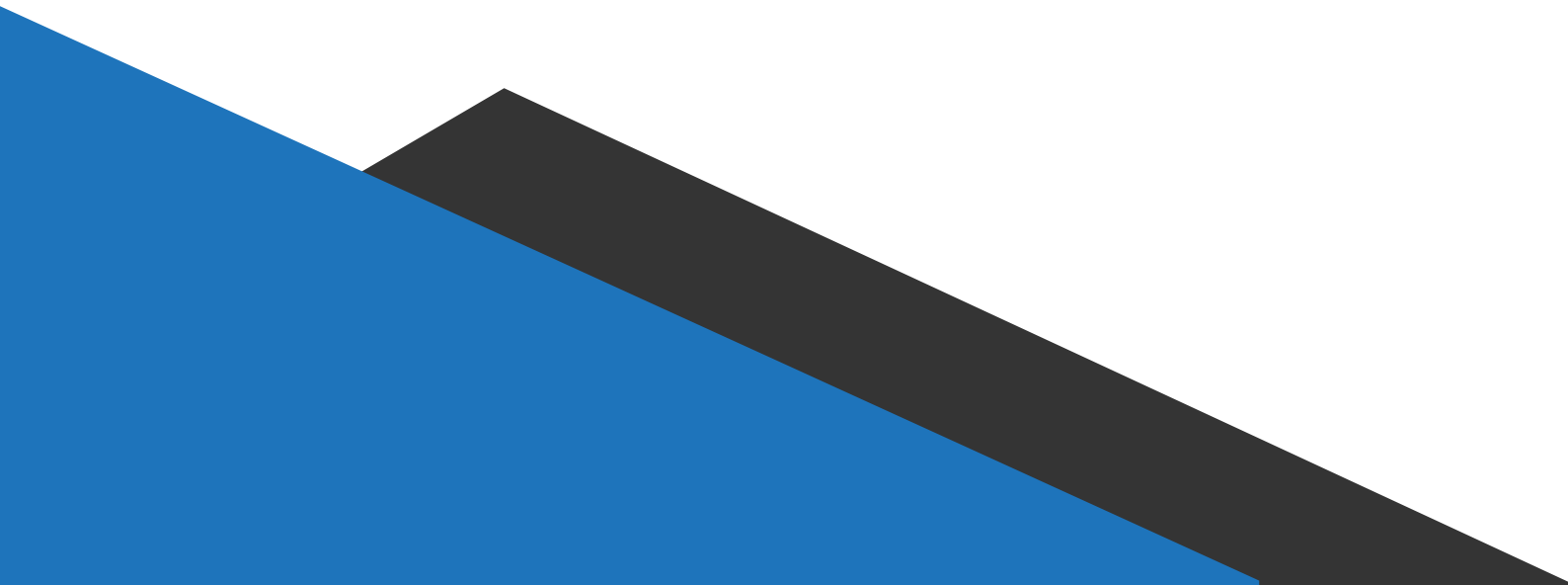




DEVELOPMENT APPLICATION





SUMMARY

Proposal

Storage shed

Street Address

10 Cielo Court, Gol Gol, NSW 2738

Land Description

Residential

Zone

RU5 Village

INTRODUCTION

This application seeks a Development consent for the construction of a detached residential storage shed. The shed is intended to be used for private domestic storage ancillary to a proposed future dwelling on the site.



SITE & LOCALITY

The subject site is located at Lot 15, 10 Cielo Court, Gol Gol NSW. The property is a large 1102m² currently vacant allotment zoned RU5 Village for residential use under the Wentworth Local Environmental Plan 2011.

The site is relatively flat and has been previously cleared as part of the subdivision's development. There are no waterways on the property, and there is no significant native vegetation within in the proposed building footprint.

The site is not known to be subject to high hazards such as severe flooding, salinity or stormwater inundation.

Surrounding land consists of established, low density residential dwellings, many which feature similar ancillary outbuildings.



THE PROPOSAL

The proposal involves the construction of a detached, non-habitable storage shed measuring 6m wide x 12m long (72m²). The structure will have a wall /eave height of 3.2m and an overall height of 3.4m.

Construction will consist of a Bluescope steel frame with Monument Colorbond cladding on a 100mm concrete slab. Openings include two roller doors and one glass sliding pedestrian door.

CONTEXT & SETTING

The proposed shed will be located at the rear of the lot with a substantial 38.22m setback from the front boundary, meaning it will not be visually prominent or dominate the streetscape. The shed is proposed to be setback from the rear boundary and left side boundary 200mm, the right side boundary will have an approximate setback of 7.49m. The overall height of 3.4m is modest and standard for a residential outbuilding. Similar storage structures are characteristic of the Gol Gol residential area.

PRIVACY, VIEW AND OVERSHADOWING

The shed is a non-habitable outbuilding and contains no windows that would allow for overlooking into neighbouring private open spaces. Its low-profile ridge height (3.4m) ensures that overshadowing to adjoining properties is minimal. The shed is for standard domestic storage, meaning no acoustic issues will be generated.

ACCESS, TRAFFIC AND UTILITIES

Access to the shed will be via Cielo crt and the driveway designated for the future dwelling. As it is an ancillary storage shed, it will not generate any additional traffic beyond standard residential use.

ENVIRONMENTAL IMPACTS

The construction is straight forward, utilising prefabricated steel components which require minimal excavation (only for standard slab/footings). Standard site management practices will be employed during construction to prevent any dust or minor sediment runoff. Once built the shed will have zero environmental emissions.

WASTE AND STORMWATER DISPOSAL

Stormwater runoff from the shed roof will be captured via gutters and downpipes and directed to the Council approved stormwater discharge point, ensuring no runoff is directed onto neighbouring properties. No effluent or hazardous waste will be generated.



SOCIAL AND ECONOMIC IMPACTS

The structure has a positive social impact for the property owners by providing secure, lockable storage for valuable items, thereby reducing the risk of theft and keeping the residential lot tidy. It poses no negative social or economic consequences to the broader community.

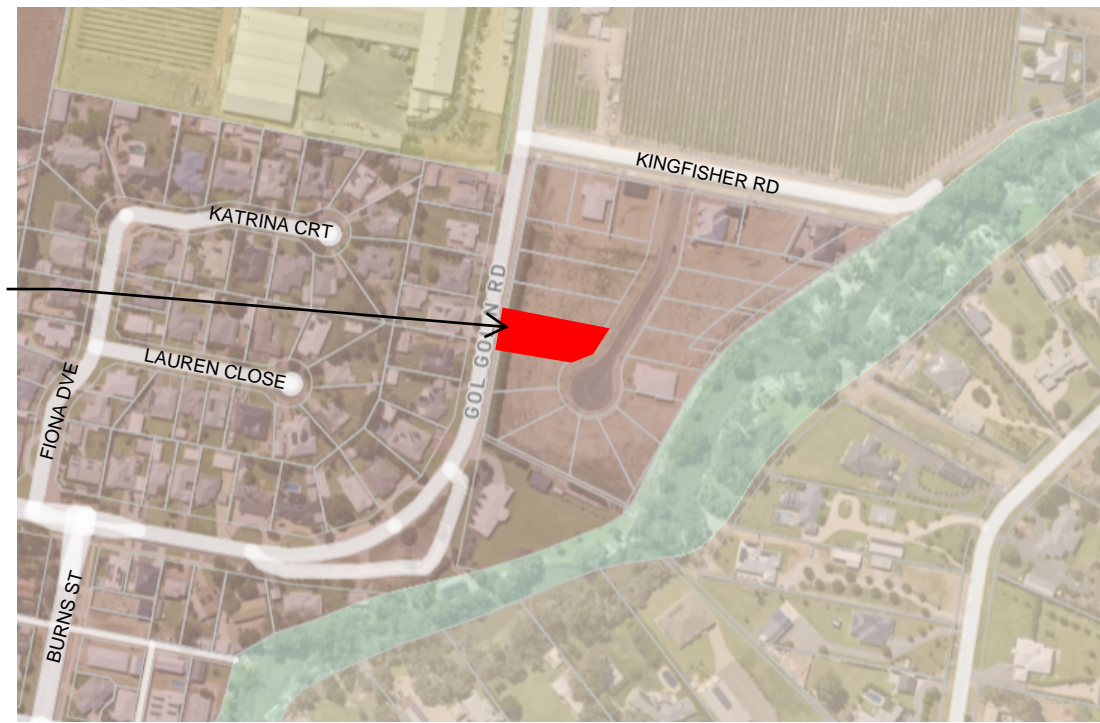
CONCLUSION

The proposed 72m² colorbond storage shed at 10 Cielo Court, is a minor, permissible development that strongly aligns with the residential character of Gol Gol. By utilising a substantial front setback, the proposal ensures ample room for a future dwelling. The minor side and rear boundary setbacks have been designed to efficiently maximise usable yard space without compromising the amenity of adjoining properties.

Overall, the proposal presents no adverse impacts to privacy, overshadowing, local traffic, or the natural environment, and development consent is respectfully requested.

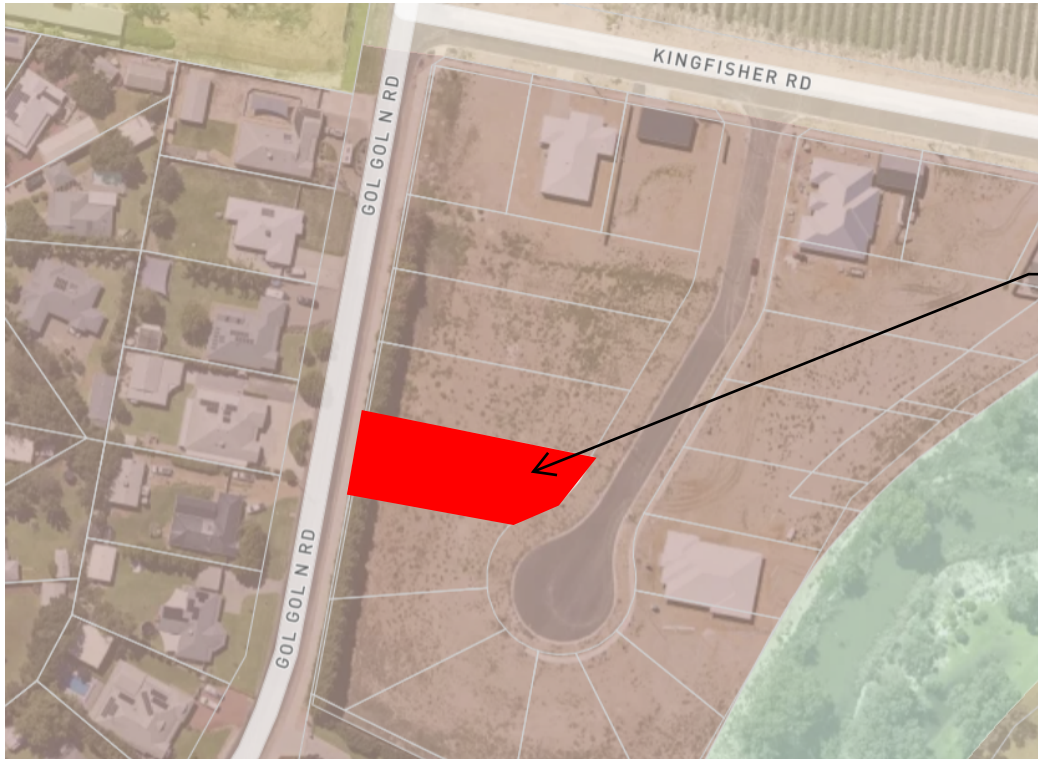
**PROPOSED
STORAGE SHED
AT
10 CIELO COURT,
GOL GOL
FOR
CYNTHIA
HAMBARCHIAN**

SUBJECT SITE



LOCATION PLAN

SUBJECT SITE



LOCATION PLAN ENLARGEMENT



Project:
PROPOSED STORAGE SHED

Client:
CYNTHIA HAMBARCHIAN

Location:
10 CIELO CRT, GOL GOL

Date: 12.05.26

adminmildura@theshedcompany.com.au
287 Etiwanda Ave Mildura Vic, 3500

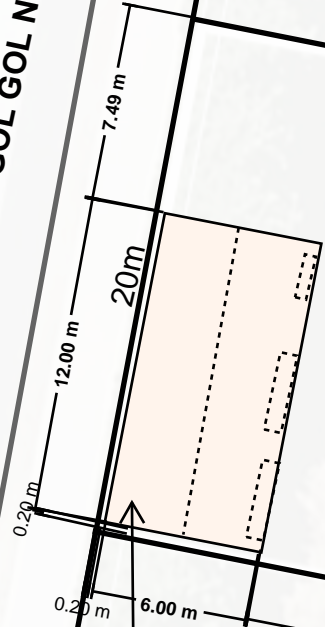
GOL GOL NORTH ROAD

VACANT LAND
LOT 16

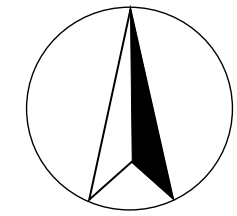
LOT 15

VACANT LAND
LOT 14

CIELO COURT



PROPOSED
6M X 12M
STORAGE SHED



SITE PLAN



Project:
PROPOSED STORAGE SHED

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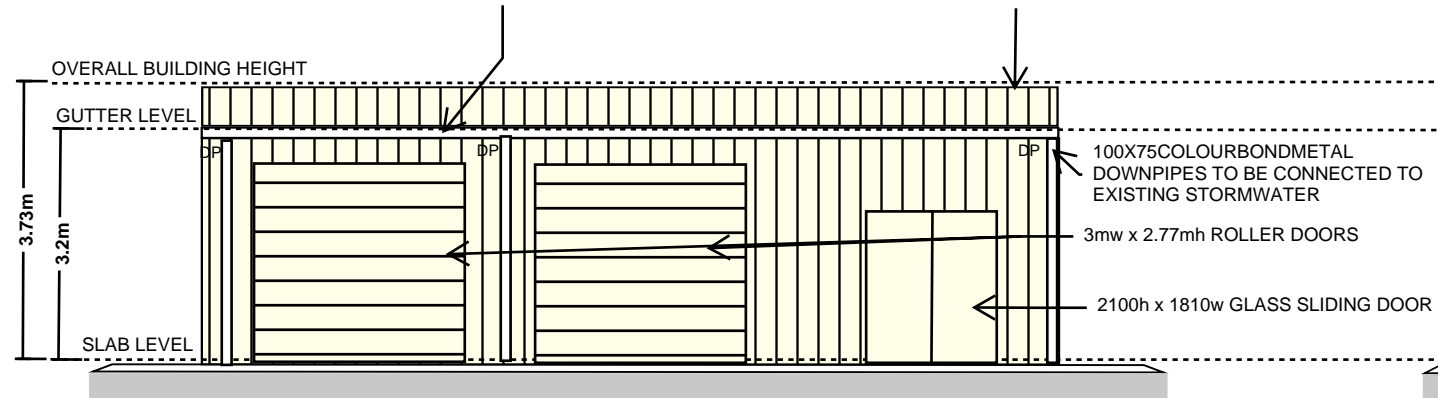
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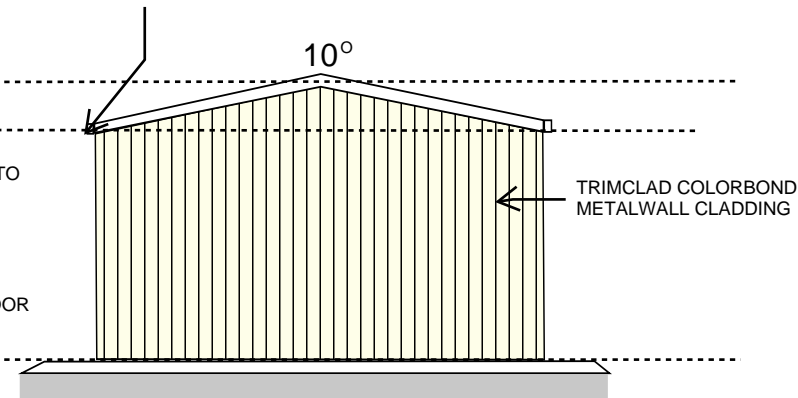
COLOURBOND METAL FASCIA GUTTER TO SHED MANUFACTURER'S DETAILS & SPECIFICATIONS

CORODEK COLOURBOND METAL ROOF SHEETING @ 10DEG PITCH

COLOURBOND METAL FASCIA GUTTER TO SHED MANUFACTURER'S DETAILS & SPECIFICATIONS



ELEVATION (RIGHT) (EAST)

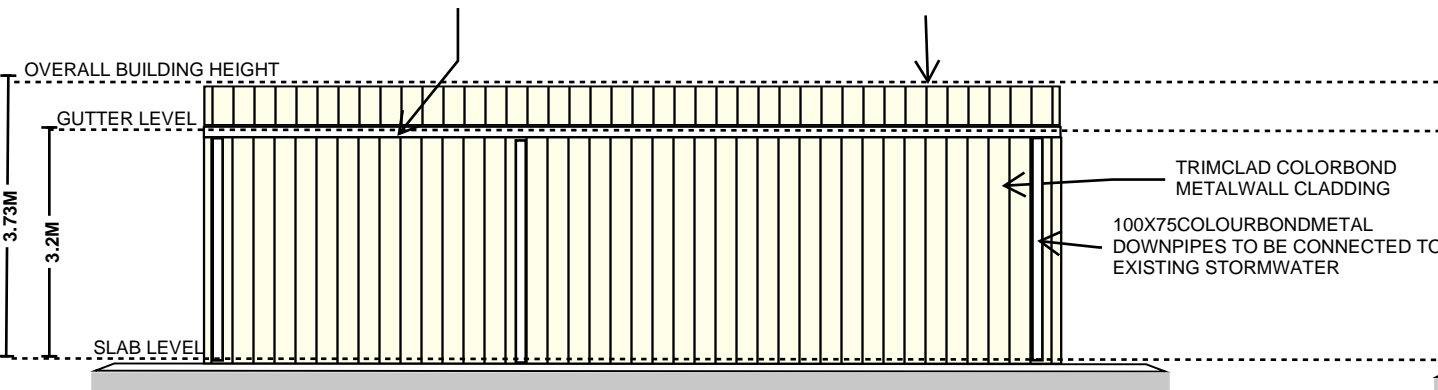


ELEVATION (RIGHT) (NORTH)

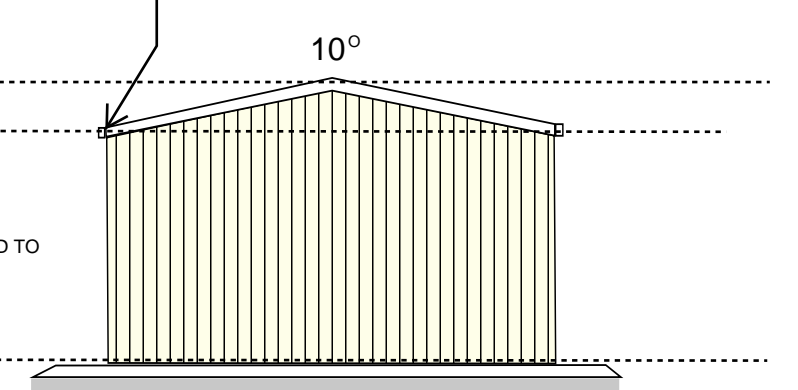
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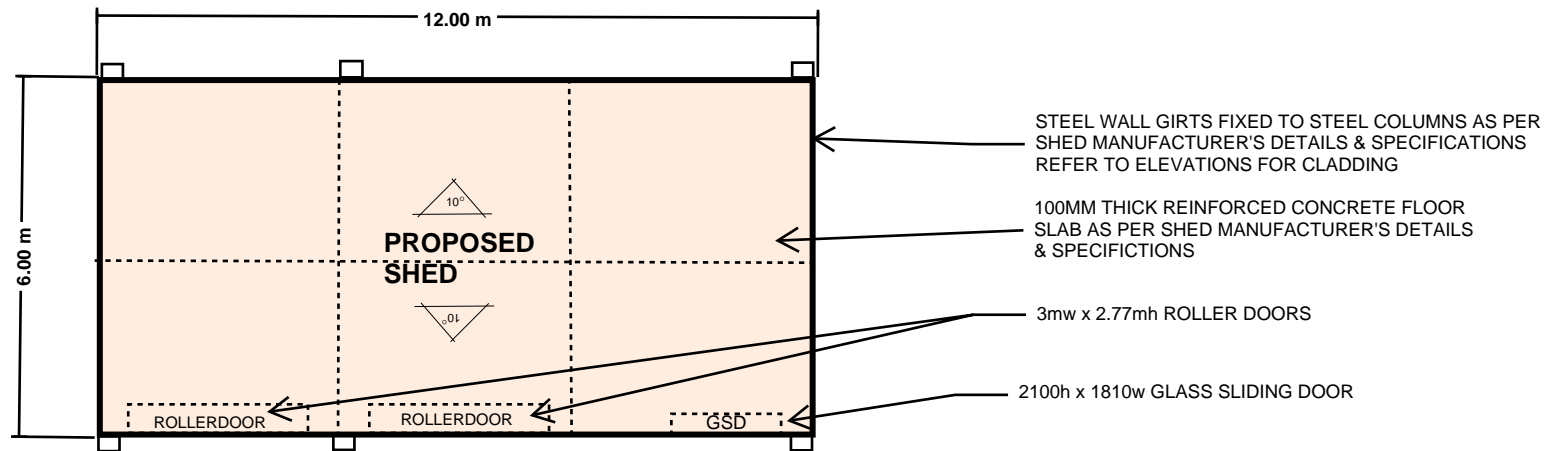
COLOURBOND METAL FASCIA GUTTER TO SHED MANUFACTURER'S DETAILS & SPECIFICATIONS



ELEVATION (LEFT) (WEST)



ELEVATION (LEFT) (SOUTH)



SITE PLAN

