

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-521
DA Number	DA/0323/2425
LGA	Goulburn Mulwaree
Proposed Development	Demolition of structures, and construction and operation of a group home (transitional)
Street Address	
Applicant/Owner	Tim Le Archtiects / Double Skull Pty Ltd
Date of DA lodgement	11 June 2025
Total number of Submissions Number of Unique Objections	54 unique submissions of objection 1 petition with 246 signatures 13 representations outside exhibition period – 8 in support, 5 objecting
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Section 2.19(1) and Clause 5(b) of Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 declares the proposal regionally significant development as it is a group home over \$5 million.
List of all relevant s4.15(1)(a) matters	- State Environmental Planning Policy (Biodiversity and Conservation) 2021; - State Environmental Planning Policy (Housing) 2021; - State Environmental Planning Policy (Planning Systems) 2021; - State Environmental Planning Policy (Resilience and Hazards) 2021; - State Environmental Planning Policy (Sustainable Buildings) 2021; - State Environmental Planning Policy (Transport and Infrastructure) 2021; - Goulburn Mulwaree Local Environmental Plan 2009; - Goulburn Mulwaree Development Control Plan 2009; - Goulburn Mulwaree Community Consultation Plan; - Goulburn Mulwaree Local Infrastructure Contributions Plan 2021.
List all documents submitted with this report for the Panel's consideration	- Architectural Plans prepared by Tim Lee Architects, rev C dated 14 October 2025 - Stormwater plans prepared by Adams and Associates – Hydraulics, rev C dated 6 November 2025 - BASIX Certificate No. 1798183M dated 2 June 2025 - Flora and Fauna Assessment prepared by SIA Ecological & Environmental Planning dated 30 May 2025 - Tree Assessment Report prepared by About Trees Consultancy, dated 15 July 2023 - Statement of Environmental Effects prepared by Vision Property Development Hub, Version 2 dated 6 June 2025 - Water Cycle Management Study prepared by Adams and Associates – Hydraulics, dated 2 September 2025 - Traffic Report prepared by Quantum Traffic, dated 3 September 2025
Clause 4.6 requests	Not Applicable
Summary of key submissions	- Social impacts - Concerns for safety of the neighbourhood - Impact to neighbourhood feel and character of locality - Property values - Visual impact of car park in front setback area - Concerns regarding proposed front setback - Traffic and parking concerns
Report prepared by	Ellie Varga, Senior Development Assessment Officer
Report date	Select Date

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes