

Planning Report

Dwelling and outbuilding

10 Wurlong Drive
Gol Gol, NSW, 2738



EXECUTIVE SUMMARY

Proposal	Construction of a dwelling and outbuilding
Street Address	10 Wurlong Drive, Gol Gol
Formal Land Description	Lot 1 in Deposited Plan 1294020
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 10 Wurlong Drive, Gol Gol, and more formally as Lot 1 in Deposited Plan 1294020. The site is regular in shape and is relatively flat. It has an area of approx. 3193 square metres (sqm) and a frontage of 37.6 metres (m) to Wurlong Drive. Reticulated electricity, water and telecommunications are available to the site 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 established large lot residential estate, approximately 1.7 km to the east of the Gol Gol post office and Primary School. The surrounding area predominantly consists of single storey dwellings on generous sized allotments.

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 Wurlong Drive



Figure 3: View of the rear of the site



Figure 4: View of the site from the west



Figure 5: View of the site from the east

PROPOSAL

DESCRIPTION

This application is for the construction of a dwelling and outbuilding, as summarised under the following points:

- The dwelling is single storey and contains four bedrooms (master with WIR and ensuite), open plan kitchen, meals and family area, butlers pantry, separate lounge room, study, bathroom, powder room, laundry, mud room, outdoor living area and double garage.
- The external appearance of the dwelling is contemporary with horizontal weatherboard cladding on the walls and a Colorbond iron roof in neutral tones.
- The dwelling has a maximum height of 5.9 m above natural ground.
- An existing crossover will be utilised to provide access to the double garage.
- Due to the generous size of the site, over half will be available for landscaping and private open space.
- The development will be connected to all reticulated services with the exception of gas and wastewater will be managed on-site.
- A 25m x 10m shed with a height of 5.2m is also proposed at the rear of the site. The building will also include a bathroom.

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 dwelling is located within a recently established residential estate and will provide residential housing in a rural setting, in line with the objectives of the R5 Zone. The building is compatible with existing land uses in the surrounding area and will not unreasonably increase the demand for public services or public facilities. The subject site is not in an environmentally sensitive location, does not have high scenic quality and is not flood prone. 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 proposed development responds to site specific conditions and the site has been described in detail previously in this report. The site is within a recently established large lot residential estate which

contains existing dwellings and sheds of a similar size, scale and sitting. The site does not have any specific constraints and the topography is relatively flat.

4.1.2 Streetscapes

The proposed dwelling will have a positive impact on the streetscape. A number of habitable room windows overlook the street to provide for casual surveillance. The proposed garage only occupies approximately 22% of the dwelling façade and will not be a visually dominant element. The external materials and colours of the dwelling will complement existing dwellings in the broader area which have external materials and colours that vary considerably.

4.1.3 Front Setback

The dwelling has a front setback of approximately 20m which is greater than 15m prescribed for dwelling houses in the development standards. The shed will be located at the rear of the site.

4.1.4 Side setbacks and Corner Lot Setbacks

The side setbacks of the proposed dwelling are 1.2m from the western boundary and 4.5m from the eastern boundary (combined total 5.7m), thus meeting this control. This control does not specify a side setback distance for outbuildings. The location of the outbuilding 1.2 metres from the eastern boundary and 11.3 from the western boundary, which is acceptable and consistent with the placement of existing outbuildings in the surrounding area.

4.1.5 Rear setbacks

The proposed dwelling is located 44m from the rear boundary, thus meeting this control.

This control does not specify a setback distance for outbuildings. The location of the outbuilding 2m from the rear boundary is acceptable and consistent with the placement of existing outbuildings in the surrounding area.

4.1.6. Walls on Boundaries

Not applicable.

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 dwelling is single storey and has generous side and rear setbacks. The shed is located adjacent to existing sheds either side and the land to the south is a large unused part of land.

4.1.8 Site Coverage

The site coverage is approximately 21%, which complies with this control.

4.1.9 Private Open Space

Due to the generous size of the site, private open space is well in excess of the 40sqm minimum requirement.

4.1.10 Energy Efficiency and Solar access

Appropriate solar access and energy efficiency is achieved given the orientation of the site. A BASIX is included with this application to demonstrate that the relevant energy efficiency requirements are met.

4.1.11 Daylight to existing windows

The proposed dwelling will not impact daylight to existing dwellings as there is a notable separation distance and between the proposed buildings and any existing dwellings.

4.1.12 North-facing windows

Not applicable – there are no existing north facing windows within 3m of the boundary.

4.1.13 Overlooking

Not applicable – the proposed dwelling is single storey and will not be notably raised above existing surface levels.

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

The proposed dwelling contains a double garage which provides two covered car parking spaces for occupants. Numerous uncovered car parking spaces can be accommodated within the driveway, if required.

4.1.16 Cut and Fill

As the site is relatively flat, only minimal earthworks are anticipated and will not exceed 0.5m 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 dwelling, 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 dwelling 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. The proposed dwelling will be required to comply with the applicable National Construction Code requirements for disabled access.

Security, Site Facilities and Safety

Not applicable for this application.

Waste Management

Waste will be disposed of onsite via a AWTS system as per Council's requirements.

National Construction Code

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

Traffic

The proposed dwelling 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 directed to the legal point of discharge within the road reserve.

CONCLUSION

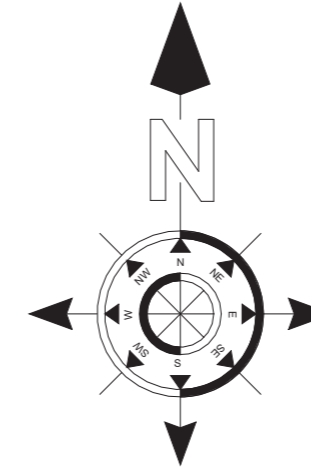
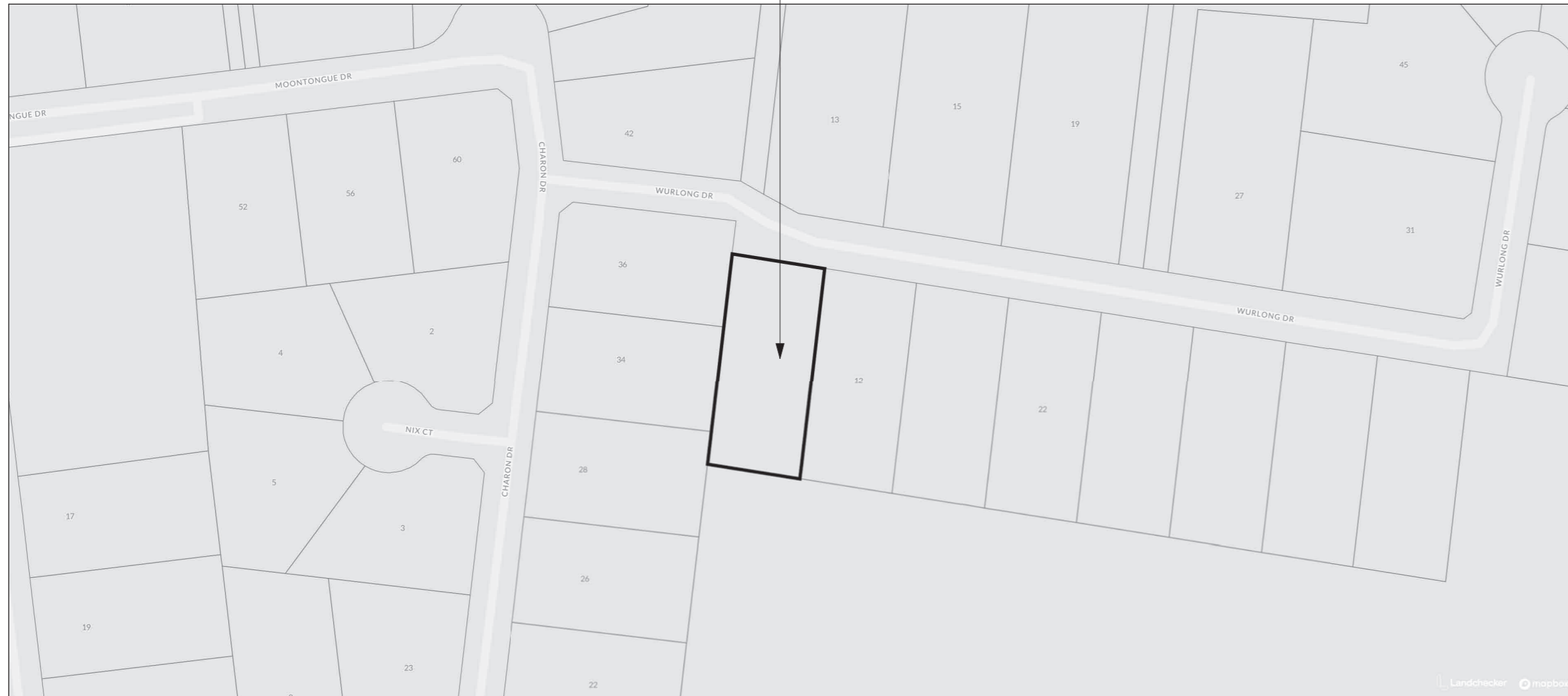
This report demonstrates that the proposal is consistent with the relevant provisions of the *Wentworth Local Environmental Plan 2011* and the Wentworth DCP.

The proposed development is appropriate for the site as it:

- Supports the objectives of the Zone 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 dwelling and outbuilding as described in this report at 10 Wurlong Drive, Gol Gol.

PROJECT SUBJECT SITE
LOT 1 DP1294020
WURLONG DRIVE
GOL GOL, NSW 2738



NSW BUSHFIRE PRONE LAND

IN ACCORDANCE WITH 'NSW RURAL FIRE SERVICE' BUSHFIRE PRONE LAND MAPS ZONES

THIS PROPERTY IS NOT LOCATED IN BUSHFIRE PRONE LAND

BUSHFIRE PRONE AREA

Bushfire Prone Area
 This property is not within a zone classified as a bushfire prone area.
 For confirmation and detailed advice about the bushfire prone area of this property, please contact WENTWORTH council on 03 9027 8027.

Company logo

PROPOSED LOCALITY PLAN
NTS

PROJECT SUBJECT SITE
LOT 1 DP1294020
WURLONG DRIVE
GOL GOL, NSW 2738



PROPOSED LOCALITY AERIAL VIEW PLAN
nts

UBS
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 ABN 19609 574 736
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REV	DATE	BY	AMENDMENTS	CKD

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DATE **02/03/26** DRAWN **G.J.H.**

SCALE **1 : 100** CHECKED **G.H.**

DETAIL **PROPOSED LOCALITY PLAN & LOCALITY AERIAL VIEW PLAN**

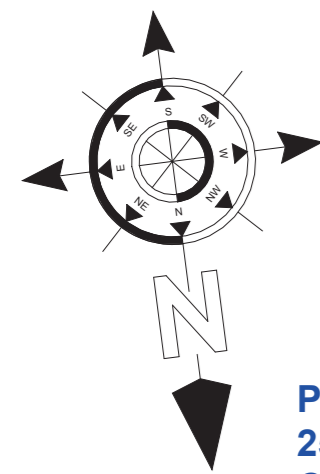
JOB
PROPOSED NEW DWELLING
LOT 1 DP1294020
WURLONG DRIVE
GOL GOL
NSW 2738

CLIENT
STEVE & CATHY DAVEY

JOB No. **25-878v7** **A2** SHEET No. **2 of 6**

WMMCAS
Certificate No. #HR-WMMCAS-02
 NSW, 2738 - HR

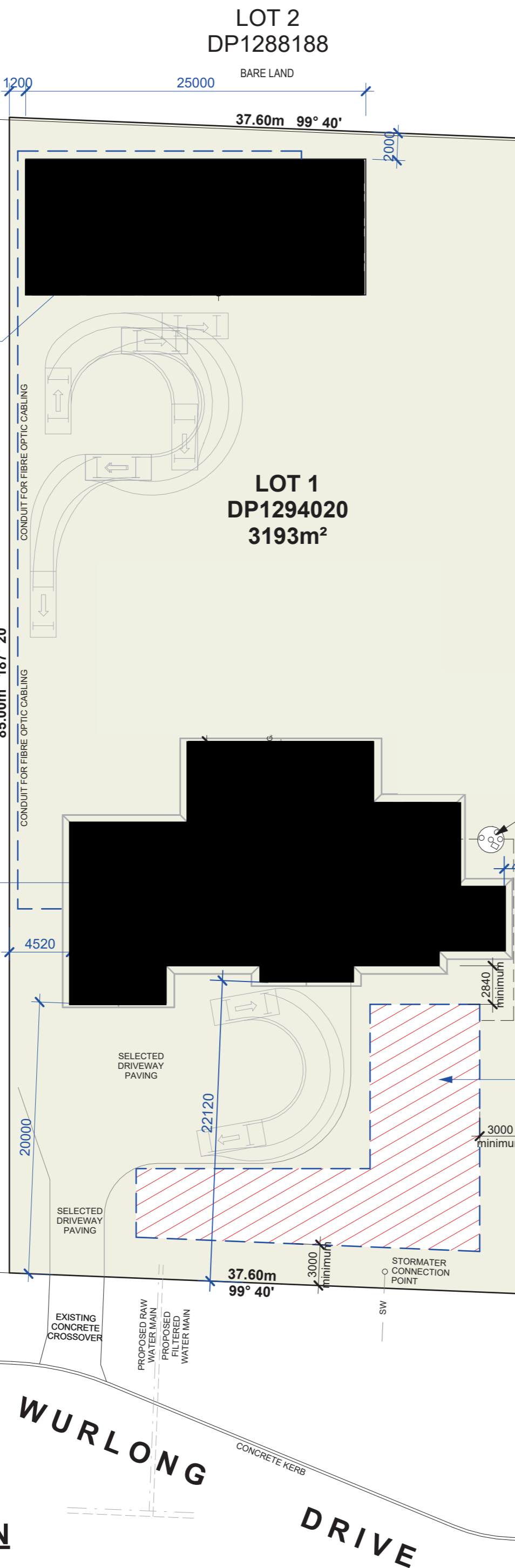
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 Accreditation No. DMN/19/1910
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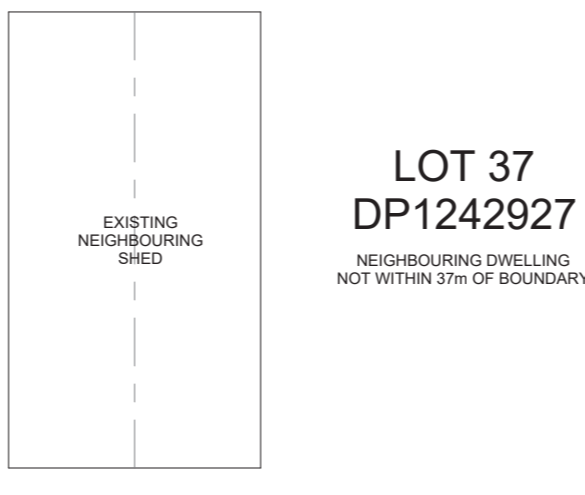
PROPOSED
25mL x 10mW x 4mH
COLORBOND SHED

PROPOSED
DWELLING

PROPOSED SITE PLAN
1:300



To be confirmed by LCA REPORT
WASTEWATER SUBSURFACE
IRRIGATION DISPOSAL FIELD AREA
total = 185m². (minimum req. - ???m²).



LOT 2
DP1288188

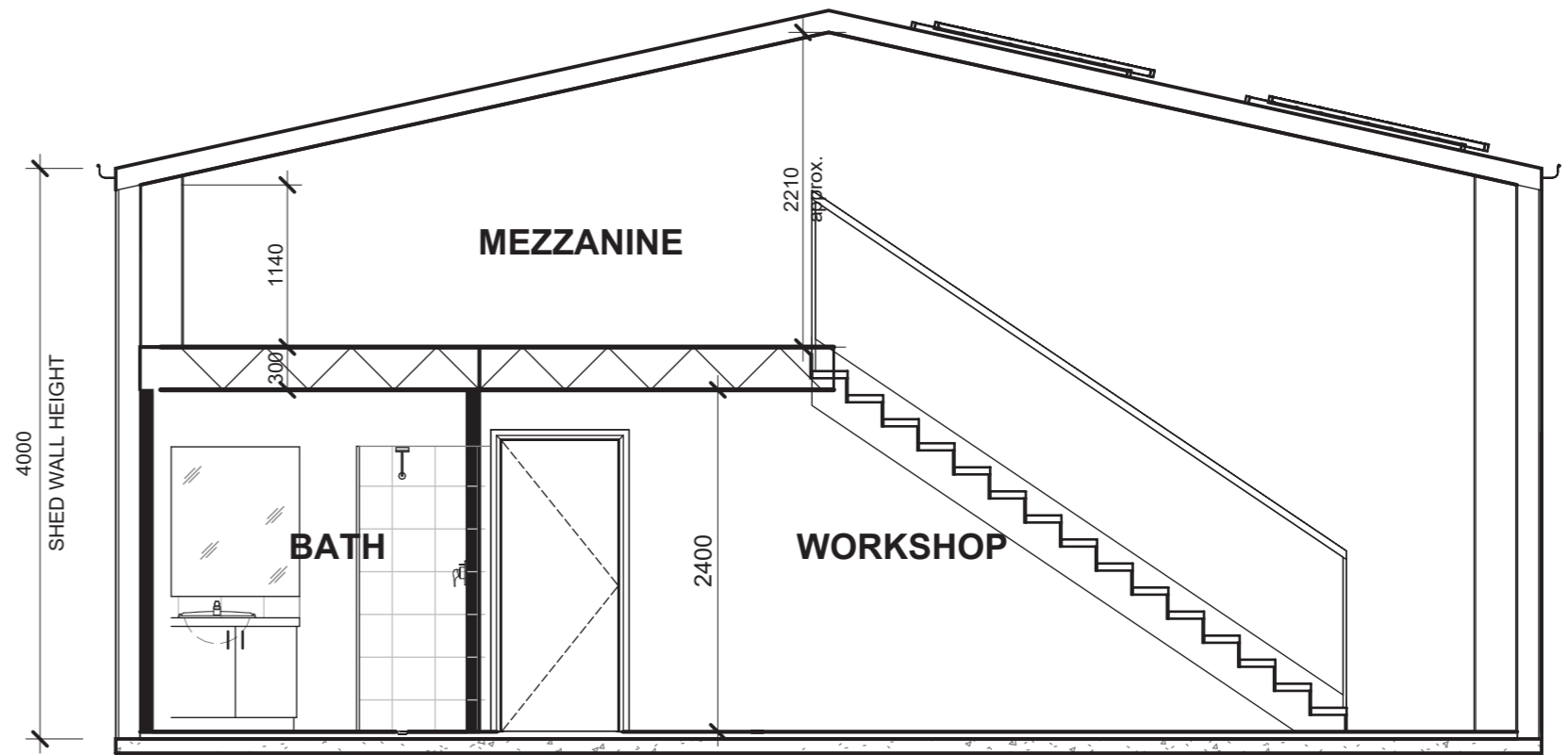
LOT 1
DP1294020
3193m²

LOT 37
DP1242927
NEIGHBOURING DWELLING
NOT WITHIN 37m OF BOUNDARY

LOT 36
DP1242927
NEIGHBOURING DWELLING
NOT WITHIN 28m OF BOUNDARY

LOT 35
DP1242927
NEIGHBOURING DWELLING
NOT WITHIN 32m OF BOUNDARY

LOT 2
DP1294020
VACANT ALLOTMENT



SECTION THRU GYM / HOBBY & MEZZANINE
1:50

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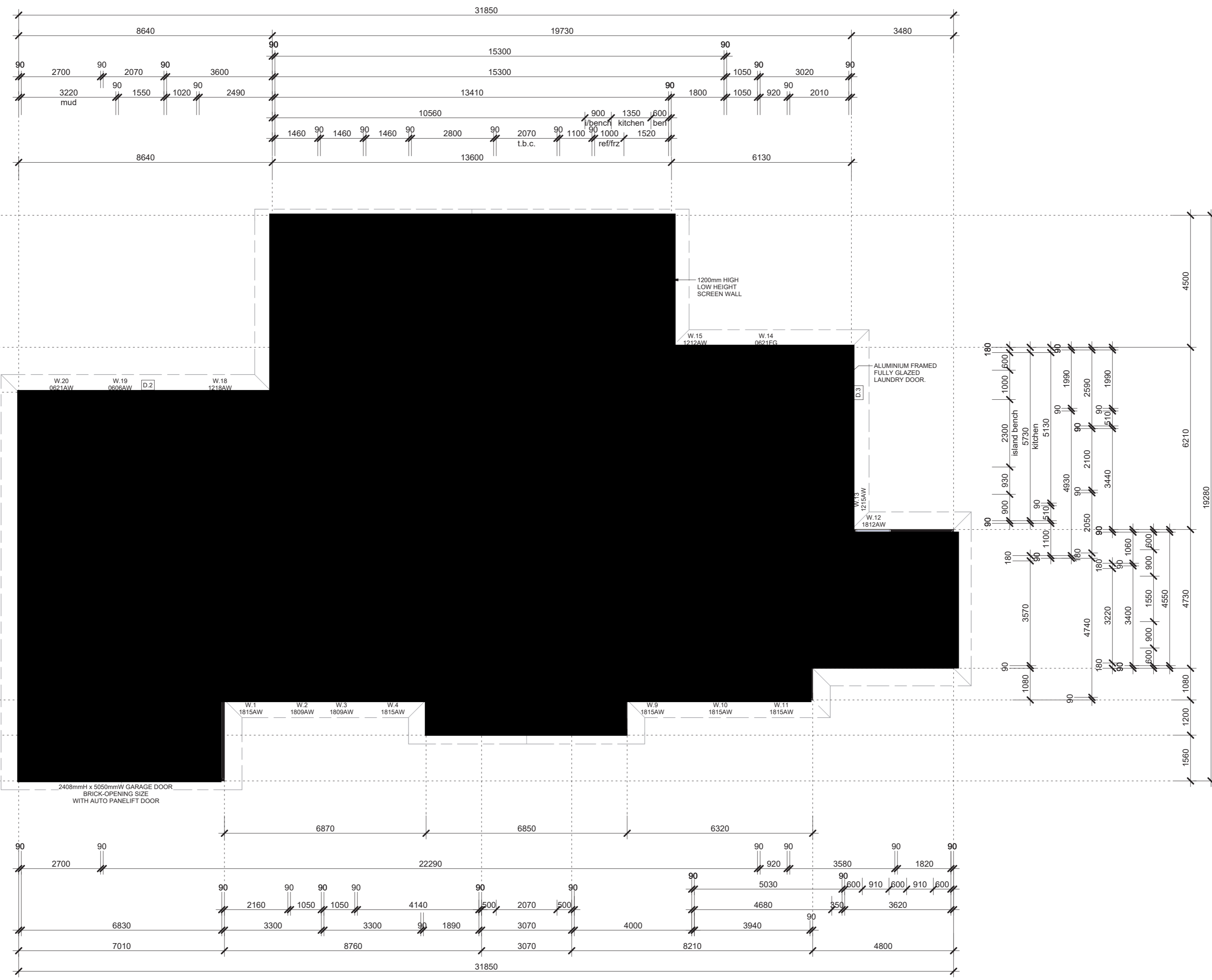
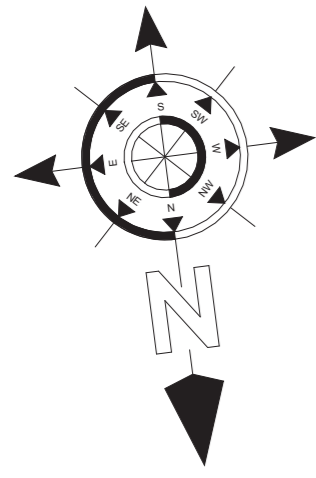
DETAIL PROPOSED SITE PLAN

JOB
PROPOSED NEW DWELLING
LOT 1 DP1294020
WURLONG DRIVE
GOL GOL
NSW 2738

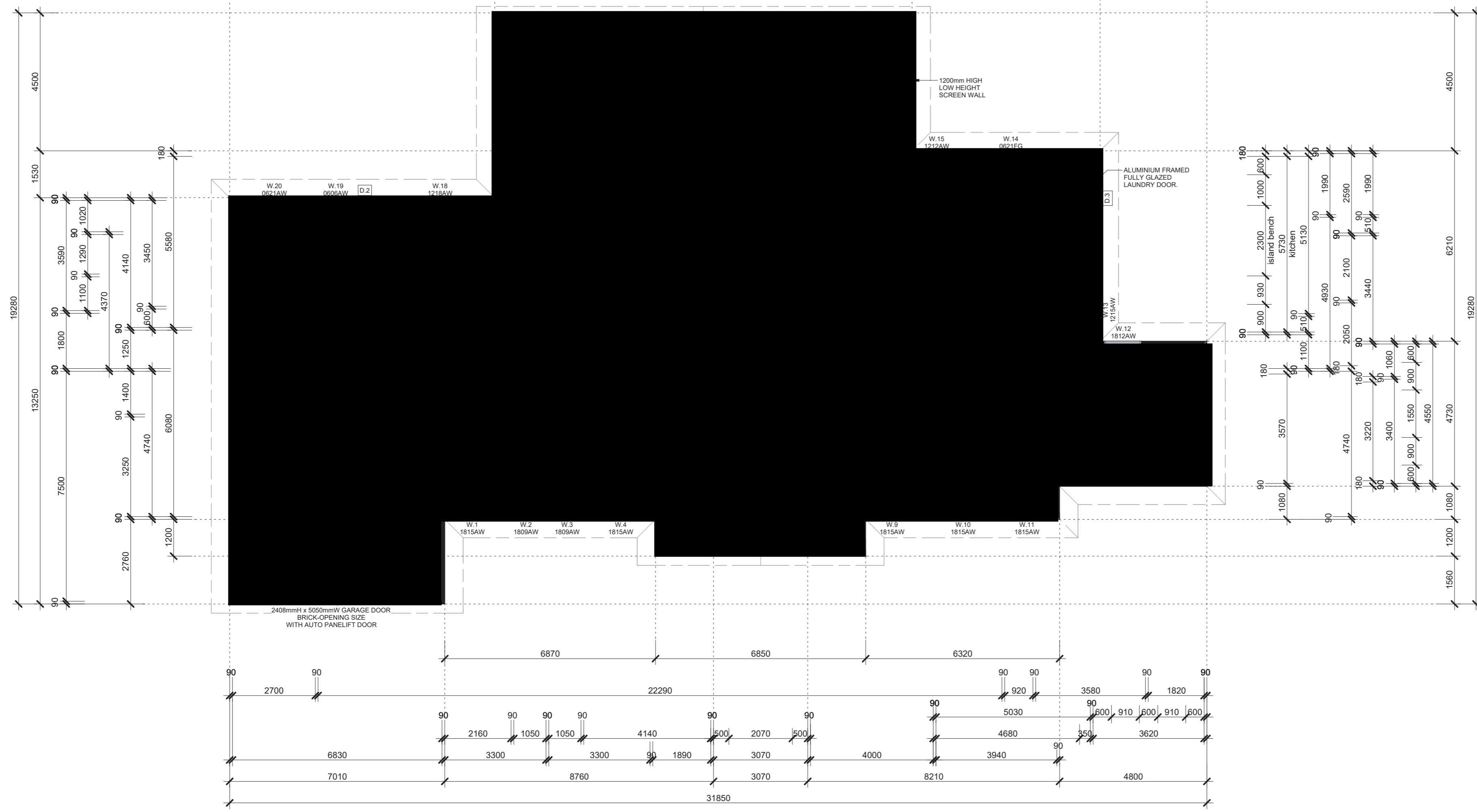
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AREAS	
Dwelling	299.82m ² (32.27 SQS.)
Double Garage	59.03m ² (6.35 SQS.)
Alfresco	61.20m ² (6.59 SQS.)
Porch	11.54m ² (1.24 SQS.)
Total	431.59m² (46.45 SQS.)
Colorbond Shed	250.00m ² (26.91 SQS.)



PROPOSED FLOOR PLAN
1:100

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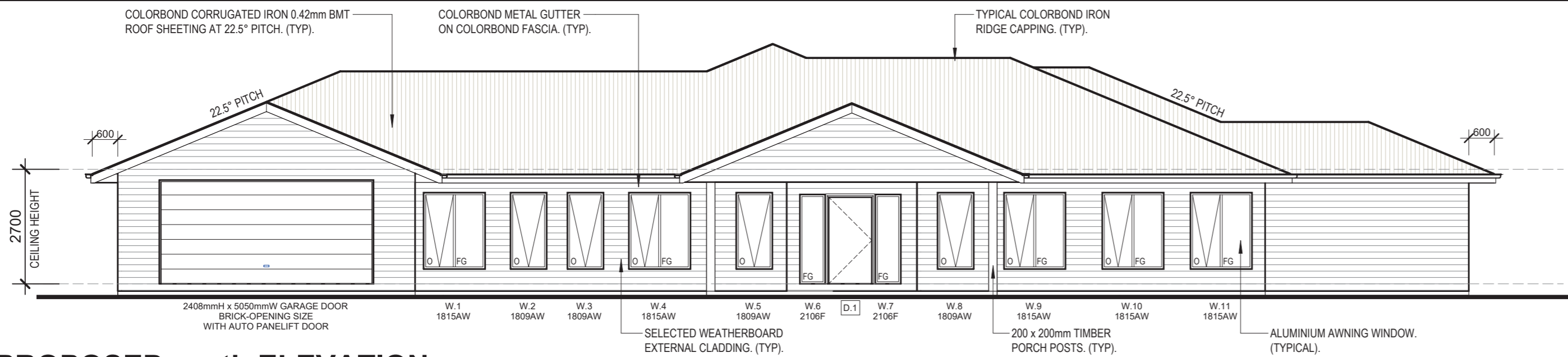
DETAIL **PROPOSED FLOOR PLAN**

JOB
PROPOSED NEW DWELLING
LOT 1 DP1294020
WURLONG DRIVE
GOL GOL
NSW 2738

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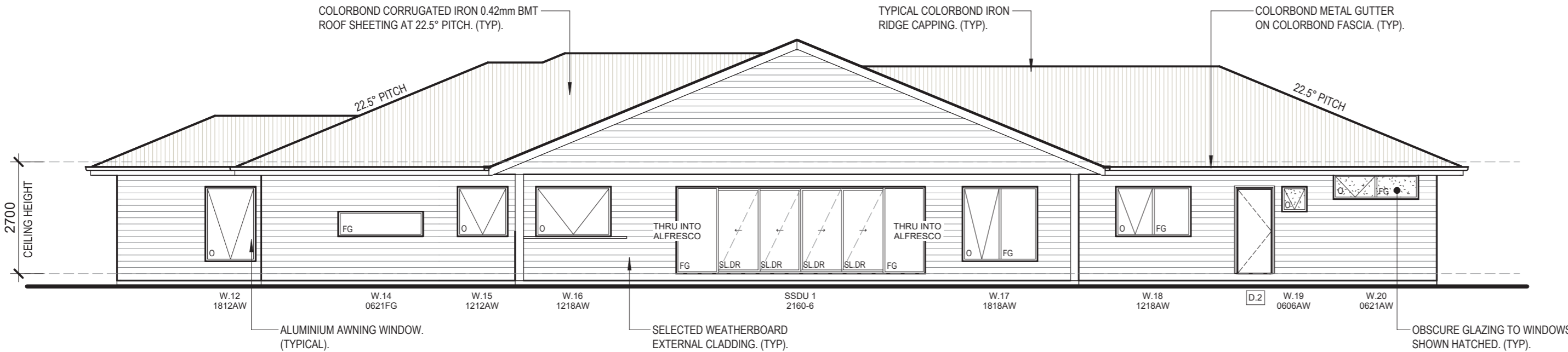
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HERO **HOUSE** **CERTIFICATE**
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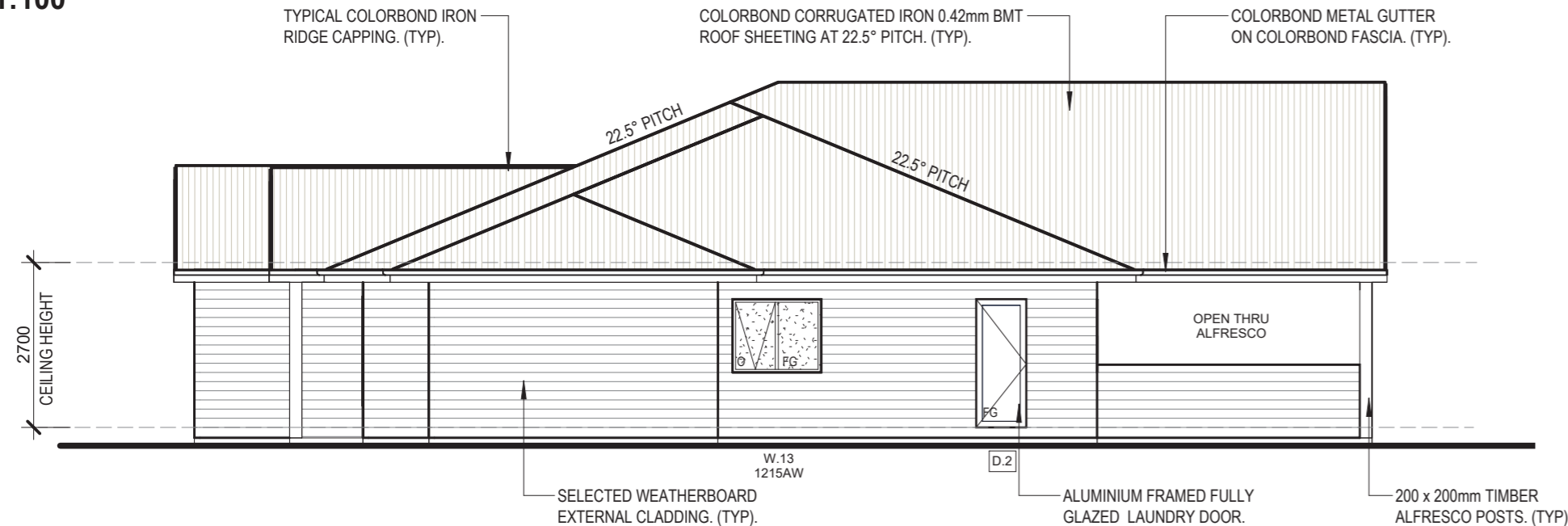
PROPOSED north ELEVATION

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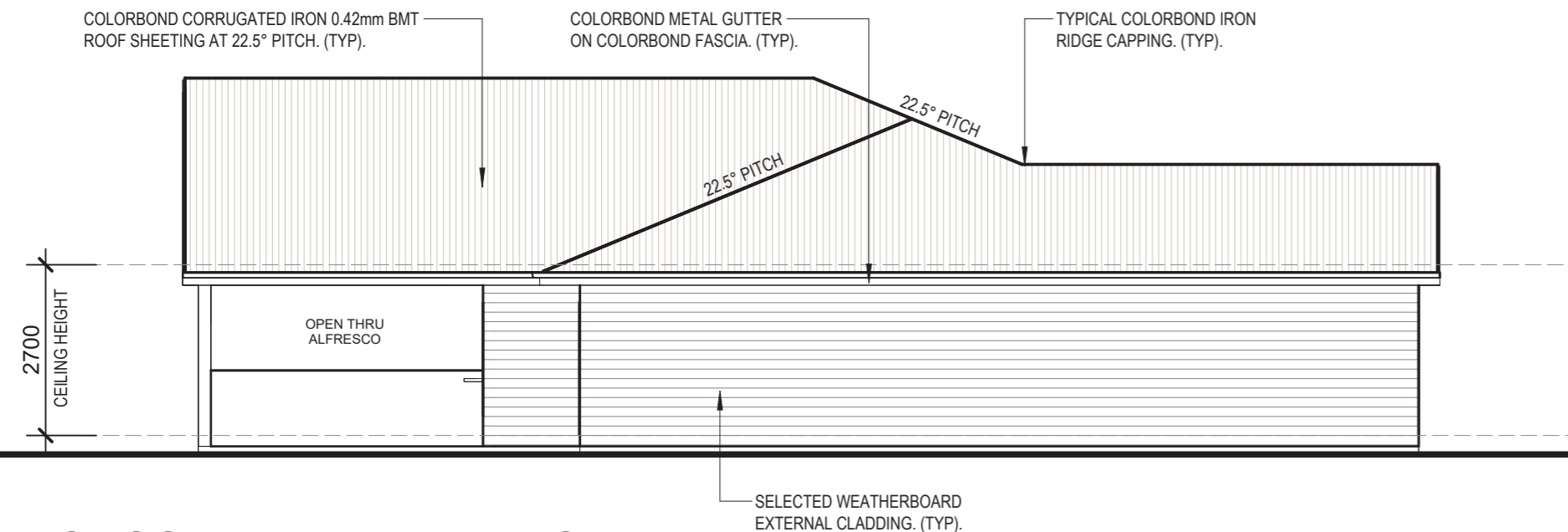
PROPOSED south ELEVATION

1:100



PROPOSED west ELEVATION

1:100



PROPOSED east ELEVATION

1:100

WINDOW SCHEDULE				
WINDOW	H x W	U-VALUE	SHGC	DESCRIPTION
W.1, W.4, W.9, W.10, W.11.	1800 x 1450	4.3	0.55	CLEAR DOUBLE GLAZED (4/10/4) - AWNING
W.2, W.3, W.5, W.8.	1800 x 850	4.3	0.55	CLEAR DOUBLE GLAZED (4/10/4) - AWNING
W.6, W.7.	2100 x 610	3.2	0.68	CLEAR DOUBLE GLAZED (4/10/4) - FIXED
W.12.	1800 x 1210	4.3	0.55	CLEAR DOUBLE GLAZED (4/10/4) - AWNING
W.13.	1200 x 1450	4.3	0.55	OBSOLETE DOUBLE GLAZED (4/10/4) - AWNING
W.14.	600 x 2050	3.2	0.68	CLEAR DOUBLE GLAZED (4/10/4) - FIXED SPLASHBACK
W.15.	1200 x 1210	4.3	0.55	CLEAR DOUBLE GLAZED (4/10/4) - AWNING
W.16.	1200 x 1810	4.3	0.55	CLEAR DOUBLE GLAZED (4/10/4) - AWNING (GAS-STRUT)
W.17.	1800 x 1810	4.3	0.55	CLEAR DOUBLE GLAZED (4/10/4) - AWNING
W.18.	1200 x 1810	4.3	0.55	CLEAR DOUBLE GLAZED (4/10/4) - AWNING
W.19.	600 x 610	4.3	0.55	OBSOLETE DOUBLE GLAZED (4/10/4) - AWNING
W.20.	600 x 2050	4.3	0.55	OBSOLETE DOUBLE GLAZED (4/10/4) - AWNING
D.3	2100 x 820	5.9	0.56	CLEAR SINGLE GLAZED - FULLY GLAZED DOOR
SSDU 1.	2100 x 6000	6.2	0.72	CLEAR SINGLE GLAZED - STACKER SLIDING DOOR

- ALL NEW WINDOWS TO BE FRAMED USING DOMESTIC ALUMINIUM IMPROVED DOUBLE GLAZED SECTION.
- SINGLE or DOUBLE GLAZED (4/10/4) SASHES WITH INSECT SCREENS TO ALL OPENING SASHES AS NOTED.
- ALL GLAZING IN KITCHENS, BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE, INCLUDING SHOWER DOORS, SHOWER SCREENS, BATH ENCLOSURE, AND ASSOCIATED WINDOWS & DOORS (including cabinet doors) WHERE THE LOWEST SITE LINE IS LESS THAN 2.0m ABOVE HIGHEST ABUTTING FINISHED FLOOR, BOTTOM OF THE BATH, OR SHOWER BASE, MUST -
 - (a) for framed panels, be glazed with GRADE A SAFETY GLAZING in accordance with TABLE 8.4.2 NCC 2022; or
 - (b) for panels or doors with any edge exposed, BE TOUGHENED SAFETY GLASS in accordance with TABLE 8.4.6 NCC 2022 with a minimum nominal thickness of 6mm.
- SLIDING DOOR GLAZING TO BE GRADE A SAFETY GLASS.
- ALL GLASS & GLAZING TO COMPLY WITH AS-1288, AS-2208, AS-2047.

Schedule of BASIX Commitments	
ITEM	COMMITMENT
WATER	
Landscape	Up to 300 m ² total
Showerheads, toilets	4 stars
Taps	5 stars
Alternative water	50 kL tank, total roof catchment, connect to pool and outdoor tap
Pool	63 kL
THERMAL PERFORMANCE	
External walls (excl. garage)	Vapour permeable sarking, R2.5 batts
Internal walls - to garage	R2.5 batts
Ceilings	R6.0 batts (include R3.0 to garage)
Roof	Single-sided reflective foil (E=0.05)
Glazing	Double glazed, clear (4/10/4) <ul style="list-style-type: none"> • Awning windows: AWS 516 (AWS-008-001) • Fixed windows: AWS 516 (AWS-067-008)
Glazing	Single glazed, clear (5) <ul style="list-style-type: none"> • Sliding doors: AWS 541/542 (AWS-011-001) • Hinged doors: AWS 549 (AWS-018-001)
External doors	Air infiltration seals
Exhaust fans	Self-closing damper
ENERGY	
Hot water	Heat pump
Heating and cooling system	Ducted air conditioning, single phase, EER 2.5-3.0
Ventilation - kitchen	Ducted exhaust fan, manual switch
Ventilation - bathrooms, ensuites	Ducted exhaust fan, manual switch, self-closing damper
Lighting	IC-rated LED
Alternative energy	3 kW PV system, orientec N

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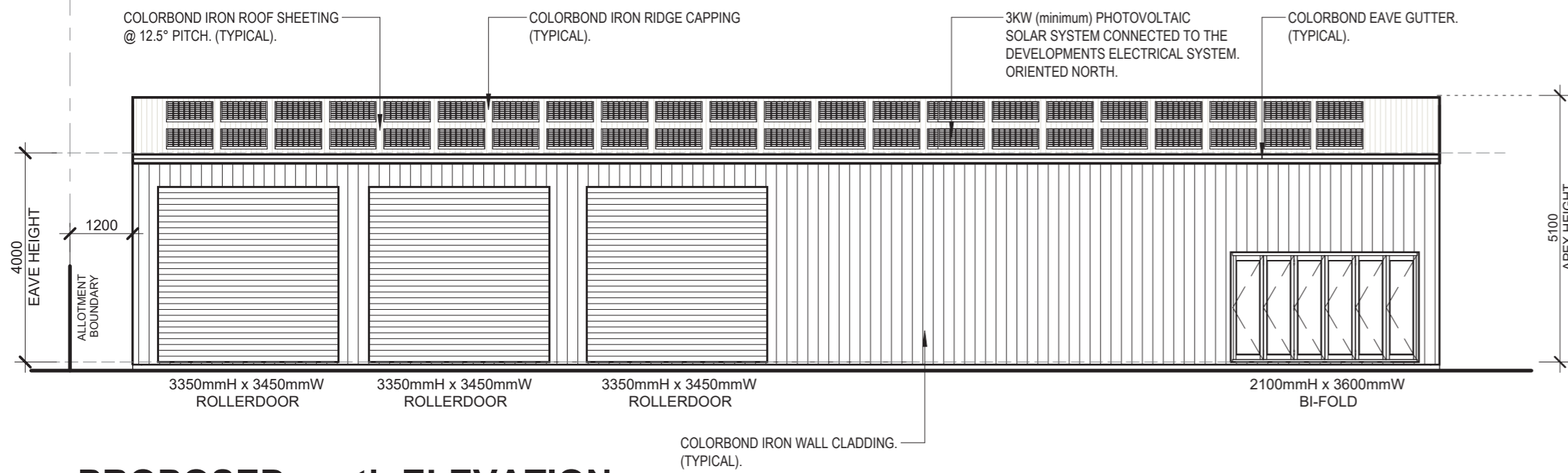
DETAIL PROPOSED ELEVATIONS

JOB PROPOSED NEW DWELLING
 LOT 1 DP1294020
 WURLONG DRIVE
 GOL GOL
 NSW 2738

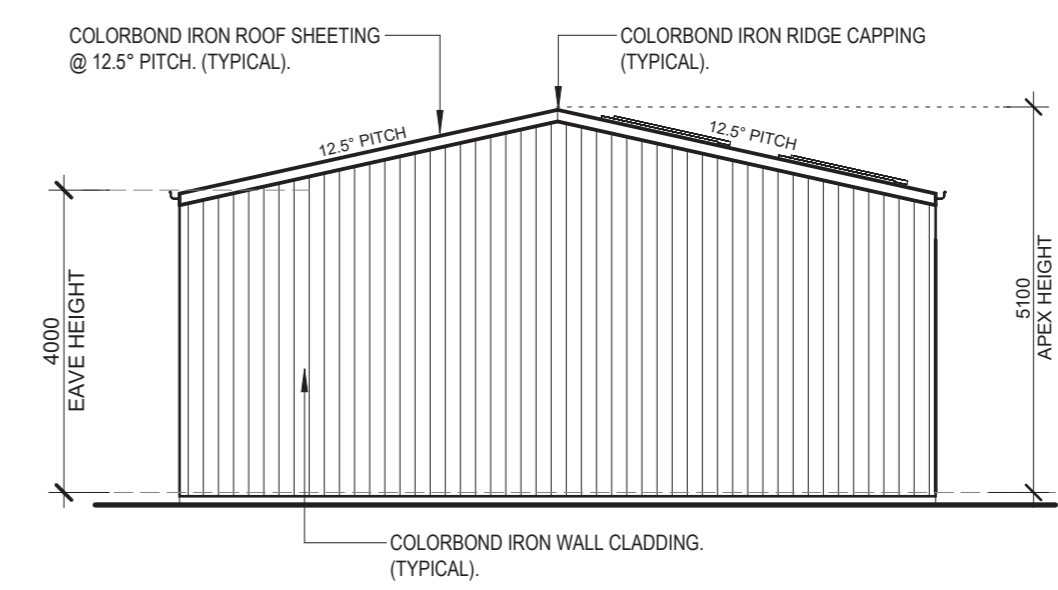
CLIENT STEVE & CATHY DAVEY

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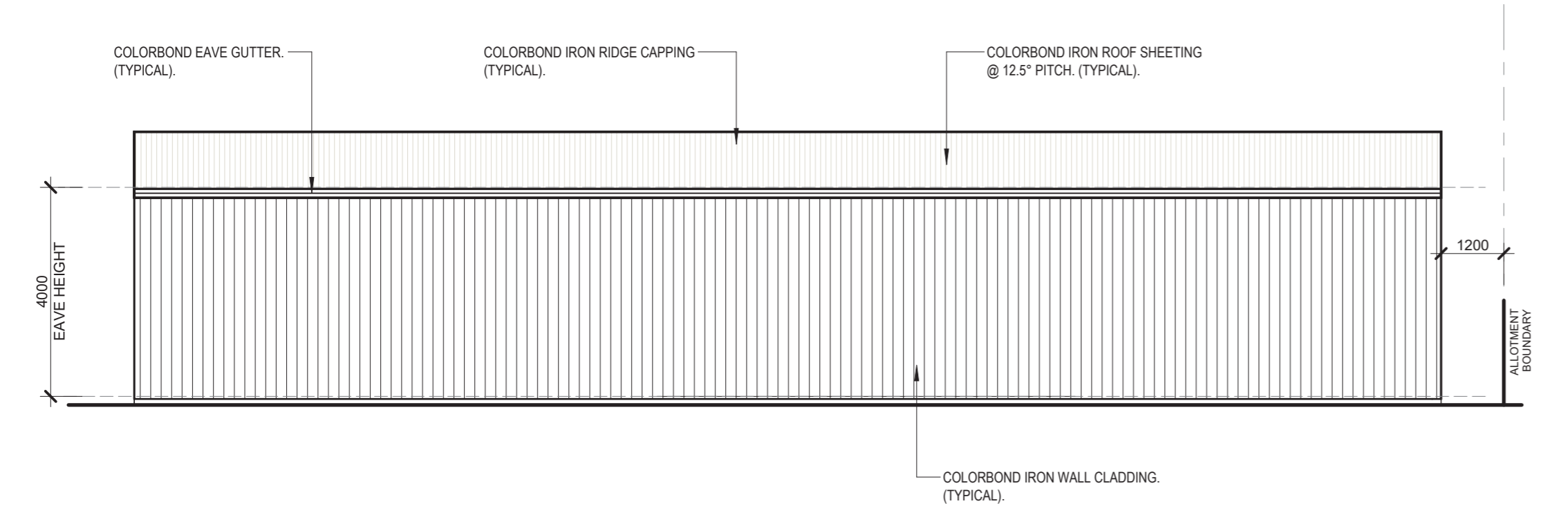
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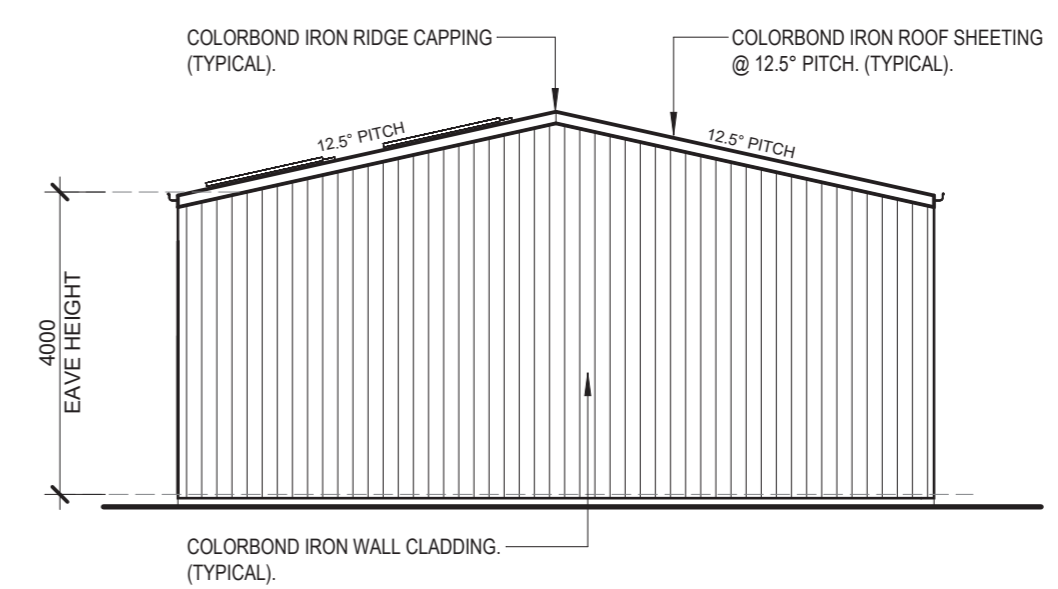
PROPOSED north ELEVATION
1:100



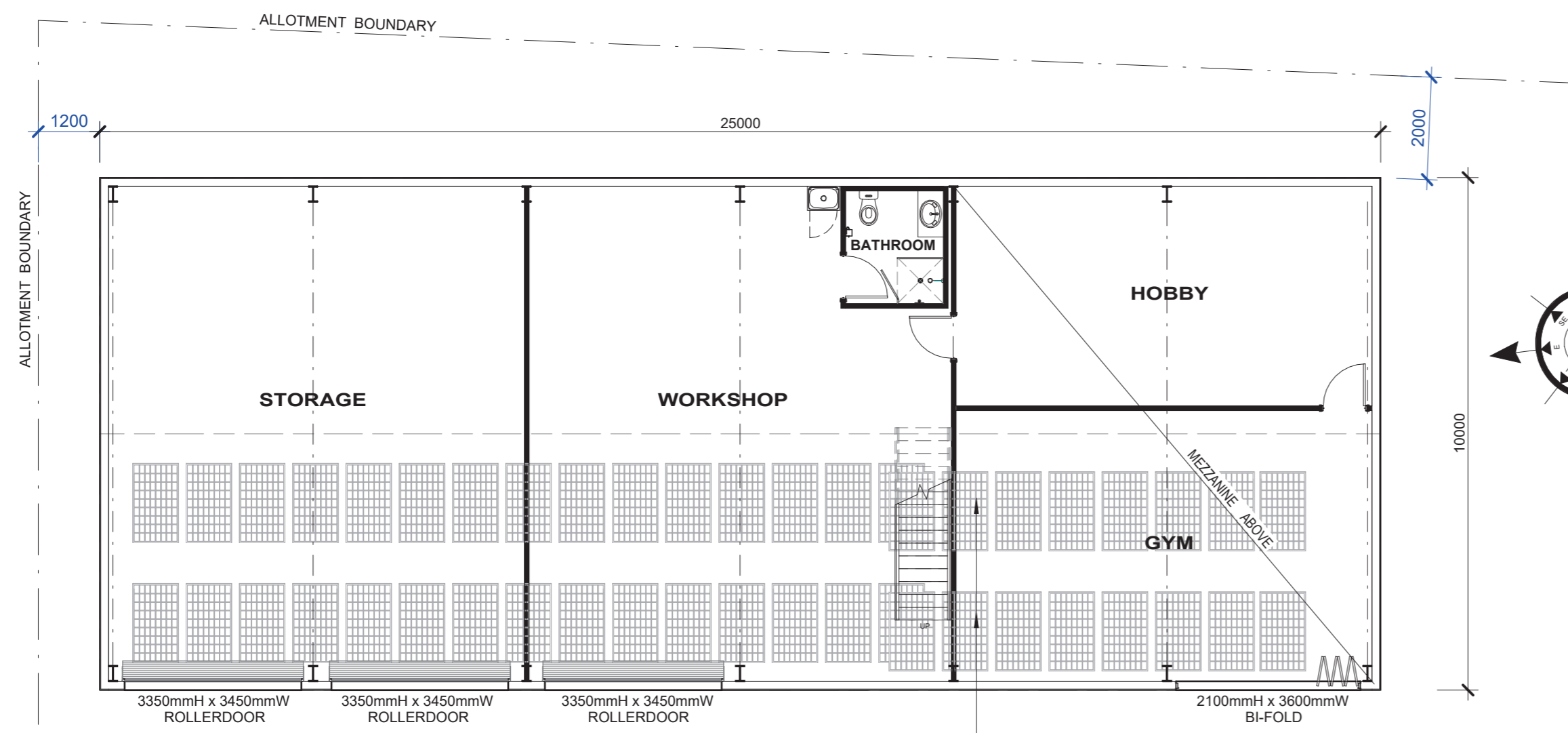
PROPOSED east ELEVATION
1:100



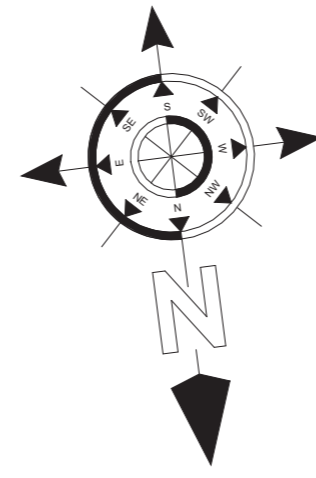
PROPOSED south ELEVATION
1:100



PROPOSED west ELEVATION
1:100



PROPOSED SHED FLOOR PLAN
1:100



Certificate No. #HR-WMMCAS-02

Scan QR code or follow website link for rating details.

Assessor name: Beau Brown

Accreditation No.: DMN/19/1910

Property Address: 10 Wurlong Drive, Gol Gol, NSW, 2738

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UBS
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REV	DATE	BY	AMENDMENTS	CKD

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REGISTERED Building Practitioner GREGORY J HAMILTON DP-AD 222

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DETAIL PROPOSED SHED FLOOR PLAN & ELEVATIONS

JOB
PROPOSED NEW DWELLING
LOT 1 DP1294020
WURLONG DRIVE
GOL GOL
NSW 2738

CLIENT
STEVE & CATHY DAVEY

JOB No.25-878v7 **A2** SHEET No.6 of 6