

**URBANISM**  
PLANNING & DEVELOPMENT

# STATEMENT OF ENVIRONMENTAL EFFECTS

TORRENS TITLE SUBDIVISION OF LAND FROM 1 INTO 2 LOTS

1 BOX AVENUE, GOULBURN

PREPARED FOR  
GANTER CONSTRUCTIONS PTY LTD

10 JUNE 2025



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# 1 Introduction

Urbanism has been engaged by Ganter Constructions to prepare a Statement of Environmental Effects to support a development application for Torrens title subdivision of 1 into 2 lots at 1 Box Avenue, Goulburn.

The aims of this report are to:

- Provide an assessment of the locality, subject site and applicable planning controls,
- Describe the proposed development, and
- Assess the impacts of the development against Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

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

Title	Author	Date/Version
Subdivision Survey Plan	Premise	10 March 2025
Subdivision Servicing Plan	Premise	14 May 2025



## 2 Site Assessment

### 2.1 Locality Assessment

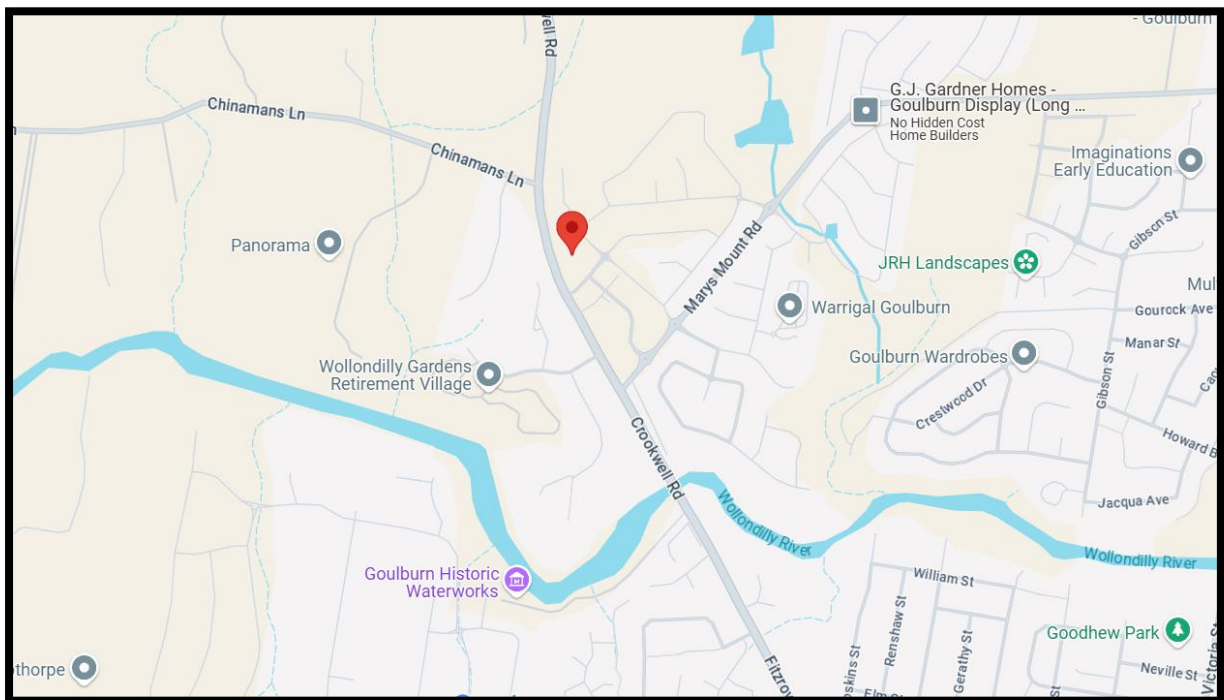
The subject site is located within a new subdivision area known as “Mistful Park”, north of Goulburn town centre and the Wollondilly River.

West of the site across Crookwell Road, the sites are established large lot residential dwellings. Buildings located to the sites north can be characterised as single-story residential dwellings. This building forms continue along to the sites east where several 2-storey residential dwellings are also introduced.

The sites south/southeast, across from Box Avenue, contains several commercial units, being a childcare facility, café/restaurant, gym and martial arts dojo, as well as ancillary car parking. These buildings generally adopt a 2-4 storey building height. West of the site across Crookwell Road, the sites are established large lot residential dwellings.

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

Surrounding Site Context



Source: Google Maps (2025)



## 2.2 Site Description

The subject site, 1 Box Avenue, Goulburn is legally known as Lot 6 DP 1220973.

### Aerial Site View



*Source: Nearmaps (2025) (annotated by Urbanism)*

The site currently benefits from access to Box Avenue to the southeast which facilitates further access to the Crookwell Road.

The subject site is an irregular north-west to south-east oriented site approximately 1.411ha in area with a frontage to Box Avenue (south), Crookwell Road (west and north) and Mistful Park Road (east). The site has a slope from northwest to southeast of six (6) metres. The subject site is currently undeveloped.

### 2.2.1 Surrounding Development

#### Streetscape character and visual setting:

Buildings located to the sites north can be characterised as single-story residential dwellings. This building form continues along to the sites east where several 2-storey residential dwellings are also introduced. The sites south/southeast contains several commercial units, being a childcare facility, café, gym and martial arts dojo, as well as ancillary car parking. These building generally adopt a 2-4 storey building height. West of the site across Crookwell Road, the sites are established large lot residential dwellings.



**Existing vegetation:**

The site is cleared of vegetation except for a row of native trees along the western boundary on Crookwell Road. These trees will not be affected by this DA.

**Topography:**

The site has a slope from northwest to southeast of six (6) metres which is characteristic of the land adjoining the sites.

**Views:**

There are no views of major significance however, the subject benefits from limited views of Governors Hill and Rocky Hill to the east and southeast respectfully.

**Heritage:**

The subject site is not heritage listed or be located within a Heritage Conservation Area.

**Surrounding noise sources:**

The site is located with a boundary to Crookwell Road to the east/north being a two-way single lane designated heavy vehicle (PBS L2B) network being of a significant noise source.



## 3 The Proposal

### 3.1 Description of Proposal

The proposed development seeks consent for a Torrens title subdivision which will facilitate the future residential development of the site. Herein, it is proposed that the subdivision will create two (2) newly established lots, one being in the northwestern extent of the site with the second on the site's southeastern extent.

Details of the subdivision are as follows:

- **Lot 1** (northwestern extent) – 8,538m<sup>2</sup>
- **Lot 2** (southeastern extent) – 5,573m<sup>2</sup>

The lot as it stands is already fully serviced, an electrical pillar exists near the stormwater basin head wall. Minor earthworks will be required to facilitate servicing connections to both lots. Details of these associated connections are located in the enclosed plans prepared by Premise.

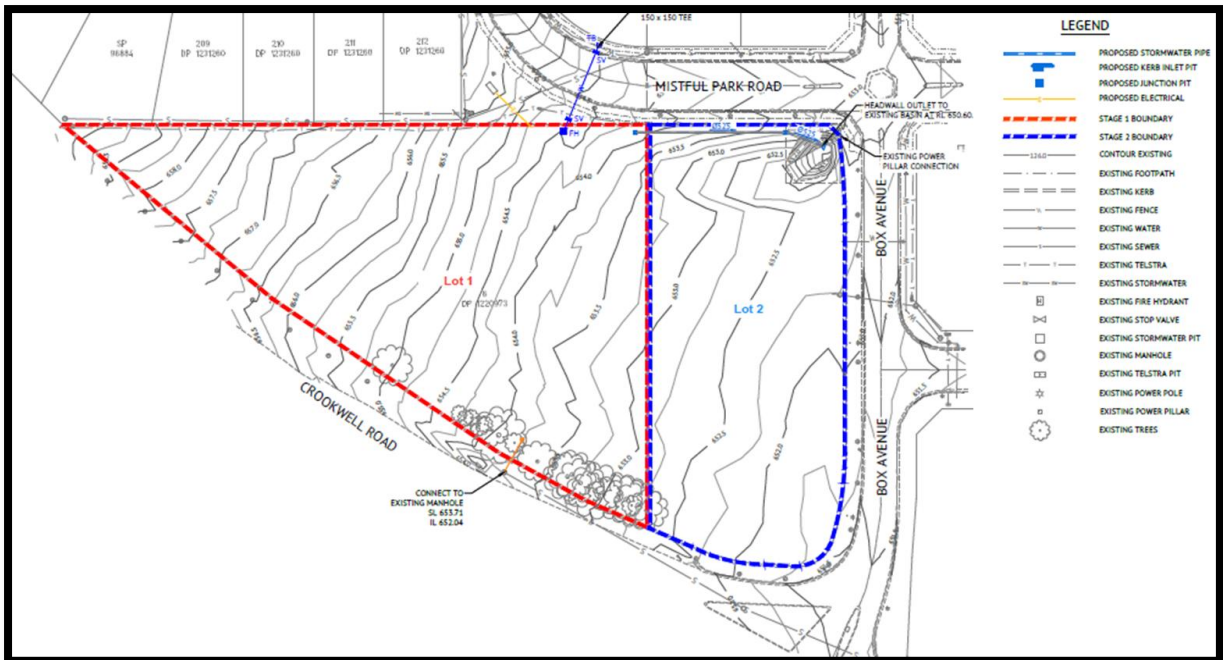
#### Indicative Lot Layout



Source: Nearmaps (2025) (annotated by Urbanism)



## Subdivision Servicing Plan



Source: Premise



## 4 Planning Controls

### 4.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The subject site is located within the Sydney Drinking Water Catchment area. Chapter 6 Water catchments of the SEPP requires Council to consider consent to development on land in a regulated catchment and is satisfied the carrying out of the development would have a neutral or beneficial effect (NorBE) on water quality.

Clause 6.6 of this SEPP notes:

- (2) Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures—*
  - (a) the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and*
  - (b) the impact on water flow in a natural waterbody will be minimised.*

This DA seeks consent for a Torrens title subdivision with minor earthworks to facilitate future servicing connections. Council can be satisfied that the proposed subdivision will have a neutral effect on the areas water quality. In this regard, the proposed development is considered to comply with the SEPP (Biodiversity and Conservation) 2021.

It is anticipated that any forthcoming development application on the subject sites will require a NorBE assessment.

### 4.2 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of Land of the SEPP requires Council to consider whether the land is contaminated and if remediation works are required. As per the above section of this report, this DA seeks consent for a Torrens title subdivision with minor earthworks to facilitate future servicing connections in anticipation of future residential DAs on the site. It is submitted that a preliminary site investigation will be submitted alongside the anticipated DAs.

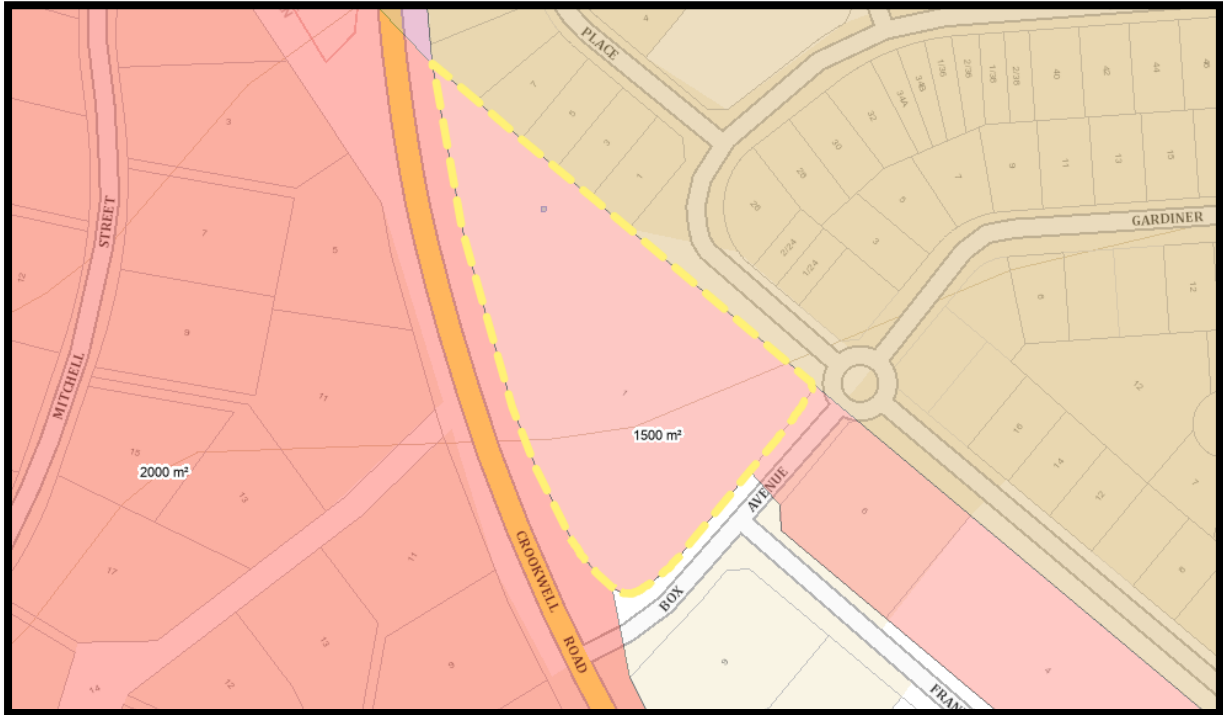
Accordingly, Council can be satisfied that the proposed subdivision will not disturb any potential site contaminants.



### 4.3 Goulburn Mulwaree Local Environmental Plan 2009

The subject site is zoned R3 Medium Density Residential under Goulburn Mulwaree Local Environmental Plan 2009 which is accompanied by a minimum lot size of 1,500m<sup>2</sup>.

#### Minimum Lot Size



Source: NSW Spatial Planning Viewer

The objectives of the zone are as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

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

Item	Requirement	Proposal	Compliance
<b>CI 2.2</b> <b>Permissible land use</b>	Developments listed in paragraph 3 of this part and permissible in R3 zoned lands.	DA does not seek consent for any building works.	N/A



<b>CI 4.1 Minimum subdivision lot size</b>	1500m <sup>2</sup>	Lot 1: 8538m <sup>2</sup> Lot 2: 5573m <sup>2</sup>	✓
<b>CI4.1B Lot sizes for certain split zones</b>	All resulting lots will contain land that is not below the minimum lot size for that zoned land	DA is not seeking consent under this Clause, rather it seeks consent under C4.1.	N/A
<b>CI 4.3 Height of buildings</b>	N/A	DA does not seek consent for any building works.	N/A
<b>CI 4.4 Floor space ratio</b>	N/A	DA does not seek consent for any building works.	N/A
<b>CI 5.10 Heritage conservation</b>	Consider the effect of the proposed development on the heritage conservation area.	Site is not identified as containing a heritage item or being within a heritage conservation area	N/A
<b>CI 5.11 Bush fire hazard reduction</b>	Consider the effect of bushfire.	Site is not identified as bushfire prone. No building works are proposed.	✓
<b>CI 5.21 Flood Planning</b>	Consider the effect of flooding.	DA seeks consent for a lot subdivision. Forthcoming DAs on the site will include a Flood Impact Assessment.	N/A
<b>CI6.2 Public utility infrastructure</b>	Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required	DA seeks consent for a lot subdivision. Forthcoming residential developments will be assessed against this Clause.	N/A
<b>CI6.3 Development control plan</b>	A development control plan is required to be prepared for the land.	The Goulburn Mulwaree Development Control Plan 2009 is the relevant DCP for the subject site.	✓
<b>CI6.4 Relationship between Part</b>	A provision of this Part prevails over any other provision of this Plan to	Noted	N/A



<b>and remainder of Plan</b>	the extent of any inconsistency.		
<b>CI7.1 Acid sulfate soils</b>	Consider the effect of the proposed development on acid sulfate soils.	DA seeks consent for minor earthworks. The site is not identified as an area containing Acid Sulfate Soils.	N/A
<b>CI7.2 Earthworks</b>	Consider the effects of earthworks on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	DA seeks consent for minor earthworks. These are not considered to affect the environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	N/A

## 4.4 Goulburn Mulwaree Development Control Plan 2009

The original DCP came into force on 20 February 2009. The DCP has since been amended multiple times, with the latest amendment shown in each of the parts of the DCP. This DCP applies to all areas within the LGA where the Goulburn Mulwaree Council is the consent authority.

The following table assesses the proposal against the relevant controls contained in the DCP which relate to residential subdivisions:

<b>4 Principal development controls – Urban</b>			
<b>4.1.19 Residential Subdivision</b>			
<b>Master planning</b>	<p>Council is receptive to subdivision designs that accommodate a mixture of lot sizes and dwelling types.</p> <p>Subdivision design must allow for any subsequent development to be reasonably capable of complying with other development controls in this Plan.</p>	<p>DA seeks a subdivision only.</p> <p>Forthcoming residential DAs will be submitted with individual masterplans showing compliance.</p>	N/A



<b>Road location and hierarchy</b>	A road hierarchy must be indicated and designed in accordance with Council's Engineering Standards	No roads are proposed. Forthcoming residential DAs will be submitted with road hierarchies in accordance with Council's Engineering Standards	N/A
<b>Building envelopes</b>	Building envelopes for residential subdivisions are to assume a minimum site coverage of 65%, including carports, driveways, potential swimming pools, sheds and other ancillary structures that may subsequently be built.	No building works are proposed.	N/A
<b>Water Sensitive Urban Design</b>	Natural drainage lines are to be preserved and enhanced where possible.	Natural drainage lines will be preserved as part of this subdivision.	✓
<b>Public open space</b>	All new lots created must be within 400m walking distance of public open space	Subject site is located within 700m of Marsen Weir Park and Riverside Park	Merit
<b>Bicycle and pedestrian movements</b>	Provision for bicycle and pedestrian movements are to be provided throughout the subdivided area	No building works are proposed. Forthcoming residential DAs will be compliant.	N/A
<b>Retention of significant environmental features</b>	Where significant environmental features such as natural landforms, remnant native vegetation, wetlands or natural drainage lines or water courses occur on a development site, they shall be conserved and or enhanced.	No change is proposed to the subject site's physical characteristics.	✓
<b>Landscape embellishment</b>	A condition of Council's subdivision approval will be to carry out landscape	Noted - Landscaping plans will be submitted	N/A



	treatment of lots and public road reserves with the objective of enhancing vegetation and specifically native vegetation in the locality	with forthcoming residential DAs.	
<b>Street trees</b>	Street tree planting is required where new or existing lots are developed in order to create a consistent theme.	Landscaping plans will be submitted with forthcoming residential DAs.	N/A

### 8.8 Mistful Park Commercial Precinct

<b>8.8.1 Land to which Plan applies</b>	This Plan applies to the land identified on the map	The site is identified within the land identified as "Mistful Park Commercial Precinct"	✓
<b>8.8.2 Development Potential</b>	Various requirements	The development is for subdivision and multi dwelling and a residential flat building located in R3 Medium density residential zone.	✓
<b>8.8.3 Restriction on commercial development</b>	Council will only grant consent to commercial development that is beyond or significantly different to the commercial development indicated in 8.8.2 if an economic impact assessment is prepared and demonstrates, to the satisfaction of Council, that the development does not pose a significant threat to the commercial viability of Goulburn's CBD and its businesses.	The development is for subdivision and a Torrens title subdivision. No commercial units are proposed in this application.	N/A
<b>8.8.4 Additional and alternative requirements for</b>	Various requirements.	Not applicable as no building works are proposed. Forthcoming	N/A



**medium density  
residential  
development  
and tourist and  
visitor  
accommodation**

residential DAs will be  
assessed with regard  
to these requirements.



## **5 Regulation Assessment**

### **5.1 Section 4.5(1)(a)(i) – Provisions of Any Environmental Planning Instrument**

The subject site falls under the jurisdiction of the Goulburn Mulwaree Local Environmental Plan 2009. The objectives of which are:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.*

The proposed lot subdivision will facilitate the site's ability to meet the above objectives.

### **5.2 Section 4.15(1)(a)(ii) – Provisions of Any Draft Environmental Planning Instrument**

There are no draft EPIs which apply to the proposal development or subject site.

### **5.3 Section 4.15(1)(a)(iii) – Provisions of Any Development Control Plan**

As previously discussed in Section 4, Goulburn Mulwaree Development Control Plan 2009 applies to development proposed on the subject site.

The tables in Section 4 outline the relevant provisions and the specific development controls and provisions are discussed in greater in this Section.

The proposed development is considered to satisfy all relevant development controls.

### **5.4 Section 4.15(1)(b) – Likely Impacts of That Development – Built Environment**

#### **5.4.1 Site Analysis, Site Design and Streetscape**

The subject site is located within a new subdivision area known as "Mistful Park", north of Goulburn town centre and the Wollondilly River.

Buildings located to the sites north can be characterised as single-story residential dwellings. This building form continues along to the sites east where several 2-storey residential dwellings are also introduced. The sites south/southeast contains several commercial units,



being a childcare facility, café, gym and martial arts dojo, as well as ancillary car parking. These buildings generally adopt a 2-4 storey building height. West of the site across Crookwell Road, the sites are established large lot residential dwellings.

The subject site is an irregular north-west to south-east oriented site approximately 1.411ha in area with a frontage to Box Avenue (south), Crookwell Road (west and north) and Mistful Park Road (east). The site has a slope from northwest to southeast of six (6) metres. The subject site is currently vacant.

The site is not a heritage item or within a heritage conservation area. The site is not located near industry nor is affected by bushfire. The site is not identified as having any environmental constraints.

The proposal is for a Torrens title subdivision which will create two (2) newly established lots. One will be in the northwestern extent of the site with the second on the site's southeastern extent.

No vegetation removal or construction of buildings are proposed as part of this DA. The proposal relates only subdivision of land.

#### **5.4.2 Height, Bulk and Scale**

DA seeks consent for a Torrens title subdivision. No building works are proposed. Future DAs on the site will be assessed on their own merits in terms of height, bulk and scale.

#### **5.4.3 Access, Servicing, Parking and Traffic**

DA seeks consent for a Torrens title subdivision. No building works, inclusive or road works are proposed. Future DAs on the site will be assessed on their own merits in terms of access, servicing, parking and traffic.

#### **5.4.4 Sunlight and Shadow**

DA seeks consent for a Torrens title subdivision. No building works are proposed. Future DAs on the site will be assessed on their own merits in terms of sunlight and shadow impacts.

#### **5.4.5 Views**

There are no significant view lines from the vicinity of the subject site.

#### **5.4.6 Heritage**

The subject site is not known to contain Heritage items or be located within a Conservation Area.



### **5.4.7 Visual Privacy**

DA seeks consent for a Torrens title subdivision. No building works are proposed. Future DAs on the site will be assessed on their own merits in terms of visual impacts.

### **5.4.8 Noise**

The site is located with a boundary to Crookwell Road to the east/north being a two-way single lane designated heavy vehicle (PBS L2B) network being of a significant noise source. This is not anticipated to change.

### **5.4.9 Landscaping**

DA seeks consent for a Torrens title subdivision. No building works are proposed. Future DAs on the site will be submitted with an appropriate landscape rationale.

### **5.4.10 BCA and Australian Standards**

DA seeks consent for a Torrens title subdivision. No building works are proposed.

### **5.4.11 Waste Management**

DA seeks consent for a Torrens title subdivision. No building works are proposed. This will not result in any waste generation.

## **5.5 Section 4.15(1)(b) – Likely Impacts of That Development – Natural Environment**

### **5.5.1 Landform, Cut and Fill**

No landform, cut and fill are proposed.

### **5.5.2 Tree Removal and Retention**

No tree removal is proposed.

### **5.5.3 Stormwater Drainage**

DA seeks consent for a Torrens title subdivision to facilitate future residential DAs. No building works are proposed. It is therefore anticipated that there will be no change to the areas existing water table.

### **5.5.4 Soils, Erosion and Sedimentation**

There will be no soil or erosion and sediment impact by this proposal.



### **5.5.5 Endangered Flora and Fauna**

No endangered flora or fauna are impacted by the proposal.

## **5.6 Section 4.15(1)(b) – Likely Impacts of That Development – Social and Economic**

### **5.6.1 Safety and Social Impact**

DA seeks consent for a Torrens title subdivision. No building works are proposed. It will not have undue social or safety impacts on the surrounding area.

## **5.7 Section 4.15(1)(b) – Likely Impacts of That Development – Hazards**

### **5.7.1 Soil Instability, Subsidence, Slip, Mass Movement**

The subject site is not known to contain and subsidence or land slip issues.

### **5.7.2 Acid Sulfate Soils**

The proposed development is not expected to disturb acid sulfate soils.

### **5.7.3 Flooding, Tidal Inundation**

DA seeks consent for a Torrens title subdivision. No building works are proposed.

### **5.7.4 Bushfire**

The subject site has not been identified as bushfire prone.

### **5.7.5 Contamination**

DA seeks consent for a Torrens title subdivision. No building works are proposed. Forthcoming DAs on the site can include a Preliminary Site Investigation.

## **5.8 Section 4.15(1)(d) – Submissions Made in Accordance with the Act or Regs**

Not relevant at the SEE preparation stage.

## **5.9 Section 4.15(1)(e) – The Public Interest**

The proposed development is not considered to be contrary to the public interest.



## 6 Summary

The subject site is zoned R3 Medium Density Residential, and a Torrens title subdivision will facilitate the associated R3 objectives detailed in the Goulburn Mulwaree Local Environmental Plan 2009.

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 accordingly.