

Planning Report

Dwelling

Lot 35 Yorke Drive
Gol Gol, NSW, 2738



EXECUTIVE SUMMARY

Proposal	Construction of a dwelling
Street Address	Lot 35 Yorke Drive, Gol Gol
Formal Land Description	Lot 35 in Deposited Plan 1285900
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 Lot 35 Yorke Drive, Gol Gol, and more formally as Lot 35 in Deposited Plan 1285900. The site is regular in shape and is relatively flat. It has an area of approx. 3003 square metres (sqm) and a frontage of 57.25 metres (m) to Yorke Drive and 42.79 (secondary frontage). 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

PROPOSAL

DESCRIPTION

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

- The dwelling is single storey and contains seven 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 rendering and brickwork on the walls and a Colorbond iron roof in neutral tones.
- The dwelling has a maximum height of 8.2 m above natural ground.
- A new driveway is proposed 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.

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 siting. 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 a small portion 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 10m. While this is a shortfall of 5 metres, this setback will allow the dwelling to be consistent with the existing dwelling adjoining the site towards the north-east (Lot 36 DP 1285900). The secondary frontage is also setback in excess of 4 metres; there are also no walls that exceed 8 metres which are unarticulated.

4.1.4 Side setbacks and Corner Lot Setbacks

The side setbacks of the proposed dwelling are 5.8m from the north-east boundary, thus meeting this control.

4.1.5 Rear setbacks

The proposed dwelling is located 18m from the rear boundary, thus meeting this control.

4.1.6. Walls on Boundaries

Not applicable.

4.1.7 Building heights and overshadowing

The dwelling 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.

4.1.8 Site Coverage

The site coverage is approximately 19%, 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 as described in this report at Lot 35 Yorke Drive, Gol Gol.

WINDOW SCHEDULE

WINDOW NO.	H x W	TYPE
W1	2100 x 1810	CLEAR DOUBLE GLAZED - FIXED FIXED AWNING AWNING
W2	2100 x 1810	CLEAR DOUBLE GLAZED - FIXED FIXED AWNING AWNING FIXED FIXED
W3	2100 x 1810	CLEAR DOUBLE GLAZED - FIXED FIXED AWNING AWNING
W4	2100 x 2700	CLEAR DOUBLE GLAZED - FIXED FIXED FIXED AWNING AWNING AWNING
W5	2100 x 1810	CLEAR DOUBLE GLAZED - FIXED FIXED AWNING AWNING FIXED FIXED
W6	2100 x 2700	CLEAR DOUBLE GLAZED - FIXED FIXED FIXED AWNING AWNING AWNING
W7	2100 x 1810	CLEAR DOUBLE GLAZED - FIXED FIXED AWNING AWNING AWNING AWNING
W8	2150 x 900	TRANSLUCENT GLAZED - AWNING
W9	2150 x 900	TRANSLUCENT GLAZED - AWNING
W10	2100 x 1810	CLEAR DOUBLE GLAZED LOW E - AWNING AWNING AWNING AWNING
W11	2100 x 2700	CLEAR DOUBLE GLAZED LOW E - AWNING AWNING AWNING AWNING
W14	2405 x 3000	CLEAR DOUBLE GLAZED LOW E - AWNING AWNING AWNING AWNING
W15 (BAY)	1500 x 610	CLEAR DOUBLE GLAZED LOW E - AWNING AWNING AWNING AWNING
W15 (BAY)	1500 x 610	CLEAR DOUBLE GLAZED LOW E - AWNING AWNING AWNING AWNING
W15 (BAY)	1500 x 1800	CLEAR DOUBLE GLAZED LOW E - AWNING AWNING AWNING AWNING
W16	2150 x 900	TRANSLUCENT GLAZED - AWNING
W17	1500 x 1500	TRANSLUCENT SINGLE GLAZED - SLIDER FIXED
W12 + W13	1450 x 2400	CLEAR DOUBLE GLAZED LOW E - SERVERY WINDOW - WINDOW TO SIT ON BENCH

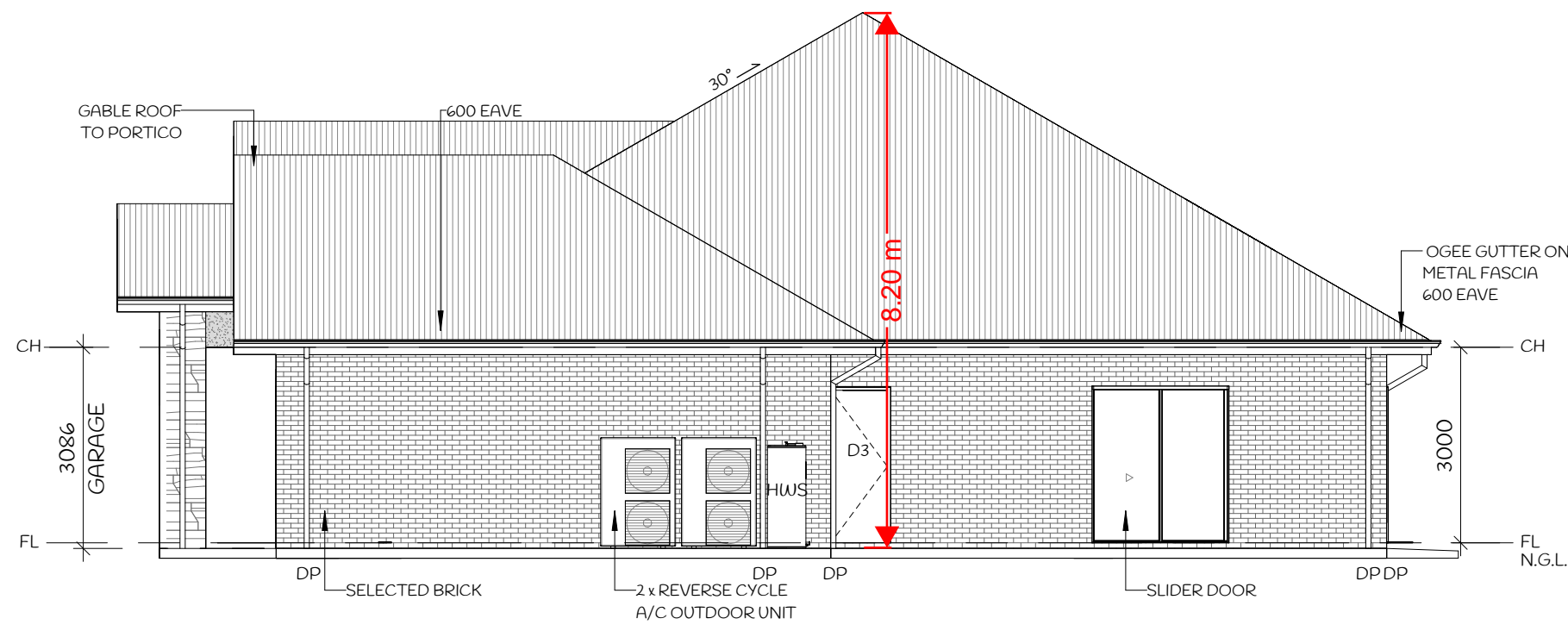
DOOR SCHEDULE

DOOR NO.	H x W	TYPE
D1	2340 x 1930	SELECTED BY OWNER
D2	2405 x 970	SINGLE GLAZED - FULLY GLAZED FRENCH DOOR
D3	2405 x 870	TRANSLUCENT DOUBLE GLAZED LOW E - FULLY GLAZED FRENCH DOOR
D4	2405 x 870	TRANSLUCENT SINGLE GLAZED - FULLY GLAZED FRENCH DOOR
STKE SL DOOR	2405 x 2100	CLEAR DOUBLE GLAZED - SLIDING DOOR
STKE SL DOOR	2405 x 3010	CLEAR DOUBLE GLAZED - STACKING SLIDING DOOR

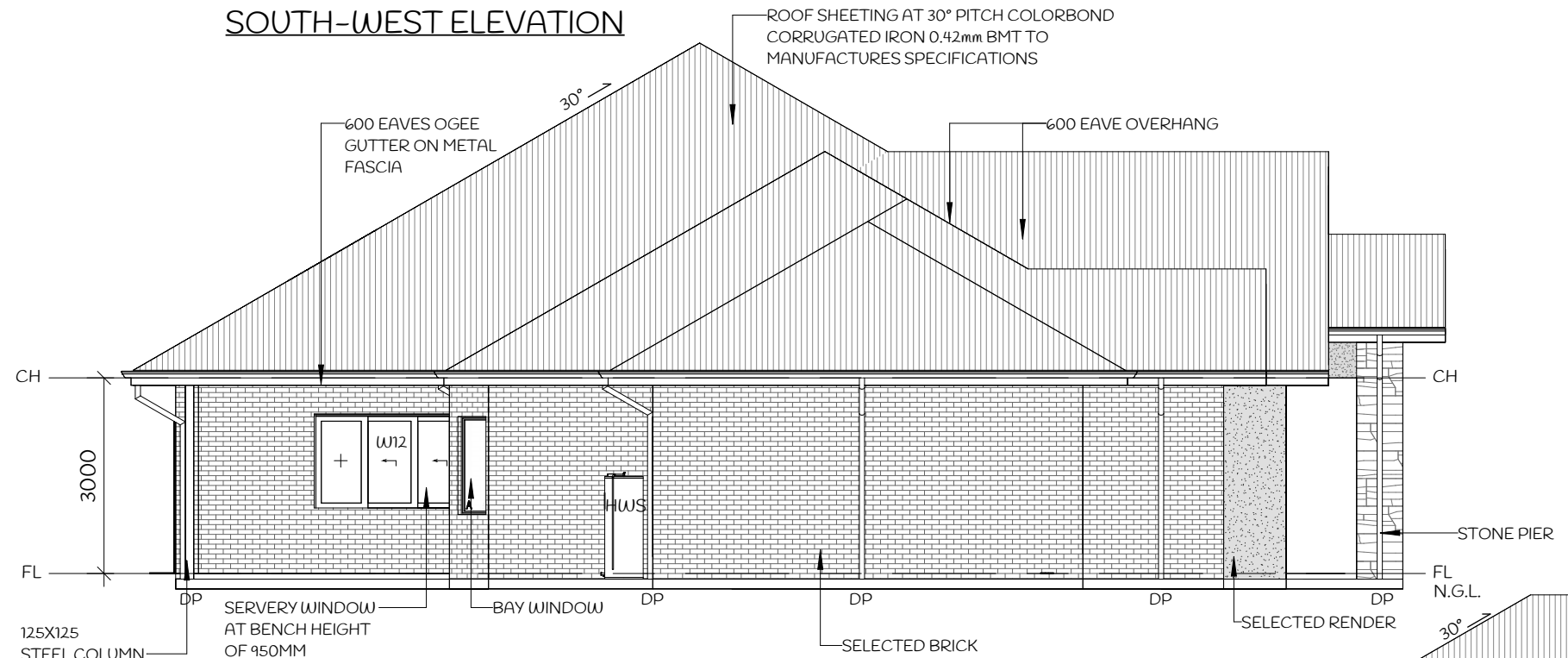
REFER TO ENERGY REPORTS FOR SHGC AND U-VALUE OF ALL GLAZING
 ALL GLASS GLAZING TO BE INSTALLED IN ACCORDANCE WITH NCC PART H3 AND COMPLY WITH AS-1288 AS-2208, AS-2047

CORROSION PROTECTIVE - LINTELS

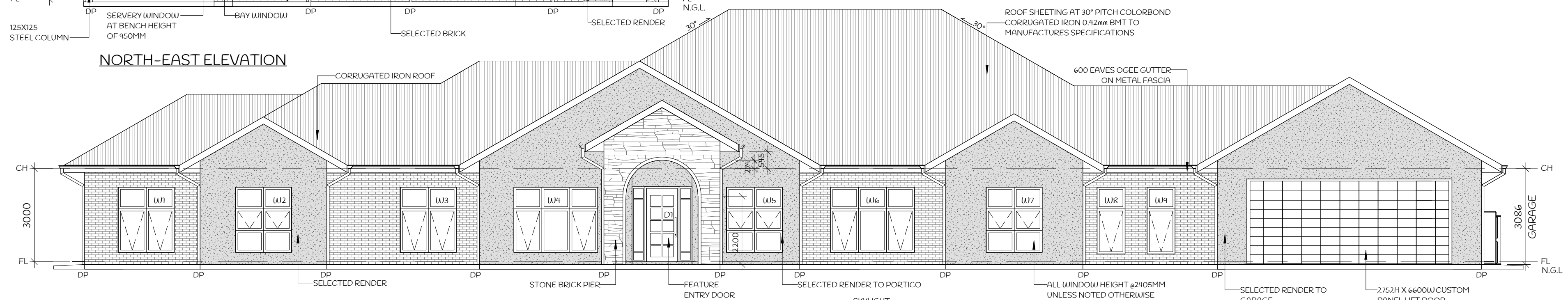
DURABILITY CLASS OF LINTEL IN ACC. WITH AS/NZS 2699.3 MATERIAL OR PROTECTION REQUIREMENTS IN ACC. WITH AS/NZS 2699.3



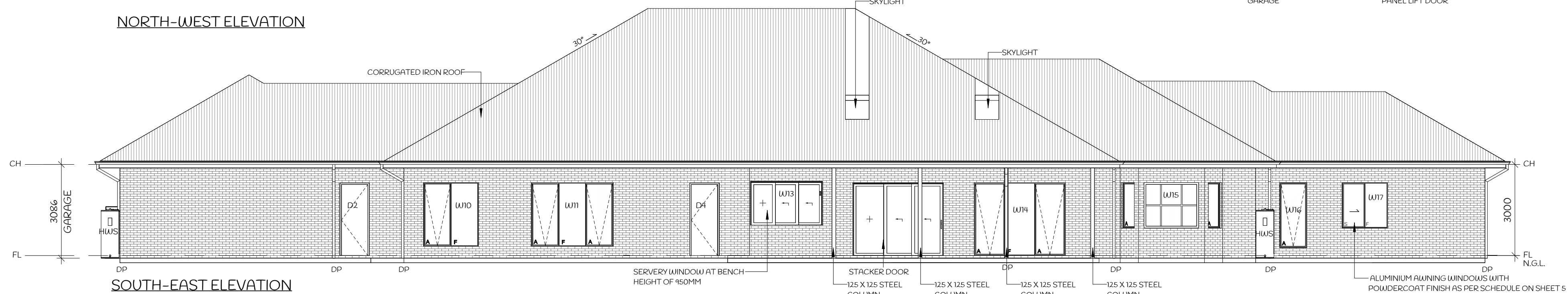
SOUTH-WEST ELEVATION



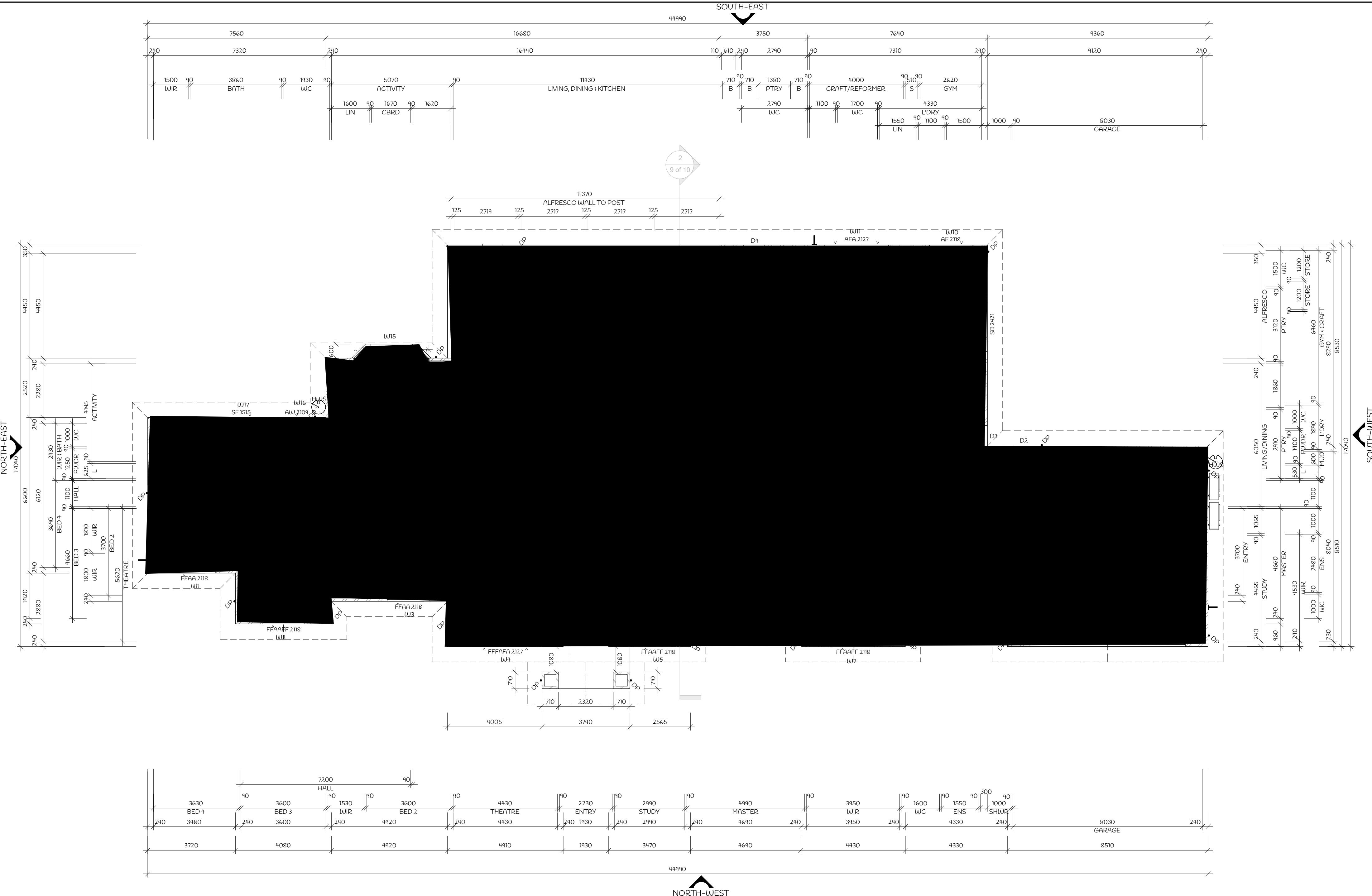
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



AREAS	
DWELLING	441.63M ² 47.54 Sq's
GARAGE	70.64 M ² 7.60 Sq's
ALFRESCO	58.75 M ² 6.32 Sq's
PORTICO	10.40 M ² 1.12 Sq's
TOTAL	= 581.42 M² 62.59 Sq's

Certificate No. # J7LVW9PKID
 Scan QR code or follow website link for rating details.
 Assessor name: Claude-Francois Scofield
 Accreditation No.: DMN181602
 Property Address: Lot 35 Yorke Drive GOL GOL, 2738, NSW, 2738
 https://www.r5.com.au/QRCodeLanding?PublicId=J7LVW9PKID