PIVOTAL PLANNING

STATEMENT OF ENVIRONMENTAL EFFECTS
17 WOLLONDILLY AVENUE GOULBURN

Proposal: Construction of a semi-detached dwelling with associated Torrens title subdivision

September 2025

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Project Number: 153-2025

Revision: C

Client: AKT

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1. Executive Summary

This Statement of Environmental Effects has been prepared for submission to Goulburn Mulwaree Council (GMC) for a development that is proposing the "*Construction of a semi-detached dwelling with associated Torrens title subdivision*." The development site is located at 17 Wollondilly Avenue Goulburn, legally known as Lot 3 DP 1314476.

The subject site is zoned R1 General Residential pursuant to Goulburn Mulwaree Local Environmental Plan (GLEP) 2009. This Statement of Environmental Effects provides a detailed assessment against the relevant development standards and the relevant development guidelines that are appliable to the site in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act).

2. Site and Locality

The subject site is identified as 17 Wollondilly Avenue Goulburn, legally known as Lot 3 DP 1314476. The subject site is zoned R1 General Residential pursuant to Goulburn Mulwaree Local Environmental Plan (GLEP) 2009. The site is vacant and is a regular shaped allotment with a site area of 716m^2. The subject site has a southern frontage to Wollondilly Avenue of 17.005m, western side boundary of 42.12 an eastern side boundary of 42.1m, and a northern rear boundary of 16.105m approximately.

The subject site resides within a Heritage Conservation Area: Kenmore Conservation Area. This is listed within Part 2 of Schedule 5 of the Goulburn Mulwaree LEP 2009. The surrounding locality is primarily characterised by a general residential environment consisting of single and two storey dwellings in accordance with vacant lots. Directly in front of the subject site is an R2 Low – Density Residential zone, reiterating the presence of single and two storey dwellings. The subject site is located in an R1 General Residential zone pursuant to the pursuant to Goulburn Mulwaree Local Environmental Plan (GLEP) 2009.The development provides for a design that is consistent with objectives of the R1 General Residential zone and provides a suitably designed development that is consistent with the future character of the area.

Figure 1: Aerial view of the site identified as 15 – 17 Wollondilly Avenue (*source: Nearmap 2025)*

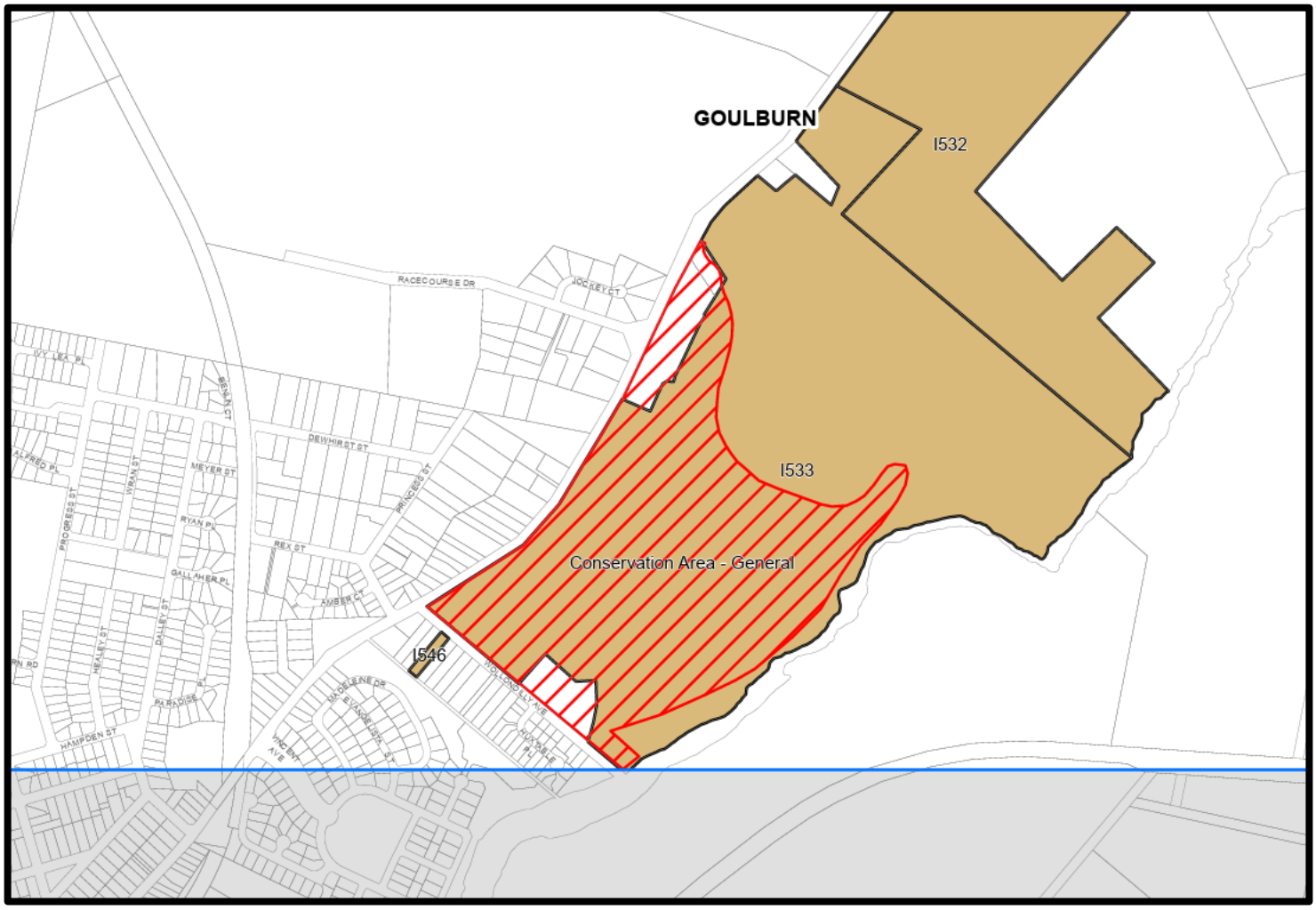

Figure 2: Identification on Heritage map (Map ID: 3310 COM HER 001F 020 20210816)

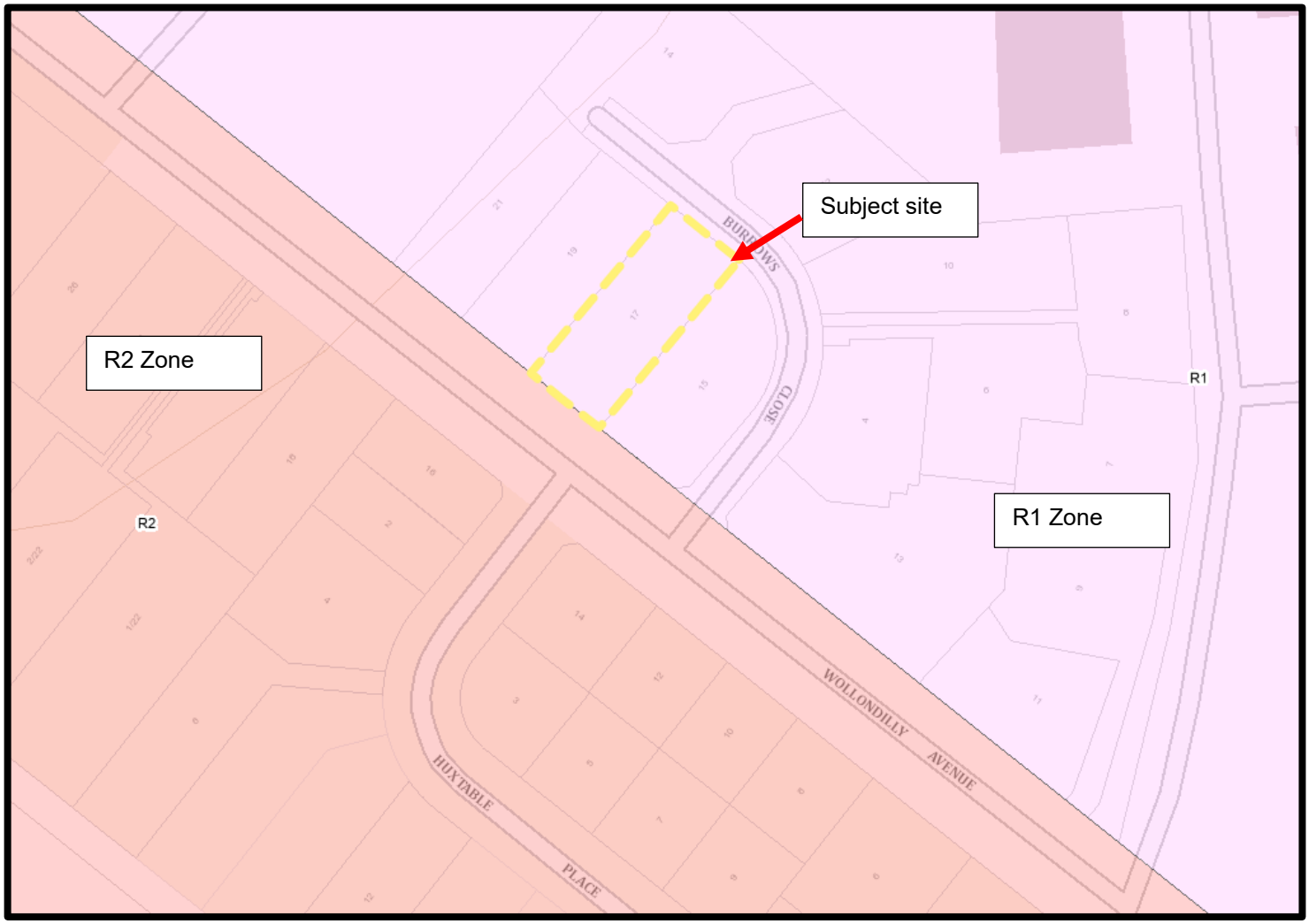

Figure 3: Zoning Map of the area - (Source NSW e-planning spatial viewer)

3. Proposed Development

The proposed development consists of:

"*Construction of a semi-detached dwelling with associated Torrens title subdivision*." A detailed description is provided below.

- Each proposed semi-detached is 1 storey.
- Lot A consists of Unit 1a and 2a which both resemble the same layout as follows: There is an attached 1 car garage for each unit. A patio which provides entry to the unit, upon entry is a formal living space, a bathroom and three bedrooms. Further to this is an additional bedroom which is the master bedroom containing an ensuite and walk – in – wardrobe. Additionally, there is a laundry, walk – in – pantry, kitchen, dining and living area in which the outdoor alfresco is directly accessible.

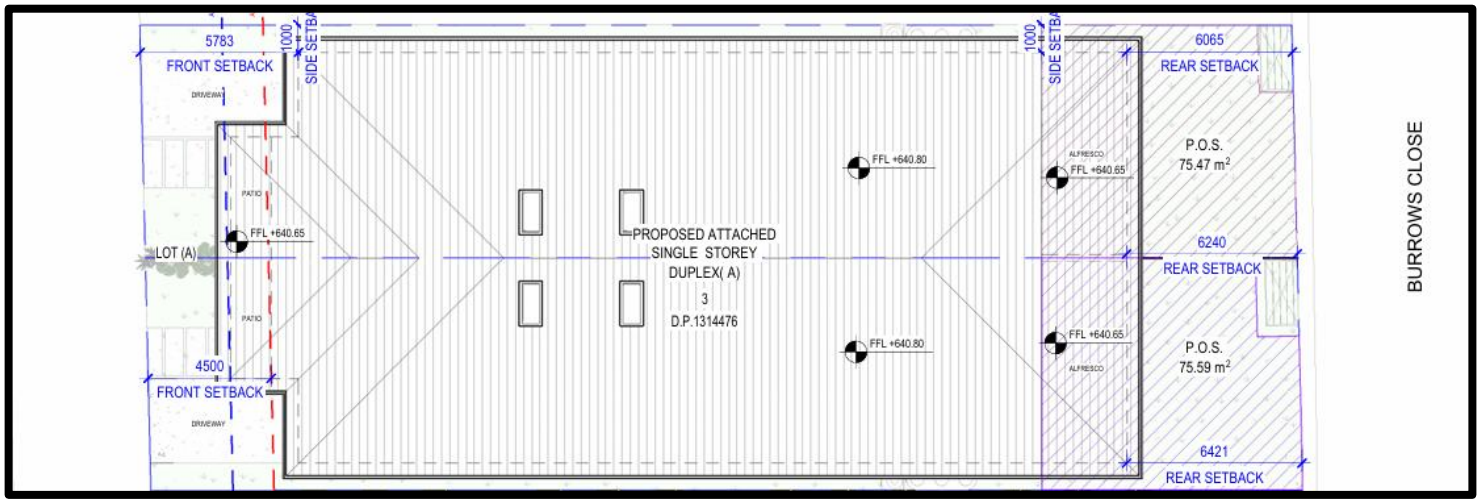

Figure 3: Proposed site plan

4. Site Constraints

Site Constraint	Yes/No
Bushfire	No
Flooding	No
Heritage Items/ conservation	Yes – As forementioned the subject allotment is located within the Kenmore Conservation Area as listed within Part of schedule 5 of the Goulburn Mulwaree LEP 2009. The development remains conscious of this conservation and will ensure there are no adverse impacts on the prominent locality or aesthetic impact on the significance of the heritage area.
Aboriginal heritage	No
Environmentally Significant Land	No
Threatened Species/ Flora/ Habitat/ Critical Communities	No
Acid Sulphate Soils	No
Flight Paths	No
Railway Noise	No
Road Noise/ Classified Road	No

5. Section 4.15 Planning Assessment

The following planning instruments have been considered in the planning assessment of the subject Development Proposal

(a) State Environmental Planning Policy (Biodiversity and Conservation) 2021 –Chapter 6, Waterway Catchment
(b) State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4, Remediation of Land
(c) State Environmental Planning Policy (Sustainable Buildings) 2022

(d) The Goulburn Mulwaree Local Environmental Plan (GMLEP) 2009
(e) The Goulburn Mulwaree Development Control Plan (GMDCP) 2009

- Part 3 – General Development Controls
- Part 5 – Principal Development Controls – Urban

(a) State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 6 – Waterway Catchment

The subject land is located within the Hawkesbury-Nepean Catchment and as such State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 6, applies to the application. The SEPP generally aims to maintain and improve the water quality and flows of the Hawkesbury-Nepean and its tributaries.

The proposed development involves the construction of a dwelling development and is unlikely to have a detrimental impact on the environmental quality of the Hawkesbury-Nepean Catchment and thus is consistent with the relevant objectives of the SEPP.

(b) State Environmental Planning Policy (Resilience and Hazards) 2021 – Chapter 4, Remediation of Land

In accordance with Clause 4.6(1) Council must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in it contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

Due to the existing and surrounding uses there is nothing to indicate that the site would be affected by soil contamination. The site has been used for residential purposes for a prolonged and extended period of time, therefore would unlikely contain contaminated land.

With consideration to the above mentioned points there is no sufficient evidence to suggest that the land is contaminated and therefore a land contamination assessment is not considered to be necessary at this stage. Based on the conclusions above it is considered that the site is suitable for the proposed development and land use and has adeqautely addressed Clause 4.6(1) of the SEPP.

(c) State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 2 – Standards for Residential Development - BASIX

BASIX Certificates have been provided for the proposal. The BASIX certificates demonstrate that the development has incoporated sufficient energy and water saving protocols to demonstrate satisfactory compliance with the BASIX SEPP

(d) The Goulburn Mulwaree Local Environmental Plan (2009)

(i) Zoning

The subject site is zoned R1 General Residential pursuant to the Goulburn Mulwaree Local Environmental Plan (GMLEP) 2009.

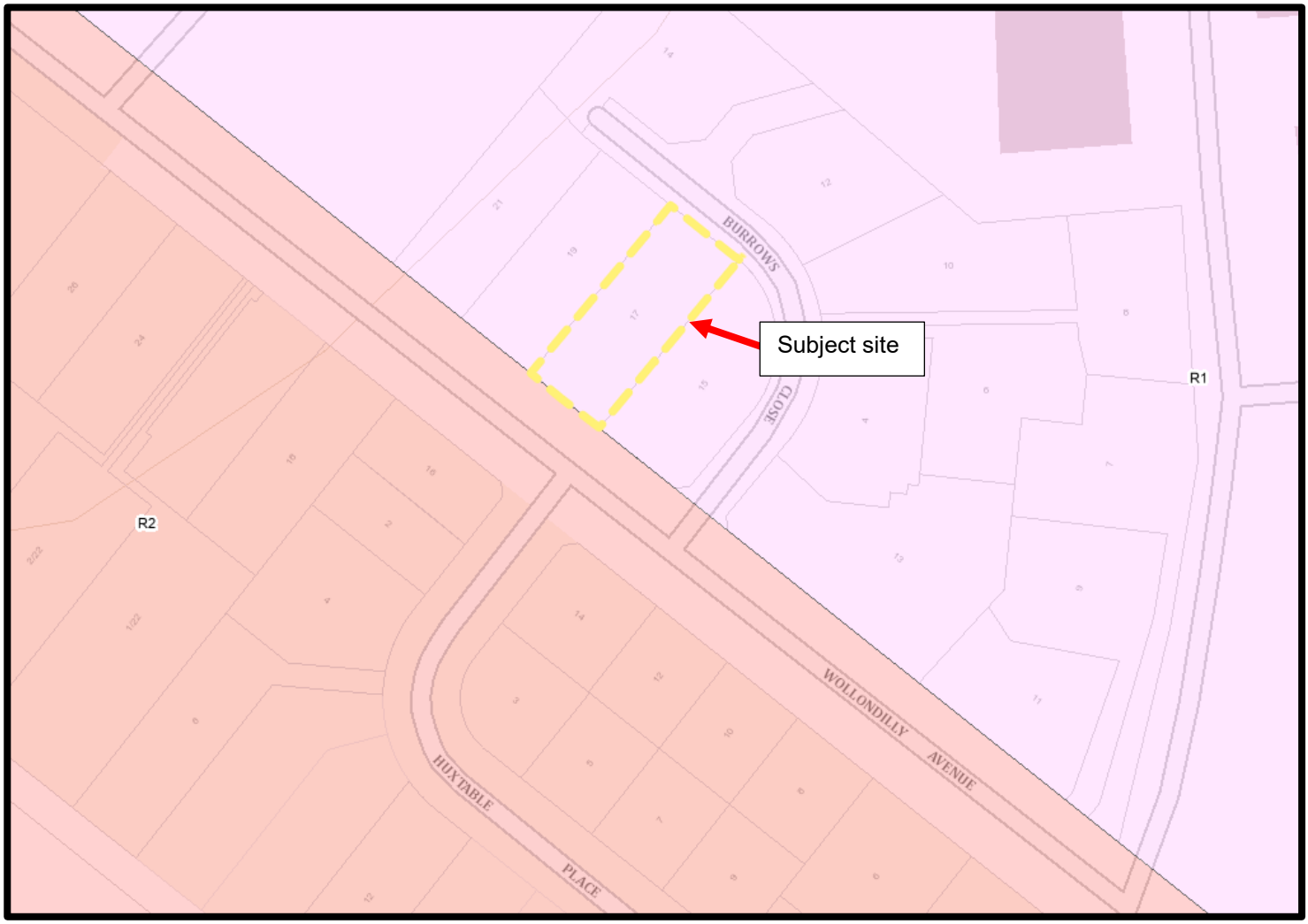

Figure 4: Zoning Map – (Source NSW e-planning spatial viewer)

(ii) Permissibility

The proposal involves "subdivision". Subdivision is a permissible form of development pursuant to Clause 2.6 of the GLEP 2009. Clause 2.6 of the GLEP 2009 states the following;

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**.*

Comment: Development consent is being sought pursuant to Clause 2.6(1)

(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.

Note—
*The definition of **secondary dwelling** in the Dictionary requires the dwelling to be on the same lot of land as the principal dwelling.*

Comment: The development site does not contain a secondary dwelling and therefore is not inconsistent with Clause 2.6(2).

Based on the assessment of Clause 2.6 above, subdivision is a permissible form of development in this instance and can be proposed.

Secondly, the development proposes the "Construction of a semi-detached dwellings with associated Torrens title subdivision".

The proposal is best defined as a *"semi-detached dwellings."*

The proposed development is permissible pursuant to the GMLEP 2009, refer to the extract from the LEP below.

3 Permitted with consent

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Pond-based aquaculture; Residential flat buildings; Respite day care centres; **Semi-detached dwellings**; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4*

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Funeral homes; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewerage systems; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

(iii) Objectives of the Zone

The objectives of the zone are as follows:

- *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.*

Comment: The development is consistent with the applicable objectives of the R1 zone as it facilitates residential use while maintaining and enhancing the natural resource base, ensuring adequate land use. The proposal aligns with the existing landscaped character of the area through its consideration of design elements that are consistent with the residential and Kenmore heritage conservation Area.

The development has been designed to comply with all development standards and is of a bulk and scale that is consistent with the existing and future character of the area. The proposal has been designed to limit any detrimental impacts on the surrounding built environment, by providing a design that exemplifies a commitment to preservation of the existing character whilst marinating high residential amenity for current and future residents.

(iv) Summary of the Development Standards Applicable under the HLEP 2019

Part 4 – Principal Development Standards

Development Provision	Requirement	Proposed	Comment
4.1A(3) Exceptions to minimum lot sizes for certain residential development	Despite clause 4.1, development consent may be granted to a single development application that provides for the subdivision of land and the erection of an attached dwelling or a semi-detached dwelling on each lot resulting from the subdivision, but only if the area of each resulting lot is greater than or equal to **350 square metres**.	Yes Lot (A) 716.00m^2 Unit 1A: 358.00 m^2 Unit 2A: 358.00m^2	Yes
4.3 Height of Buildings	8m	5.91m	Yes
4.4A Floor Space Ratio	N/A	N/A	N/A

Part 5 – Miscellaneous Provisions

LEP Clause	Applicable
5.10 Heritage Conservation	*The subject site is located within the Kenmore Conservation Area listed within Part 2 of Schedule 5 of Goulburn Mulwaree LEP 2009. The proposed development consists of the construction of 2 sets of semi-detached dwellings, however, is not considered to create an adverse of aesthetic impact on the significance of the conservation area.*

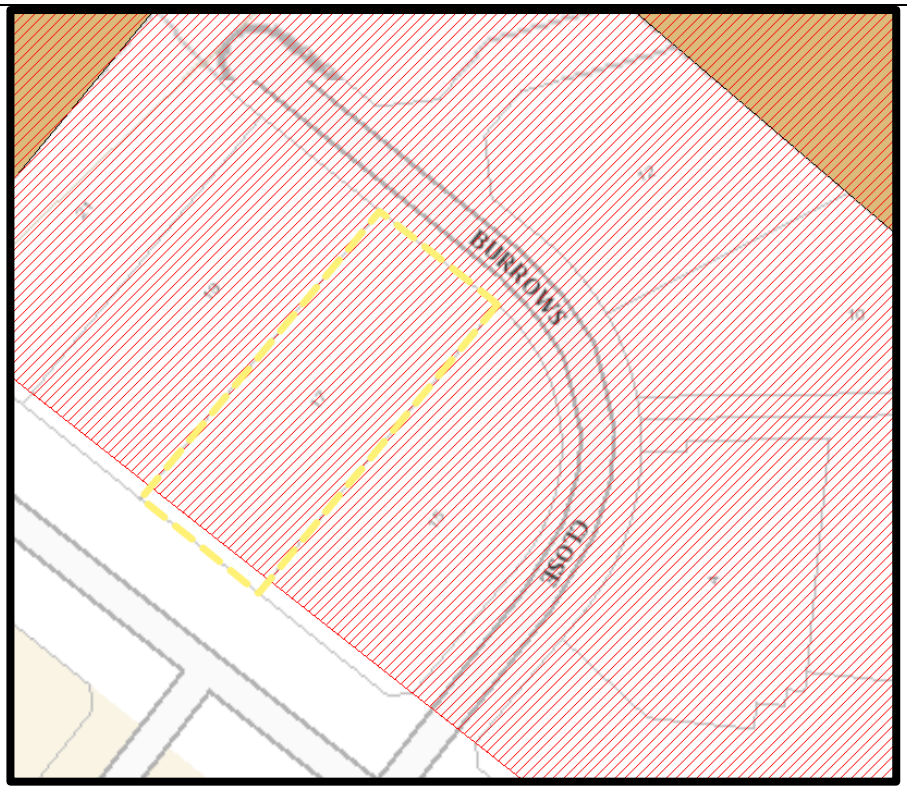

Figure 6: *Heritage Map – (Source NSW Spatial Viewer)*

A heritage impact statement was undertaken at 13 Wollondilly Avenue Lot 5, DP1314476 on the 1st of October 2024 and will be utilised as a guide for reference in this instance. Firstly, as the site proposed for development is not listed as an item of heritage significance, Council, as the consent authority, has the power to approve the application without reference to the Heritage Council, subject to appropriately assessing the potential impact of the development with regard to the heritage values of the adjoining Heritage listed Kenmore site and in consideration of the General Conservation Area.

The subject site is in close proximity to the Kenmore Psychiatric Hospital site, which is of State Significance, as the first purpose-built, whole complex for mental health care in rural NSW; as the largest example of the work of W.L. Vernon, and being almost continuously used for health services. In 1999 a Review of Conservation Plan (CP Review 1999) was undertaken by Peter Freeman Pty Ltd in association with Donald Ellsmore Pty Ltd, on behalf of the NSW DPWS Asset Management Services. This Review re-assessed the significance ratings on the current buildings and evaluated the possible adaptive reuse of the site. The cottages were not listed as significant, although 60 specific items of individual buildings/or places were listed. In the earlier CMP 1993 and the later CP Review 1999, the Strathallen Cottages are not considered of contributory value to the heritage values of the Complex. They are described as 'ad hoc' development on the periphery of the site, of little consequence to the historical, social, cultural and aesthetic values of the Complex. Unoccupied and economically unviable proposals were suggested to contribute to the deterioration of heritage values. Hence maintaining the development potential of the site was considered a valid means of preserving heritage values for the overall complex. Therefore, it is imperative to ensure the proposed development will not result in any sort of potential impact to the Kenmore Hospital Site.

As per the findings of this report, it was evident that Infill development including medium density residential was recommended as an appropriate adaptive re-use of the Precinct, consolidating and intensifying the existing uses of the Precinct, while preserving the forest. Further to this, the proposed application is in alignment with the overall heritage plan for the precinct and

	overall conservation area. Accordingly, the subject site does not detract from any significant views or views and has no prospect of significant archaeological findings. The form, siting, proportions and design of the development will be in sympathy with the adjoining heritage forest to the west and the Vernon buildings some distance to the north and the Kenmore site in general. There will not be any negative or intrusive elements or jarring views to or from the subject site that will undermine the integrity of the Heritage item or the conservation area.

(e) The Goulburn Mulwaree Development Control Plan (GWDCP) 2009

An assessment against the applicable guidelines of the GMDCP 2009, specifically Part 3 – General Development Controls and Part 4 Principal development controls – Urban is detailed below

GWDCP 2009 General Controls for all Development		
Control	**Required**	**Complies**
3.5 Landscaping **3.5.1 Landscape Plan Design Requirements**	Development proposals over $250,000 value are to be accompanied by landscape plans prepared by a qualified landscape architect, designer or other suitable qualified person.	Yes A landscape plan will be provided
	Base the design on a thorough analysis of the site and surrounding areas attributes and context. Take advantage of opportunities and heed constraints	Yes A thorough analysis of the site was undertaken. The site presents for a substantial two allotments that meets the criterion to undergo subdivision and facilitate a semi-detached development. Further to this it has been recognised that the subject site resides within the Kenmore Heritage Conservation Area. The proposed development is conscious of this and will ensure that there is not detriment to the conservation framework.
	Landscape design and vegetation should be considered as a component of the site planning process and reflect the scale of development and context it is in. It should complement the surrounding streetscape and landscape.	Yes Proposed landscaping is in alignment with existing streetscape.
	Landscape design should be sensitive to site attributes such as existing landscape features, existing vegetation both native and exotic, streetscape character,	Yes The landscape design is sensitive to the existing natural

	land capability, micro-climate, views and vistas.	features and will not disrupt views or vistas.
	Allow for views to and from the site by not creating visual blockages, especially the views of important buildings.	Yes The proposed works do not interfere with current views nor will it create visual blockages.
	Evergreen plant species should be used where screening of views is required.	Noted
	Provided dedicated pedestrian access to all developments, design to avoid conflict with motor vehicles.	Noted
	Assess the significance and health of the existing vegetation on the site prior to design; retain as much of the significant vegetation as possible. Protect existing native vegetation and fauna habitat. Provide protection for vegetation to be retained during the construction phase	Yes Construction will not deter or diminish existing significant vegetation
	Landscape works shall maintain existing heritage significant plantings that contribute to the heritage significance of listed items and heritage conservation areas. Note: vegetation in Heritage Conservation Areas and in listed heritage items requires Council approval prior to removal or significant modification.	Yes No removal is being sought as part of this application.
	Select plant material that reflects the character of the area. (Part 2 of this Plan looks at character in detail).	Provided
	Design vegetation to provide privacy and allow for summer shade and winter solar access (refer to Figure 3-3).	Yes Landscape design is considerate of privacy and will allow for solar access.
	Outside Heritage Conservation Areas the use of local native plant species is preferred (refer to Appendix B for a list of preferred planting species suitable for varying conditions and locations within the Goulburn Mulwaree local government area). Choose	N/A

	plants that will not spread and become weeds in natural bushland but act as a buffer area.	
	Proposed landscaping is to include species that will grow to a height consistent with the height and scale of the building and the neighbouring buildings (refer to Figure 3-4).	Provided
	Shrub and ground cover plants are to be planted at spacings so that when mature they form a continuous cover of the ground.	Yes This has been established
	Minimise use of water by using drought tolerant plant species and reducing areas of lawn.	Noted
	Use irrigation systems and practices that minimise the use of water. Utilise water collected in rainwater tanks for irrigation of plant material.	Noted
	Use surface mulch to conserve moisture in the ground, inhibit weed growth and lessen the need for herbicide use (minimum thickness of mulch 75mm).	Yes As specified a minimum of 75mm thickness of mulch is being proposed
	Provide site lighting	Provided
	Select environmentally friendly construction materials	Provided
	Do not remove or import bush rock as it provides habitat for native fauna. Enhance fauna habitats e.g. by providing rockeries, ponds for frogs and habitat plants (nectar for small birds).	N/A
	Locate above and below ground services away from significant vegetation that is to be retained and protected. Maximise the use of common trenching for compatible underground services to reduce repeated disturbance of established plantings, now and into the future	Yes All services will not be in close proximity to landscaping or vegetation
	Provide waste and recyclables storage facilities that are not adjacent to communal outdoor/recreation areas. The storage area is to be suitably screened.	Provided
3.6 Vehicular Access and Parking **3.6.1 Parking Layout, servicing and manoeuvring**	The layout and design of access, parking and service areas should address the needs of the site occupants and visitors as well as respecting the amenity of the	Yes Parking has been integrated into the

	area. Account should be taken of potential noise disturbance, pollution and light spillage. Car parking areas can have a significant impact on the streetscape and should therefore be carefully designed having regard to landscaping, layout and location to ensure that parking and service areas are integrated sympathetically with the development and locality.	overall dwelling design with the establishment of an attached 1 – car garage for each dwelling.
	Provision should be made for various modes of transport for employees and visitors to the site. Where parking is provided it must be in a safe and efficient manner, allowing for easy access for occupants, visitors and service vehicles, whilst ensuring the safety of pedestrians and other road users.	N/A
	Where non-residential development is within or adjoining a residential zone, locate and design parking areas, servicing areas and the means of access/egress to - minimise conflict between non-residential, residential and pedestrian traffic; - provide off-street parking and servicing of premises - respect the character of the existing residential areas and streetscape character by means of siting, design and landscaping.	N/A
	Surface parking should be visually articulated by the use of soft and hard landscaping and the use of different surface treatments.	N/A
	Parking areas and accessways should be designed, surfaced and graded to reduce runoff and allow stormwater to drain into the site.	Yes The driveway makes use of a materiality that will allow for a reduction in runoff, whilst allowing for stormwater drainage.
	Ventilate enclosed parking areas using natural ventilation techniques.	Yes

		The garage has been provided with a window to promote natural ventilation.
	Mechanically assisted parking facilities should not be provided.	N/A
	Ensure public car parking and service areas are well signposted or otherwise identified from the entry point.	N/A
3.7 Crime Prevention through environmental design **3.7.1 Lighting**	All areas intended to be used at night should allow appropriate levels of visibility	N/A
	pedestrian pathways, lane ways and access routes in outdoor public spaces should be lit to the minimum Australian Standard (AS 1158). Lighting should be consistent in order to reduce the contrast between shadows and illuminated areas. Lighting should be designed in accordance with AS4282 – Control of the obtrusive effects of outdoor lighting	N/A
	lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed. Moreover, lighting should clearly illuminate the faces of users of pathways	Provided
	streetlights should shine on pedestrian pathways and possible entrapment spaces as well as on the road	Noted
	lights should be directed towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points	Yes Lights have been located accordingly
	lighting should take into account all vegetation and landscaping that may act as a entrapment spot	Yes Consideration of this has taken place
	lighting should be designed so that it is difficult for vandals to break	Noted
	where appropriate use movement sensitive and diffused lights	Noted
	avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance	N/A
	illuminate possible places for intruders to hide	Noted

	as a guide areas should be lit to enable users to identify a face 15 metres away	Provided
	all lighting should be maintained and kept in a clean condition with all broken or burnt out globes replaced quickly	Yes Lighting provided for each unit has been done so accordingly, ensuring safety and crime prevention is considered as well as appropriate lighting installation for functionality.
	use energy efficient lamps/fittings/switches to save energy	Noted
3.7.2 Fencing	fence design should maximise natural surveillance from the street to the building and from the building to the street, and minimise the opportunities for intruders to hide	Yes Fence design has been proposed in accordance with maximisation of natural surveillance.
	front fences should preferably be no higher than 1.2 metre. Where a higher fence is proposed, it will only be considered if it is constructed of open materials (eg. spaced pickets, wrought iron etc	Yes Fencing will not exceed 1.2m
	if noise insulation is required, install double-glazing at the front of the building rather than a high solid fence (greater than 1 metre)	Noted
3.7.5 Landscaping	avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs, creepers, ground covers and high-canopied vegetation are good for natural surveillance	Yes Medum to large height vegetation has been avoided as evidenced on plans.
	trees with dense low growth foliage should be spaced or crown raised to avoid a continuous barrier	Noted
	use low ground cover or high-canopied trees with clean trunks	Noted
	avoid vegetation, which conceals the building entrance from the street	Yes Vegetation and landscaping within the front setback do not cover or conceal with the front entrance from the street.

	avoid vegetation screening of all public use toilets	N/A
	avoid vegetation that impedes the effectiveness of public and private space lighting	Yes Landscaping and vegetation will not impede the effectiveness of lighting
	use 'green screens' (wall hugging vegetation that cannot be hidden behind) if screening large expanses of fencing to minimise graffiti	Noted
3.7.8 Entrances	entrances should be at prominent positions and clearly visible and legible to the users	Yes Entrance via the front door of the dwelling is visible.
	design entrances to allow users to see into the building before entering	Yes The units have been designed to ensure the entrance is visible through a patio and front door.
	entrances should be easily recognisable through design features and directional signage	Yes The design features utilised for the dwellings will allow for the entrance to be explicitly visible.
	minimise the number of entry points – no more than 10 dwellings should share a common building entry	N/A
	if staff entrances must be separated from the main entrance, they should maximise opportunities for natural surveillance from the street	N/A
	avoid blank walls fronting the street	Yes In accordance with the front door is a window.
	in industrial developments, administration/offices should be located at the front of the building	N/A

GWDCP 2009 Principal development controls – Urban		
Control	**Required**	**Complies**
4.1 Residential development **4.1.1 Site planting, bulk, scale and density**	Ensure the site layout integrates with the surrounding environment through: ▪ adequate pedestrian, cycle and vehicle links to street and open space networks; ▪ buildings facing streets and public open spaces; ▪ building, streetscape and landscape design relating to the site topography and the surrounding neighbourhood character.	Yes The proposed development aligns with the overall entity of the existing streetscape.
	The minimum average amount of site area required for each dwelling in dual occupancy and multi dwelling housing development is: ▪ R1 General Residential and R2 Low Density Residential – 350m² per dwelling unit.	Yes Lot (A) 716.00m^2 Unit 1A: 358.00 m^2 Unit 2A: 358.00m^2
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.	Yes Earthworks will not exceed 600mm
	Council will assess proposals for excavation or fill greater than 600mm having regard to the visual impact of the proposed earthworks	Noted
	All cut and fill shall have a setback to the boundary to permit any retaining walls to be located wholly within the property boundary and to allow fencing to be installed at the boundary.	Noted
4.1.5 Dwelling Design	Dwelling houses and each unit of a detached dual occupancy development are not to comprise of substantially the same streetscape design of any other dwelling house or unit of a detached dual occupancy development that exists or is proposed as part of the same application within four lots either side of the development site and on either side of the road it is	N/A The proposal provides for semi-detached developments

	fronting (inclusive of the development site). This provision does not apply to attached dwellings (e.g. attached dual occupancies, semi-detached dwellings etc.) or developments within heritage conservation areas or adjoining heritage items where the development is designed to be sympathetic to existing development and period details etc.	
4.1.6 Number of storeys	Dwellings and multi dwellings are to have a maximum of 2 storeys outside the statutory height mapped areas (Refer also to height of buildings maps in the LEP 2009).	Yes The development is proposing 1 story dwellings.
4.1.7 Solar Access	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 4-3 identifies the variation of the sun's path in winter and summer. Note: Direct sunlight is achieved when 1m² of direct sunlight on the glass is received for at least 15 minutes. To satisfy 3 hours direct sunlight, 12 periods of 15 minutes will need to be achieved, however the periods do not need to be consecutive.	Yes The development will receive adequate solar access amidst the winter solstice.
	No structure is permitted where it would prejudice the ability of adjacent lots to meet the above control or overshadow existing neighbouring solar powered devices (e.g. photovoltaic panels, solar water heaters)	Yes There are no structures being proposed that would deter solar access to neighbouring properties.
	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: ▪ 1.5m for all single storey development within 12m of the forward building line.	N/A The subject site has a north – south orientation

	▪ 3m for all single storey 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.	Yes Can be provided if necessary.
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). Figures 4-6 and 4-7 demonstrate appropriate ways to maintain privacy. Note: habitable rooms has the same definition as in the National Construction Code for the purposes of this Plan	Yes As viewed on the internal depictions and the overall architectural plans, it is evident that windows have been placed to ensure adequate privacy is provided and does not look directly in the neighbouring properties POS.
	Bathrooms and water closets are excepted from the above control provided that their windows are permanently frosted.	Noted
	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.	Yes Fencing has been provided accordingly.
	Swimming pool pumps and other miscellaneous noise producing ancillary structures must be located at least 6m from the nearest habitable room. Sound insulation must be also be used if a swimming pool pump is within 3m of a property boundary	N/A
4.1.9 Private Open Space	Whenever possible, private open space is to be orientated to have a north easterly aspect and the principal living areas are to have direct access to the private open space	Yes A north – easterly POS is partially achieved, and a the principle living area provides direct access to the POS.
	Areas used for driveways, car	N/A

	parking, drying yards, service yards, rain gardens, rainwater tanks, services or the like shall not be included as private open space.	Driveway and garage are considered separate and are established in the front setback.
	The minimum amount of private open space required per detached, attached or semidetached dwelling is 75 m². This 75m2 of private open space must be a single contiguous area with a minimum length of 6m and width of 4m	Yes This is the following amount of space for each POS: Unit 1A: 75.47m^2 Unit 2A: 75.59m^2
	Secondary dwellings must also provide a minimum of 75m2 of private open space in accordance with the above control	N/A
4.1.10 Setbacks **4.1.10.1 Rear Setback**	A minimum rear setback of 6m is required for all residential development	Yes Rear setbacks are as follows: Unit 1A: 6.065m Unit 2A: 6.421m
4.1.10.2 Side Setback	A minimum side setback of 1m is required for all residential development, which excludes all ancillary service infrastructure such as hot water services, air-conditioning units, electrical meter boxes and the like.	Yes A minimum side setback of 1m has been provided
4.1.10.3 Front Setback	A minimum front setback of 4.5m, measured from the forward building line to the property boundary, is required for residential development. A smaller front setback distance may only be considered if it is consistent with the front setback of adjacent dwellings constructing on subdivisions that predate this Development Control Plan. Note: garages must be setback a further 1m from the front façade of the building in accordance with the controls contained within the next section.	Yes A minimum 4.5m front setback is achieved for each dwelling.
	Secondary frontages on corner allotments must be setback 3m	Yes

	and exclude all raised pathways, steps, parking spaces and the like.	A secondary frontage of 3m is proposed
4.1.11 Views	Step buildings to follow the slope of the land.	Yes The building has been designed to follow the natural topography of the site.
	Minimise the height of buildings and planting on the highest part of the site.	Yes The height of the building is minimal and level, further ensuring views are not taken away from.
	Council may require an applicant to provide a survey showing the position of the proposal on its site, the location of adjoining buildings and the degree of view lost.	Yes Can be conditioned if necessary
	Retain and protect existing vegetation where possible.	Provided
4.1.12 Traffic safety and management	The visual impact of garages is to be minimised, as illustrated on Figure 4-10.	Yes Garage is attached but does not protrude
	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 that 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	Yes The Garage for each unit has been setback in excess of 1m and is well below 6m and or 40% of the front façade.
	For residential development, the minimum standard of provision is detailed at clause 3.4 of this plan	Noted
	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. Single vehicle garages do not count towards this parking space requirement unless there is a minimum of 10m2 additional storage space provided within the garage, with a minimum dimension of not less than 1.5m, not including space designated for car parking, circulation space or space used as a laundry. The minimum internal width of a car parking space shall be at least	Yes 2 spaces per dwelling is provided with a single garage and stacked space on driveway.

	3.5m by 6.5m. This control may be varied if it can be demonstrated that the dwelling provides the equivalent area in dedicated storage space elsewhere in the building, not including pantries, wardrobes or any unenclosed space of any other room.	
	Parking areas and driveways shall be designed in accordance with the current version of Council's Standards for Engineering Works. All driveways, paths, car parking areas are to be paved in brick pavers, bitumen, concrete or another approved manner. Use of decorative paving is encouraged.	Yes The driveways have been designed in accordance with Council's Standards for Engineering Works and have the necessary material.
	Long, straight driveways are to be avoided, eliminated or appropriately landscaped to Council's satisfaction Paved area is to be minimised.	Yes Landscaping has been provided at a constant surrounding the driveway.
	Access for one dwelling via right of carriageways is to be a minimum of 3.5 metres in width (excludes traffic control devices), except when it is more than 40 metres long where the total minimum width increases to 5.5 metres. Landscaping with a minimum width of 0.5 metres is to be provided along the boundary of the driveway in addition to the minimum width	Provided
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 vehicles.	Yes The site facilities are proportioned to the development and do not appear as clutter.
	Ensure garbage storage and waste recycling areas are not located adjacent to any residential habitable rooms	Yes This has been ensured.
	Provide adequate internal storage and design internal layouts to allow the building to be re-used for other purposes in the future.	Yes This has been difficult given the single storey proposition; however, storage has been provided where possible.
4.1.14 Energy efficient siting and layout	Building shape and orientation are major influences that affect energy	Yes

	consumption. The most critical element of a building's form is the size and orientation of its windows. The 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.	The siting of the windows has been designed to allow for natural daylight and to encourage natural ventilation
	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 (refer to Figure 4-3 & 4-11).	Provided
4.1.15 External window shading and internal and external lighting	Shading devices must be external	Noted
	North facing windows can provide valuable heat gain and light in winter but should be shaded from direct sunlight in summer.	Yes Necessary shading to windows has been provided where necessary.
	East and west facing windows are difficult to shade in summer and should be minimised. South facing windows require no shading but can cause substantial heat loss in winter.	Yes Avoided where possible.
	Maximise north and south windows and minimise those facing east and west	Yes This has been provided where possible but difficulty to completely achieve given the orientation of the site.
	For north facing walls provide horizontal shading devices such as awnings, upper floor balconies, pergolas, verandas, eaves and overhangs.	Yes Shading devices implemented where necessary.
	Where windows face east or west, vertical shading devices such as blinds, shutters, adjustable awnings and landscaping should be used.	Yes As previously mentioned, shading devices will be installed where necessary.
	Consider the location, shape, type and height of fully grown trees when using landscaping as a shading device	N/A
	Shading materials are to comply	Yes

	with C1.10 of the Building Code of Australia	Shading will comply with C1.10 of the BCA.
	The choice of glass depends upon whether you want to maximise the sunlight or heat loss, or minimise heat gain into the building	Yes The choice of glass was dependent upon both aspects.
	The use of skylights, light wells, and atriums can let additional daylight into a building although provision of shading in summer and possible heat loss in winter will need to be considered.	N/A
	The need for artificial lighting can be reduced by the correct orientation and design of the building and the size and placement of windows and service areas which require high lighting levels (e.g. desks or workstations, by individual task lights).	Yes The orientation of the subject site and siting of proposed dwellings is favourable for natural lighting
	Lighting costs can be reduced by selecting low energy lamps, ballasts and fittings which provide the desired level of illumination but consume 75% less energy. Lighting controls can be fitted to ensure that lights are not left on when not required. For instance, switches should be provided for separate zones within a large room and for task lights. Time switches or movement sensors should be employed for areas with sporadic use.	Provided
	Lighting systems should be designed to supplement daylight in order to provide appropriate lighting levels for specific tasks.	Yes Appropriate levels of lighting have been provided in accordance with natural lighting.
4.1.16 Insulation	Windows should be oriented to take advantage of the cooling summer breezes. The position of internal walls and partitions should allow the passage of air through the building although, in some cases, ceiling fans may be required.	Yes The widows have been orientated to take advantage of the weather and will ensure natural ventilation and cooling summer breezes.
	In cases where mechanical ventilation is necessary (e.g. kitchens, some computer rooms or areas where external noise levels are high), ensure that the	N/A

	system installed has appropriate controls which can cater for the particular use of the building whilst maximising the conservation of non-renewable energy.	
	Significant factors affecting natural air movement are: ▪ building form and the location of windows ▪ site and landscaping features ▪ internal planning and design	Yes The building form will allow for natural air movement.
	Ventilation can be achieved in the following ways: ▪ cross ventilation, where air enters a building from one side passing out on the other, replacing warm inside air with cooler outside air ▪ stack effect, where warm air rises through the height of the building, and is replaced by cool air at the base of the building ▪ artificial ventilation, where fans are used to extract warm air allowing it to be replaced by cool air	Yes Cross ventilation will be achieved.
	For effective ventilation: ▪ locate openings on opposite sides of rooms ▪ locate windows and openings in line with each other, and where possible, in line with prevailing breezes - a low level inlet and high level outlet is preferable ▪ use water features such as fountains in strategic positions to cool breezes ▪ consider strategic positioning of vegetation to modify wind direction ▪ use ceiling fans to provide a high level comfort on most hot days, at low running costs	Yes The proposed development has effectively considered the prospect of ventilation through the location of dwelling openings, the window placement and the proposed landscaping.
	Use window types that provide	Provided

	security while allowing for good ventilation	
	Design buildings with a maximum internal dimension between openings of 14m to maximise natural ventilation without compromising other design elements.	N/A
	Ensure ventilation can be achieved by permanent openings, windows, doors or other devices, which have an aggregate opening or openable size of not less than 5% of the floor area of the room.	Yes This is achievable.
	In restaurants or buildings with kitchens where mechanical ventilation is needed, use those which operate directly above cookers, rather than designing high ventilation rates through the whole kitchen.	N/A
4.1.17 Space heating and cooling	If air conditioning is necessary, install a unit with sufficient controls to ensure that it is used only when required. Consider partial air-conditioning directed to areas, rooms where it is needed, whilst the rest of the building remains naturally ventilated.	Yes Appropriate installation will take place.
	When choosing heating, consider which type is most suited to your particular needs, i.e usage patterns, location of staff etc. As with other equipment select heating devices that have appropriate controls to cater for the particular use of the building whilst maximising the conservation of non-renewable energy.	Noted
	Use passive methods of minimising heat gain.	Provided
	Design buildings with window shading, appropriate insulation, and sealed against hot air infiltration during the day, incorporating ventilation and natural cooling.	Yes Appropriate windows have been established for each unit to ensure ventilation is a possible prospect.
4.1.19 Subdivision	To encourage subdivision layouts that: Qualifications for servicing Minimum lot sizes quoted by the LEP for zones R1, R2 and R5	Noted

	(equal to or less than 2,000m²) are for serviced land where each lot created will be connected to reticulated water and sewerage services.	
	Council is receptive to subdivision designs that accommodate a mixture of lot sizes and dwelling types. Such subdivisions designs can accommodate a broader cross-section of housing development and maximise development yield. However, in order to facilitate such development, Council must first ensure adequate provisions are made to ensure that the subdivision design can accommodate this increased density	Yes Lot sizes are similar in size.
	Residential subdivision applications involving the creation of a new public road are to be provided with a master plan to consider the future development capacity of the land and demonstrate compliance with relevant controls in this Plan.	N/A
	Each proposed lot shall be labelled as being primarily intended for: ▪ Single detached dwelling houses; ▪ Dual occupancies or semi-detached dwellings; ▪ Multi dwelling housing (with the number of dwellings to be specified); ▪ Attached housing (with the number of dwellings to be specified); or ▪ A combination of any of the above.	Yes Each allotment for the purposes of a semi-detached dwelling
	Where a lot is identified as being suitable for a combination of the above or as being identified as suitable for a range of different dwelling yields, Council will apply controls relevant to the highest dwelling yield identified and the	Yes The development type has been based upon the zoning and capacity of the site, with consideration of site constraints and

	most intensive dwelling type in terms of infrastructure demand. For the avoidance of doubt, Council will determine that a lot is intended for a higher dwelling yield than specified if more dwellings can be subsequently approved under the complying development approval pathway.	surrounding streetscape.
	Subdivision design must allow for any subsequent development to be reasonably capable of complying with other development controls in this Plan.	Yes As evidenced above, compliance is achieved with the DCP.
	Battle-axe lots are not permitted if the subdivision can reasonably be carried out without their use.	N/A
Building envelopes	In circumstances where Council considers the land or part of the land to be particularly constrained or unique, a plan must be submitted to Council that indicates the location of building envelopes to be enforced through a restriction as to user on the land. 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	Yes Can be conditioned if necessary.
	Lot orientation The following design techniques are to be adopted to maximise opportunities for solar access to allotments and to allow for the consequent design and siting of energy efficient houses: ▪ align streets east-west and north-south. Aim for north-south streets within 20o west and 30o east of true north and east-west streets within 30o south and 20o north. ▪ allotments on east-west orientated streets need to have greater depth and width to make best use of solar access. ▪ allotments on south side of street should be sufficient depth so	Yes The site has a north – south orientation. In accordance with this a one storey configuration has been proposed in order to not detract from views and vistas and to ensure bulk and scale is kept to a minimum, envisaging the objectives of the R1 zone.

	buildings can be set well back to allow north facing rooms to look onto larger front yards. ▪ allotments on north-south streets to be of sufficient width to allow for private open space on the north side and for houses to be built on the south boundary. ▪ taking into account views and topography, lot orientation and layout should enable the majority of dwellings to be designed so that the main living area receives not less than 3 hours of sunlight per day between 9am and 3pm. ▪ regular rectangular shaped allotments maximises siting opportunities and increases potential lot yield. ▪ on sloping sites, north-facing sites improve opportunities for solar access.	
	Lots shall face toward public open space areas, vegetation conservation areas and public roads to encourage passive surveillance from dwellings over these public spaces to assist with safety and security. This must not be to the detriment of achieving suitable solar access	Yes The dwellings have been orientated to face the front of the street (Wollondilly Avenue)
Water Sensitive Urban Design	Natural drainage lines are to be preserved and enhanced where possible	Maintained
	Natural drainage lines are not to be channelled if connecting to natural drainage channels downstream.	Noted
	Stormwater detention basins are to be made easily accessible for maintenance purposes.	Yes Stormwater detention designed accordingly
	Stormwater detention basins are to be fenced in urban areas and incorporated into the landscape design of the subdivision.	Yes Stormwater has been designed in accordance with the urban area.
Public Open Space	All new lots created must be within 400m walking distance of public open space. Public open space, for the purposes of this control, is	Existing allotments

	taken to have a minimum contiguous area of 1500m2, containing landscaping and amenities designed to encourage utilisation (e.g. playground equipment, exercise equipment etc.).	
Bicycle and pedestrian movements	Provision for bicycle and pedestrian movements are to be provided throughout the subdivided area	Noted
	Cyclists can be integrated into the road network through a combination of on and off road measures together with bike parking at clusters of community and commercial facilities	N/A
	To encourage cycling as an easy transport alternative, on-road and off-road cycle networks will be clearly highlighted with signposting and pavement logos.	N/A
	Paved footpaths are to be provided in accordance with Council's engineering standards.	Provided
Retention of significant environmental features	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. Subdivision design shall incorporate these elements as much as can practicably be achieved. This may necessitate larger lot sizes in order to maintain these features.	Yes No significant environmental features will be disturbed.
Landscape embellishment	A condition of Council's subdivision approval will be to carry out landscape treatment of lots and public road reserves with the objective of enhancing vegetation and specifically native vegetation in the locality. The landscape treatment shall be designed to mitigate the: ▪ environmental impact of the development; ▪ visual obtrusiveness of new development and enhance the visual connection of the newly created landscape with any	Yes The landscape plan has been designed in order to compliment the built design and enhance vegetation on the subject site. the vegetation will reduce the visual bulk associated with development and contribute to the current landscape.

	remnant native vegetation in the locality.	
Street Trees	Street tree planting is required where new or existing lots are developed in order to create a consistent theme. Street trees add to the areas character and reduce the visual impact of new development. They have environmental benefits of reducing the impacts of sun in the summer months; reducing global warming and when natives are used providing possible habitat for native fauna	Yes Further details to this can be viewed on the landscape plan.
	Important Street Tree principles are: ▪ Preserve vistas to and from significant heritage buildings and to rural areas; ▪ Reinforce traditional exotic planting themes and prominent gardens where they exist; ▪ Retain and enhance significant existing trees and remnant native areas; ▪ Reinforce the planting themes of the central town or village area.	Yes The preservation of street trees is prioritised with no trees being proposed for removal.

(f) Section 4.15(1)(a)(iii) –Any Planning Agreement or Draft Planning Agreement

There is no planning agreement or draft planning agreement applying to the site.

(g) Section 4.15(1)(a)(iv) –The Regulations

The applicable provisions of the *Environmental Planning and Assessment Regulation 2021* has been considered in the assessment of this application and it is considered the proposal is consistent with the EP&A Regulation 2021.

(h) Section 4.15(1)(b) – The Likely Impacts of the Development

It is considered that the proposal will have limited impacts on the existing and future character of the locality. The proposal provides for a development that will easily cater for a suitable residential development that will not compromise the amenity of the surrounding locality. The proposal provides for lot sizes well in excess of the minimum lot size and has demonstrated it can accommodate a built form and dwelling designs that is consistent with the objectives and intent of the current development standards under the GMDCP 2009 and relevant guidelines of the GMDCP 2009.

(i) Section 4.15(1)(c) – The Suitability of the Site for the Development

The subject development is permissible in the zone and the proposal satisfies the key planning controls for site as detailed above and is generally considered to be suitable for the site.

6. Conclusion

The application has been assessed against the relevant provisions of the EP&A Act 1979, applicable development standards of the HLEP 2019 and guidelines contained with the GMDCP 2009. It is considered the development proposing the *"Construction of a semi-detached dwelling with associated Torrens title subdivision* at 17 Wollondilly Avenue Goulburn, legally known as Lot 3 DP 1314476 is a development form that is consistent with the existing and future character of the area.

The proposal provides for a development that is consistent with the prevailing subdivision pattern and predominant building form in the immediate locality and is consistent with the objectives of the R1 General Residential applicable to the site. The proposal is considered acceptable on merit and is worthy of support in this instance.