

STATEMENT OF ENVIRONMENTAL EFFECTS

CONSTRUCTION OF A NEW DOUBLE STOREY DWELLING

LOT 54 DP1307703

50 BLAKELYS ROAD, GOULBURN, NSW 2580



April 2025

TABLE OF CONTENTS

1. INTRODUCTION

2. SITE ASSESSMENT

- **Locality Assessment**
- **Zoning**

3. PROPOSAL

3.1. Description of proposal

3.2. Development statistics

4. PLANNING ASSESSMENT

4.1. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

4.2. Goulburn Mulwaree Local Environmental Plan (LEP) 2009

4.3. Goulburn Mulwaree Development Control Plan (DCP) 2009

5. ASSESSMENT OF PLANNING ISSUES

6. SUMMARY

1. INTRODUCTION

The Statement of Environmental Effects is prepared to support a development for the Construction of a Two-Storey Dwelling with an Attached Secondary Dwelling.

The proposed development involves the construction of a new two-storey residential dwelling, which includes an integrated secondary dwelling. The secondary dwelling is attached to the main residence and forms part of the overall building envelope.

The aim of this report are to:

Provide an assessment of the locality, subject site and applicable planning controls,

Describe the proposed development;

This Statement of Environmental Effects should be read in conjunction with the following supporting technical studies which are submitted under separate cover

- Architectural plans and perspectives prepared by Harry Design Studio.
- Site survey plan.

The project is located at number LOT 54 DP1307703, 50 BLAKELYS ROAD, GOULBURN, NSW 2580

2. SITE ASSESSMENT

Locality Assessment

The subject site is located at **Lot 54 DP1307703, 50 Blakelys Road, Goulburn, NSW 2580**. The site lies within the Goulburn Mulwaree Local Government Area (LGA) and is situated approximately **195 kilometres south-west of the Sydney CBD** and **95 kilometres north-east of Canberra**.

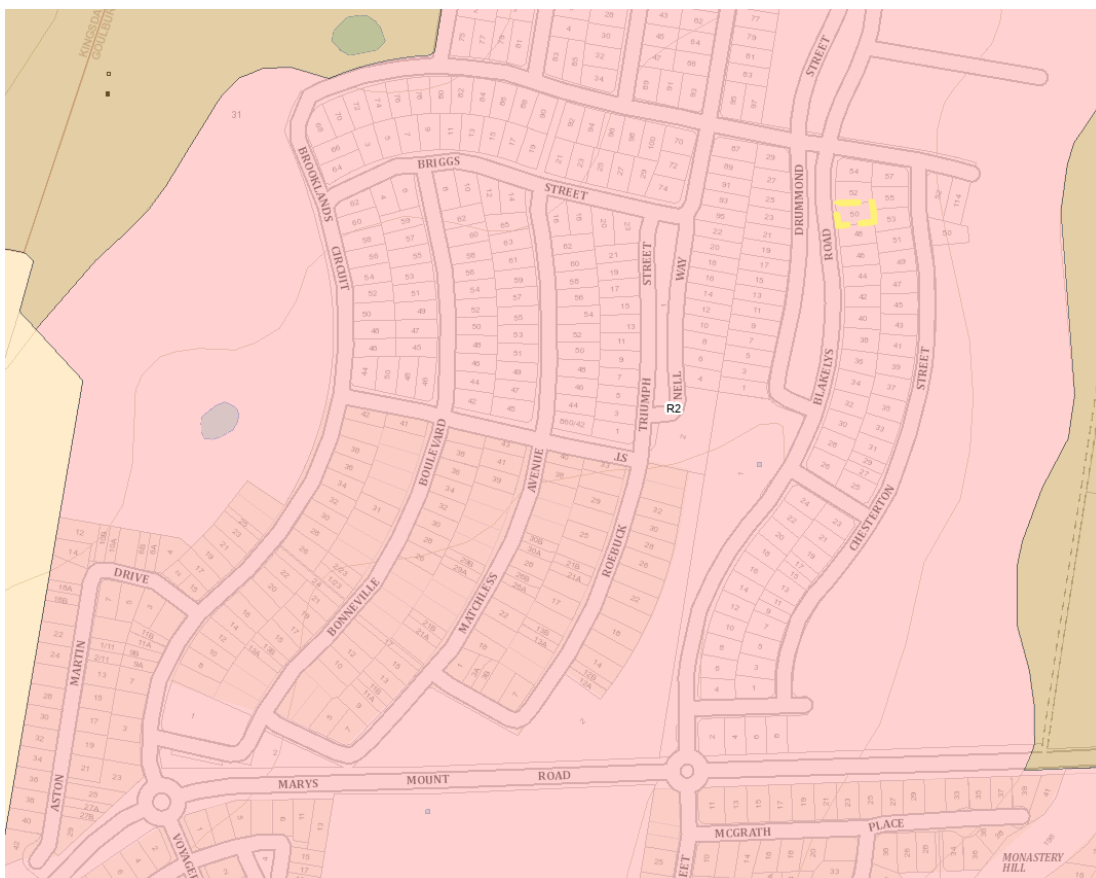
The subject site, legally described as Lot 54 DP1307703, is located at 50 Blakelys Road, Goulburn, NSW 2580, within the Goulburn Mulwaree Local Government Area. The surrounding locality is predominantly rural in character, featuring large lots and open landscapes, which reflect a low-density rural living environment. The site is conveniently located approximately 15 minutes' drive from the Goulburn town centre, providing access to a range of services and amenities including schools, healthcare, and retail facilities.

Zoning

While formal zoning confirmation should be obtained directly from Goulburn Mulwaree Council, the site is zoned R2: Low Density Residential.

The following figure shows the location of the subject site in relation to the surrounding locality:

Figure 1: Locality map



Source: **NSW Planning Portal** (2025)

3. PROPOSAL

3.1. Description of proposal

The proposal is for the construction of a Two-Storey Dwelling with an Attached Secondary Dwelling.

This proposal seeks development consent for:

Construction of a new double storey dwelling including:

- Ground Floor:

- Porch and Entry
- Double car garage
- Stair
- Lounge
- Bedroom 1 with wir and ensuite
- Bedroom 2 with wir and ensuite
- Powder room
- Laundry
- WIP
- Kitchen
- Living and dining with alfresco

- First floor:

- Family area with front void
- Middle void
- bedroom 3 with ensuite, walk-in robe, and balcony
- bedroom 4
- bedroom 5 with and balcony
- bedroom 6
- ensuite
- media/ storage

- Secondary dwelling - Ground Floor:

- Bedroom 1.1
- Bedroom 1.2

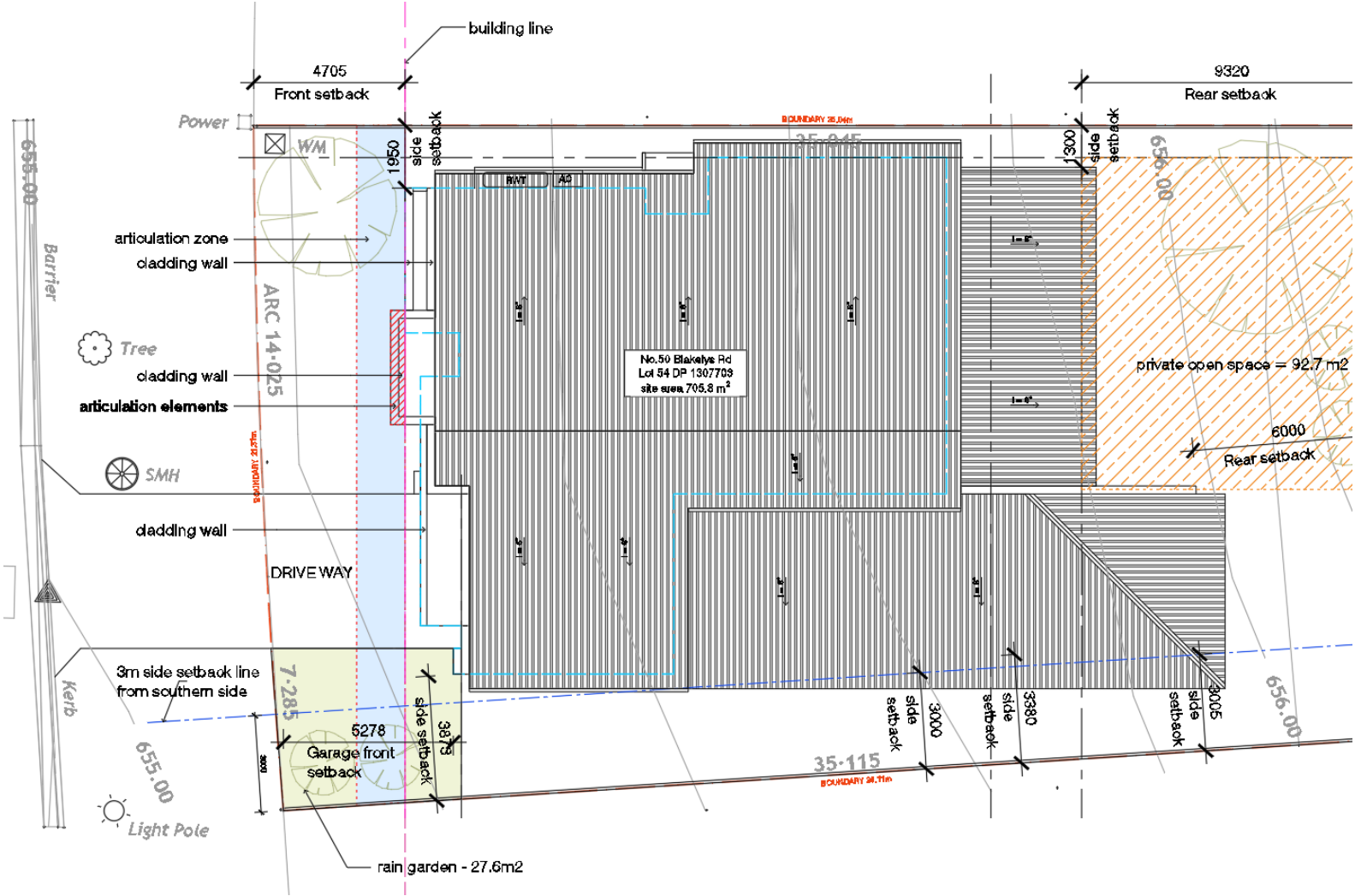
- Bath 1
- Bath 2
- Laundry
- Kitchenette
- Alfresco 2

3.2. Development statistics

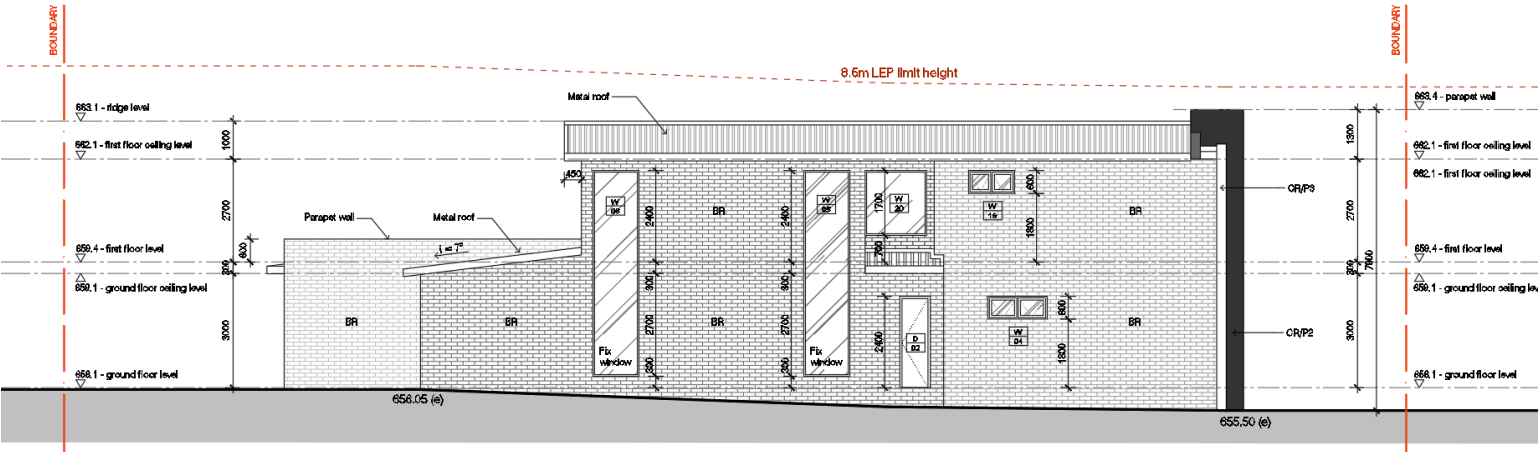
Item	Proposal
Site area	705.8 m ²
Private open space	92.7 m ²
Height of building	7.95 m
Front setback	4.7 m
Garage front setback	5.83 m
Rear setback	9.3 m
Side setback	1.3 m
Minimum side setback all second storey development within 12m of the forward building line	3.36 m
Minimum side setback all second storey development behind the first 12m of the forward building line	8.49 m
Private open space	92.7 m ²

Plan & Elevations

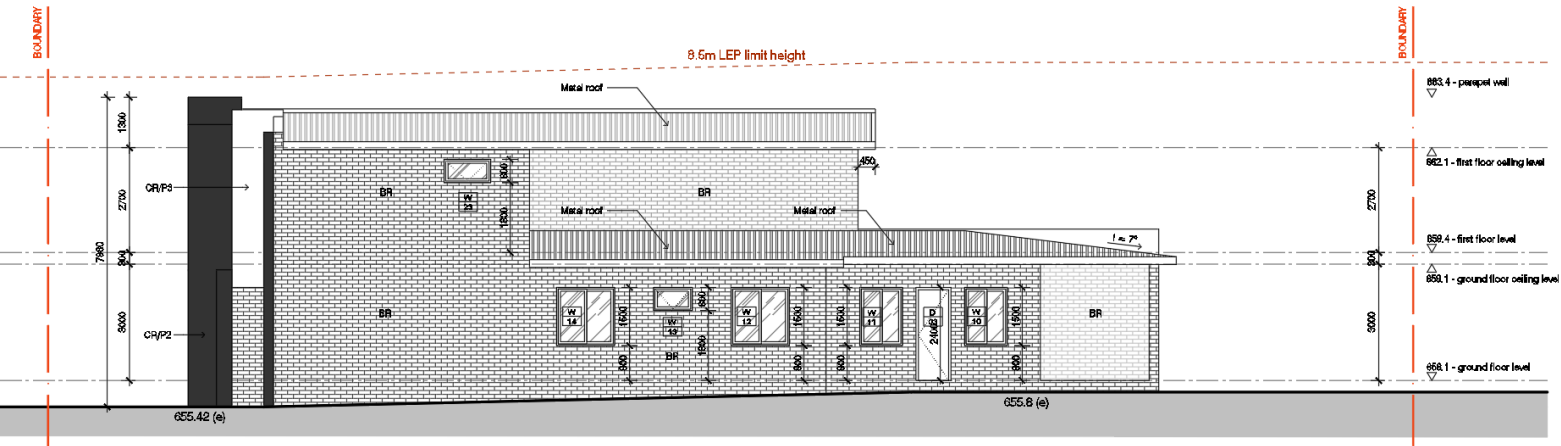
Site plan



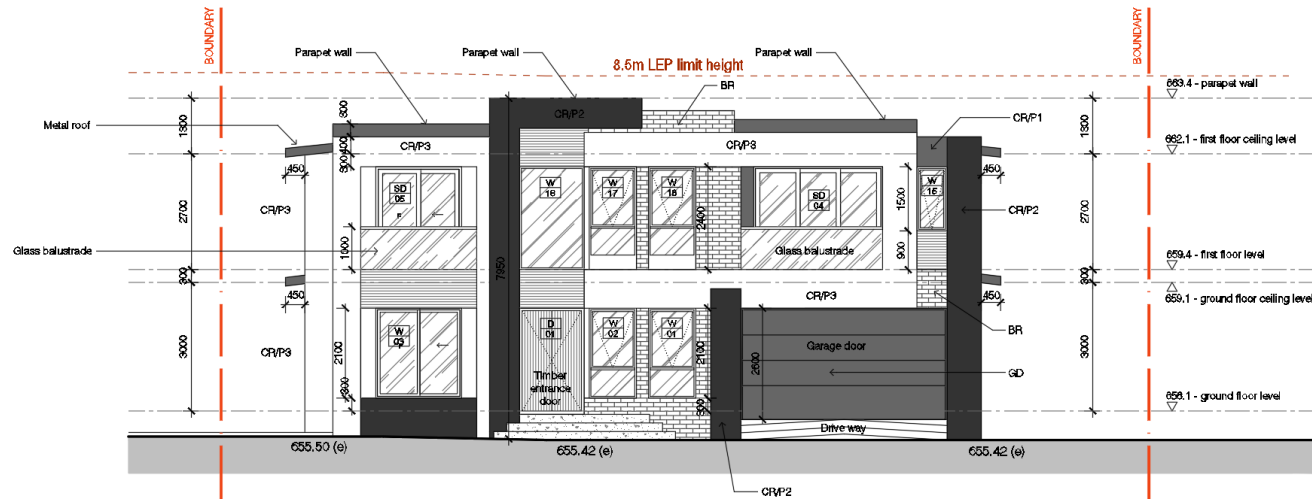
North Elevation



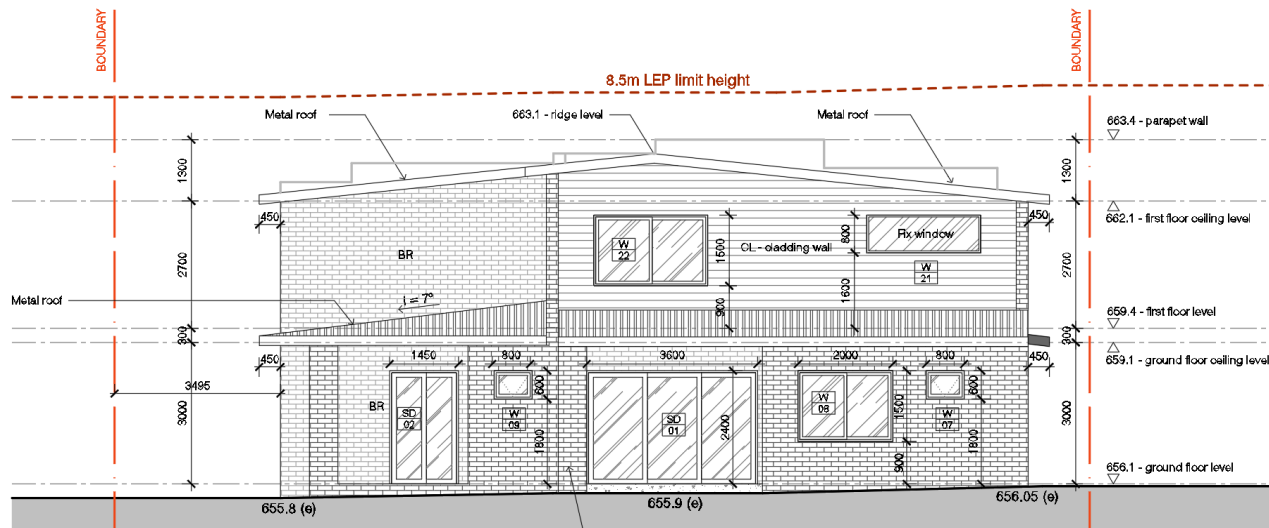
South Elevation



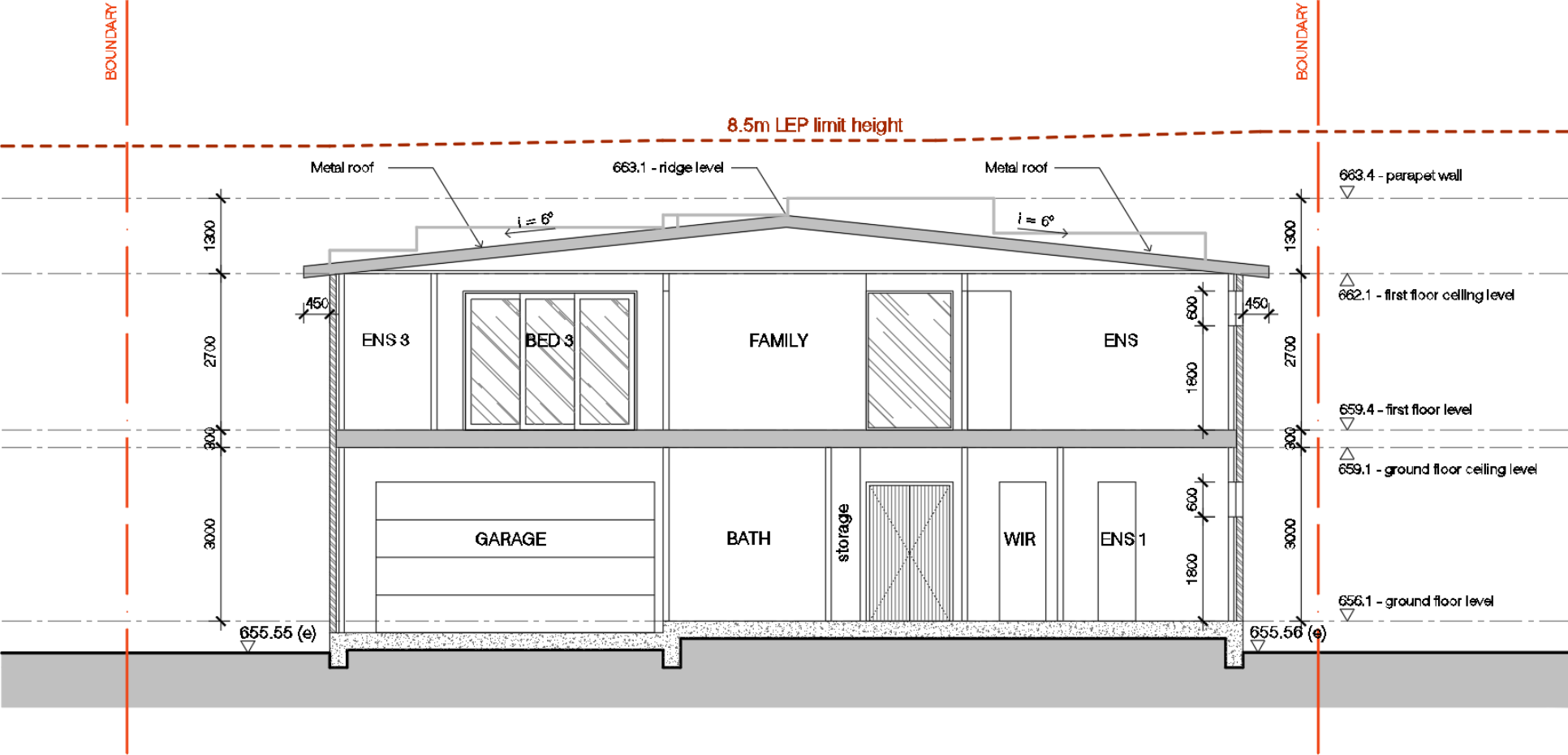
West Elevation



East Elevation



Section A



4. PLANNING ASSESSMENT

4.1. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Regulations under the Act have established a scheme to encourage sustainable residential development (The BASIX scheme). The application includes a BASIX certificate.

4.2. Goulburn Mulwaree Local Environmental Plan (LEP) 2009

The subject site is zoned R2 Low Density Residential under Goulburn Mulwaree Local Environmental Plan (LEP) 2009.

The objectives of the zone area as follows:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain the low density residential character of the area.
- To ensure non-residential land uses are carried out in a way that minimised impacts on the amenity of a low density residential environment.
- To provide a range of community facilities that serve the needs of people who live in, work in and visit the area.
- To protect and enhance tree canopy, existing vegetation and other natural features.

The following table reviews the proposal against relevant planning controls contained within the LEP:

Item	Requirement	Proposal	Compliance
Permissible land use	Dwelling Houses are permissible in the R2 Low Density Residential Zone	Construction of a new dwelling	✓
Height of buildings	Maximum height of 8.5m	Complies 7.95m	✓
Heritage conservation	N/A	N/A	N/A

4.3. Goulburn Mulwaree Development Control Plan (DCP) 2009:

Control	Requirement	Comment	Compliance
4.1.3 Rain gardens	Rain gardens are to be located on a low spot away from any dwelling with access to sunlight. Rain	The project features a rain garden located at the front, meeting all the	Y

	gardens must drain away from nearby dwelling.	requirements.	
4.1.4 Cut and fill	Earthworks shall be undertaken to a maximum of 600mm excavation or fill from the natural surface level of the property.	No Cut and Field on site	Y
4.1.6 Number of storeys	Dwellings and multi dwellings are to have a maximum of 2 storeys outside the statutory height mapped areas	Project has 2 storeys	Y
4.1.7 Solar access	<p>Residential buildings shall be designed to ensure that the principal living spaces of the proposed dwelling, adjoining residential buildings, and at least 50% of their private open space, have at least three hours of sunlight between 9.00am and 3.00pm on 21 June (winter solstice).Figure 4-3identifies the variation of the sun's path in winter and summer.</p> <p>In circumstances where an adjacent southern lot has an east-west orientation, the following southern setbacks should be applied in order achieve the above controls:</p> <p>1.5m for all single storey development within 12m of the forward building line.</p> <p>3m for all single storey development behind the first 12m of the forward building line.</p> <p>3m for all second storey development within 12m of the forward building line.</p> <p>6m for all second storey</p>	<p>Southern setbacks:</p> <ul style="list-style-type: none"> • Minimum 3.26m for all single storey development within 12m of the forward building line. • Minimum 3m for all single storey development behind the first 12m of the forward building line • Minimum 3.445m for all second storey development within 12m of the forward building line • Minimum 8.49m for all second storey development behind the first 12m of the forward building line 	Y

	development behind the first 12m of the forward building line.Shadow diagrams or solar access diagrams may be required by Council to demonstrate compliance with this section.		
4.1.8 Privacy	Windows and balconies are not to be positioned in a location where it allows for direct views into nearby/adjoining approved habitable rooms. Balconies and second storey windows are also not to have direct views into the private open space of nearby approved residential areas unless permanent privacy elements are applied (e.g. privacy screens or high still windows). Bathrooms and water closets are excepted from the above control provided that their windows are permanently frosted. Windows must not be located parallel to other windows of adjacent dwellings. However this may be permitted on the ground level if it can be demonstrated that the erection of a fence will completely restrict overlooking into the opposite room.	The proposed development complies with all applicable privacy requirements.	Y
4.1.9 Private open space	The minimum amount of private open space required per detached, attached or semidetached dwelling is 75 m ² . This 75m ² of private open space must be a single contiguous area with a minimum length of 6m	The proposed development provides a private open space area of 92.7m ² , with a length of 10.31 metres and a width of 9 metres.	Y

	and width of 4m		
4.1.10.1 Rear Setback	A minimum rear setback of 6m is required for all residential development	Minimum Rear setback: 6m	Y
4.1.10.2 Side Setback	A minimum side setback of 1m is required for all residential development	Minimum side setback: 1.3m. Southern setback follow 4.1.7	Y
4.1.10.3 Front setback	A minimum front setback of 4.5m, garages must be setback a further 1m from the front façade of the building	Minimum Front setback: 4.68. Garage front setback: 5280 (1.75 m from the front façade of the building)	Y
4.1.11 Views	Step buildings to follow the slope of the land. Minimise the height of buildings and planting on the highest part of the site	The proposed development complies with all applicable privacy requirements.	Y
4.1.12 Traffic safety and management	Car parking and driveways All garage and carport entries are to be set back from the front facade of the dwelling by a minimum of 1 metre and comprise of not more than 40% or 6m of the front façade of the building, whichever is the greater. Additional or wider garages may be permitted if they are not visible from the street. A minimum of two (2) parking spaces is required per dwelling unit for a dwelling house, attached dwelling, dual occupancy or semi-detached dwelling development.	The proposal includes a two-car garage with the aforementioned setback, which complies with the relevant planning controls.	Y
4.1.13 Site Facilities	Garbage bins, waste recycling areas, mailboxes and external storage facilities should be adequate in size, durable, waterproof, blend in with the development, avoid visual clutter and be accessible to the users of the building and service	The proposed development complies with all applicable privacy requirements.	Y

	vehicles.		
4.1.14 Energy efficient siting and layout	<p>Building shape and orientation are major influences that affect energy consumption. The most critical element of a building's form is the size and orientation of its windows. The Goulburn Mulwaree Development Control Plan 2009</p> <p>Goulburn Mulwaree DCP 2009 – Effective 23rd September 2022 214</p> <p>shape of a building influences the amount of floor area that can benefit from daylight through windows. Daylight is generally useful to a depth of 4-6 metres from a window.</p> <p>Buildings must be designed to ensure that all floor areas are to be within a 6 metre distance of an external window. An elongated plan shape produces this characteristic, as will the use of an atrium or courtyard. Maximise north and south facades, whilst minimising east and west facades</p>	The proposed development complies with all applicable privacy requirements.	Y

5. ASSESSMENT OF PLANNING ISSUES

5.1 Compliance with Planning Instruments and Controls

The project complies with the planning controls applicable to the site. Detailed information can be found in Section 4.

5.2 Built Impact

The project is built on a newly planned area with a modern architectural style, aligned with the future development of the region.

5.3 The Public Interest

The project contributes a modern structure with an elegant and refined aesthetic, enhancing the overall beauty of the neighborhood and the surrounding area.

6. SUMMARY

The subject site is zoned R2 Low Density Residential and dwelling houses are permissible with this zone with consent.

The proposal is permissible with development consent and performs favourably in relation to the relevant aims, objectives and development standards of the relevant environmental planning instruments and associated development control plan.

The proposed development is consistent with Section 4.15 of the Environmental Planning and Assessment Act 1979 and Regulations 2021 and should be supported.