



## Beechwood Homes

To erect a single storey dwelling with attic storage & detached secondary dwelling;

Lot 2, 4 Wheatley Ave, Goulburn, NSW 2580

Issue	File Ref	Description	Author	Date
A	P209012 (2501472)	SoEE Lot 2, 4 Wheatley Ave , Goulburn NSW	SL	24/04/2025



## 1. Introduction

This Statement of Environmental Effects has been prepared by Efficient Living, Sustainable Building Consultants on behalf of the owners of Lot 2, 4 Wheatley Ave, Goulburn NSW.

The subject of this statement is the owners' intention to undertake the construction of a single storey dwelling with attic storage and detached secondary dwelling. The secondary dwelling (granny flat) is solely for the use of the owner's son who has an intellectual disability. The proposed development has been designed to specifically meet the future medical and personal access needs during the owner's retirement and for the support of their son. The location close to the Goulburn CBD is walking distance to all services allowing access, independence and quality of life.

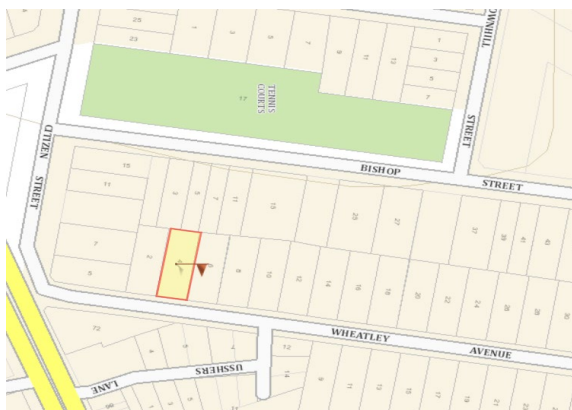
This statement accompanies the development application and is intended to provide further details and takes into consideration matters listed under section 4.15 of the Environmental Planning and Assessment Act 1979.

## 2. Site Description

The site of the proposed development is Lot 2, 4 Wheatley Ave, Goulburn. The site runs on an approximate east at front to west at rear axis. The total area of the site is 687m<sup>2</sup>. The existing dwelling and sheds will be removed by owner. The property to the south is a single storey brick with tiled roof dwelling and the property to the north is a single storey brick with metal roof dwelling (refer to photos section 5.3). The site is within the Goulburn City Conservation Area and Wheatley Street is representative of post war single storey dwellings and the surrounding area is a mix of post war, interwar and federation styles. No trees will be removed within the proposed development site.

In accordance with the 10.7 certificate the land or part of the land is identified as being between the flood planning area and the probable maximum flood. According to the Flood Information Report the site has a flood hazard category of FPCC4 and is in a draft overland flow study not yet adopted by Council. Category FPCC4 does not require controls for residential developments. The proposed development has taken into consideration environmental impacts of potential overland flooding and has been designed to limit any potential impacts.

In accordance with the 10.7 certificate the proposed development site is within a Heritage Conversation Area (Goulburn City Conservation Area). A heritage assessment is included in this document. In accordance with the 10.7 certificate this site is not impacted by bushfire controls.



Six Maps- Site Location

### **3. Development Proposal**

The proposal is to erect a single storey dwelling with attic storage and a detached secondary dwelling on an allotment in Goulburn. Beechwood Homes are the engaged builder, and plans are attached to the DA submission.

### **4. Site Work**

- Erosion and Sediment Control as per Site Management Plan
- Landscaping as per Landscape Plan
- Existing dwelling and sheds removed by owner in separate submission
- Retaining wall by owner
- Construction of new single storey dwelling with attic storage and detached secondary dwelling
- Max cut 110mm, max fill 220mm
- Stormwater drainage to street via rainwater tank
- Connection to Sewer mains

### **5. Relevant Planning Controls**

Goulburn Mulwaree Council as the “Consent Authority” is required to take into consideration those matters listed under Section 4.15 of the Environmental Planning & Assessment Act 1979 (EP&A Act) which are of relevance to the subject development application.

#### **5.1 Goulburn Mulwaree Local Environmental Plan 2009**

##### **Zone R1 General Residential**

##### **Objectives of zone:**

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain the economic strength of commercial centres by limiting the retailing of food and clothing.

##### **Zone Compliance**

The proposed development satisfies the zone objectives of R1 General Residential. The applicants are seeking to construct a single storey dwelling with attic storage and a detached secondary dwelling on the site which will meet all requirements.

#### **5.2 Goulburn Mulwaree Development Control Plan 2009 (DCP)**

The DCP has been prepared in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979 (the Act) and the Environmental Planning and Assessment Regulation 2000 (the Regulation). The DCP complements the statutory provisions contained in The Goulburn Mulwaree Local Environmental Plan 2009.

Below is the heritage assessment and future development controls set by council and whether this proposal complies with the requirements:

<b>Heritage Assessment:</b> <i>Statement of Heritage Significance</i> – The proposed development is within the Goulburn City Conservation Area and is in the locality of the north residential heritage conservation area. The proposed development site is located in Wheatley Avenue where the NSW Housing Commission erected its first houses in Goulburn. The surrounding area is a mix of residential and commercial development. The character is mainly determined by small scale, simple Georgian and Victorian cottages, terraces and semi-detached. The proposed development is designed to reference and complement the post war architecture and streetscape and will somewhat improves the visual aspect of the current dwelling. The proposed development retains the period style while significantly improving the environmental performance of the dwelling and functionality of the dwelling to meet the current and future needs of its occupants.			
Control	Council Requirement DCP	Development Proposal	Complies
<b>Demolition</b>	Proposals for demolition will not be considered if there is a reasonable possibility for adaptive reuse of the site	The existing dwelling is not suitable to meet the future medical and access needs of the owners and their son.	Yes
<b>Building Materials, Colours and Finishes</b>	New work: Adopt a simple character which uses external finishes, colours and textures which complement the heritage fabric  Use materials that complement the period and style of the heritage item of the development in the street or heritage Conservation Area	Refer to external materials and colours (attached to submission)  A simple brick external wall finish has been proposed with a metal roof for both dwelling and secondary dwelling. Gutter and fascia's and timber door are proposed to be painted, and alluvium window frames and garage door are in colours compatible with post war colour guide and are complementary to the post war period and style of the street.	Yes
<b>Building Form, Scale and Style</b>	The scale of the new work must relate visually to the scale of adjacent buildings located in a Heritage Conservation Area. New developments should avoid overshadowing of existing heritage items or contributory architecture.  New buildings must not visually dominate, compete with or be incompatible with the scale of existing buildings of heritage	The primary and secondary dwelling will be single storey and refers to the scale and proportion of the context of its surrounds. The proposed develop will not overshadow the adjacent dwellings and are within the height controls see future development controls below.	Yes



Control	Council Requirement DCP	Development Proposal	Complies
	<p>significance or contributory value either on the site or in the vicinity of the proposal.</p> <p>New buildings should have a similar massing, form and arrangement of parts to existing buildings of heritage significance in any Heritage Conservation Area.</p> <p>Where buildings or dwellings are single storey, second storey additions are not encouraged. Creation of attic space within the existing roofline is preferred</p>	<p>The secondary dwelling is sited at the rear of the property and sits directly behind the primary dwelling and therefore will not be seen from the street.</p> <p>The proposed development is compatible in mass and form to adjacent dwellings. All setbacks/space between existing dwellings is maintained and reinforces the character of the area. The proposed attic storage is within the existing roofline and is within height controls and does not detract from the post war style of the dwelling</p>	
<b>Roof Form and Chimneys</b>	<p>Maintain traditional roof forms and materials.</p> <p>New buildings must have roofs that reflect the orientation, size, shape, pitch, eaves, ridge heights and bulk of existing roofs in the locality and must be in proportion with the proposed building.</p> <p>Attic rooms must use compatible roof forms that retain the streetscape appearance of the existing building and must not adversely affect significant views or vistas.</p> <p>Skylights or other structures attached to the exterior of the roof should avoid being located where visible from the street or on the principal elevation of buildings</p>	<p>The proposed roof is metal, and its form is compatible with surrounding dwellings and character of the area</p> <p>The proposed roof is crossed hipped and oriented to the front. It is compatible in pitch and height of surrounding dwellings and reflects the post war style.</p> <p>The attic storage does not impact the crossed hipped roof, size or pitch and will remain compatible to adjacent dwellings.</p> <p>Roof vent and solar tube will be located on rear elevation to minimise their visibility from the street</p>	Yes
<b>Windows and Doors</b>	<p>In new buildings they must be compatible with the proportions, position and size of those typical of the locality.</p> <p>Vertical proportions should be featured in window design</p>	<p>The windows and doors of the primary dwelling will be vertical in proportion and are positioned in the style typical of the locality</p>	Yes

Control	Council Requirement DCP	Development Proposal	Complies
<b>Facades</b>	New buildings must take into account the significance and design of façades in the locality, the methods of their incorporation in building designs and their harmonising role in streetscapes	The facade incorporates a simple double staggered design, utilising brick and painted gutters and fascia's. Windows will be vertical in design to complement the existing streetscape	Yes
<b>Parking – Garage and Carports</b>	<p>The introduction of car parking must not impact on the setting or character of the heritage item or Heritage Conservation Area.</p> <p>Attachment of garages and carports to the buildings they service is generally not favoured unless the structure is located at the rear of the building and is not visible from the surrounding streets, or it is set well back from the front façade and unobtrusively attached.</p> <p>Garages and carports must be of a simple design, must use traditional pitched roof forms and must match the roof pitch, form and materials of the main building as closely as possible. The design must respect vertical proportions. Double width horizontal doors are unacceptable. Garages and carports must not dominate existing buildings on site Existing side vehicular access is to be utilised.</p> <p><b>Scale:</b> Maximum width of a driveway at street frontage is to be 3.5m</p> <p>Garages and carports are to occupy no more than 20% of street frontages</p> <p><b>Appearance:</b> Materials, form, and details of car parking structures are to harmonise with and be subservient to the residence</p> <p>A similarity in colour of garage doors and wall surfaces may reduce impact to street and therefore is favoured;</p>	<p>A simple attached garage has been proposed. The garage will be under the same roof line as primary dwelling, compatible in materials and colours and is set behind the building line.</p> <p>Proposed driveway width is 5m</p> <p>The garage is 34% of the street frontage</p> <p>The materials and details of the garage are in harmony with the proposed dwelling the use of colours compatible to the post war style will somewhat reduce the impact to the street.</p>	<p><b>Mostly</b></p> <p><b>No</b></p> <p><b>No</b></p> <p>Yes</p>

Control	Council Requirement DCP	Development Proposal	Complies
	Garage doors and structures are to be recessed behind the primary façade to create a shadow line.	Garage is recessed behind the primary façade.	Yes
<b>Fences</b>	Original fencing and gates must be retained.	Existing fencing will be retained.	Yes
<b>Gardens</b>	New development should: Include a front garden with lawn, shrub and tree elements Limit hard paving to only paths and driveways	The proposed development will include garden and lawn at front and has limited paving and hard surfaced to paths and driveways	Yes
<b>Future Development:</b>			
Control	Council Requirement DCP	Development Proposal	Complies
<b>Storey</b>	1-2 storey	1 storey as per	Yes
<b>Setbacks</b>	Maintain existing setbacks	Existing setbacks will be maintained	Yes
<b>Frontages</b>	Maintain consistent frontages for residential lots	Frontage will remain consistent	Yes
<b>Front fencing</b>	No or low front fencing in residential areas	No front fencing	Yes
<b>Roof</b>	New development should include simple roofs with similar pitches to existing, especially in residential areas – over 27.5 degrees.	Simple metal crossed hipped roof 28 degrees pitch	Yes
<b>Façade</b>	Maintain and restore existing facades, especially in mixed use areas	The facade incorporates a simple double staggered design, utilising brick and painted gutters and fascia's. Windows will be vertical in design to complement the existing streetscape	Yes
<b>Height</b>	Residential (R1) areas – 8m	Primary dwelling – 6m Secondary dwelling – 4.7m	Yes
<b>Residential</b>	Street facing prominent gables, hipped or pitched corrugated iron or tile roofs, timber framed windows, front verandas, asymmetrical façades, and face brick finished. Attic rooms can be considered to the rear of items or within new buildings	Face brick finish, street facing cross hipped roof in metal. Vertical window and positioning to complement post war style. Attic storage within roof not visible from front façade or streetscape	Yes

	where not visible or obtrusive from the front façade or streetscape.		
<b>Cut and Fill</b>	Max cut - 600mm Max fill - 600mm	Cut - 110mm Fill - 220mm	Yes Yes
<b>Energy &amp; Water Efficiency</b>	BASIX compliance	See BASIX report	Yes

### 5.2.1 Non compliances & request for variations

**Garage** – The proposed development includes an attached garage with a double width door that do not meet all the required or recommended DCP/heritage controls. The proposed garage and door have been specifically designed to meet the current and future access needs of the owners and their son who has an intellectual disability. The garage is simple in design and to further mitigate its visual impact, the roof pitch and form match the primary dwelling and comply with future development controls. The brick proposed on the primary dwelling will continue to the garage walls/facade and the door colour is complementary to the façade brick to help blend and minimise visual impact to the street. Despite the attached garage all setbacks/space between existing dwellings is maintained and reinforces the character of the area. With side access being maintained. Consideration for a variation is requested.

**Driveway** – The control requires a maximum of 3.5m width at street frontage. The proposed development is 5m. The proposed driveway width has been proposed to meet the access requires of the owners and their son. Consideration for a variation is requested.

### 5.3 Photos



4 Wheatly Avenue - proposed development site (Google Maps)





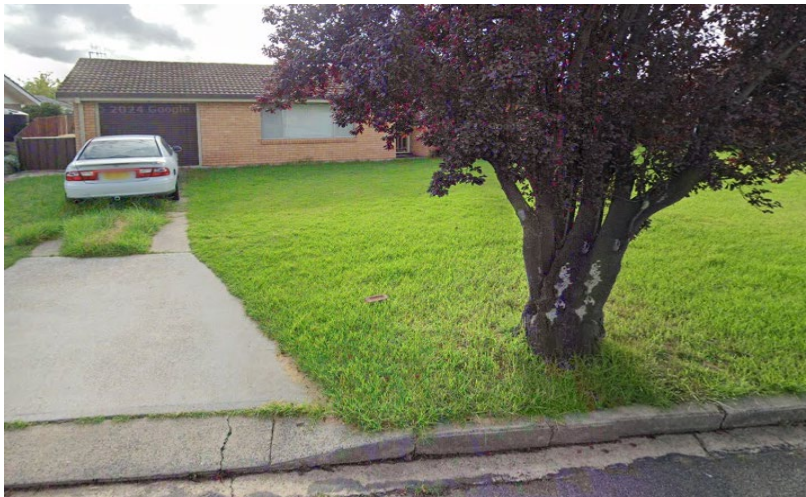
**2 Wheatly Avenue – dwelling south of proposed development (Google Maps)**



**6 Wheatly Avenue – dwelling north of proposed development (Google Maps)**



**Dwelling directly opposite proposed development (Google Maps)**



**Dwelling directly opposite proposed development (Google Maps)**

## **6. Conclusion**

The proposed development is largely permissible within the R2 Low Density Residential Zone and incorporates thoughtful design that satisfies Council's DCP and relevant LEP requirements, resulting in a high-quality development that will enhance the locality and warrants approval.