
DEVELOPMENT APPLICATION: 2 LOT SUBDIVISION

31 LOCKYER STREET, GOULBURN
LOT 3 IN DP1171126

APPLICATION FOR DEVELOPMENT: 2 LOT SUBDIVISION

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PROPOSAL SUMMARY

Proposal: Two (2) Lot Subdivision

Title Details: 3/DP1171126

Current Title Address: 31 Lockyer Street, Goulburn

Min Lot Size: N/A

Land Zoning: E4 – General Industrial

INTRODUCTION

The information provided in this submission supports an application for Development Approval for a 2 lot subdivision. This submission has been prepared in accordance with Goulburn Mulwaree Council LEP and DCP 2009. The aim is to obtain Development Approval for the proposed development.

SITE DESCRIPTION

The subject land is described as lot 3 in DP1171126, known as 31 Lockyer Street, Goulburn.

The subject land is described as lot 3 in DP1171126, known as 31 Lockyer Street, Goulburn. It is located on the corner of Lockyer Street and Finlay Road. The site area is approximately 5000m² and is of an irregular shape. The land comprises is vacant with access available off Lockyer Street.



Source: NEARMAP



View to the Southeast
Source: Google Maps



View to the Southwest
Source: Google Maps



View to the Northwest

Source: Google Maps

DESCRIPTION OF THE PROPOSAL

The proposal is to subdivide the land to create 2 new lots. The design response proposes two new vacant allotments; lot 31 of approximately 3000m² and lot 32 of approximately 2000m². The main objective is to consider the lot configuration in context with the use of the site and service connections.

SITE ANALYSIS

The design of the subdivision layout results from an analysis of the site and identifying the opportunities and constraints that exist to ensure the subdivision and subsequent development occurs in a planned and coordinated manner and caters for a variety of needs generated by the industrial sector. Significant elements considered include:

- Goulburn Mulwaree Council LEP & DCP
- Location
- Outlook
- Access
- Servicing
- Existing site
- Adjoining uses and future use

LEP

The land is zoned E4 General Industrial using Goulburn Mulwaree LEP 2009. The development is in accordance with the principal objective of the zone.

The following provisions of the Goulburn Mulwaree LEP 2009 apply:

Part 2 Permitted or prohibited development

2.6 Subdivision—consent requirements

(1) Land to which this Plan applies may be subdivided, but only with development consent.

Notes—

1. If a subdivision is specified as **exempt development** in an applicable environmental planning instrument, such as this Plan or [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), the Act enables it to be carried out without development consent.
2. Part 6 of [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#) provides that the strata subdivision of a building in certain circumstances is **complying development**.

(2) Development consent must not be granted for the subdivision of land on which a secondary dwelling is situated if the subdivision would result in the principal dwelling and the secondary dwelling being situated on separate lots, unless the resulting lots are not less than the minimum size shown on the [Lot Size Map](#) in relation to that land.

Comment:

The proposal seeks to subdivide the land to create 2 new vacant lots. The proposal does not seek the approval of any dwellings or buildings on the land.

Zoning – E4 General Industrial Zone

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

The proposed subdivision will allow for future industrial development to occur.

2 Permitted without consent

Roads

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Medical centres; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Moorings; Mooring pens; Recreation facilities (major); Residential accommodation; Retail premises; Water recreation structures; Wharf or boating facilities

Comment:

The proposed subdivision aligns with the zone's objectives by facilitating potential industrial development and employment opportunities.

Part 4 Principal development standards

The following clauses from Part 4 of the Goulburn Mulwaree Local Environmental Plan (LEP) 2009 are applicable:

4.1 – Minimum Subdivision Lot Size

Clause 4.1 in the LEP and council lot size maps demonstrate that there is no minimum lot size for this the E4 General Industrial Zone. Therefore, this clause is not applicable to this proposal.

4.2 – Rural Subdivision

The land is zoned E4. Therefore, this clause is not applicable to this proposal.

4.3 – Height of Buildings.

This clause establishes the maximum permissible building height, as indicated on the LEP's Height of Buildings Map. The current application is limited to subdivision only, with no buildings proposed; therefore, this clause does not apply to this proposal.

4.4 – Floor Space Ratio

Clause 4.4 outlines the maximum floor space ratio permitted for developments, as shown on the LEP's Floor Space Ratio Map. The current application is limited to subdivision only, with no buildings proposed; therefore, this clause does not apply to this proposal.

4.6 – Exceptions to development standards

The proposal complies with the Principle Development Standards.

Part 5 Miscellaneous Provisions

5.9 – Preservation of Trees

Clause 5.9 aims to protect trees and vegetation that contribute to the environmental and visual character of the area. There are no trees on site therefore, this clause does not apply to this proposal.

5.10 – Heritage Conservation

This clause aims to conserve the environmental heritage of the area. The site is not listed as a heritage item or within a conservation area therefore, this clause does not apply to this proposal.

5.12 – Flood Planning

This clause ensures that development considers flood risks to protect life and property and to avoid adverse impacts on flood behavior. The site is not located in a flood prone area and therefore, this clause does not apply to this proposal.

DEVELOPMENT CONTROL PLAN (DCP)

Approval of such a development is subject to compliance with the criteria as set out in the Goulburn Mulwaree DCP 2009. The following parts of the Goulburn Mulwaree DCP apply to this proposal:

Chapter 3 – General Development Controls

- **3.8 Flood Affected Lands**

The subject site is not identified as flood-affected, and no specific flood management measures are required.

- **3.14 Biodiversity Management**

The site is located within an existing industrial area and has no known biodiversity constraints. There is no requirement for biodiversity offsets or additional environmental management measures.

- **3.17 Bushfire Risk Management**

The site is not identified as bushfire-prone land, and therefore, no additional bushfire protection measures are required.

Chapter 4 – Principal Development Controls – Urban

- **4.2 Non-Residential Development – Industrial Development Controls**

- **Building Setbacks:** Not applicable, as no buildings are proposed at this stage.
 - **Noise and Air Quality:** Not applicable, as the subdivision does not introduce any new industrial activities or operations.
 - **External Materials and Finishes:** Not applicable, as no buildings are proposed.
-

Chapter 7 – Engineering Requirements

- **7.1 Utility Services**

Review of BYDA records (Appendix A) confirms that all essential utility services (sewer, water, electricity, NBN, and gas) are available. The formal design and connection process will be completed as part of the Subdivision Works Certificate, certified electrical design, and certified telecommunications design.

- **7.2 Roads and Access**

The proposed subdivision maintains existing road frontage and does not require new road construction.

- **7.3 Drainage and Soil & Water Management**

Stormwater drainage infrastructure is available, as confirmed in BYDA records (Appendix A). Final stormwater connection details will be addressed in the Subdivision Works Certificate.

4. Site-Specific Provisions

- There are no site-specific provisions in Chapter 8 that affect this subdivision.

The proposed 2-lot subdivision at 31 Lockyer Street, Goulburn, is consistent with the Goulburn Mulwaree DCP 2009 and aligns with the objectives and development standards for subdivision within the E4 General Industrial Zone.

STATE ENVIRONMENTAL PLANNING POLICY (SEPP)

The proposed 2-lot subdivision at 31 Lockyer Street, Goulburn, located in the E4 General Industrial Zone, has been assessed against relevant State Environmental Planning Policies (SEPPs) and planning regulations.

It is confirmed that the only SEPP applicable to this subdivision is:

1. **State Environmental Planning Policy (Biodiversity and Conservation) 2021**

- The subject site does not possess any biodiversity, and as such, the provisions of this part of the SEPP do not apply to the development.
- While the subject site is located within the Sydney Drinking Water Catchment, it is important to note that the proposed two-lot subdivision does not involve any physical works that would negatively affect water quality. Therefore, Council can be confident that the development will not cause any detrimental impact, thereby maintaining the existing state and resulting in a neutral effect on the drinking water quality.

STATEMENT OF ENVIRONMENTAL EFFECTS

Statement of Environmental Effects is provided in accordance with requirements of the Environmental Planning and Assessment regulations 2000. Relevant discussion on the following environmental impacts is provided:

Noise

Any noise created during the construction of the subdivision is considered to be acceptable for the infill development to occur. Noise generated from the use of the land will be consistent with the surrounding area.

Access & traffic

Existing traffic will not be impacted upon as a result of the proposal, however it is considered the existing road network can easily cater the additional movements without detriment to either road surface or the amenity of the area.

Flora & fauna

The proposal does not include the removal of any significant trees on site and no flora or fauna will be impacted as a result of the proposed development.

Landscape & scenic quality

The development is an infill subdivision of 1 existing parcel. It is therefore considered the resulting use will not impact on the existing landscape or the amenity of the surrounding area.

Infrastructure including water, Sewer & Stormwater drainage

Review of BYDA records (see appendix A) indicates all service mains connections would be available for sewerage, water supply, stormwater drainage, electricity, NBN and gas. It is noted the connections to the service mains is subject to the formal design process by way of Subdivision Works Certificate, certified electrical design or certified telecommunications design.

Public Domain

The resulting subdivision has no detrimental impact on the access to or use of existing public land.

Heritage and archaeology

There are no known natural or built heritage items on the site or in the proximity of the site that would be affected by the subdivision.

Air and microclimate

It is considered the subdivision will not generate any unusual emissions and therefore no detrimental impact on air quality or the microclimate.

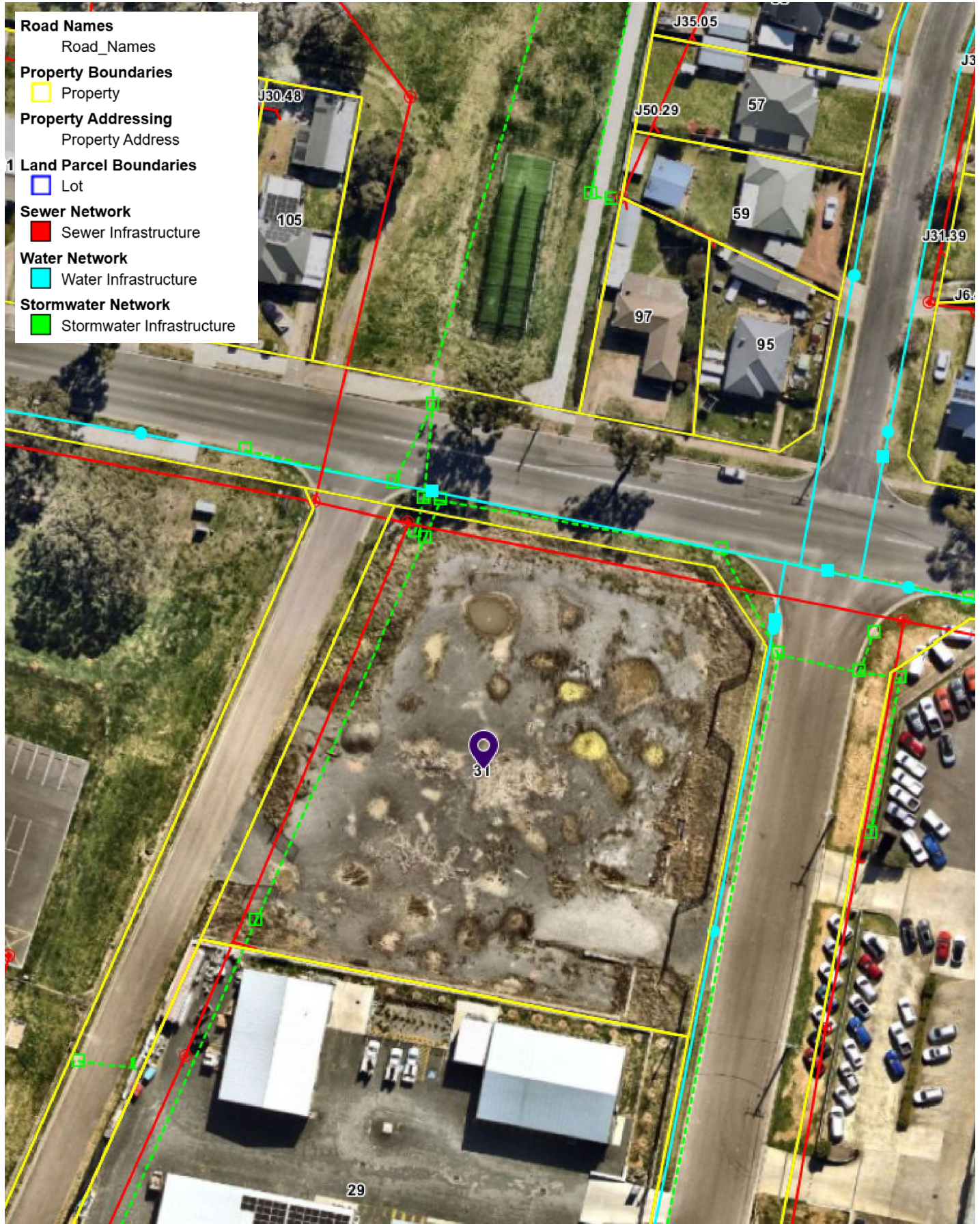
Natural hazards

The location and topography of the parcel means the land would not be subject to landslip, flooding or bushfire risk.

CONCLUSION

The proposed development is consistent with the objectives of the General Industrial Zone as set out in the Goulburn Mulwaree LEP 2009 and the requirements for subdivision as set out in the Goulburn Mulwaree DCP 2009, consequently development consent is requested.

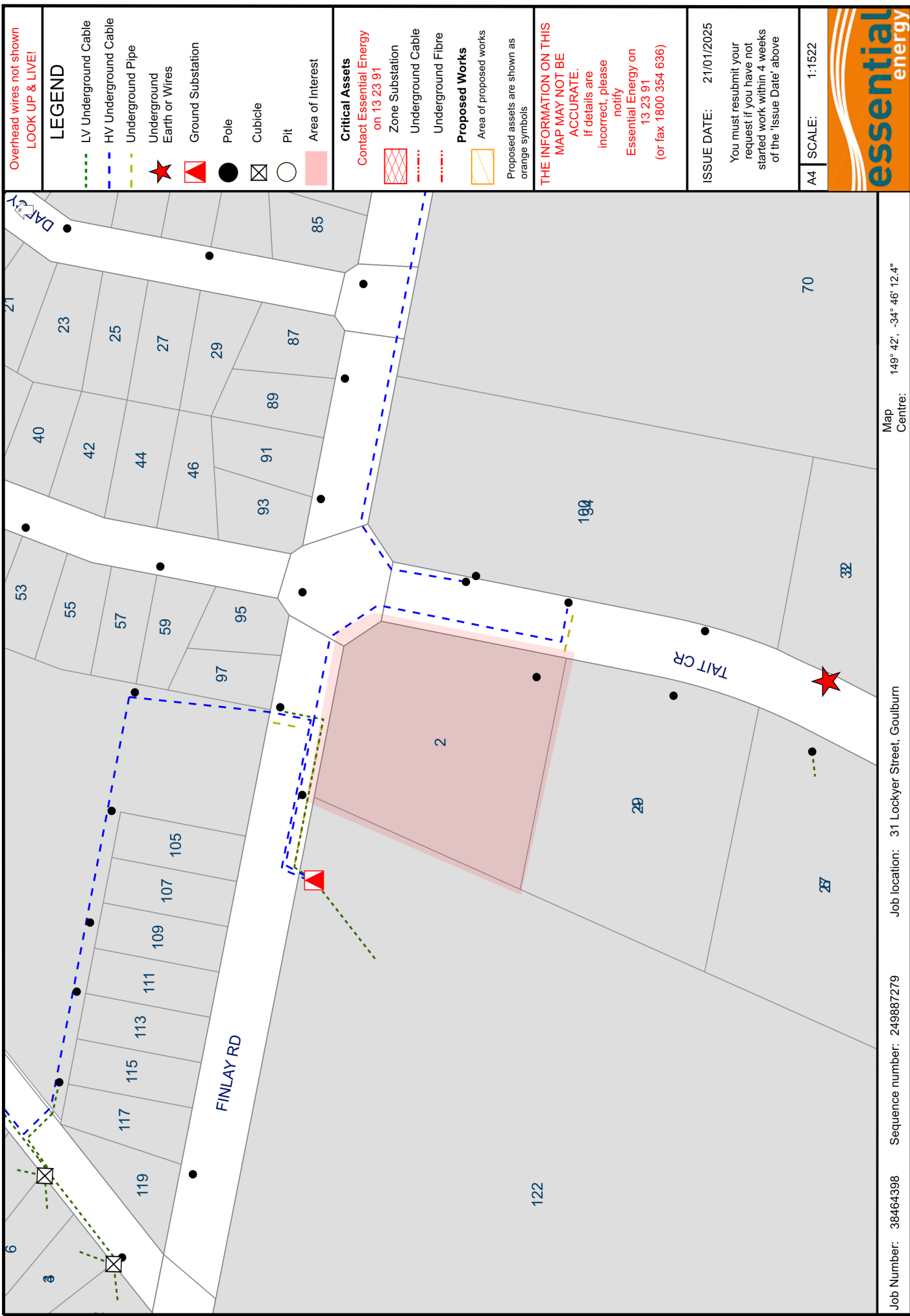
APPENDIX A – BYDA RECORDS

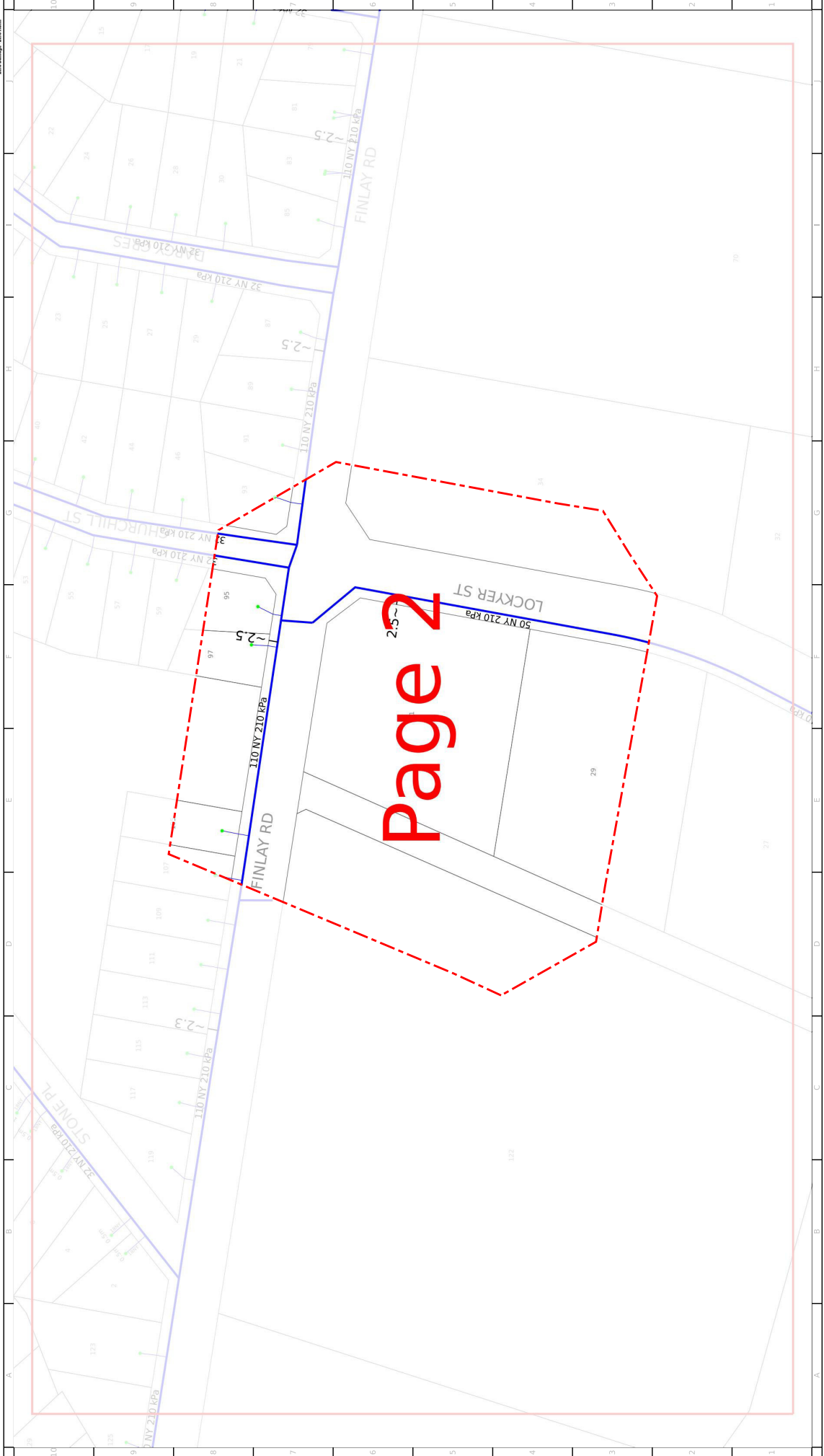


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Scale = 1:759.780

This map is provided for the purpose of showing basic locality information over the Goulburn Mulwaree Council LGA. It has been created for illustration purposes only. Locations of services and boundaries are approximate, and may not be accurate to surveying or engineering standards. Map information is subject to constant changes, may not be complete, accurate or current. The council assumes no liability for damages incurred as a result of incomplete, incorrect or omitted information.





For legend details, please refer to the Coversheet attachment provided as part of this BYDA response.



Scale: 1:2101

Issue Date: 21/01/2025
BYDA Seq No: 249887280
BYDA Job No: 38464398
Overview Page:

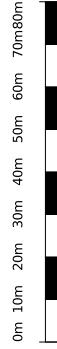
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