

4.6 Variation

Site: 13 Wollondilly Ave, Goulburn Lot 5 DP 1314476

Proposed development: Torrens Title Subdivision retaining existing dwelling and construction of a new dwelling

SITE DESCRIPTION

The site is an irregular shaped parcel of land known as Lot 5 / DP 1314476 Wollondilly Avenue, Goulburn. It has an area of 1346 sqm and is on the north side of Wollondilly Avenue, surrounded by the Kenmore Gardens. It has frontages to Wollondilly Ave and Burrows Close. There is an existing renovated house on the site which was previously part of the Strathallen cottages and has recently been subdivided as part of River Run Estate, The site is within a Heritage Conservation area with Kenmore Gardens Surrounding the Estate.

Variation to Clause 4.1 LEP 2009 – Minimum lot size

R1 General Residential– 700m²; GMC LEP 2009

4.1 Minimum subdivision lot size (

- 1) The objectives of this clause are as follows— (a) to provide a minimum lot size for the subdivision of land.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause does not apply in relation to the subdivision of any land— (a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or (b) by any kind of subdivision under the Community Land Development Act 2021.

The proposed subdivision currently consists of one lot with an existing dwelling. The lot has a total area of 1346sqm with the existing house being positioned into the corner of the lot.

The proposed Torrens Title subdivision would result in a lot with an existing dwelling being 866sqm and a new lot being 480sqm. The extent of the variation: Lot 1 – 31.45% Lot 2 – 0%

In consideration of environmental and sustainability factors, It is proposed to maintain the existing dwelling which would result in a better planning outcome and reduce unnecessary environmental impact due to building waste. The proposed dwelling would meet all the planning requirements and be in keeping with the area and those dwellings adjacent.

While a semi detached dwelling could be achieved by way of dual occupancy and subsequent strata subdivision, given the layout and size of the lot, all services can be supplied to the proposed new dwelling independently and are currently installed and available, a detached, Torrens title dwelling would be in keeping with similar properties in the vicinity and be more desirable not to attach or semi attach a new dwelling to an existing older style dwelling on the current lot.

Electricity supply has already been approved and provided by way of a private pillar and a separate water meter has been installed.

Access would be via Wollondilly Ave where new access footpaths have recently been installed. As the existing allotment has a long street frontage, the proposed new dwelling would have its own substantial street frontage.

CONCLUSION: Proposed lots 1 and 2 would have substantial direct street frontage to Wollondilly Ave. It has been demonstrated that both the existing and proposed dwellings can comply with the objectives for the current development standards and controls and will not have any adverse impact on the nearby heritage listed site and is compatible with the development in the vicinity . The resultant lots would still be substantial sizes. Compliance with the minimum lot size for lot 1 is considered unnecessary in this circumstance.