

Reference: DA20260006

STATEMENT OF ENVIRONMENTAL EFFECTS

Proposed Carport

Lot 17 DP240719

45 Carramar Drive, Gol Gol NSW 2738

1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared in support of a Development Application submitted to Wentworth Shire Council for the construction of a detached domestic carport at Lot 17 DP240719, known as 45 Carramar Drive, Gol Gol NSW 2738.

The application seeks approval for a detached carport ancillary to the existing dwelling on the subject land. The proposed development is residential in nature and is considered to be compatible with the established character of the locality.

This SEE has been prepared having regard to:

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2021;
- Wentworth Local Environmental Plan 2011;
- Wentworth Shire Development Control Plan 2011; and
- The submitted architectural/site documentation.

The report assesses the likely environmental impacts of the proposal and demonstrates that the development is suitable for the site and in the public interest.

2. SITE DESCRIPTION

2.1 Subject Land

The subject site is legally described as Lot 17 in Deposited Plan 240719 and is commonly known as 45 Carramar Drive, Gol Gol NSW 2738.

The site is located on the southern side of Carramar Drive within the township of Gol Gol and contains an existing single dwelling and associated residential improvements. The allotment forms part of an established residential streetscape characterised by detached dwellings and ancillary outbuildings.

The property is generally rectangular in configuration and extends southward toward the Murray River. Existing vehicle access is provided from Carramar Drive.

A title search identifies the land as being owned by Gerard Francis Warburton.

2.2 Planning Context

The NSW Planning Portal Property Report identifies the land as:

- Zoned RU5 – Village under Wentworth Local Environmental Plan 2011;
- Affected by flood planning mapping and associated environmental constraints.

The site is not identified as a heritage item and is not located within a heritage conservation area.

3. PROPOSED DEVELOPMENT

The proposed development comprises the construction of a detached domestic carport ancillary to the existing dwelling.

Based on the submitted plans, the development generally includes:

- Detached carport structure;
- Approximate dimensions of 6.5 metres x 6.5 metres;
- Reinforced concrete slab and pad footings;
- Steel columns and framed construction;
- Colorbond roof sheeting pitched to match the existing dwelling;
- Brick pier/rendered finishes to complement the existing dwelling; and
- Location within the front portion of the site adjacent to the existing driveway access.

The structure is setback from Carramar Drive in a manner consistent with surrounding residential development and is positioned adjacent to the existing driveway access to minimise visual and functional impacts.

The submitted plans indicate that the existing trees along the front boundary are to remain.

4. STATUTORY PLANNING FRAMEWORK

4.1 Environmental Planning and Assessment Act 1979

The proposal is subject to assessment pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979.

In determining the application, Council must consider:

- The provisions of any environmental planning instrument;
- Any draft environmental planning instrument;
- Any development control plan;
- The likely impacts of the development;
- The suitability of the site;
- Any submissions received; and
- The public interest.

This SEE addresses these matters where relevant.

5. WENTWORTH LOCAL ENVIRONMENTAL PLAN 2011

5.1 Zoning

The subject land is zoned RU5 – Village under Wentworth Local Environmental Plan 2011.

The objectives of the RU5 Village zone include:

- 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; and
- To ensure there are opportunities for economic development.

The site contains an existing lawful dwelling house and the proposed carport is ancillary to that residential use.

A dwelling house is permissible with consent within the RU5 zone. Ancillary domestic structures associated with a dwelling are ordinarily considered permissible as part of the approved residential use.

The proposal is therefore considered permissible with development consent.

5.2 Flood Planning – Clause 5.21

The site is identified as being affected by flood planning controls.

Clause 5.21 of the Wentworth LEP relates to flood planning and seeks to minimise:

- Risk to life and property associated with flooding;
- Adverse impacts on flood behaviour; and
- Adverse environmental impacts associated with flooding.

The proposed development is a non-habitable domestic structure comprising an open-sided carport. The development is limited in scale and is not expected to:

- Increase flood risk elsewhere;
- Materially obstruct flood flows;
- Generate significant fill; or
- Create adverse environmental impacts.

Having regard to the minor scale, open-sided design and non-habitable nature of the structure, the proposal is considered satisfactory having regard to Clause 5.21 Flood Planning.

5.3 Environmental Constraints

The site is affected by environmental mapping associated with the Murray River corridor.

The proposed carport is wholly contained within the established residential curtilage of the site and does not involve:

- Encroachment into the Murray River;
- Riverbank disturbance;
- Native riparian vegetation removal; or
- Works within the river itself.

The proposal is therefore unlikely to adversely impact riparian or wetland values.

6. WENTWORTH SHIRE DEVELOPMENT CONTROL PLAN 2011

6.1 General Compliance

The Wentworth Shire Development Control Plan 2011 applies to the subject site and development.

The proposed development is considered to be generally consistent with the relevant objectives and controls of the DCP.

6.2 Residential Character

The proposal is compatible with the established residential character of Carramar Drive and the broader Gol Gol locality.

Detached carports are a common ancillary residential structure within the area and the proposed scale, materials and siting are consistent with surrounding residential development.

6.3 Streetscape

The proposed carport has been designed to complement the existing dwelling through:

- Matching roof pitch;
- Compatible external finishes;
- Residential scale and proportions; and
- Retention of existing front boundary landscaping.

The proposal will not result in adverse streetscape impacts.

6.4 Flood Affected Land

Chapter 3 of the DCP contains controls relating to flood affected land.

The proposal comprises a non-habitable Class 10 structure. The development:

- Does not involve substantial earthworks;
- Does not significantly impede flood flows;
- Does not intensify residential occupation of the site; and
- Is not expected to materially alter flood behaviour.

The proposal does not facilitate additional residential occupation or intensification of land use on the site.

Given the open-sided nature of the structure and its limited scale, the proposal is considered acceptable in flood planning terms.

6.5 Vegetation Protection

The submitted plans identify existing trees to remain along the frontage.

The proposal does not require significant vegetation removal and is therefore considered satisfactory having regard to the vegetation protection objectives of the DCP.

6.6 Stormwater

Stormwater generated from the proposed roof area will be managed within the site and directed in accordance with standard residential drainage requirements.

The proposal is not expected to create adverse drainage impacts to adjoining land.

7. ENVIRONMENTAL IMPACT ASSESSMENT

7.1 Built Form and Visual Impact

The proposal is modest in scale and visually compatible with the existing dwelling and surrounding residential development.

The structure has been designed using materials and finishes that complement the primary dwelling and will not dominate the streetscape.

Visual impacts are considered negligible.

7.2 Residential Amenity

The proposed carport is ancillary to residential use and will not generate unreasonable:

- Noise;
- Traffic;
- Overshadowing;
- Visual bulk; or
- Privacy impacts.

The proposal is considered to maintain the amenity of adjoining properties.

7.3 Traffic and Parking

The proposal will improve covered off-street parking provision for the existing dwelling.

The development will not generate additional traffic movements beyond those associated with normal residential occupation.

The proposal therefore satisfies the intent of the DCP parking provisions.

7.4 Environmental Impacts

The proposal is minor in nature and will not result in significant environmental impacts.

In particular:

- No significant vegetation removal is proposed;
- The development remains within an established residential area;
- No adverse impacts on waterways are anticipated;
- No unreasonable stormwater impacts are expected; and
- The proposal does not involve polluting or hazardous activities.

8. SECTION 4.15 ASSESSMENT

8.1 Environmental Planning Instruments

The proposal is considered consistent with:

- Wentworth Local Environmental Plan 2011; and
- Relevant State Environmental Planning Policies.

8.2 Development Control Plan

The proposal generally complies with the relevant provisions of the Wentworth Shire Development Control Plan 2011.

8.3 Likely Impacts

The development is minor in scale and will not generate unreasonable environmental, social or economic impacts.

8.4 Suitability of the Site

The site is suitable for the proposed development given:

- The established residential use of the land;
- Existing access arrangements;
- Compatibility with surrounding development; and
- The ancillary nature of the proposed structure.

8.5 Public Interest

The proposal represents orderly and appropriate residential development and is considered to be in the public interest.

9. CONCLUSION

This Statement of Environmental Effects demonstrates that the proposed detached carport at 45 Carramar Drive, Gol Gol is suitable for the site and consistent with the relevant planning framework.

The proposal:

- Is permissible within the RU5 Village zone;
- Is compatible with the established residential character of the locality;
- Will not result in significant environmental impacts;
- Maintains residential amenity;
- Is satisfactory having regard to flood planning considerations; and
- Is consistent with the objectives and controls of the Wentworth LEP 2011 and Wentworth DCP 2011.

The development represents an appropriate form of ancillary residential development that is compatible with the established character of the locality and will not result in unacceptable environmental, amenity or flood-related impacts.

Accordingly, the application is respectfully recommended for approval subject to standard conditions of consent.

Yours faithfully,

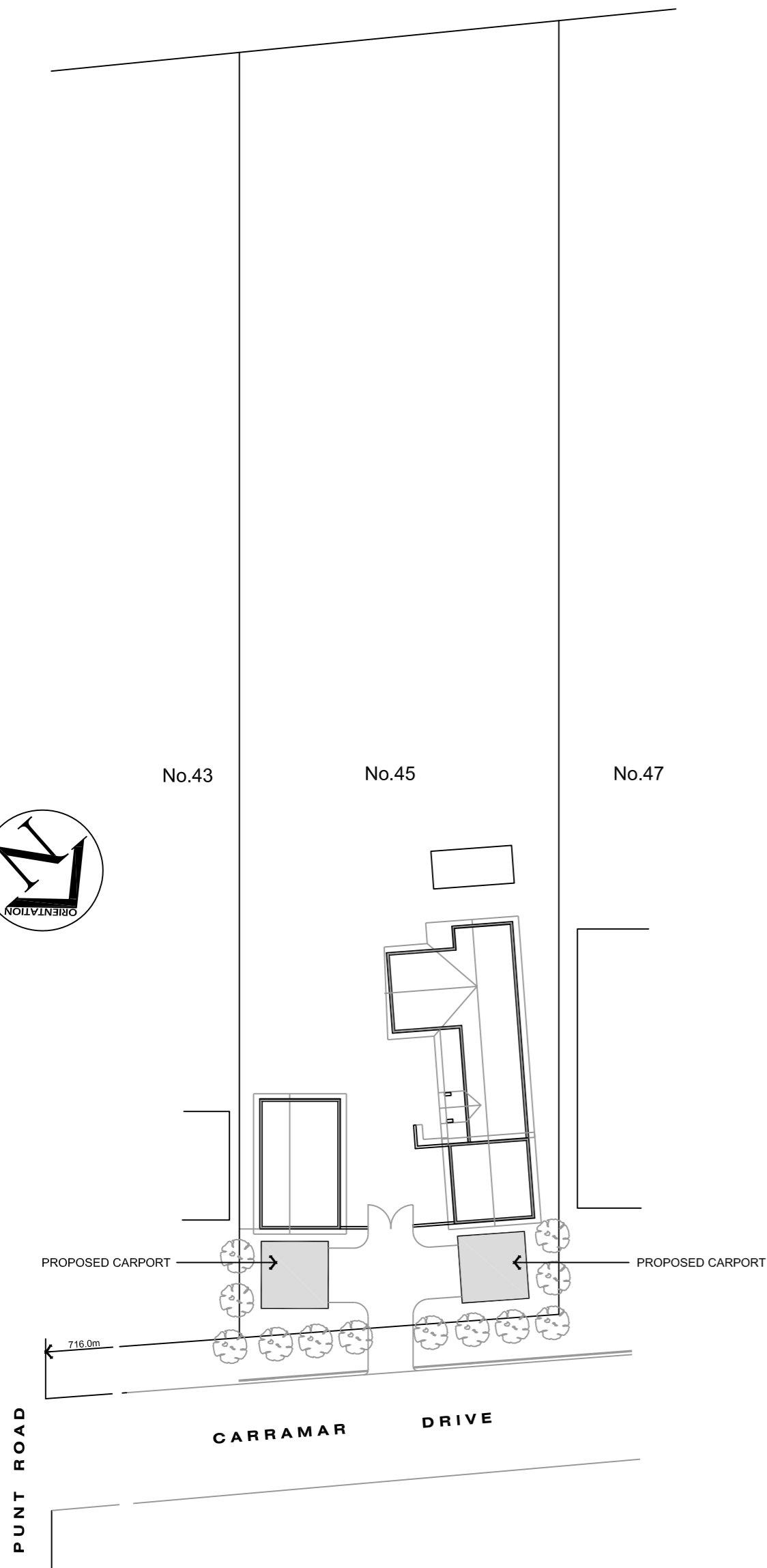
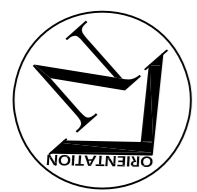
A handwritten signature in black ink, appearing to read 'Brent A. Williams', with a long horizontal flourish extending to the right.

Brent A. Williams

Managing Director

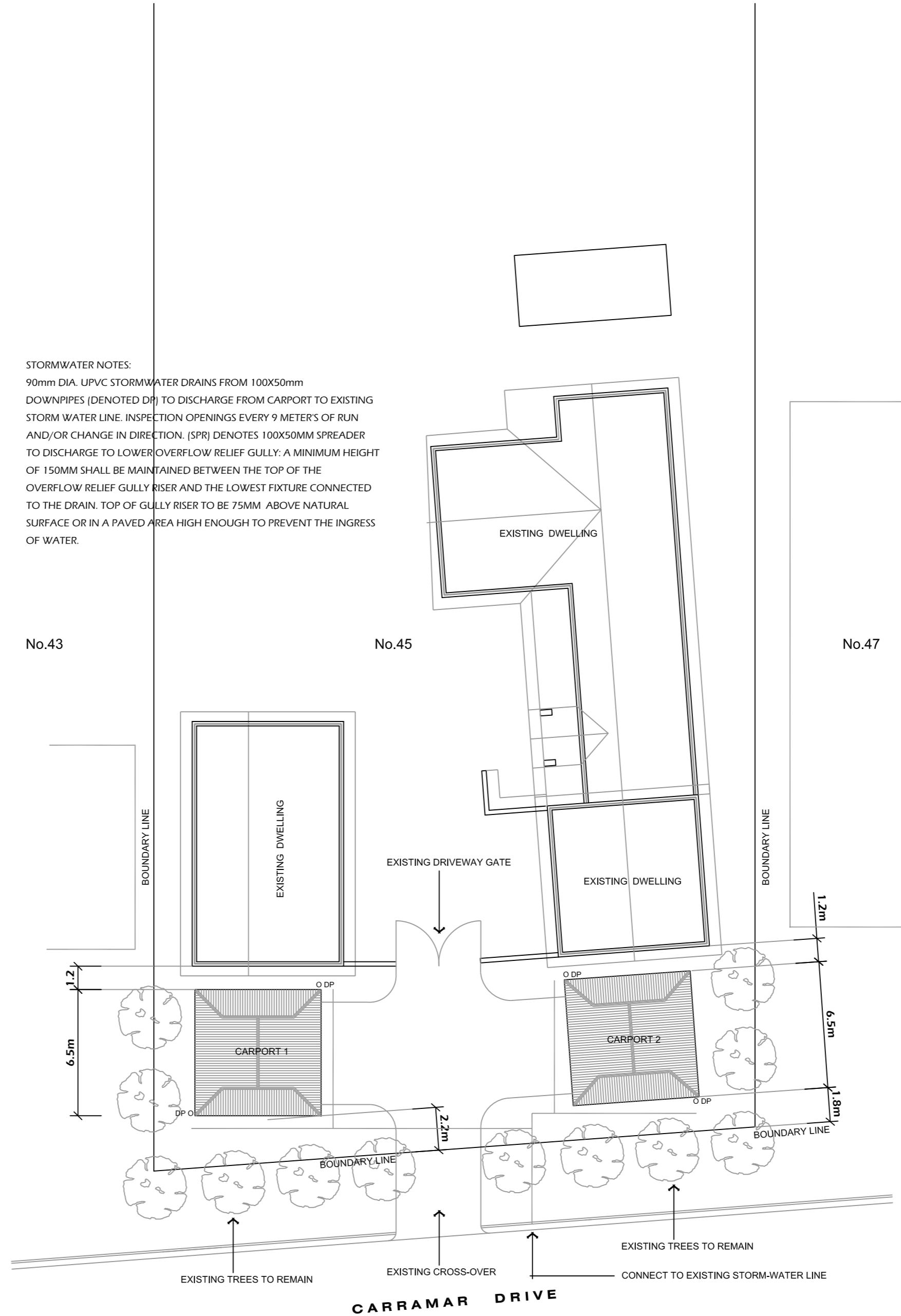
C.P.P | M.P.I.A | M.A.I.B.S

MURRAY RIVER



PROPOSED SITE PLAN SCALE 1:500

STORMWATER NOTES:
 90mm DIA. UPVC STORMWATER DRAINS FROM 100X50mm DOWNPIPES (DENOTED DP) TO DISCHARGE FROM CARPORT TO EXISTING STORM WATER LINE. INSPECTION OPENINGS EVERY 9 METERS OF RUN AND/OR CHANGE IN DIRECTION. (SPR) DENOTES 100X50MM SPREADER TO DISCHARGE TO LOWER OVERFLOW RELIEF GULLY: A MINIMUM HEIGHT OF 150MM SHALL BE MAINTAINED BETWEEN THE TOP OF THE OVERFLOW RELIEF GULLY RISER AND THE LOWEST FIXTURE CONNECTED TO THE DRAIN. TOP OF GULLY RISER TO BE 75MM ABOVE NATURAL SURFACE OR IN A PAVED AREA HIGH ENOUGH TO PREVENT THE INGRESS OF WATER.



PROPOSED SITE PLAN SCALE 1:200

NOTE:

- ALL BUILDING WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL BY-LAWS AND BCA 2022.
- STORM WATER DRAIN TO BE CONNECTED TO LOCAL POINT OF DISCHARGE AS DIRECTED BY LOCAL AUTHORITY OR LICENCE SURVEYORS.
- STORM WATER TO BE MINIMUM 90mm DIAMETER UPVC SEWER QUALITY. DOWN PIPES 100 x 50mm RECTANGULAR AT 12.0M MAX CRS
- CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.
- FIGURED DIMENSIONS HAVE PREFERENCE TO SCALE.
- PLANS SHOULD BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
- IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE SHOWN IS 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.
- BRICK WORK SHALL COMPLY WITH A.S. 3700.

WIND LOADS:

IN ACCORDANCE WITH TABLE 2.2 A.S 4055 - 2006

REGION :	A
TERRAIN CATEGORY :	2.5
TOPOGRAPHIC CLASS :	T1
SHIELDING CLASS :	PARTIAL SHIELDING
DESIGN GUST WIND SPEED	
WIND CLASS	SERVICEABILITY (Vh,s) ULTIMATE (Vh,u)
N2	26 m/s 40 m/s

ENGINEER. REF.No.

COMPANY.

CONTACT.

ADDRESS.

PHONE.

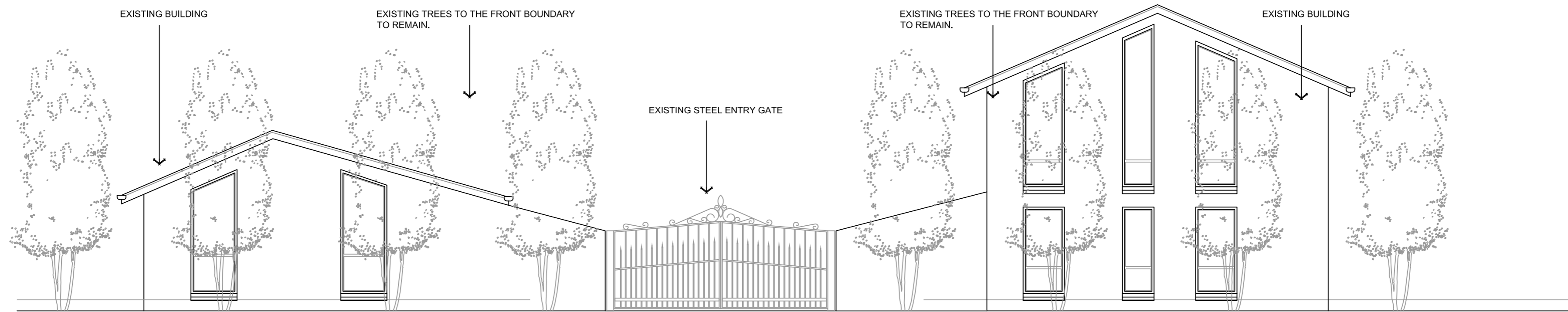
AREAS:

CARPORT 1.	42.2m ²
CARPORT 2.	42.2m ²
TOTAL AREA	84.4m ²

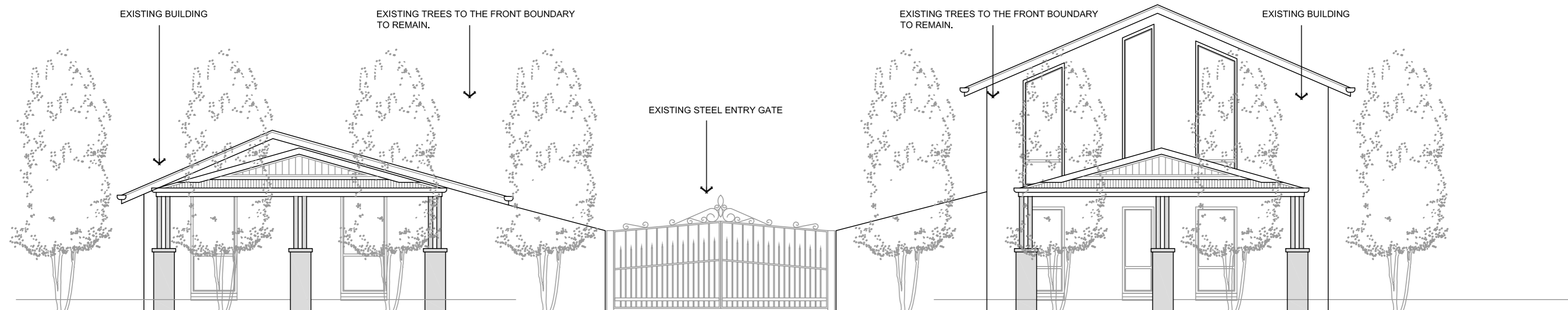
NOTE:

REFER TO THE ENGINEERS AND/OR MANUFACTURERS DETAILS AND SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS. ENGINEERS AND/OR MANUFACTURERS DETAILS, SPECIFICATIONS TO BE READ IN CONJUNCTION WITH PLANS. ENGINEERS AND/OR MANUFACTURERS DETAILS & SPECIFICATIONS TAKE PRECEDENCE OVER ALL OTHER DOCUMENTATION.

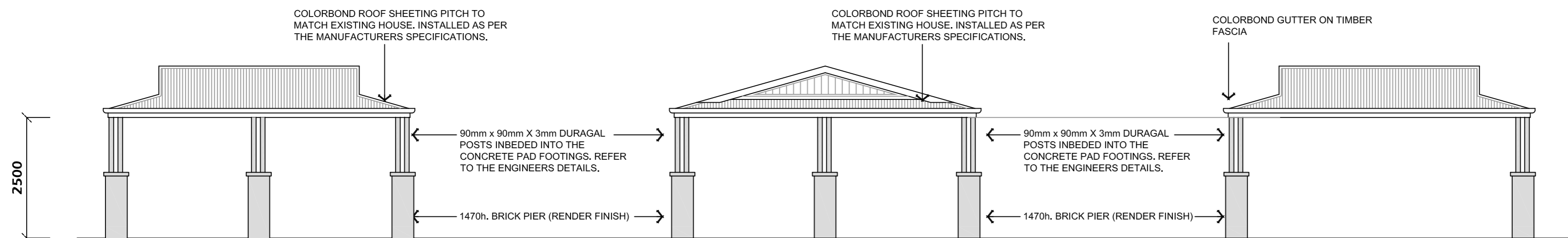
PROJECT		
PROPOSED DOUBLE CARPORTS		
CLIENT		
G. WARBURTON		
ADDRESS		
No.45 CARRAMAR DRIVE GOL GOL NSW		
DWG TITLE		
PROPOSED SITE PLAN		
PROJECT NO.	TBA	WORKS NO.
		TBA
CAD FILE NAME	FFD20225	
DRAWN	JGF	APPROVED
CHECKED	-	DATE
		14.05.26
SCALE	AS-SHOWN	DRAWING NO.
		A1
CAD PLOT SCALE	1:1	REV.
		B
FISHER DESIGN AND DRAFTING		
a. PO BOX 2937 MILDURA VIC. 3502 D P - A D 3 6 2 7 8		
e. johnf@ncable.com.au p. 0417242414		



EXISTING NORTH EAST ELEVATION SCALE 1:75



PROPOSED NORTH EAST ELEVATION SCALE 1:75

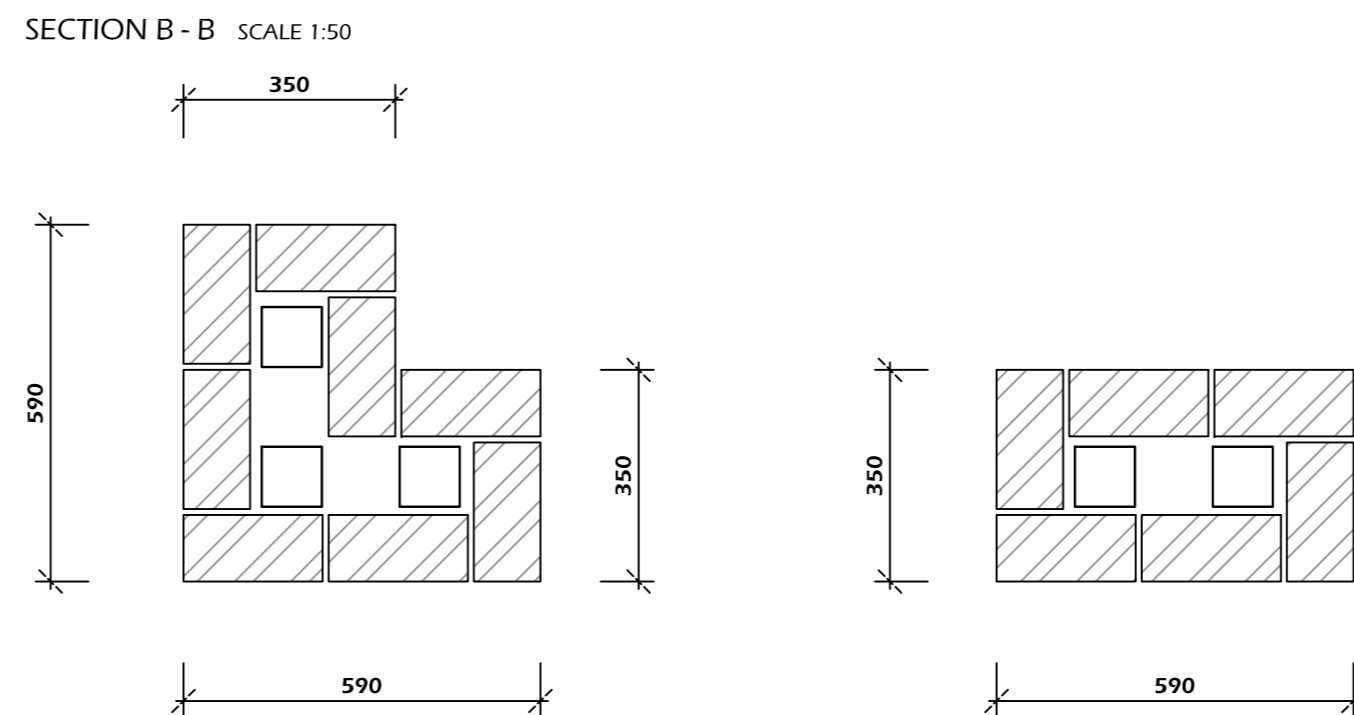
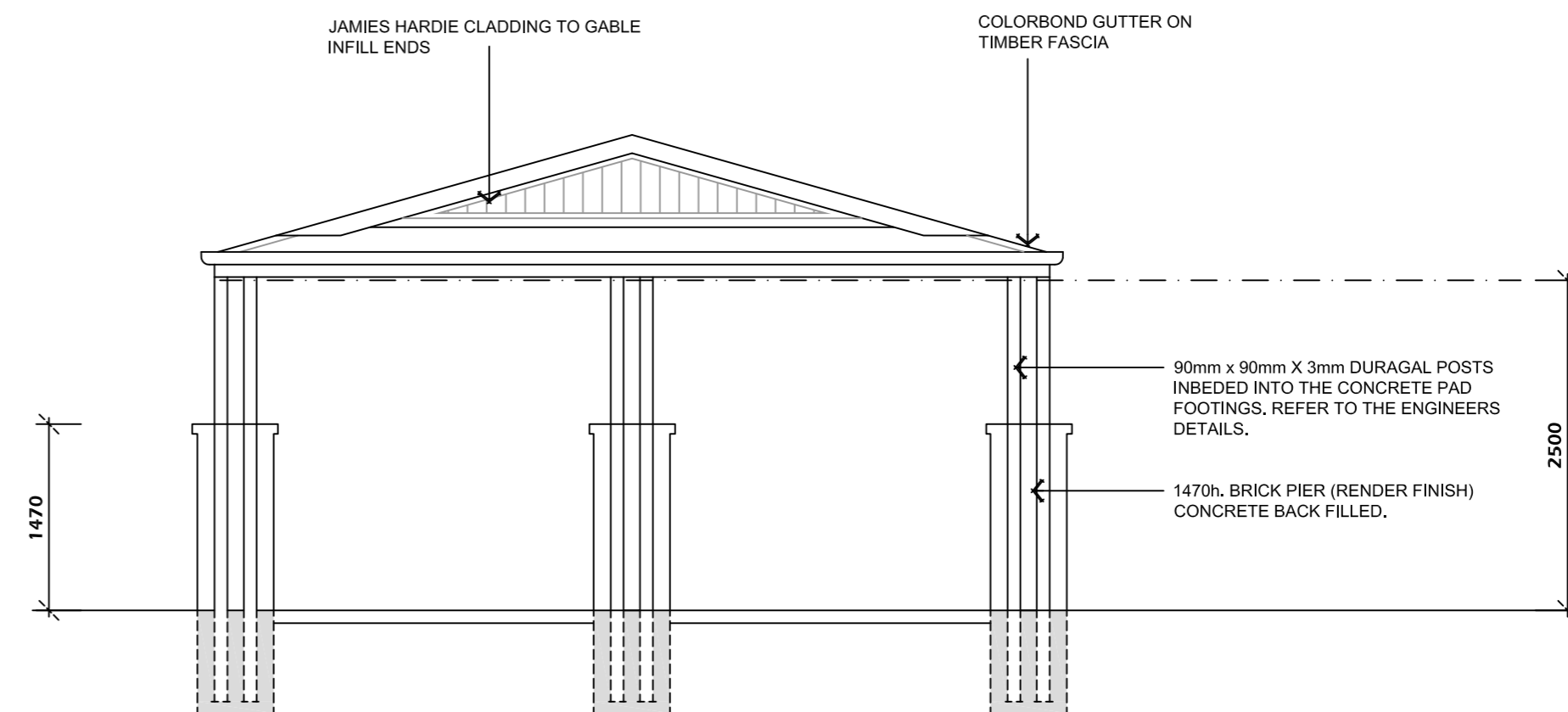
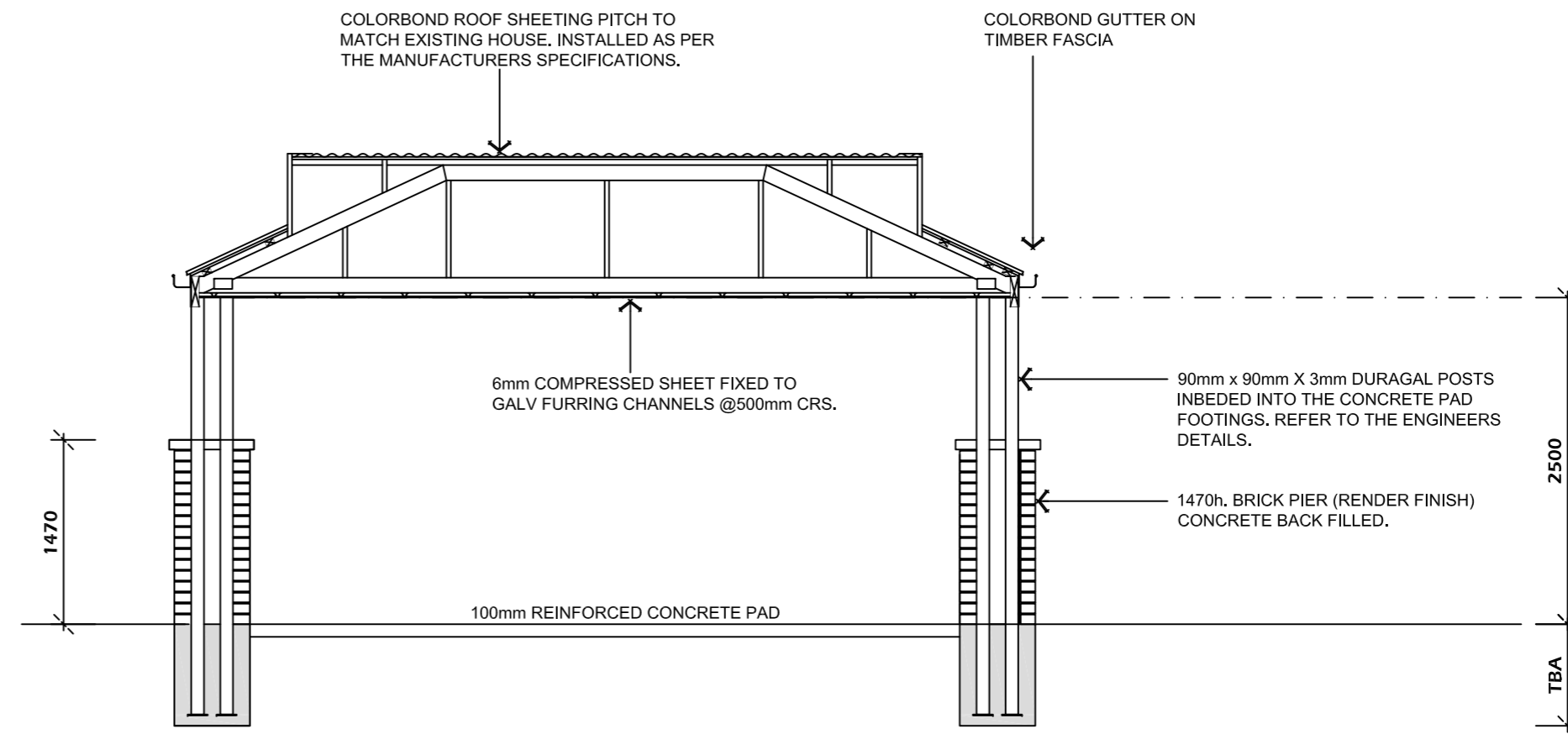
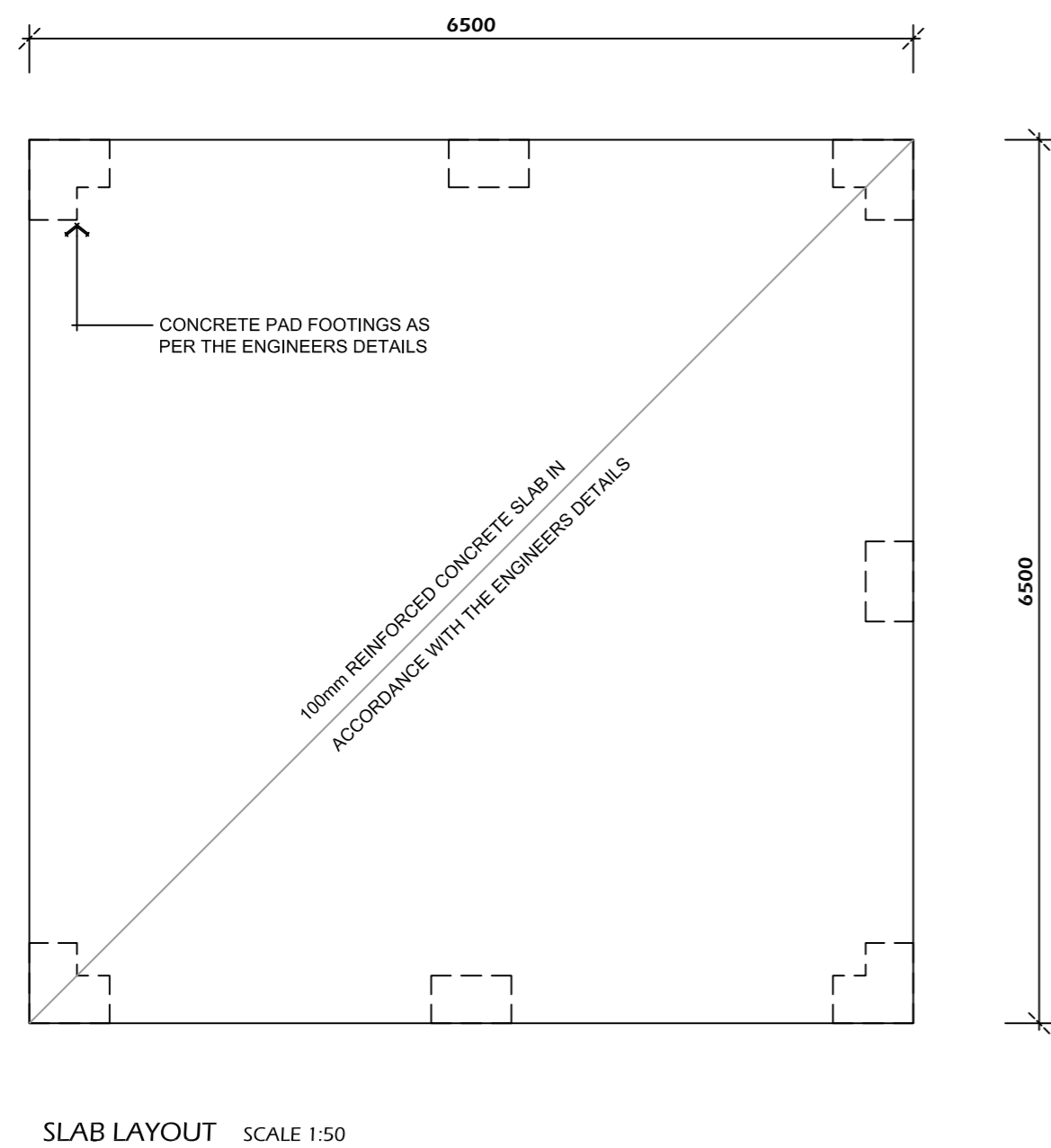
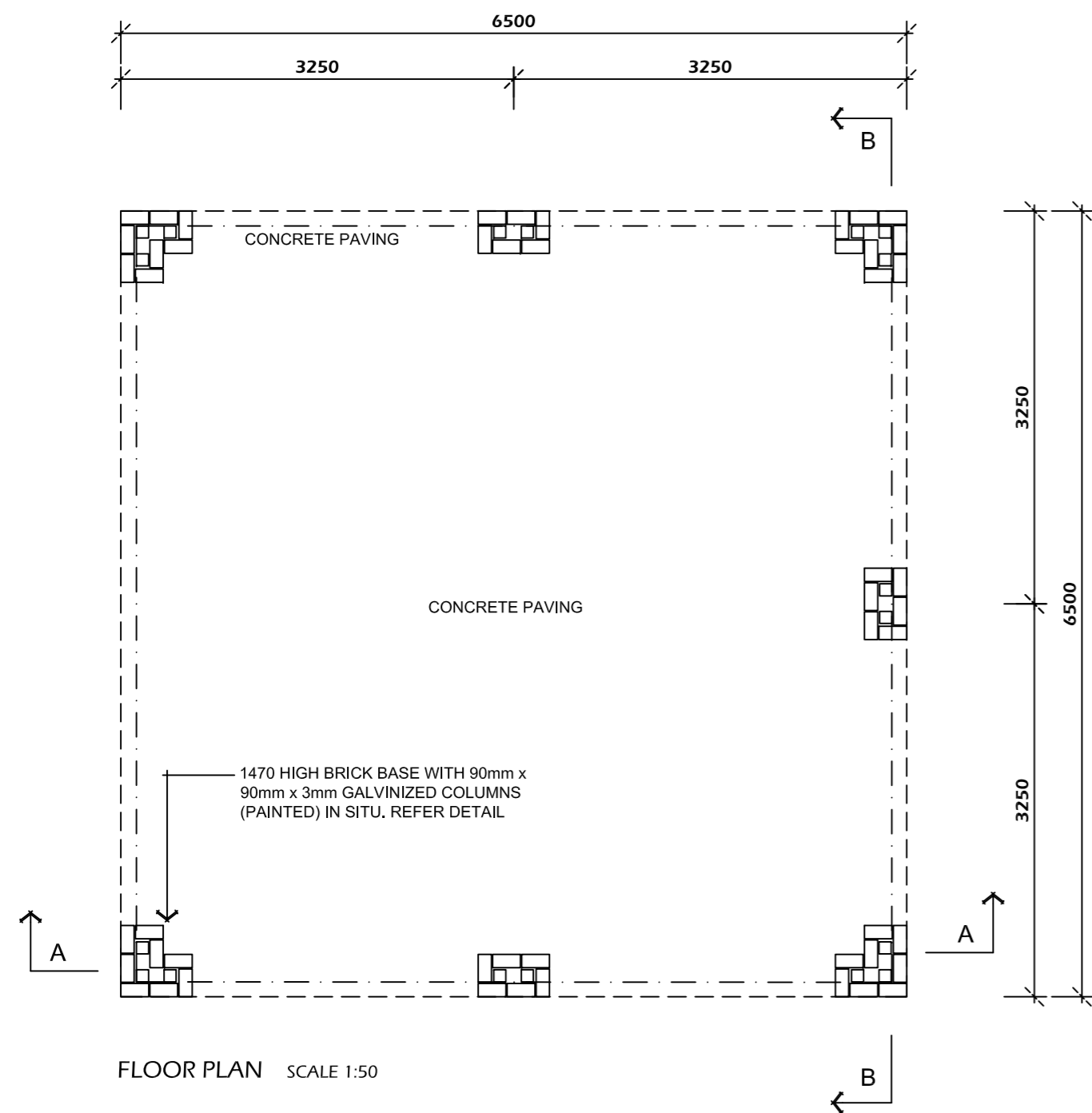


CARPORT 1 - SOUTH EAST ELEVATION SCALE 1:75
 CARPORT 2 - NORTH WEST ELEVATION SCALE 1:75

CARPORT 1 & 2 - NORTH EAST ELEVATION SCALE 1:75
 CARPORT 1 & 2 - SOUTH WEST ELEVATION SCALE 1:75

CARPORT 1 - NORTH WEST ELEVATION SCALE 1:75
 CARPORT 2 - SOUTH EAST ELEVATION SCALE 1:75

PROJECT PROPOSED DOUBLE CARPORTS		
CLIENT G. WARBURTON		
ADDRESS No.45 CARRAMAR DRIVE GOL GOL NSW		
DWG TITLE ELEVATIONS		
PROJECT NO.	TBA	WORKS NO. TBA
CAD FILE NAME	FFD20225	
DRAWN	JGF	APPROVED
CHECKED	-	DATE 14.05.26
SCALE	AS-SHOWN	DRAWING NO. A2
CAD PLOT SCALE	1:1	REV. B
FISHER DESIGN AND DRAFTING a. PO BOX 2937 MILDURA VIC. 3502 D P - A D 3 6 2 7 8 e. johnf@ncable.com.au p. 0417242414		



PROJECT			
PROPOSED DOUBLE CARPORTS			
CLIENT			
G. WARBURTON			
ADDRESS			
No.45 CARRAMAR DRIVE GOL GOL NSW			
DWG TITLE			
ELEVATIONS			
PROJECT NO.	TBA	WORKS NO.	TBA
CAD FILE NAME	FFD20225		
DRAWN	JGF	APPROVED	-
CHECKED	-	DATE	14.05.26
SCALE	AS-SHOWN	DRAWING NO.	A3
CAD PLOT SCALE	1:1	REV.	B
FISHER DESIGN AND DRAFTING			
a. PO BOX 2937 MILDURA VIC. 3502 D P - A D 3 6 2 7 8			
e. johnf@ncable.com.au p. 0417242414			