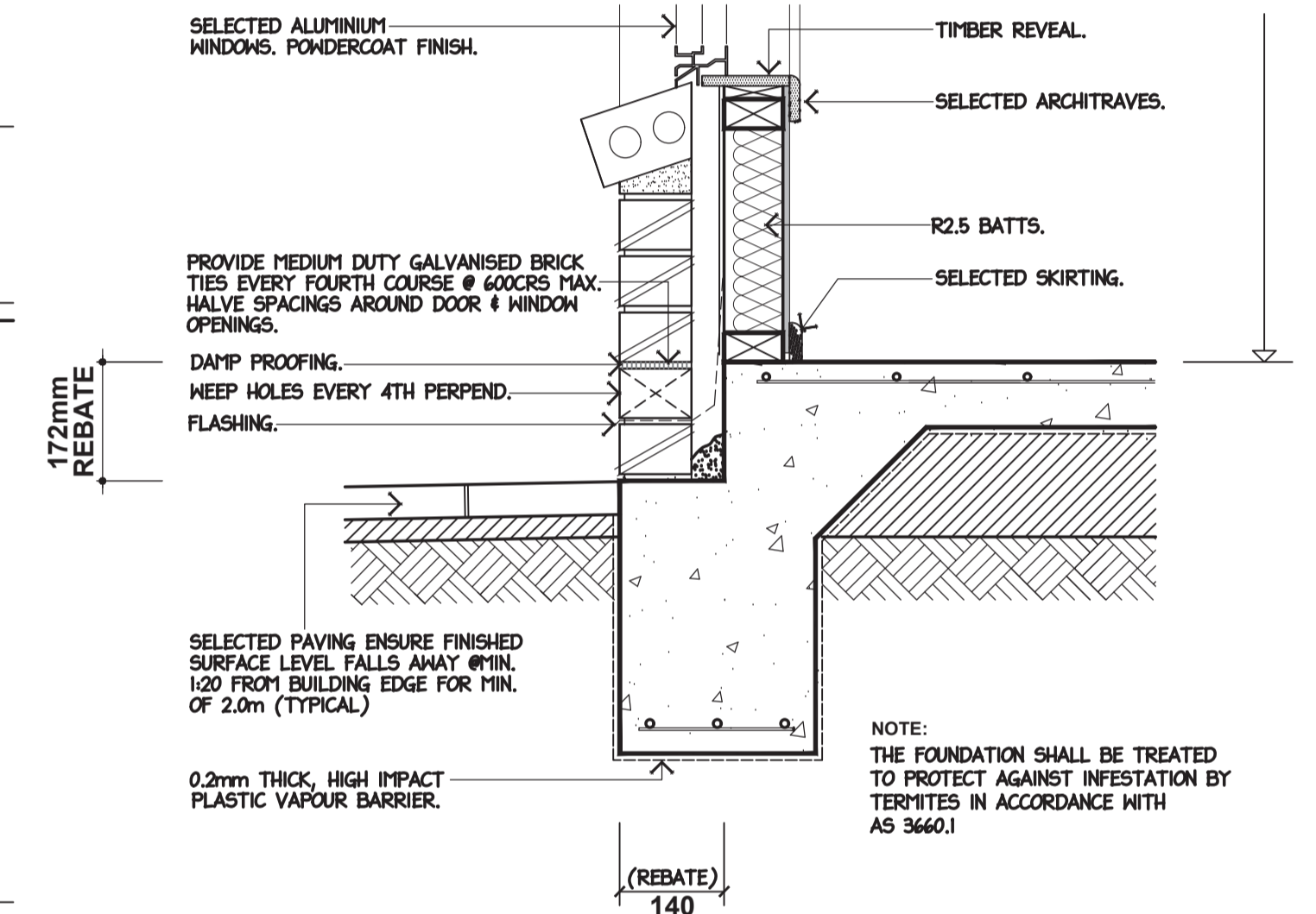
EAST ELEVATION 1:100



NORTH ELEVATION 1:100



TYPICAL HEAD DETAIL 1:10



TYPICAL REBATE DETAIL 1:10

(D.A. APPROVAL ONLY)

SHEET NO: 2 OF 5 **DRG NO:** MH2 2026-206

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