



ATTACHMENTS

ORDINARY MEETING

Thursday 17 September 2026
10:00 AM
Council Chambers

Contents

11 ENVIRONMENT AND PLANNING

11.1 DA 23/2026 - 12 Barry Place CROOKWELL - Dual Occupancy and Strata Subdivision

Attachment 1: Architectural Plans Rev 3 - DA 23.2026.....	3
Attachment 2: Statement of Environmental Effects PAN-618598 - DA 23.2026.....	25
Attachment 3: Table Submissions Received - DA 23.2026.....	57
Attachment 4: Applicants Response to Submissions - DA 23.2026.....	69
Attachment 5: Applicants Response to Flood Assessment DA 23.2026.....	73
Attachment 6: 4.15 Assessment DA 23.2026	107
Attachment 7: Draft Conditions of Consent - DA23.2026.....	179

New Dual Occupancy, 12 Barry Place, Crookwell, NSW

DA00.3	Title	DA11.3	Landscape Plan
DA01.3	Location Plan & site views	DA12.3	Cut & fill plan
DA02.3	Site Plan	DA13.3	Solar Diagrams
DA03.3	Floor Plans	DA14.3	Solar Diagrams
DA04.2	Elevations	DA15.3	Shadow Diagrams
DA05.3	Elevations	DA16.3	Shadow Diagrams
DA06.3	Elevations	DA17.3	Shadow Diagrams
DA07.3	Section	DA18.3	Shadow Diagrams
DA08.3	3d Views	DA19.3	Shadow Diagrams
DA09.3	Area Plans	DA20.3	Shadow Diagrams
DA10.3	Roof Plan	DA21.3	Shadow Diagrams

Rev # 3
Rotate Unit 2 and move closer to Unit 1 so that
the roof eaves are clear of the easement.
Enlarge Unit 2 Garage.



3/08/2026 1:36:52 PM

PROJECT TYPE:
DUAL OCCUPANCY

DRAWING TITLE:

Title

VERIFY ALL DIMENSIONS ON SITE.

COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
AUG. '26

DRAWN:
HG

SCALE:
@ A3

PROJECT #:
Crookwell

SHEET ID:
DA00.3

Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.
2	15/04/26	Modify front elevations, add storage sheds and garden steps to rear

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

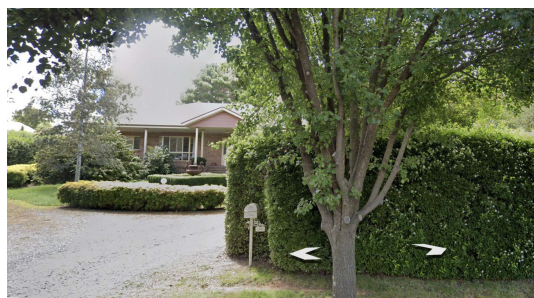
E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS

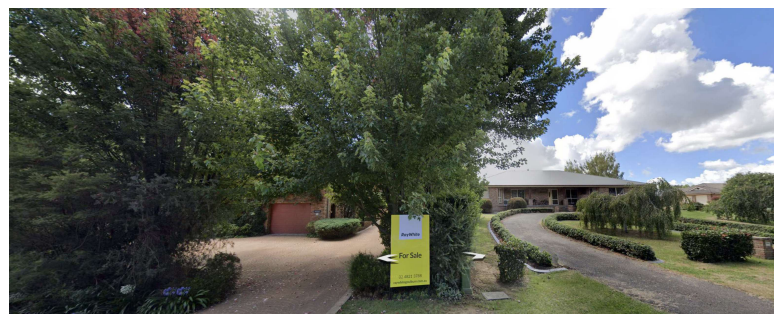


1 LOCATION PLAN
1 : 500

SUBJECT SITE - UNDEVELOPED LAND



VIEW TO SOUTH



VIEW TO NORTH

3/08/2026 1:38:52 PM

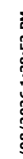
PROJECT TYPE: DUAL OCCUPANCY DRAWING TITLE: Location Plan & site views VERIFY ALL DIMENSIONS ON SITE. COPYRIGHT © HUGH GORDON ARCHITECT P/L NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.	CLIENT: DALE CUMMINS PROJECT ADDRESS: LOT 7, DP 1012637, 12 BARRY PLACE, CROOKWELL, NSW	DATE: AUG. '26 DRAWN: HG SCALE: 1 : 500 @ A3 PROJECT #: Crookwell	SHEET ID: DA01.3			
				3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.
				2	15/04/26	Modify front elevations, add storage sheds and garden steps to rear
				Rev	Date	Description

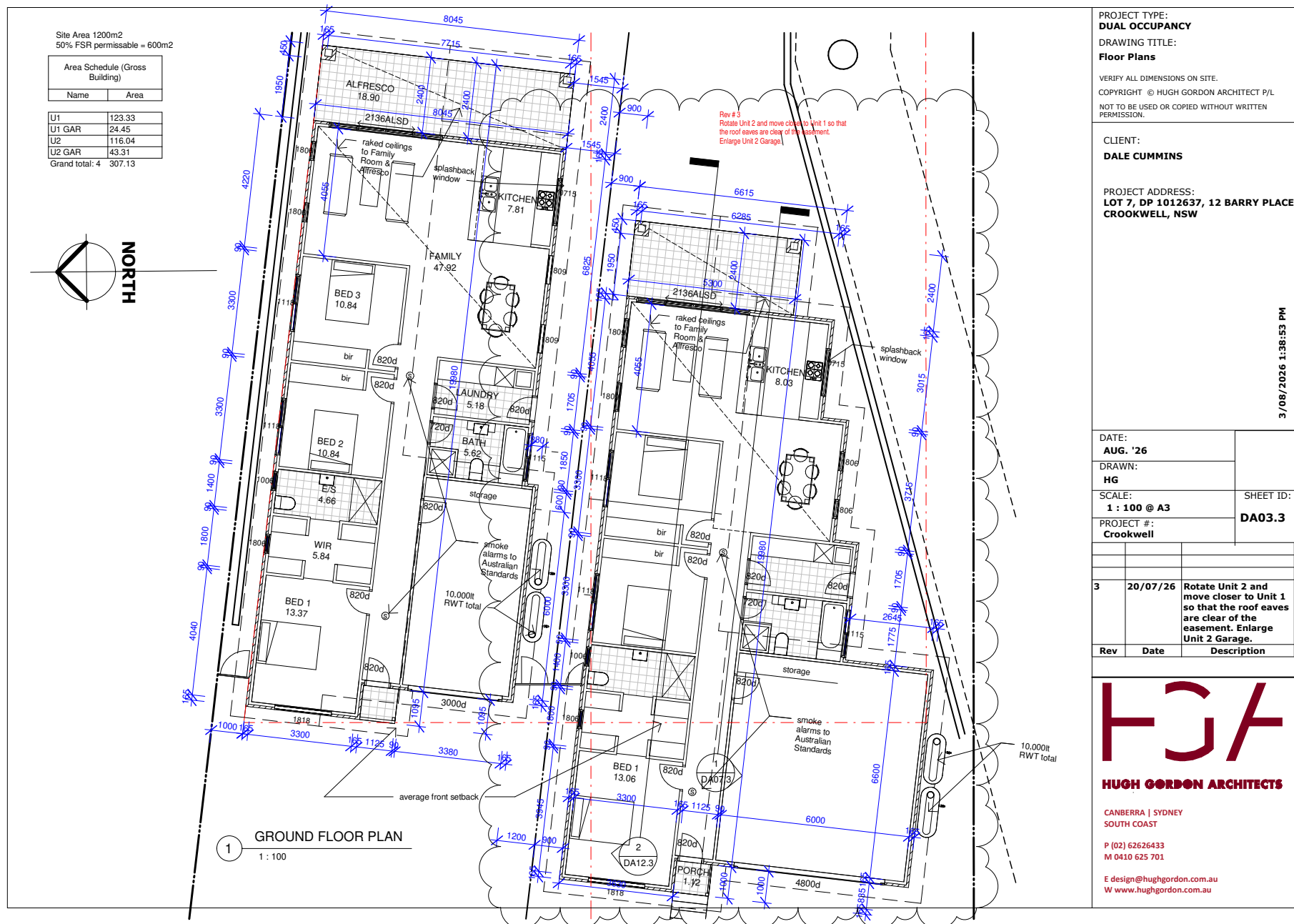
CANBERRA | SYDNEY
SOUTH COAST

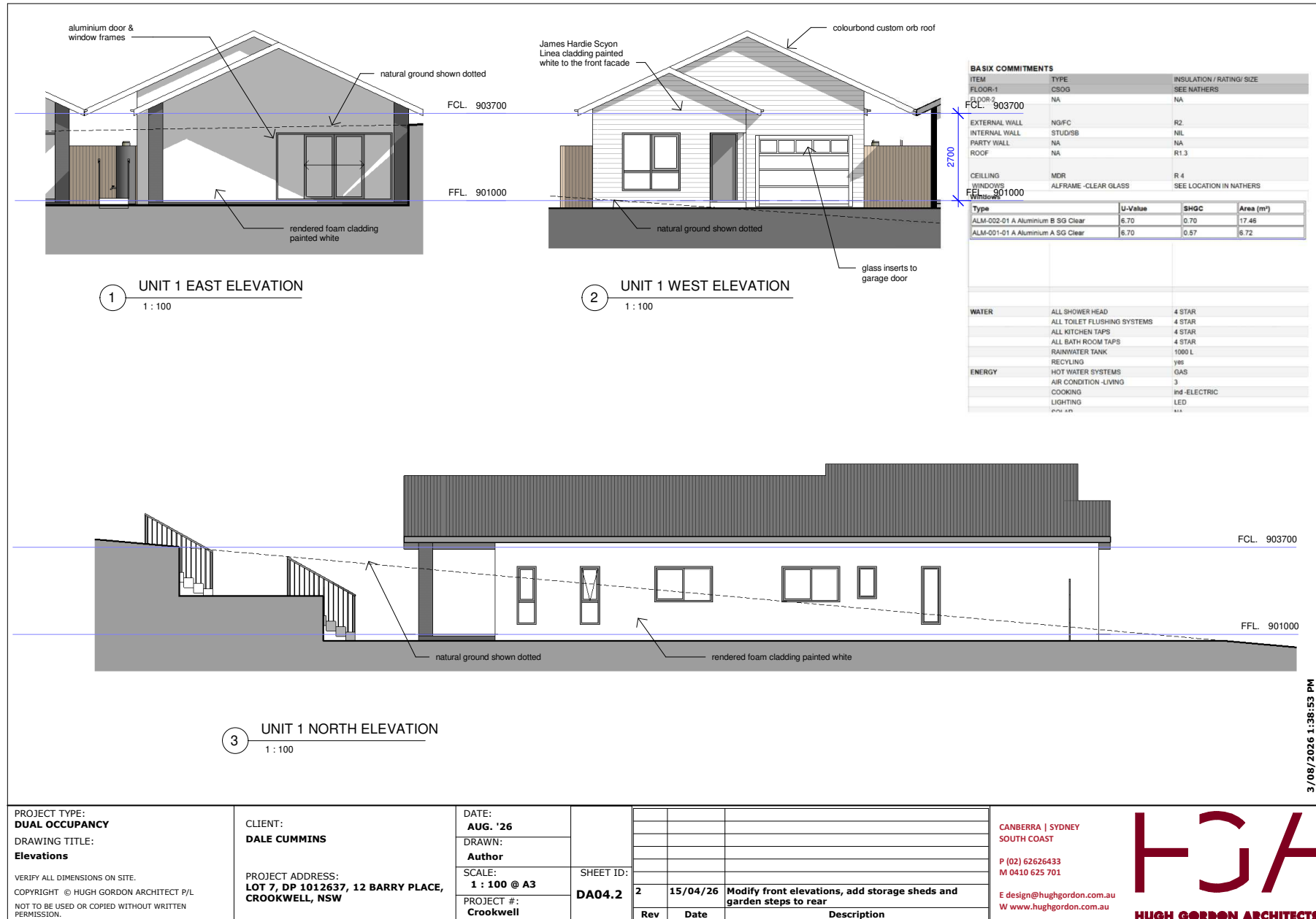
P (02) 62626433
M 0410 625 701

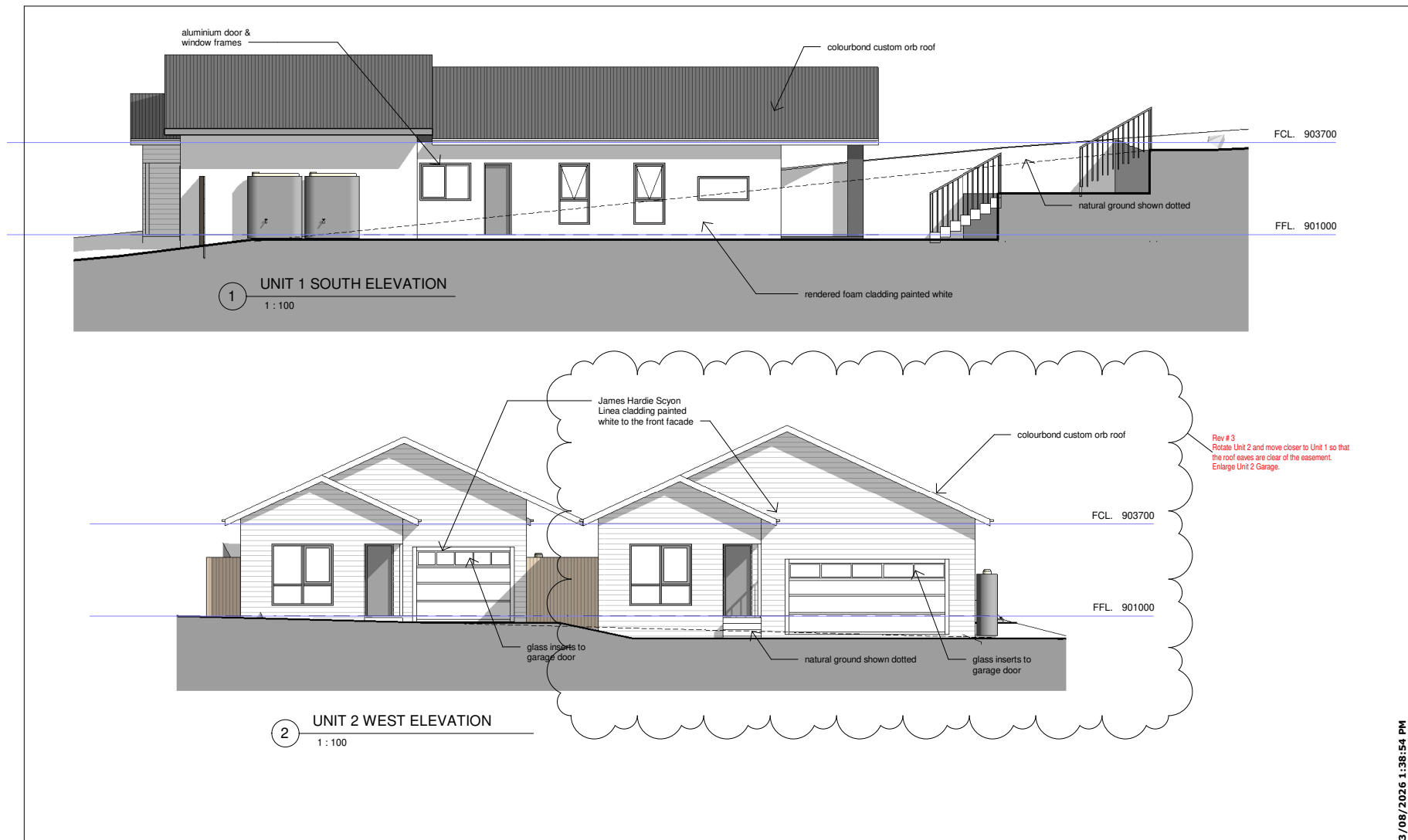
E design@hughgordon.com.au
W www.hughgordon.com.au


HUGH GORDON ARCHITECTS









PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Elevations

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
AUG. '26

DRAWN:
Author

SCALE:
1 : 100 @ A3

PROJECT #:
Crookwell

SHEET ID:
DA05.3

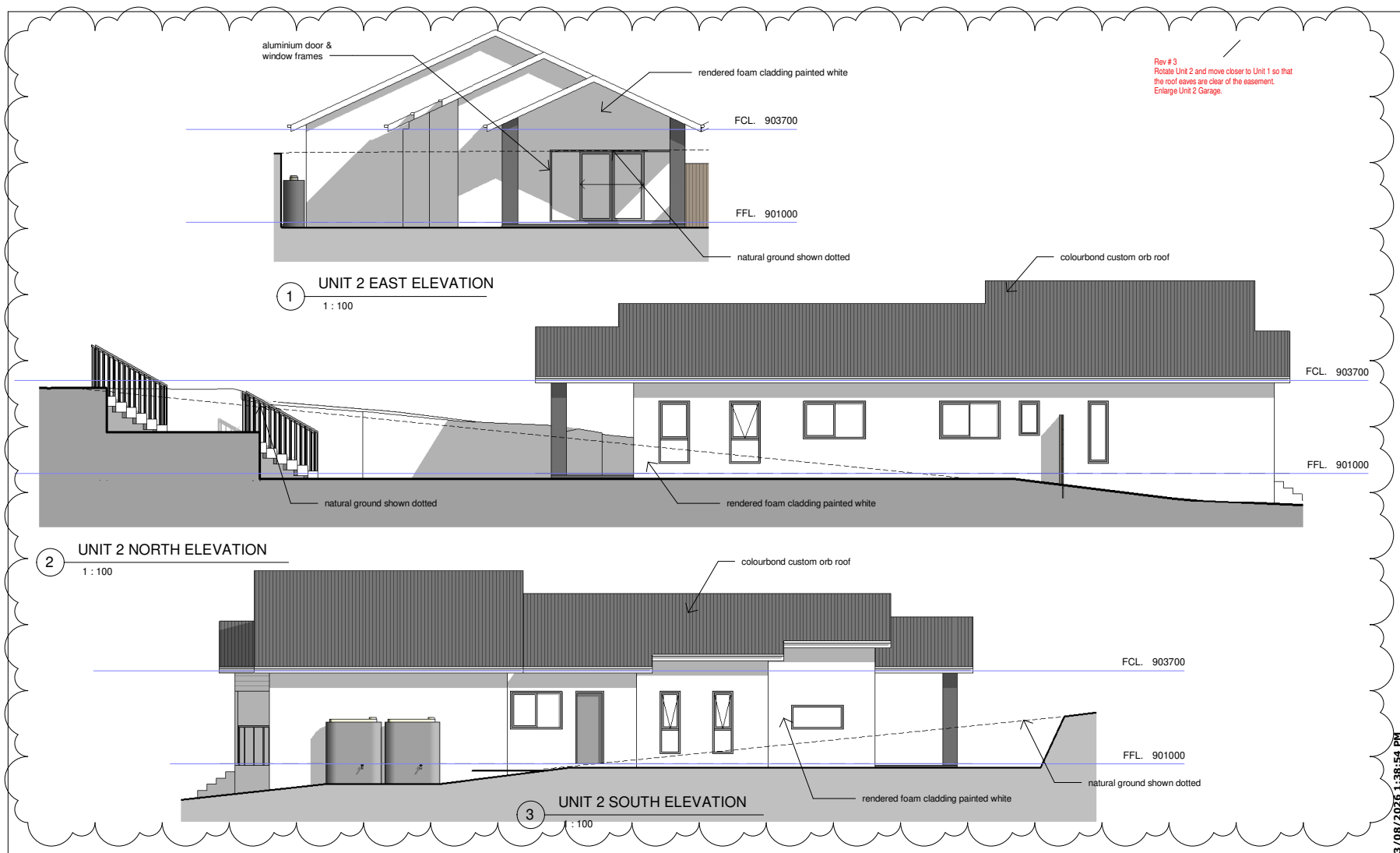
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.
2	15/04/26	Modify front elevations, add storage sheds and garden steps to rear

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Elevations

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
AUG. '26

DRAWN:
Author

SCALE:
1 : 100 @ A3

PROJECT #:
Crookwell

SHEET ID:
DA06.3

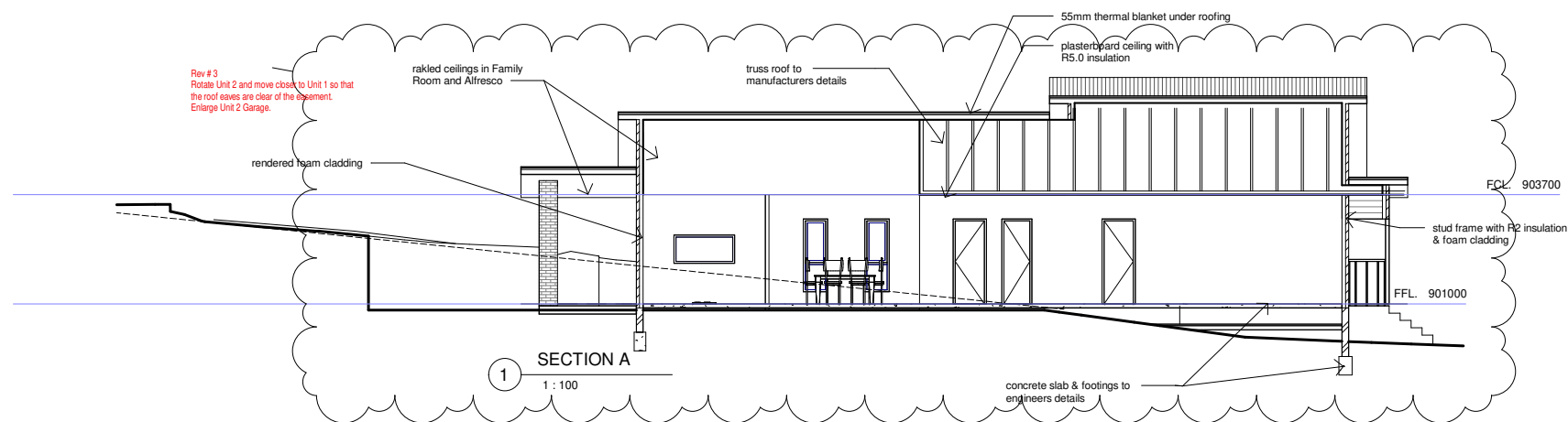
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.
2	15/04/26	Modify front elevations, add storage sheds and garden steps to rear

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



NOTES & GENERAL CONDITIONS

ALL CONSTRUCTION IN ACCORDANCE WITH BCA AND RELEVANT SAA CODES

COMPLETE THE WORKS WITHIN THE CONTRACT PERIOD IN ACCORDANCE WITH THE DRAWINGS.

COMPLY WITH REGULATIONS AND BY-LAWS OF AUTHORITIES WITH JURISDICTION OVER THE WORKS AND INCLUDING THOSE RELATING TO WATER SUPPLY, GAS, SEWERAGE, HEALTH AND ELECTRICITY. GIVE ALL NOTICES AND PAY ALL FEES REQUIRED BY THE AUTHORITIES.

WORK SHOWN OR DESCRIBED ON THE DRAWINGS OR IN THE SCHEDULE IS TO BE CARRIED OUT WHETHER DRAWN AND NOT SPECIFIED OR VICE VERSA. THE REQUIREMENTS OF REGULATIONS TAKE PRECEDENCE OVER THE DRAWINGS. DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL DRAWINGS.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS, PRODUCING SHOP DRAWINGS OR FABRICATING COMPONENTS. REPORT ANY DISCREPANCIES TO ARCHITECT FOR DECISION BEFORE PROCEEDING WITH WORK.

WRITTEN DIMENSIONS ARE IN MILLIMETRES AND TAKE PRECEDENCE OVER SCALED ONES

BUILDER TO CHECK WINDOW DIMENSIONS BEFORE ORDERING

GROUND LINES SHOWN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED ON SITE

LINTELS TO TRUSS MANUFACTURERS TABLES, NEW TIMBER ROOF TRUSSES TO MANUFACTURER'S SPECIFICATION.

CONCRETE SLABS AND FOOTINGS TO AS. 2870-1998 ENGINEERING OPTION ADOPTED. ALL FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND. TERMITE PROTECTION TO COMPLY WITH AS.1694 'PHYSICAL BARRIERS' & AS. 3660 'APPENDIX D', FRAMING TO AS. 1684-1992 'NATIONAL TIMBER FRAMING CODE' AND SUPPLIMENTS. HARDWOOD TO AS.3000, BRICKWORK TO AS.3700 'SAA MASONRY CODE AND AS.1640 'SAA BRICKWORK CODE', STRUCTURAL STEEL TO AS.1170 & AS.4100, SMOKE ALARMS TO AS.3786, WET SEAL TO AS.3740, PLUMBING TO AS3500.

ALUMINIUM FRAMED WINDOWS WITH OPENING STYLES IN ACCORDANCE WITH ELEVATIONS AND FROM APPROVED MANUFACTURER UNO.

ENGINEERING DOCUMENTATION TAKES PRECEDENCE OVER ARCHITECTURAL STRUCTURAL SIZINGS.

GRADE SITES TO ALLOW FOR SURFACE DRAINAGE

SMOKE ALARMS CONNECTED TO MAINS POWER SUPPLY, WITH BATTERY BACKUP, ARE TO BE INSTALLED IN ACCORDANCE WITH AS 3786-2014

3/08/2026 1:38:54 PM

PROJECT TYPE:
DUAL OCCUPANCY

DRAWING TITLE:
Section

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
AUG. '26

DRAWN:
Author

SCALE:
1 : 100 @ A3

PROJECT #:
Crookwell

SHEET ID:
DA07.3

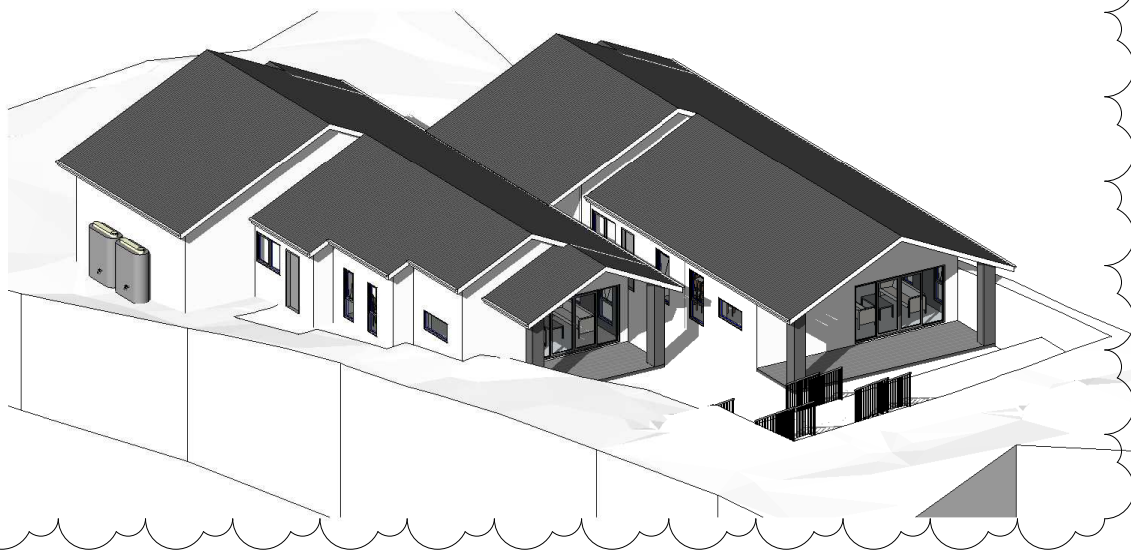
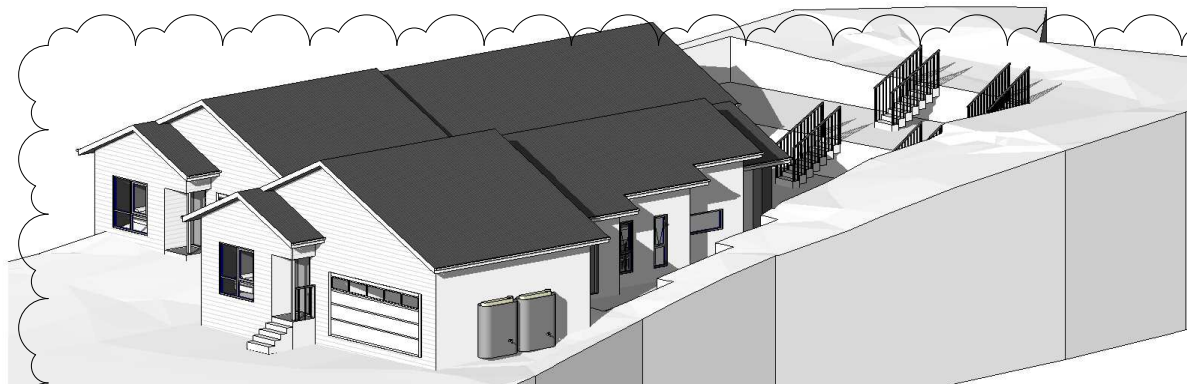
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



3/08/2026 1:38:55 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
3d Views

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
AUG. '26
DRAWN:
Author

SCALE:
@ A3
PROJECT #:
Crookwell

SHEET ID:
DA08.3

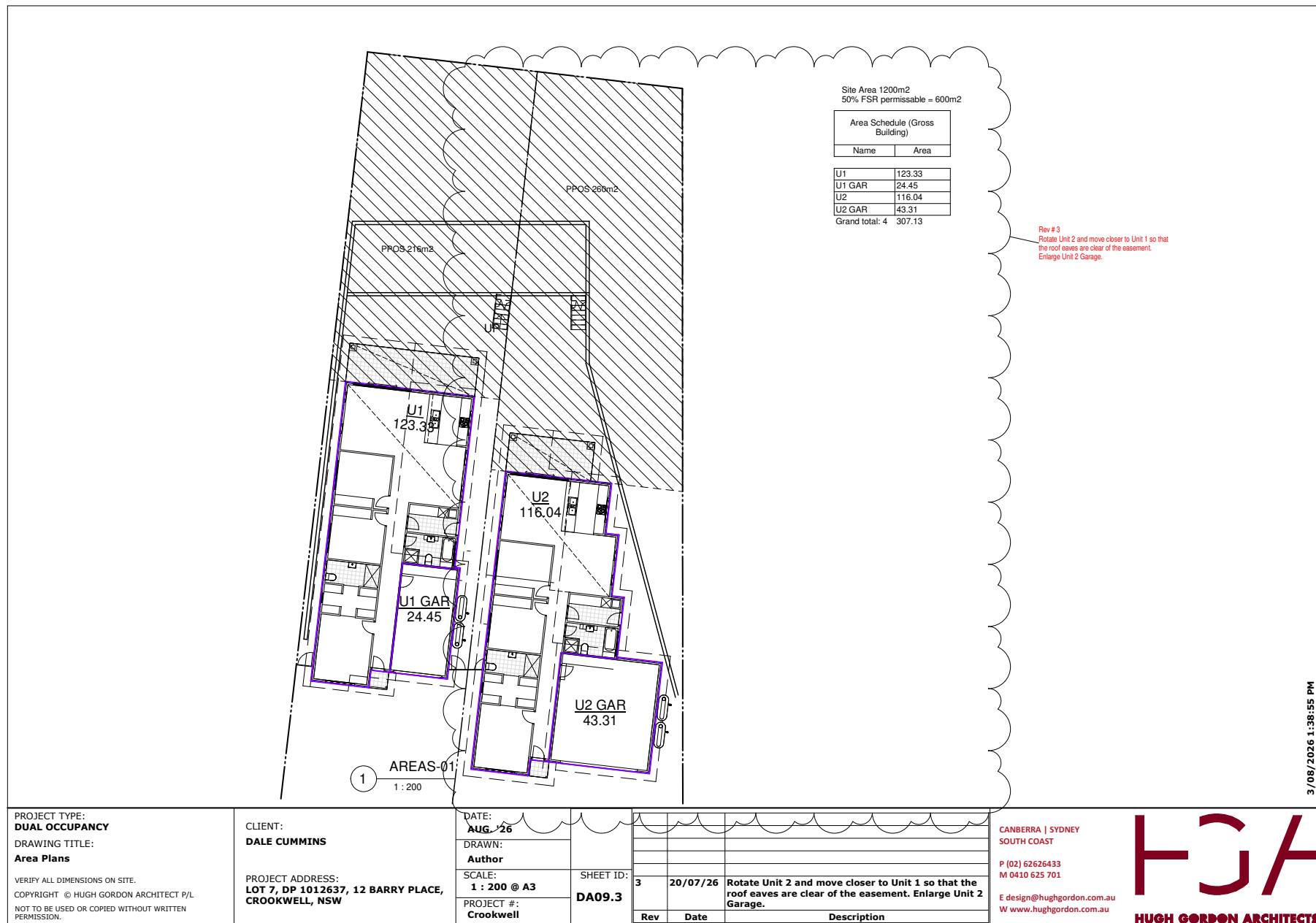
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

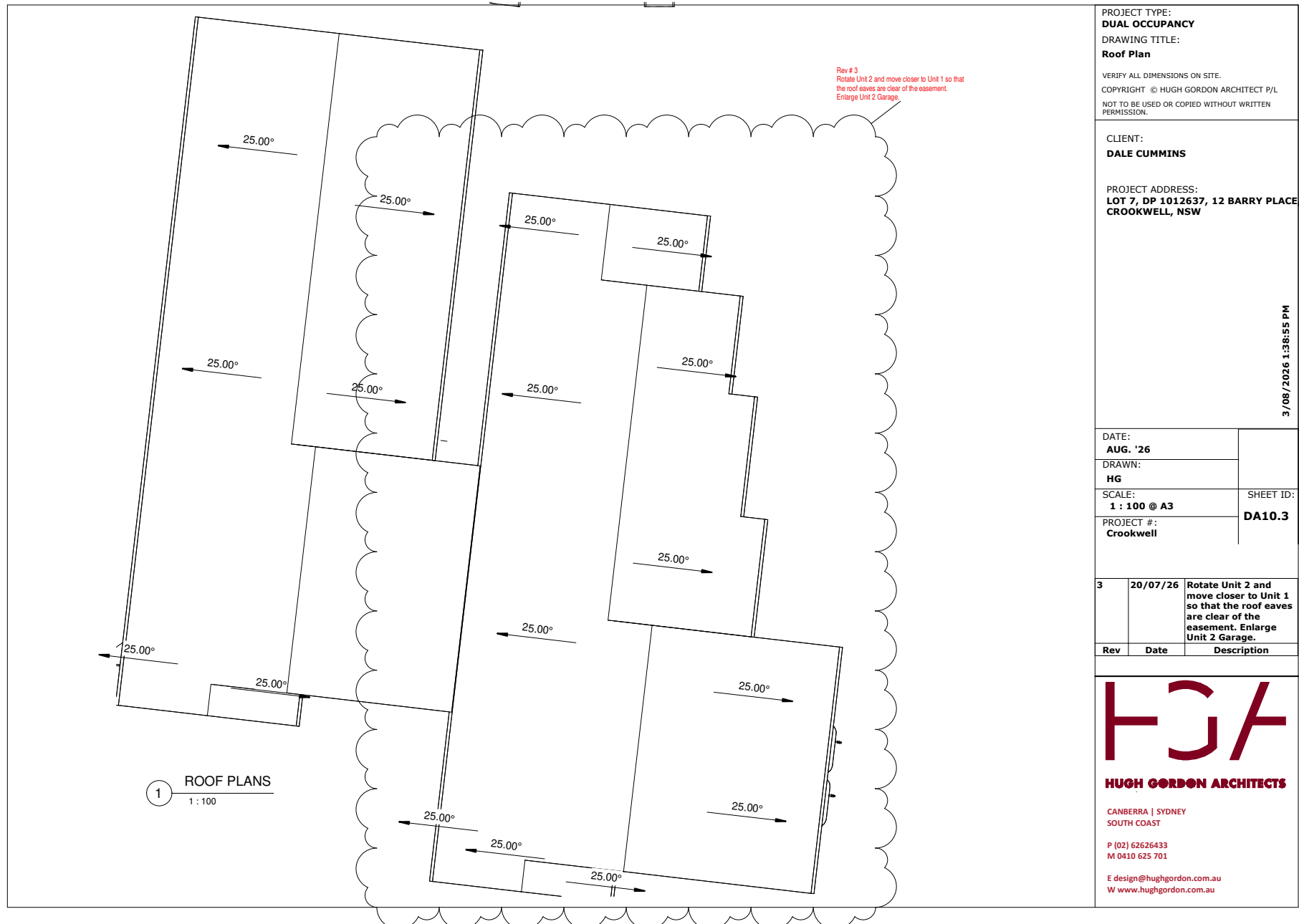
CANBERRA | SYDNEY
SOUTH COAST

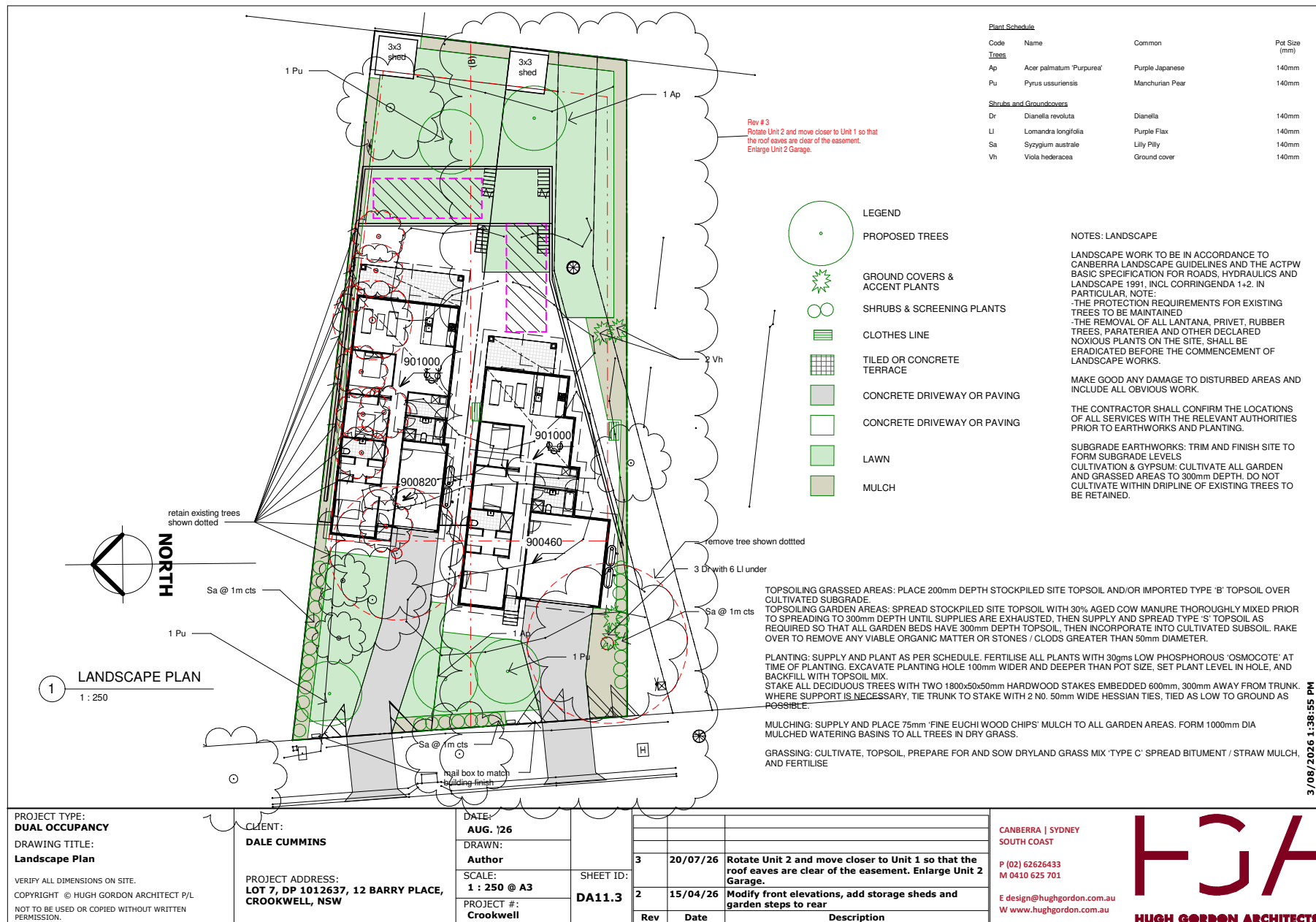
P (02) 62626433
M 0410 625 701

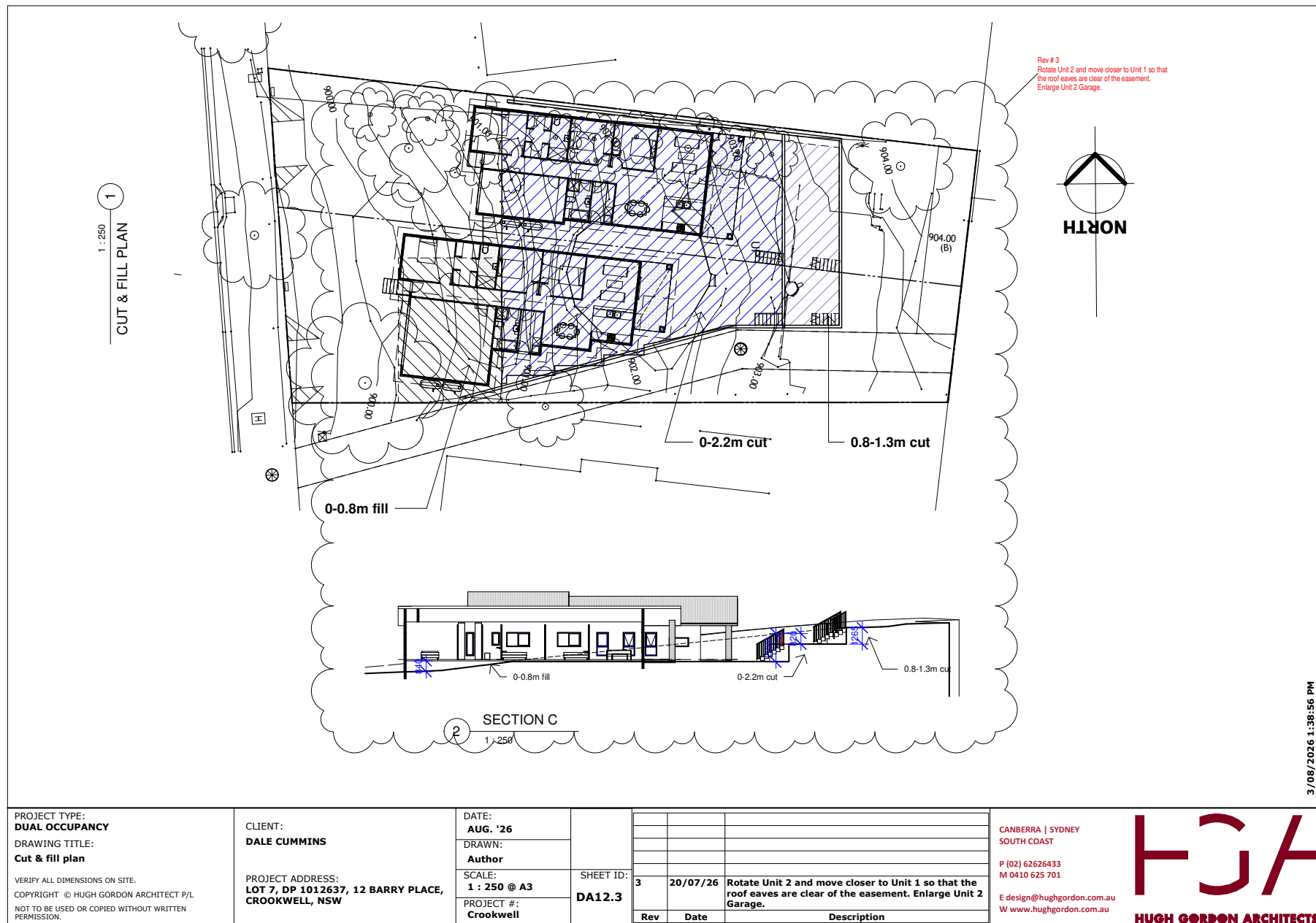
E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



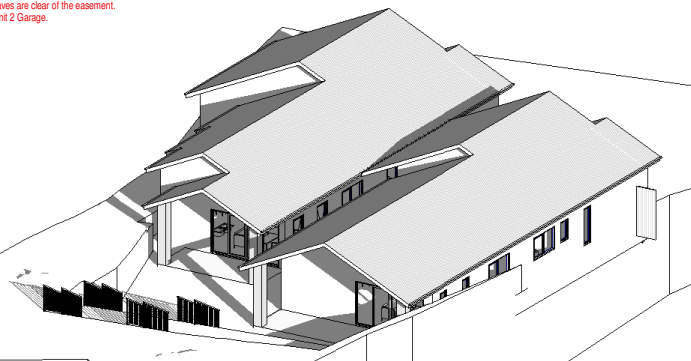




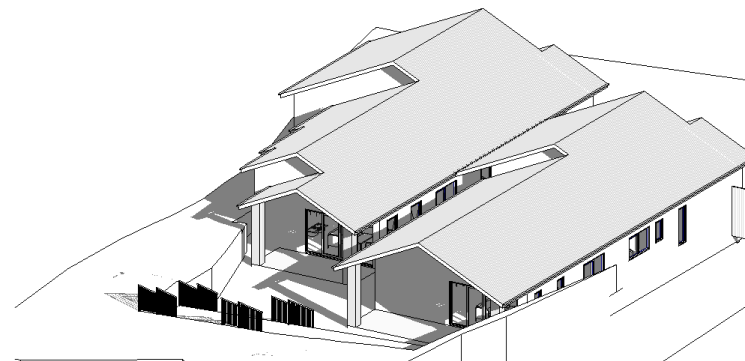


Solar Diagrams 21 June

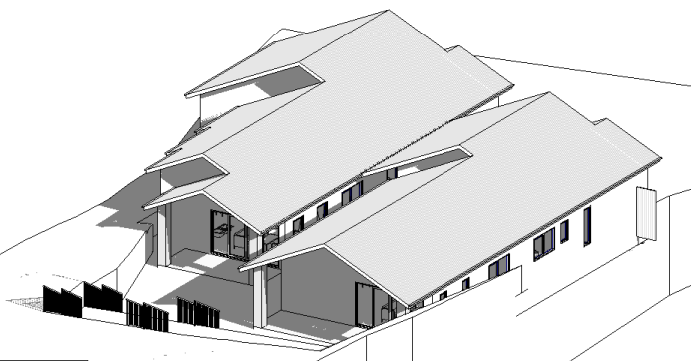
Rev # 3
 Rotate Unit 2 and move closer to Unit 1 so that
 the roof eaves are clear of the easement.
 Enlarge Unit 2 Garage.



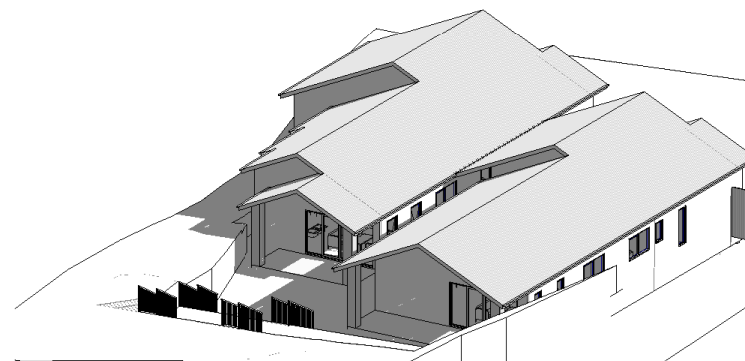
① SOLAR DIAGRAM 9am



② SOLAR DIAGRAM 10am



③ SOLAR DIAGRAM 11am



④ SOLAR DIAGRAM 12pm

3/08/2026 1:38:56 PM

PROJECT TYPE:
DUAL OCCUPANCY
 DRAWING TITLE:
Solar Diagrams

VERIFY ALL DIMENSIONS ON SITE.
 COPYRIGHT © HUGH GORDON ARCHITECT P/L
 NOT TO BE USED OR COPIED WITHOUT WRITTEN
 PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
 CROOKWELL, NSW**

DATE:
AUG. '26

DRAWN:
HG

SCALE:
@ A3

PROJECT #:
Crookwell

SHEET ID:
DA13.3

Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
 SOUTH COAST

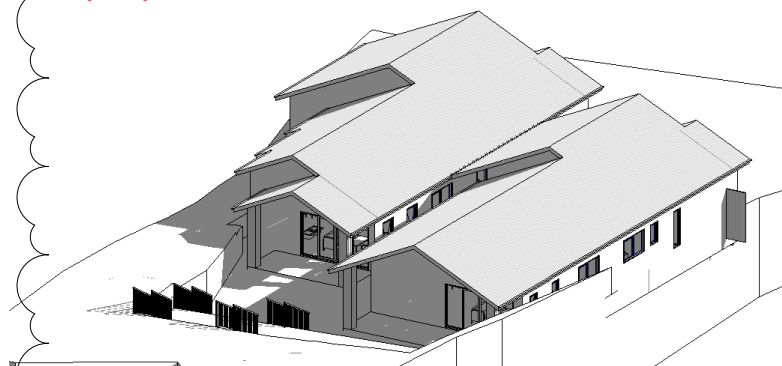
P (02) 62626433
 M 0410 625 701

E design@hughgordon.com.au
 W www.hughgordon.com.au

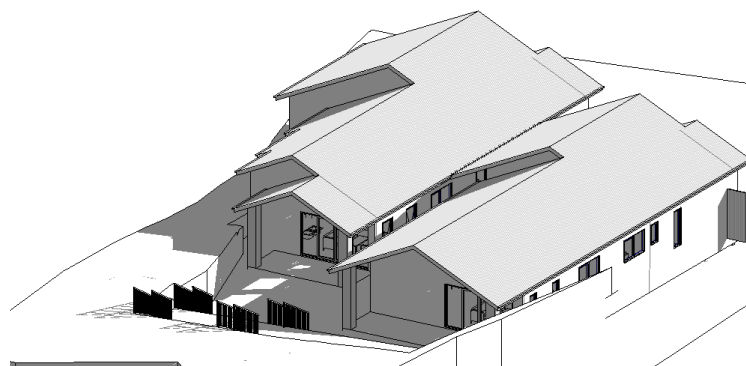
HGA
HUGH GORDON ARCHITECTS

Solar Diagrams 21 June

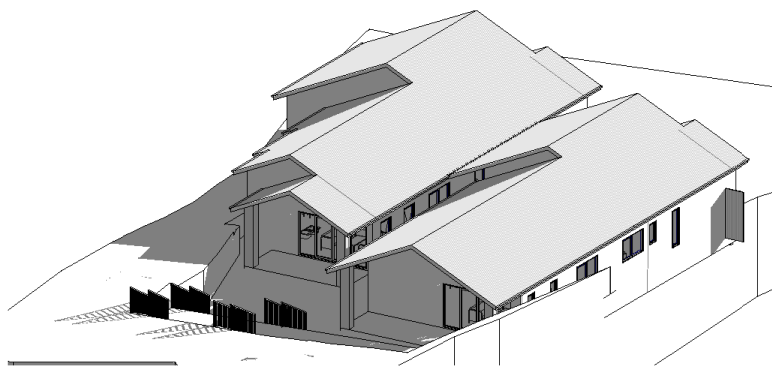
Rev # 3
 Rotate Unit 2 and move closer to Unit 1 so that
 the roof eaves are clear of the easement.
 Enlarge Unit 2 Garage.



1 SOLAR DIAGRAM 1pm



2 SOLAR DIAGRAM 2pm



3 SOLAR DIAGRAM 3pm

3/08/2026 1:38:56 PM

PROJECT TYPE:
DUAL OCCUPANCY
 DRAWING TITLE:
Solar Diagrams

VERIFY ALL DIMENSIONS ON SITE.
 COPYRIGHT © HUGH GORDON ARCHITECT P/L
 NOT TO BE USED OR COPIED WITHOUT WRITTEN
 PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
 CROOKWELL, NSW**

DATE:
AUG. '26
 DRAWN:
HG
 SCALE:
@ A3
 PROJECT #:
Crookwell

SHEET ID:
DA14.3

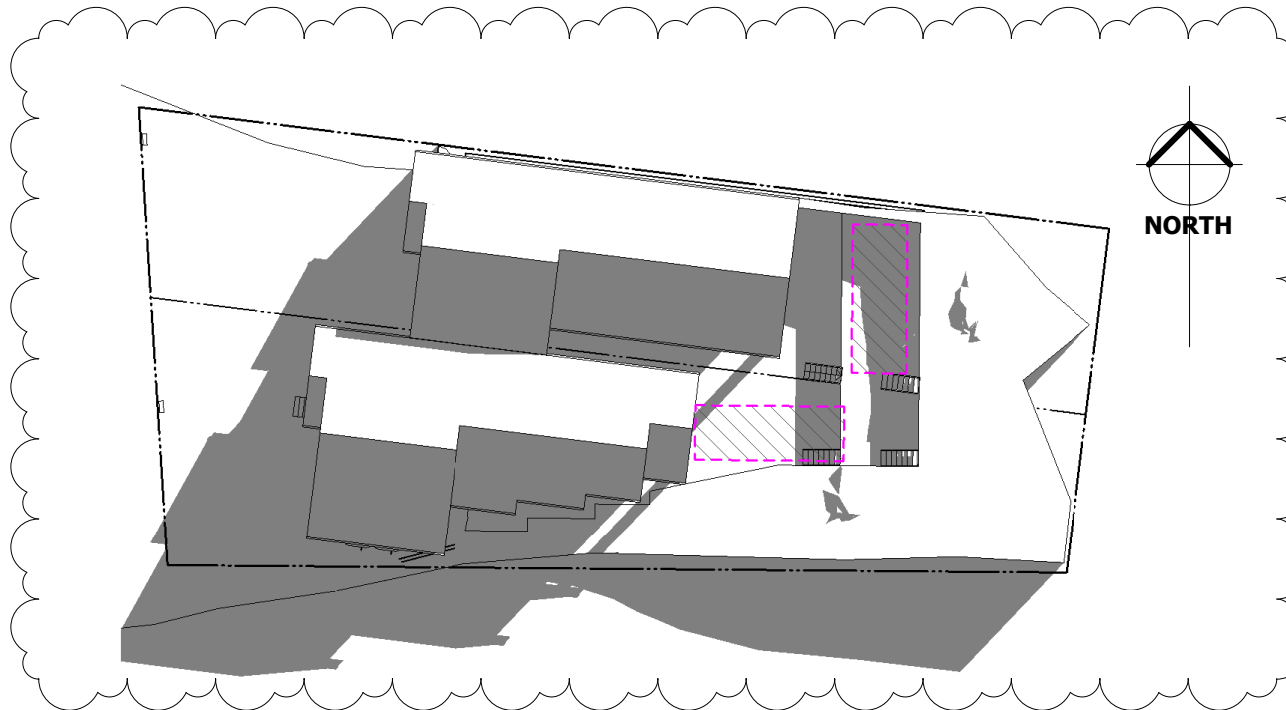
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.
Rev	Date	Description

CANBERRA | SYDNEY
 SOUTH COAST

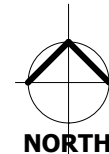
P (02) 62626433
 M 0410 625 701

E design@hughgordon.com.au
 W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



Rev # 3
Rotate Unit 2 and move closer to Unit 1 so that
the roof eaves are clear of the easement.
Enlarge Unit 2 Garage.



1 SHADOW DIAGRAM 9am 21 JUNE
1 : 250

3 / 08 / 2026 1:38:57 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
AUG. '26
DRAWN:
Author

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA15.3

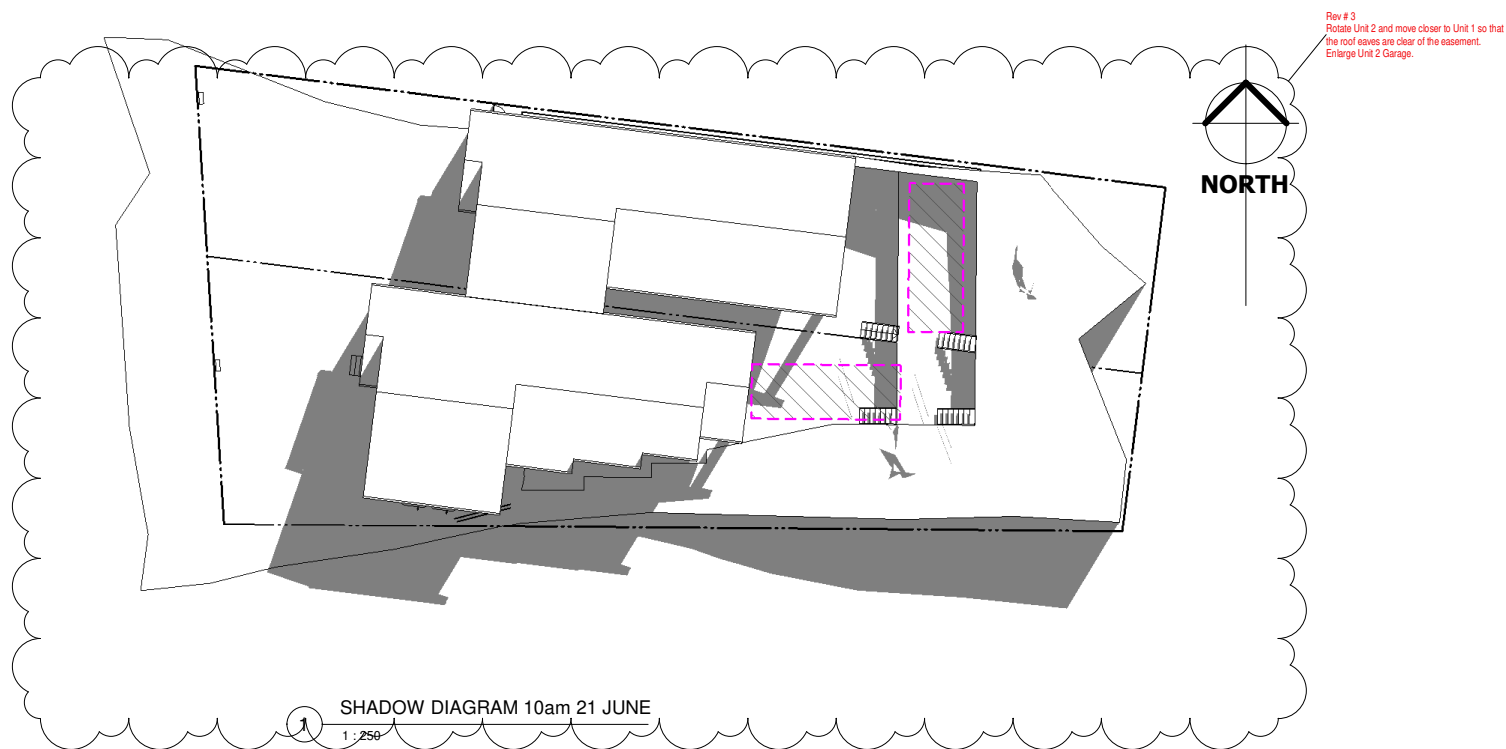
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



3/08/2026 1:38:57 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
AUG. '26
DRAWN:
Author

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA16.3

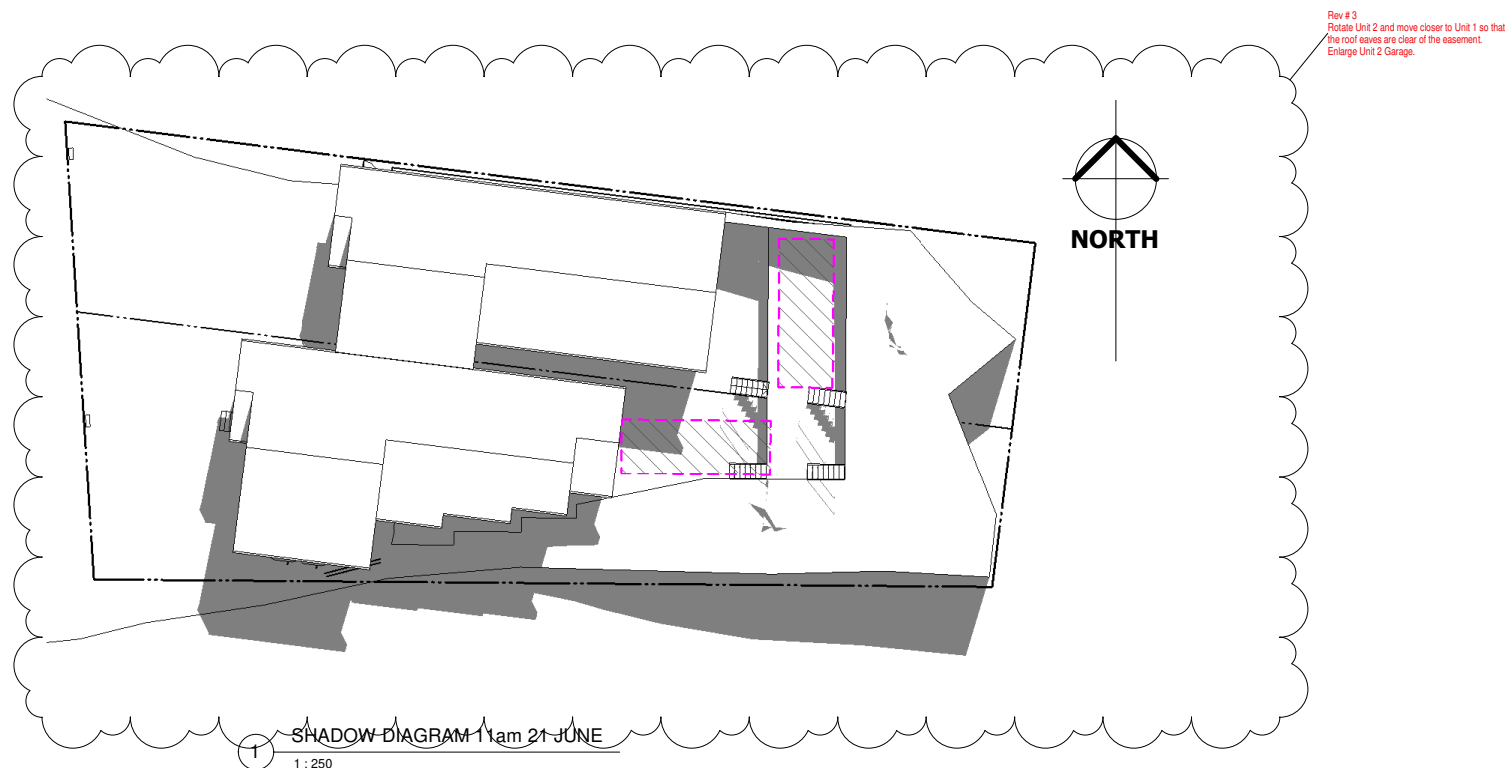
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



3/08/2026 1:38:57 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
AUG. '26
DRAWN:
Author

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA17.3

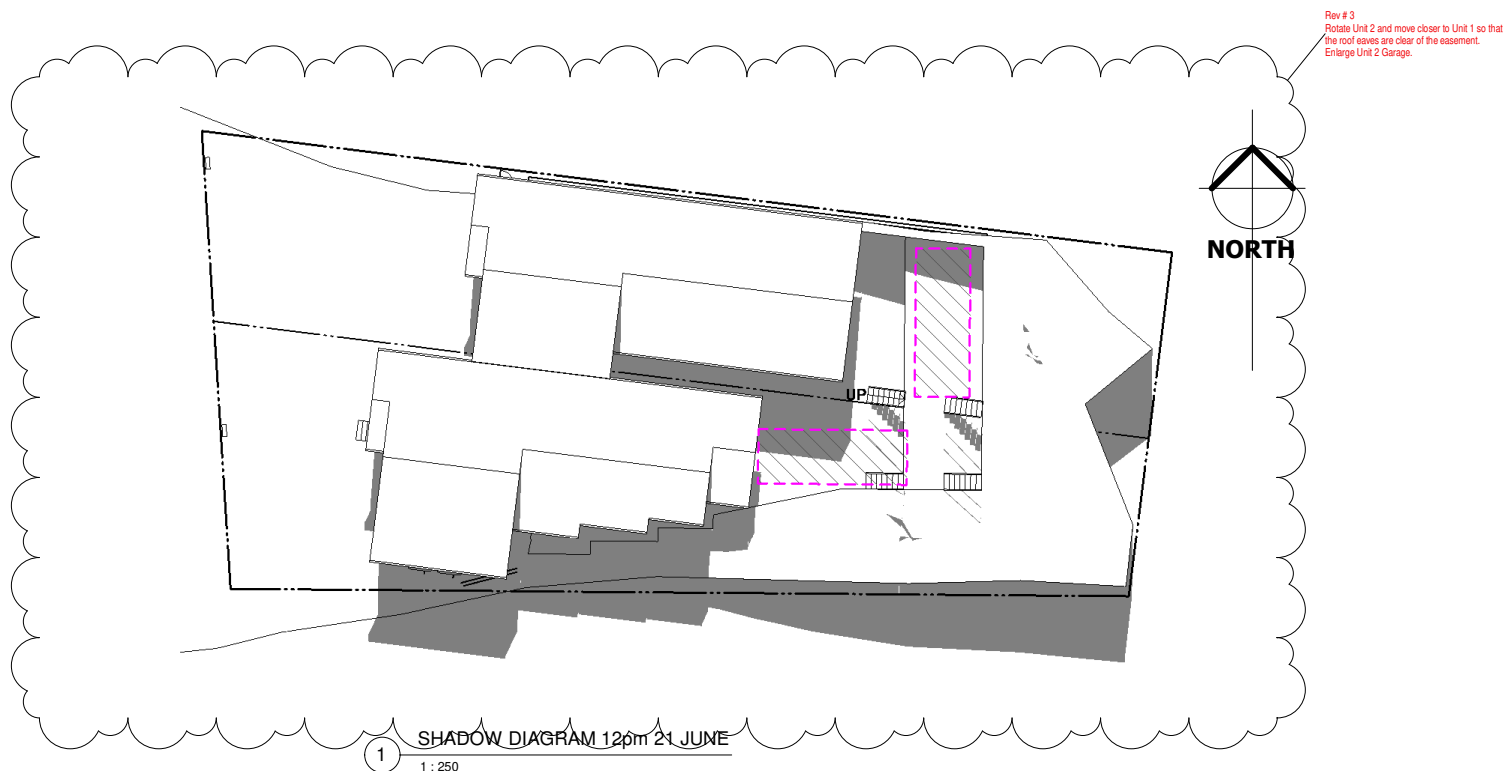
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



3/08/2026 1:38:57 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
AUG. '26
DRAWN:
HG

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA18.3

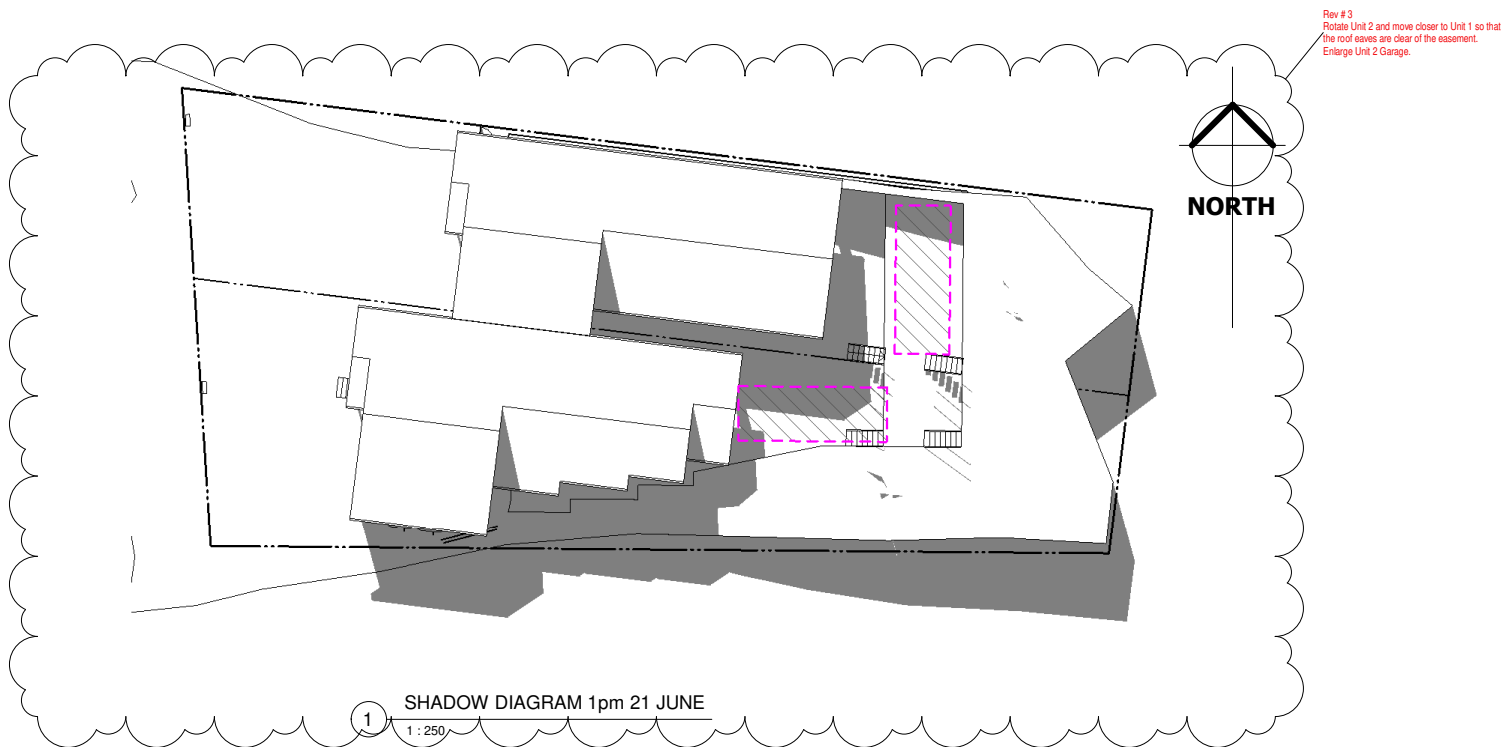
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



3/08/2026 1:38:57 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
AUG. '26

DRAWN:
HG

SCALE:
1 : 250 @ A3

PROJECT #:
Crookwell

SHEET ID:
DA19.3

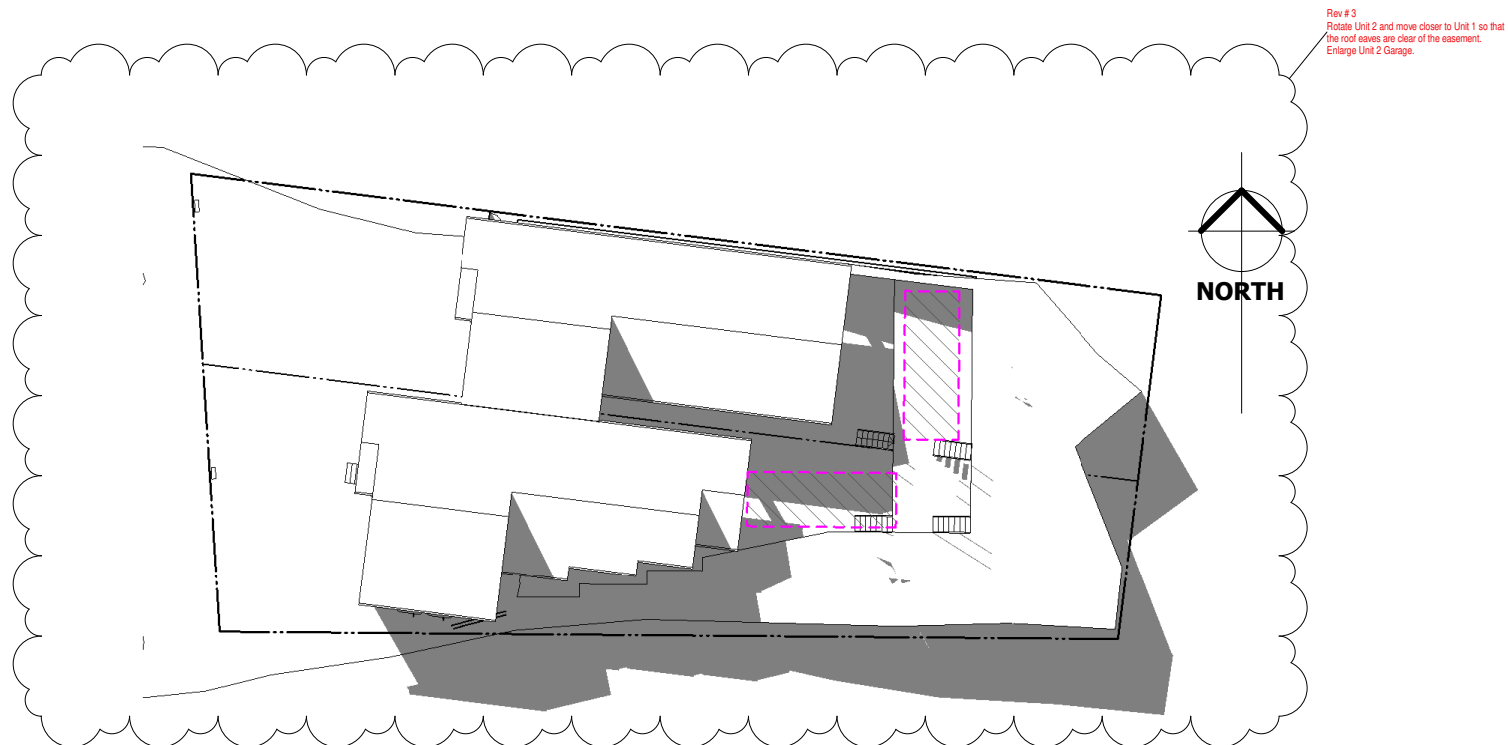
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



1 SHADOW DIAGRAM 2pm 21 JUNE
1 : 250

3/08/2026 1:38:58 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
AUG. '26
DRAWN:
HG

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA20.3

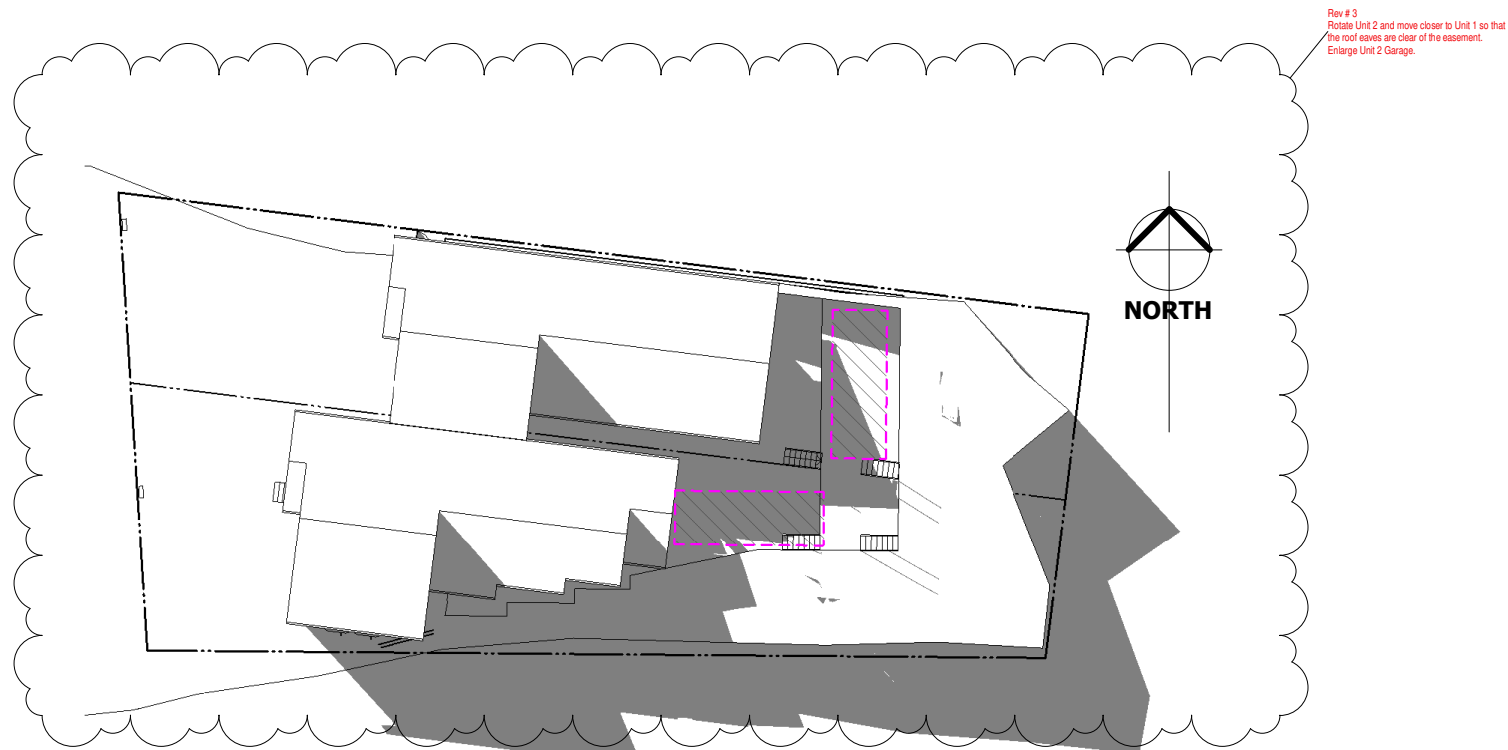
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



1 SHADOW DIAGRAM 3pm 21 JUNE
1 : 250

3/08/2026 1:38:58 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
AUG. '26
DRAWN:
HG

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA21.3

Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



Detached Dual Occupancy and Strata Subdivision

JAYGAY Property Pty Ltd

P:004545

Rev: A

27 February 2026



CREATING  GREATERJAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

© Premise 2026

This report has been prepared by Premise Australia for JAYGAY Property Pty Ltd; may only be used and relied on by JAYGAY Property Pty Ltd; must not be copied to, used by, or relied on by any persons other than JAYGAY Property Pty Ltd without the prior written consent of Premise. If JAYGAY Property Pty Ltd wishes to provide this Report to a third party recipient to use and rely upon, the recipient agrees: to acknowledge that the basis on which this Report may be relied upon is consistent with the principles in this section of the Report; and to the maximum extent permitted by law, Premise shall not have, and the recipient forever releases Premise from, any liability to recipient for loss or damage howsoever in connection with, arising from or in the respect of this Report whether such liability arises in contract, tort including negligence.

Document Reference: SEE.docx

Document Authorisation					
Revision	Revision Date	Proposal Details			
A	9/02/2026	Draft for client consideration			
A	27/02/2026	Final for lodgement			
Prepared by		Reviewed by		Authorised by	
T Dodson				T Dodson	



CREATING  GREATER

JAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

CONTENTS

1. DESCRIPTION OF THE DEVELOPMENT	5
2. THE SITE AND ITS LOCALITY	7
2.1 DESCRIPTION	7
2.2 SITE HISTORY	7
3. STATUTORY PLANNING FRAMEWORK	9
3.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979	9
3.2 UPPER LACHLAN LOCAL ENVIRONMENTAL PLAN 2010	9
3.3 UPPER LACHLAN DEVELOPMENT CONTROL PLAN 2010	13
3.4 UPPER LACHLAN DEVELOPMENT CONTRIBUTIONS PLAN 2007	14
3.5 STATE ENVIRONMENTAL PLANNING POLICY	14
4. IMPACT ASSESSMENT	14
4.1 CONTEXT AND SETTING	14
4.2 ACCESS, TRANSPORT AND TRAFFIC	14
4.3 SERVICING	15
4.4 WASTE	15
4.5 STORMWATER	15
4.6 SAFETY, SECURITY AND CRIME PREVENTION	15
4.7 SITE DESIGN AND INTERNAL DESIGN	15
4.8 CONSTRUCTION IMPACTS	15
5. CONCLUSION	16
5.1 SUITABILITY OF THE SITE	16
5.2 THE PUBLIC INTEREST	16
5.3 CONCLUSION	16
REFERENCES	17

APPENDICES

Appendix A Project Drawings	18
Appendix B DCP Compliance Table	19
Appendix C Strata Subdivision Plan	29
Appendix D BASIX Certificate	30



CREATING  GREATER

JAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

TABLES

Table 1– EP&A Act considerations	9
Table 2 – LEP mapping	9
Table 3 – Other	10
Table 4 – LEP Clauses	11
Table 5 – DCP matters requiring further assessment.....	13
Table 6 – SEPP relevance	14
Table 7 – References	17
Table 8 – Development Control Plan Matters & Assessment.....	20

FIGURES

Figure 1 – The Subject Site	8
-----------------------------------	---



SUMMARY

This SEE has been prepared pursuant to Section 24 of the *Environmental Planning and Assessment Regulation 2021* and is provided in the following format.

- > **Section 1** contains a description of proposed development.
- > **Section 2** of this report provides a description of the subject site and its locality.
- > **Section 3** details the planning framework applicable to the subject site and proposed development.
- > **Section 4** identifies the impacts of the proposed development.
- > **Section 5** provides a conclusion to the SEE.

1. DESCRIPTION OF THE DEVELOPMENT

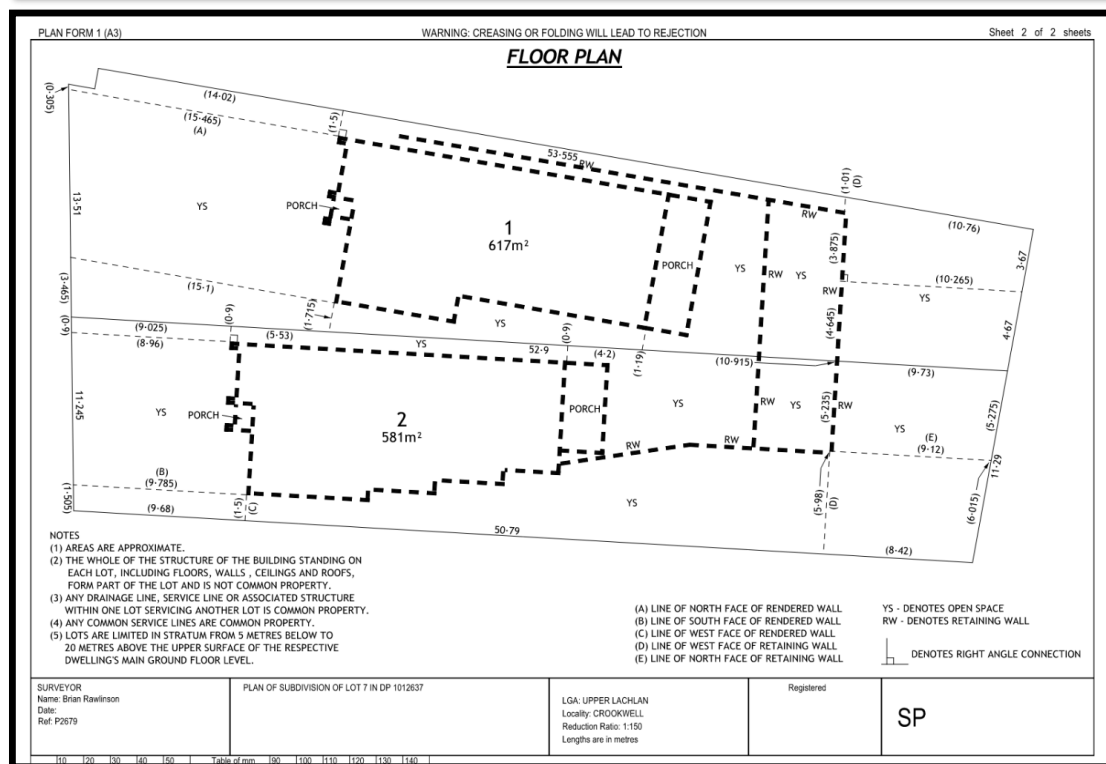
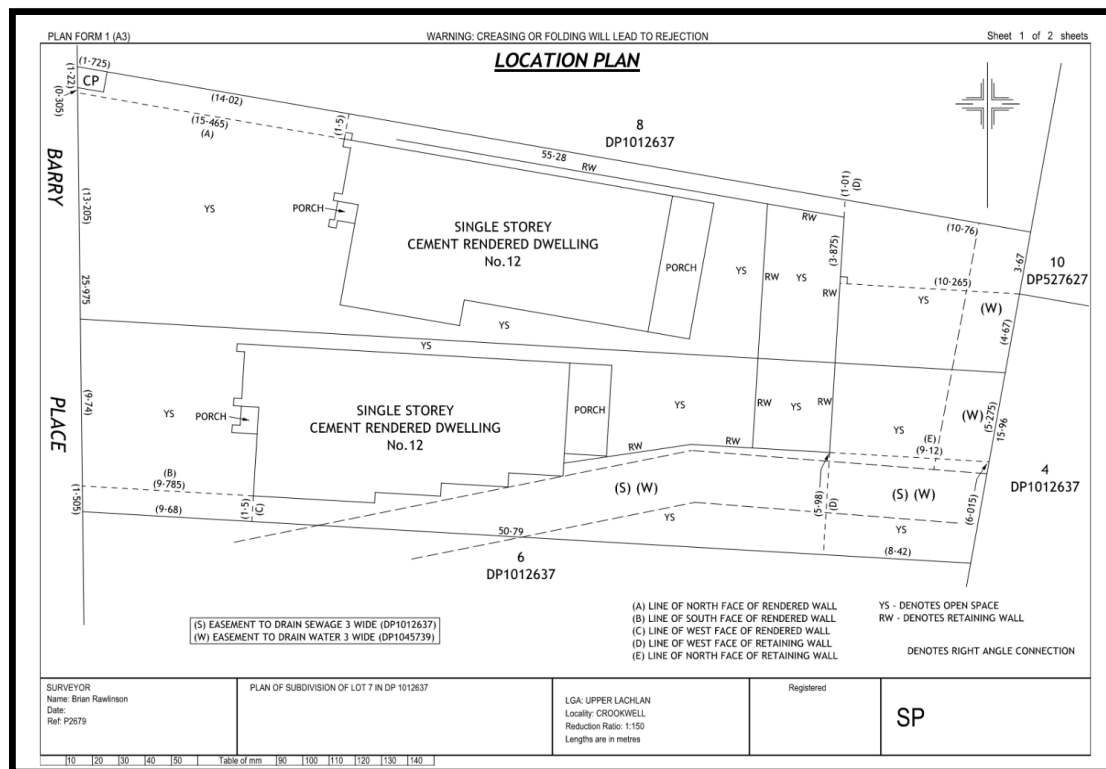
Premise has been commissioned by JAYGAY Property Pty Ltd to prepare a Statement of Environmental Effects (SEE) to accompany a Development Application (DA) for the erection of a detached dual occupancy and strata subdivision at 12 Barry Place, Crookwell.

Details of the proposed development outlined on the drawings provided at Appendix A.

Specifically the proposed development entails the following key aspects:

- > Site works (including exotic tree and vegetation removal), construction of a detached dual occupancy with ancillary infrastructure including construction of driveways and retaining walls.
- > Provision of utility services.
- > Landscaping.
- > Strata subdivision of the detached dual occupancy.





2. THE SITE AND ITS LOCALITY

2.1 Description

The site is 12 Barry Place, Crookwell also known as Lot 7 in DP1012637, and located within the Parish of Crookwell, County of King.

The subject site is wholly contained within the R2 Low Density Residential zone as per the Upper Lachlan Local Environmental Plan (LEP) 2010. The site has a total area of 1,200m² (approximately) and a frontage to Barry Place in the westerly direction.

The site is sloping, with an average height ranging from 904m from the rear of the allotment to 900m (AHD) fronting Barry Place.

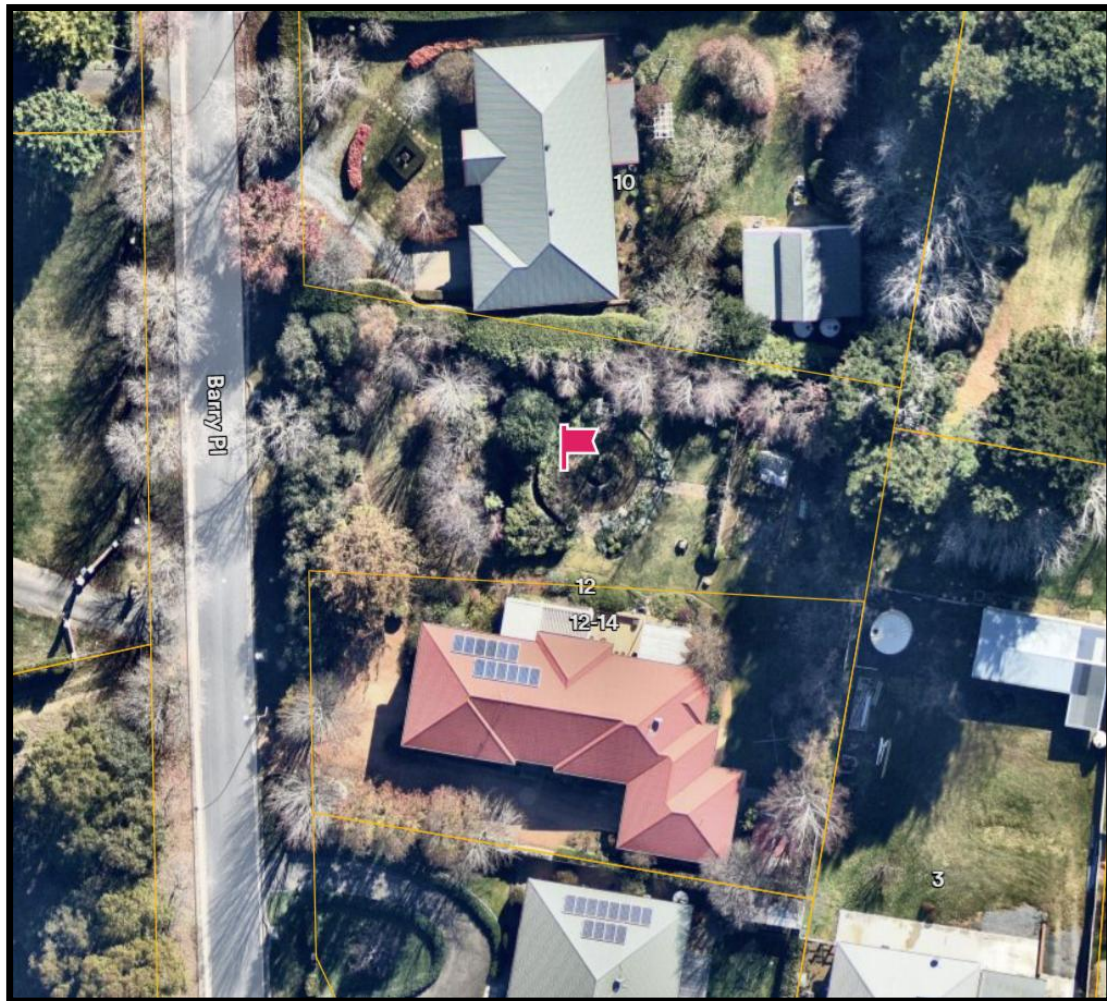
The site currently contains vegetated mature trees and dense shrubs and undergrowth, which is proposed to be removed in accordance with this proposal. The site also contains existing concrete pathways and retaining walls associated with the existing landscaping. The site is also burdened by a 3m wide water and sewer easement along the southern boundary.

Surrounding development in the locality is characterised by residential dwelling houses and ancillary structures.

2.2 Site history

From a review of Council records and/or discussions with the landowner/applicant, the current approved use of the site is known to be vacant residential land. Historic use is known to have consisted of landscaped gardens associated with the neighbouring dwelling at 12 Barry Place, Crookwell.



CREATING  GREATERJAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision**Figure 1 – The Subject Site**

3. STATUTORY PLANNING FRAMEWORK

3.1 Environmental Planning and Assessment Act 1979

Table 1 provides a summary of potentially relevant sections of the Environmental Planning and Assessment Act 1979 (EP&A Act) and identifies where further discussion is required and provided in this report.

Table 1– EP&A Act considerations

EP&A Act Section		Comment	Section of the report addressed
1.7	Requirement to consider Section 7.2 of the Biodiversity Conservation Act 2016	Not Applicable	
4.5	Designation of consent authority	Upper Lachlan Shire Council	
4.10	Designated development	Not Applicable	
4.14	Certain bushfire prone land	Not Applicable	
4.15	Evaluation	Impact Assessment	Section 4
4.21	Concept development applications	Not Applicable	
4.32	Crown development	Not Applicable	
4.46	Integrated development	Not Applicable	
4.65	Existing uses	Not Applicable	

3.2 Upper Lachlan Local Environmental Plan 2010

At a local level, the applicable plan is the Upper Lachlan Local Environmental Plan 2010 (LEP).

Through a review of available LEP mapping, the following is known about site specific constraints – refer Table 2.

Table 2 – LEP mapping

Constraints		Applies	Relevance/Section of the report addressed
Land Zoning Map	R2 Low Density Residential	Y	The proposal for a detached dual occupancy and strata subdivision is permissible in the R2 Low Density Residential zone.



Constraints		Applies	Relevance/Section of the report addressed
Lot Size Map	800m ²	N/A	Not applicable for a strata subdivision in accordance with clause 4.1(4).
Floor Space Ratio Map	Not Applicable	N	
Height of Buildings Map	Not Applicable	N	
Heritage Map	Not Applicable	N	
Natural Resources Sensitivity Land Map	Not Applicable	N	
Urban Release Area Map	Not Applicable	N	
Additional Permitted Uses Map	Not Applicable	N	
Flood Planning Land Map	Not Applicable	N	
Land Reclassification Map	Not Applicable	N	

Other mapped constraints identified through a review of the NSW planning portal spatial viewer, and other available mapping are outlined in Table 3.

Table 3 – Other

Constraints		Applies	Relevance/Section of the report addressed
Nil			

Other relevant LEP clauses requiring considering are discussed in Table 4.



Table 4 – LEP Clauses

Clause		Comment	Section of the report addressed if applicable
2.3	Zone Objectives and Land Use Table	The proposal is consistent with the objectives of the R2 Low Density Residential Zone under the Upper Lachlan Local Environmental Plan 2010, as outlined below. > To provide for the housing needs of the community within a low-density residential environment. > To enable other land uses that provide facilities or services to meet the day-to-day needs of residents. > To facilitate the orderly and economic development of land for residential purposes and associated urban activities. > To facilitate and promote the effective provision of affordable and suitable housing for varying household needs and community preferences. > To conserve and enhance buildings, landscape features and streetscape features that contribute to the character and identity of the village areas. > To conserve, link and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant	The development maintains an appropriate scale and form that is compatible with surrounding developments and the prevailing streetscape character. The proposal is consistent with the primary residential function of the R2 zone. While the development is conducive to residential purposes, the modest increase in population will assist in sustaining the viability of existing neighbourhood facilities, schools, and local centres that serve the daily needs of residents. The proposal facilitates the orderly development of residential land. The proposal is conducive to this objective. The proposal is conducive to this objective. The proposal provides minimal impact to the natural assets of the site.



Clause		Comment	Section of the report addressed if applicable
		native vegetation and fauna movement corridors, and to reduce land degradation affecting the assets. >To maintain the built integrity of the area by enabling development that compliments existing heritage buildings and features.	The proposal has minimal impact to the built environment.
4.1	Minimum subdivision lot size	(1) The objective of this clause are as follows – to provide minimum subdivision lot sizes for all zones... (2) Not applicable for the proposal. (3) Not applicable for the proposal. (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 <i>Strata Schemes Development Act 2015</i>, or...	The proposal is seeking consent for a strata subdivision (Appendix C).
6.5	Earthworks	(3) Before granting consent development consent for earthworks, the consent authority must consider the following matters: >the likely disruption of or any detrimental effect on, existing drainage patterns and soil stability in the locality. >The effect of the proposed development on the likely future use or redevelopment of the land. >The quality of the fill or soil to be excavated, or both. >The effect of the proposed development on the existing and likely amenity of adjoining properties.	The proposed development requires site works including excavation for driveways, service trenches and retaining walls. The earthworks will not adversely affect drainage patterns or soil stability, and erosion and sediment controls will be implemented in accordance with the NSW Blue Book. All fill will be sourced on-site. Excavated spoil will be removed to an appropriately licensed facility. The works will not impact the amenity of adjoining properties and



Clause		Comment	Section of the report addressed if applicable
		>The source of any fill material and the destination of any excavated material. >The likelihood of disturbing relics. >Proximity to and potential for adverse impacts on the watercourse, drinking water catchment or environmentally sensitive area.	will not disturb any known relics.
6.7	Dual occupancy development	(3) Development consent may only be granted to development on a lot in Zone R2 Low Density Residential within the village of Crookwell for the purposes of dual occupancy of the area of the lot is equal to or greater than 800 square metres.	The subject site area has a total area of 1,200m ² and therefore exceeds the 800m ² minimum lot size requirement for dual occupancy development under Clause 6.7(3).
6.9	Essential Services	Development consent must not be granted to development unless the consent authority is satisfied that those of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required – >The supply of water >The supply of electricity >The disposal and management of sewage >Stormwater drainage or on-site conservation >Suitable road access.	The subject site has access to all essential services required to support the proposed dual occupancy development.

3.3 Upper Lachlan Development Control Plan 2010

Compliance with the relevant requirements of the DCP is demonstrated via the detailed assessment provided in Appendix B. The following matters require additional clarification or assessment.

Table 5 – DCP matters requiring further assessment

DCP matter requiring further assessment	Section of the report addressed
Nil	



Based on the assessment in **Appendix B** and the further discussion in relevant sections referenced in Table 5, it is considered that the proposed development is consistent with the relevant provisions of the DCP.

3.4 Upper Lachlan Development Contributions Plan 2007

The Upper Lachlan Development Contributions Plan 2007 is the applicable contributions plan. Credit should be afforded to one dwelling as contributions were paid prior to the registration of the plan of subdivision for the creation of the allotment.

3.5 State Environmental Planning Policy

Table 6 outlines those State Environmental Planning Policies (SEPP) are relevant to the proposed development and identifies where these are discussed further in this report.

Table 6 – SEPP relevance

State Environmental Planning Policy	Relevant sections	Reason for relevance
Transport and Infrastructure 2021	2.48	Development proposed in proximity to underground electricity power line
Hazards and Resilience 2021	4.6	There are no known potentially contaminating activities that would have related to the prior use of the site.
Sustainable Buildings 2022	Chapter 2	A BASIX Certificate has been submitted as part of this application. The Certificate confirms that the proposed development will comply with the requirements of the Policy. Appendix C.

4. IMPACT ASSESSMENT

Pursuant to clause 24 of the EP&A Regulation, this section outlines the environmental impacts of the proposed development and any measures required to protect the environment or lessen the harm to the environment.

The impacts have been identified through an assessment of the proposed development against the provisions of Section 4.15(1)(b) of the EP&A Act and the Application Requirements (Department of Planning and Environment 2022).

This section also addresses the consideration at Section 4.15(c) and Section 4.15(e) of the Act that relate to the suitability of the site for the development.

4.1 Context and Setting

The subject site is wholly contained within the R2 Low Density Residential zone as per the Upper Lachlan Local Environmental Plan 2010 (LEP). The site has an area of 1,200m² with a direct frontage to Barry Place. The site is vacant land surrounded by existing residential dwelling houses and ancillary infrastructure.

4.2 Access, Transport and Traffic

The proposal has primary frontage to Barry Place. The proposal seeks S138 approval for the installation of two vehicle crossovers. Parking has been integrated into the overall dual occupancy design incorporating



two enclosed garages. The garage for each unit has been setback more than 1m and is below 6m and or 40% of the front façade. Two spaces per dwelling is provided with a single garage and stacked space on driveway.

4.3 Servicing

Reticulated water and sewer infrastructure is available within Barry Place, allowing for direct connection to Council's existing network. Stormwater drainage infrastructure is also available, and lawful discharge can be achieved in accordance with Council's stormwater design requirements. Electricity supply is available in the locality, with overhead and or underground distribution infrastructure present in the surrounding residential area, enabling the connection to the proposed dwellings.

4.4 Waste

A waste management plan has been prepared and is separately attached.

4.5 Stormwater

A stormwater / drainage plan has been prepared and is separately attached seeking S68 approval for the proposed stormwater and sewer works.

4.6 Safety, Security and Crime Prevention

The guidelines prepared by the NSW Department of Urban Affairs and Planning (DUAP 2001) identify four (4) Crime Prevention Through Environmental Design (CPTED) principles to be considered in a Development Application to ensure developments do not create or exacerbate crime risk. The four key principles of the guidelines include surveillance, access control, territorial reinforcement, and space management.

4.7 Site Design and Internal Design

The proposal will allow for the contribution towards a physical environment that encourages a feeling of safety through increased activity on the property. The proposal reduces the opportunity for criminal activity on and around the site through increased human activity on the site, strong territorial reinforcement through clear private/public areas and increased passive and active surveillance.

4.8 Construction Impacts

Construction impacts would be short-lived and manageable. The following standard construction management measures would be implemented to ensure impacts to the locality are minimised:

- Standard construction hours (7 am to 6 pm Monday to Friday and 8 am to 1 pm Saturday and at no times on public holidays) would be implemented.
- Avoiding dust generating activities during windy and dry conditions; and
- Maintaining all equipment in good working condition such that the construction contractor and site manager ensure the prevention of the release of smoke by construction equipment, which would be in contravention of Section 124 of the Protection of the Environment Operations Act 1997 and Clause 16 of the Protection of the Environment Operations (Clean Air) Regulation 2010.



5. CONCLUSION

5.1 Suitability of the site

The development has been shown to have been designed in accordance with the LEP allowances and Council guidelines contained within the Development Control Plan having full regard to the present nature of the site and controls dictated by best environmental management of existing site constraints. The development proposed as designed, is considered suitable for the site and compatible within the locality.

5.2 The Public Interest

There are no known issues of public interest that should preclude the consent of this development application.

5.3 Conclusion

The development is seeking the erection of a detached dual occupancy and strata subdivision of the subject site Lot 7 DP1012637 – 12 Barry Place, Crookwell.

The SEE has considered the development against the consideration of the *Environmental Planning and Assessment Act 1979*, relevant State and local environmental planning instruments and the controls in the applicable development control plan. The development is permissible with consent and satisfies the provisions of the relevant legislation and policies.

Potential environmental impacts from the development have been considered by this SEE. The assessment of relevant environmental considerations has found that the development will not have unacceptable impacts, and the approval of the development is in the public interest.



CREATING  GREATERJAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

REFERENCES

Table 7 – References

References
Nil



CREATING  GREATER

JAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

APPENDIX A

PROJECT DRAWINGS



CREATING  GREATER

JAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

APPENDIX B

DCP COMPLIANCE TABLE



CREATING  GREATERJAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

Table 8 – Development Control Plan Matters & Assessment

Objective/requirement	Standard	Assessment	Compliance?
Section 1.8 Variations to Controls	Council acknowledges that it is not possible for this plan to account for all possible situations and development scenarios. Consequently, the development controls under this plan have been designed to be flexible. When circumstances warrant, Council may consent to an application which departs, to a minor extent, from the provisions of this plan. In such cases, a written submission must be lodged with the development application, outlining the variation, providing reasons why the variation is necessary or desirable, and setting out how the objectives of the particular provision are satisfied by the proposal. Some of the relevant factors in determining whether a departure from this plan is warranted include: a) Whether there will be any detrimental impact on the amenity of the existing and future residents. b) Whether there will be any detrimental impact on the amenity of the area c) That nature and size of the departure		Not Applicable



CREATING  GREATERJAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

Objective/requirement	Standard	Assessment	Compliance?
	d) The degree of compliance with other relevant requirements e) The circumstances of the case, including whether the particular provisions unreasonable and /or unnecessary f) Priorities identified on a site analysis of being more importance than what is being departed from. Whether non-compliance will prejudice the objectives of the zone and the aims of this plan.		
Section 4.1 Matters for Consideration (Subdivision)	Development consent must not be granted to the subdivision of land within Zones RU1, RU2, RU4, RU5, R2, R5, E2 and E3 unless the consent authority is satisfied that the following matters have been addressed. (a) Whether the ratio of depth to frontage of each proposed allotment is adequate, having regard to: (i) the purpose for which the allotment is intended to be used, (ii) minimising the creation of vehicular access points to main or arterial roads, (iii) the location of vehicular access points from the allotment in a safe position, and (b) Whether the subdivision will create or increase potential for ribbon development	The strata subdivision is consistent with DCP subdivision objectives. It will not create ribbon development, does not require the creation of new public roads, and the lot configuration supports safe vehicle access and appropriate dwelling siting.	Yes



CREATING  GREATERJAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

Objective/requirement	Standard	Assessment	Compliance?
	along any road, particularly a main or arterial road, and (c) The siting of roads in relation to topography, drainage and soil erodibility. (2) Development consent must not be granted to the subdivision of land to which this plan applies unless the consent authority is satisfied that the applicant has made a submission addressing all relevant information having regard to following matters: (a) the primary purpose for which each allotment to be created is intended to be used, and (b) whether any allotment to be created is intended to be used primarily for the purpose of a dwelling, and (c) whether a dwelling is intended to be erected on any allotment to be created and the approximate location of any such dwelling.		
Section 4.2 Environment	To ensure trees and vegetation that contribute to the environmental and amenity value of the region are preserved. To maintain and enhance the ecological values of waterways and wetlands, including water quality, stream integrity, biodiversity and habitat, within the Shire.	The subject site contains a number of mature exotic trees and dense understorey vegetation that do not form part of any mapped native vegetation community or ecological corridor. A Tree Removal Permit Application has been submitted to Council in support of this Development Application. The removal of the identified	Yes



CREATING  GREATERJAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

Objective/requirement	Standard	Assessment	Compliance?
	To maintain and enhance riparian buffers to preserve the environmental values associated with waterway and wetlands, having specific regard to fauna and flora habitats and ecosystems, stream integrity (including erosion management), land use impacts and recreational/visual amenity. These provisions seek to protect and enhance the water quality of groundwater systems as well as identifying and protecting vulnerable groundwater resources from contamination as a result of inappropriate development. To ensure high level protection is provided to town water drinking water supplies ○ To protect town water supply bores from contamination. To protect ecological and biodiversity values of environmentally sensitive areas, ○ To maintain and enhance significant habitat and ecological corridors, and ○ To ensure connectivity between areas of native vegetation and habitat with and external to the site. To provide for the protection of human life (including fire fighters) ○ To minimise impacts on property from the threat of bushfire, while having due regard to development potential, on-site	trees is necessary to facilitate the orderly development of the site and to ensure adequate solar access to the proposed dual occupancy dwellings. Retention of the trees would result in significant overshadowing of primary living areas and private open space, thereby preventing compliance with solar access objectives under the relevant DCP and BASIX requirements. The vegetation removal has therefore been limited to that which is reasonable required to achieve compliant dwelling design and on-site amenity outcomes.	



CREATING  GREATERJAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

Objective/requirement	Standard	Assessment	Compliance?
	amenity and protection of the environment ○ To afford occupants of any building adequate protection from exposure to a bushfire ○ To provide appropriate separation between a hazard and building which, in combination with other measures, prevent direct flame contact and material ignition ○ To ensure that safe operational access and egress for emergency service personnel and residents is available ○ To provide for ongoing management and maintenance of bushfire protection measures, including fuel loads in asset protection zones (APZ) To ensure that utility services are adequate to meet the needs of fire fighters (and others assisting in bushfire fighting).		
Section 4.5 Flooding and Stormwater	To maintain the existing flood regime and flow conveyance capacity, ○ To enable safe occupation and evacuation of existing dwellings situated on land subject to flooding, and ○ To limit uses to those compatible with flow conveyance function and flood hazard.	The proposal proposes the installation of two separate 10,000L rainwater tanks, meeting the requirements outlined in Councils Stormwater Drainage and Roof Water Collection Systems policy. The proposal is considered a Module 1 activity upon which the area proposed by the dual occupancy is less than 2,500m², as such NorBE can be achieved.	Yes



CREATING  GREATERJAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

Objective/requirement	Standard	Assessment	Compliance?
	To improve water conservation, reduce the volume and increase the water quality of stormwater run-off and increase on-site storage of rainwater.	A separate S68 application with supporting information has also been submitted for approval.	
Section 4.6 Traffic and Carparking	- To ensure a consistent and appropriate approach to the provision of car parking for proposed development, - To ensure adequate traffic safety and management is incorporated in proposed development, and - To provide parking areas that is convenient and sufficient for the use of disabled persons, employees and visitors generated by the new development.	Parking has been integrated into the overall dual occupancy design incorporating two enclosed garages.	Yes
Section 5.1 Subdivision	- Subdivision can only occur in accordance with the provisions of the LEP. The layout of the subdivision is responsive and creates local identity by: responding to site characteristics, setting, landmarks, places of cultural heritage significance and views, and creating legible and interconnected movement and open-space networks. - Access for one dwelling via right of carriageway is to be a minimum of 4 metres in width (excluding traffic control devices)	The subdivision patter is responsive to the existing lot configuration, natural topography and proposed built form associated with the detached dual occupancy and does not require the creation of any new public roads. Each dwelling will gain direct, safe and efficient access from Barry Place, which is a constructed public road suitable for residential traffic. The subdivision layout reflects the intended residential use of the land and ensures that each resulting lot contains clearly defined and compliant dwelling	Yes



CREATING  GREATERJAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

Objective/requirement	Standard	Assessment	Compliance?
	- Shared access for two or more dwellings is to be a minimum of 6.0 metres in width. - The layout of streets, lot and infrastructure responds appropriately to environmental features of the site or locality, by: following the natural topography, minimising the need for earthworks, minimising vegetation loss or the potential for adverse edge effects on remnant vegetation, avoiding risks to human health and the environment from contaminated land, maintaining natural drainage features and flood ways, and maintaining wildlife corridors and habitat areas. - The development is integrated with the surrounding urban or rural environment, having regard to: the layout and dimensions of streets and lots, connections to surrounding streets and infrastructure networks, provision for shared use of public facilities by adjoining communities, and buffering of any existing or potential incompatible land uses nearby. - The street and lot orientation facilitates buildings which have improved energy efficiency through climate responsive siting and design. - The street and lot layout facilitates the provision of services, including water supply, sewage disposal, waste disposal,	envelope, associated private open space, parking and utility service connections. The proposal does not result in ribbon development or adversely affect the character of the surrounding residential area. The design retains the natural drainage patterns of the land and ensures that service infrastructure including water, sewer, electricity, telecommunications and stormwater is efficiently provided without environmental impact. The subdivision integrates appropriately with the surrounding urban environment, aligns with the existing streetscape and facilitates the orderly development of residential land. The orientation of each lot supports climate responsive design, adequate solar access and compliance with BASIX requirements. The proposal also ensures that all easements for services are clearly shown in accordance with Section 88B of the Conveyancing Act 1919, as reflected in the submitted subdivision layout plan.	

Page 26 | 12 Barry Place, Crookwell



CREATING  GREATERJAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

Objective/requirement	Standard	Assessment	Compliance?
	drainage, electricity and telecommunications, in a manner that: is efficient, minimises risk of adverse environmental or amenity related impacts, and minimises whole of life cycle costs for that infrastructure. Upper Lachlan Development Control Plan 2010 Page 50. ○ In a reconfiguration that involves the creation of a new street, streetscape and landscape treatments are provided that: create an attractive and legible environment with a clear character and identity, use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance, enhance the safety, casual street surveillance, and comfort, and meet user needs, complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour, assist the integration with the surrounding environment, provide for infiltration of stormwater runoff wherever practicable, and minimise maintenance costs having regard to: street pavement, parking bays and speed control devices, street furniture, shading, lighting and utility installations, and retention of existing vegetation, and on street planting.		

Page 27 | 12 Barry Place, Crookwell



CREATING  GREATERJAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

Objective/requirement	Standard	Assessment	Compliance?
	○ Lots created for residential purposes do not alienate or diminish the productivity of good quality agricultural land and are themselves protected from the potential adverse effects of rural uses.		
Section 10.1 Utility Services	To provide satisfactory utility services to the development site. Applicants are to provide connections to the following services where available to the site: ○ Water (reticulated town water supply) ○ Sewerage (reticulated gravity sewerage system) ○ Telephone ○ Electricity	The proposed detached dual occupancy and associated strata subdivision can be adequately serviced by all essential utility infrastructure. Reticulated water supply is available within Barry Place, enabling the connection to council potable water network. The site is also service by the existing reticulated sewer system, with a 3m wide sewer easement located along the southern boundary of the property allowing for compliant connection to Council's infrastructure. Appropriate stormwater drainage infrastructure is available to support lawful discharge from the development. A stormwater drainage plan has been prepared and submitted with the application and a separate S68 application has been lodged for approval of the proposed stormwater and sewer works.	Yes
Section 10.3 Easements	Easements are required in accordance with Section 88B of the <i>Conveyancing Act 1919</i> .	Appropriate easements are denoted on the proposed subdivision layout plan in accordance with the <i>Conveyancing Act 1919</i> .	Yes



CREATING  GREATER

JAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

APPENDIX C

STRATA SUBDIVISION PLAN



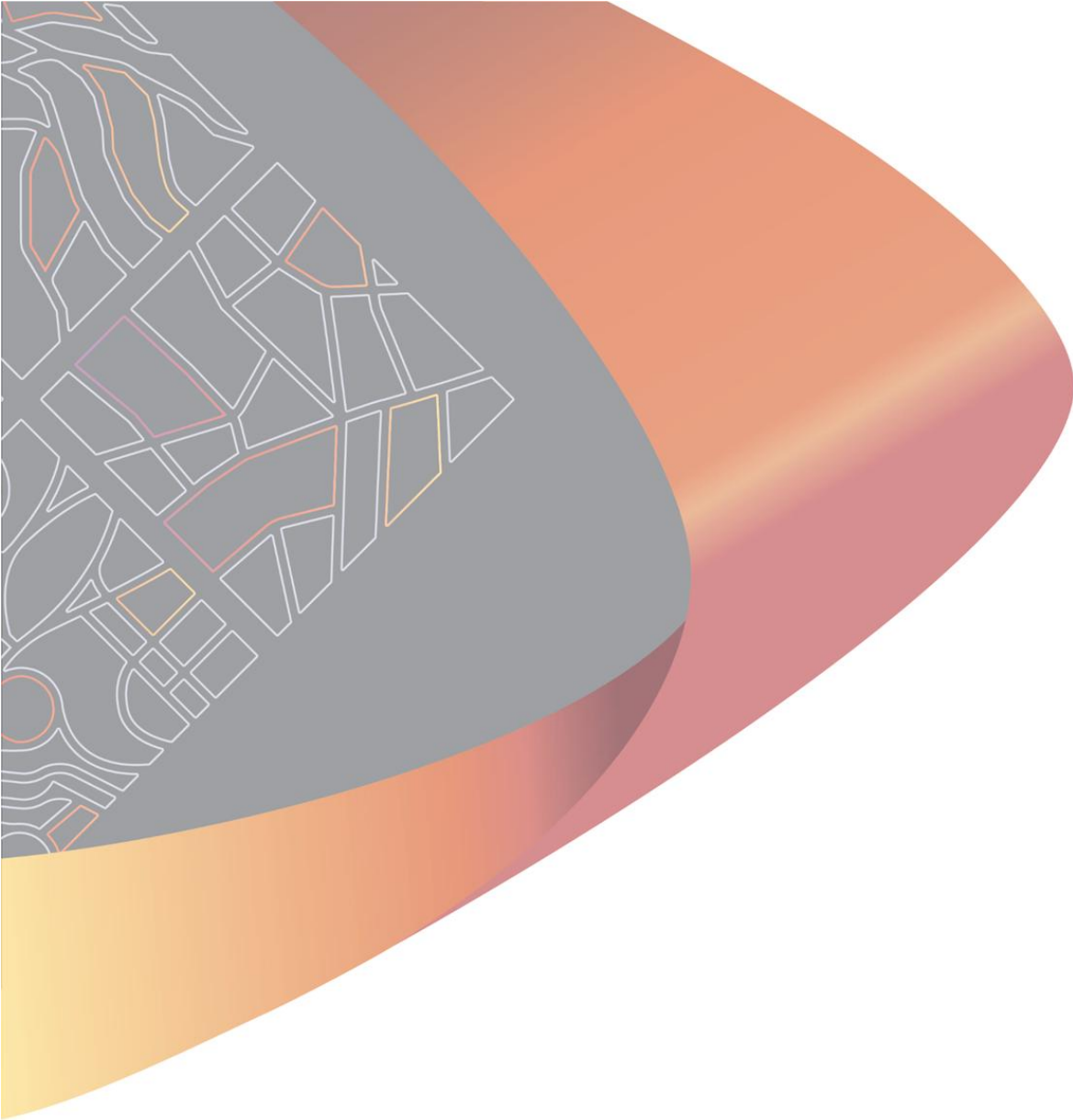
CREATING  GREATER

JAYGAY Property Pty Ltd
Detached Dual Occupancy and Strata Subdivision

APPENDIX D

BASIX CERTIFICATE





DA 23/2026 (PAN-618598) Table - Summary Submissions Received – with names redacted

EXH-13812	Exhibition Closed	09/03/2026	27/03/2026
Submission No.	Contact		Submission Details
SUB-15434	Name withheld		I object to 2 dwellings being built on the site. There is very little or no room for a storage shed leaving the occupant to use their garage for storage and hence then parking their cars on the street. This is a narrow street and it is highly possible that emergency services, garbage trucks, etc. will have difficulty in getting their vehicles down to the end of the cul-de-sac past the parked cars. The houses nearby have ample room to have multiple cars parked on their properties due to their size. I myself will have difficulty in entering and leaving my driveway to manoeuvre past these parked cars as I reside quite near to #12 and, as it is I need to swing out to enter my driveway due to the narrowness of the street. Also, the style of the dwellings does not fit in with the street as they are far too modern in appearance.
SUB-15440	<Redacted>		Planning Department Upper Lachlan Shire Council Re: Objection to DA 23/2026 PAN-618598 – Detached Dual occupancy at 12 Barry Place, Crookwell, NSW 2583 Dear Hugh, I object to DA 23/2026 PAN-618598 for a Detached Dual-occupancy at 12 Barry Place, Crookwell and ask that it be refused. Reasons: - Inconsistent with street character: all existing buildings in this street are single-occupancy dwellings. The proposal would be out of scale and harm the established feel and atmosphere of the area. - Privacy and amenity: increased overlooking, loss of light and reduced private open space for neighbours. - Parking and traffic: increased traffic to a quiet street location.

			- Infrastructure strain: local services (drainage, sewer, waste, transport) are already constrained. Requested outcome: Refuse the DA, or require major redesign to match single-dwelling scale. Regards, <Redacted>
SUB-15540	<Redacted>		I object to the proposed subject application on the following grounds: 1. Dual occupancy is not suited to the ambience and character of the existing houses in the street. R2 Low Density Residential zones are designed for single-family homes in a suburban setting, aiming to preserve open space and neighbourhood aesthetics, ensuring a relaxed living environment with lower population density. (Ref: 1). A dual occupancy in Barry Place, while permissible under the Government's housing reforms, is out of step with the spirit of these reforms as we are outside the primary target areas across the Greater Sydney region, Hunter, Central Coast and Illawarra, involving their transport hubs and employment zones. (Refs 2,3). Housing supply is not an issue in Crookwell as there are ample vacant blocks for sale in the district, as well as sub-division applications pending. 2. The contemporary façade, colour and narrow width of the proposed structures are very dissimilar to the architectural style of surrounding houses and will be visually prominent and imposing, rather than blending in, thus highlighting the stark contrast to the character of the street and its houses of 23-25 years' vintage. From my perspective (No 7) the white colour will be reflective and glaring in the afternoon sun as it is directly opposite my property. 3. Parking will inevitably become an issue. The smaller lot sizes of the proposed properties will limit the installation of storage sheds and invariably the garages will be used for storage and cars moved to the driveway and onto the roadway (as is occurring in Teneriffe Estate, Goulburn). The road is only 4.8m wide and is not conducive to street parking. Any vehicles parked on the road impede the free flow of passing traffic. This will hinder the garbage truck on collection days and emergency vehicles. Please refer to photograph 1 attached. 4. Due to the abovementioned points a dual occupancy will de-value the surrounding properties in the street, particularly mine as I am located directly

			opposite and it will be constantly visible. R2 properties tend to hold stable values based on the appeal of established low-density suburban living. (Ref 4). To quote a local real estate agent, “Barry Place is the ‘dress circle’ street of Crookwell”, and the increased density housing aspect of a dual occupancy is not characteristic with the street. Please refer to photograph 2 attached. 5. Dual occupancies exist within Crookwell in areas aptly suited for such. There are also ample property lots available in those areas. Tentatively, I would not object to a single dwelling being built on the subject property. Attachments: Document (1) of two photographs. References: (1) ownerinspections.com.au/articles (2) nsw.gov.au/media-releases (3) allenprice.com.au/blog (4) ownerinspections.com.au
SUB-15679	Name withheld		While I support the application as if denied will only cost legal fees under NSW policies. I would however like to ensure sufficient offstreet parking for two cars by sufficient set back.
SUB-15687			Development Application no: 23/2026 PAN-618598 Property: Lot: 7 DP 1012637 – 12 Barry Place CROOKWELL Proposed Development: DETACHED DUAL OCCUPANCY AND STRATA SUBDIVISION Notification Period: Ends 4.00 pm, 27/03/2026 In accordance with the development application for a Detached Dual Occupancy and 2 Lot Strata Subdivision at Lot 7 Lot 7 DP1012637 – 12 Barry Place Crookwell, the development is permissible with consent and satisfies the provisions of the relevant legislation and policies. The development application also notes that the development: • Will not have unacceptable environmental impacts, • Is in the public interest; and • Is considered suitable for the site and compatible within the locality.

			Please find my comments on this submission, predominantly in relation to Table 4 – LEP Clauses and Appendix B - Table 8 – Development Control Plan Matters & Assessment. <File Note: Inserted as Attachment 2> Your consideration of these Submission Comments is appreciated. Regards <Redacted>
TRIM# SE 2026/85			Ref: Development Application No. 232/2026 PAN No: PAN-618598 Property: Lot: 7DP:1012637 – 12 Barry Place CROOKWELL Proposed Development: DETACHED DUAL OCCUPANCY AND STRATA SUBDIVISION Thank you for the opportunity to comment on the abovementioned Development Application. Firstly, the design proposal as it is presently is an abrupt interruption to the existing streetscape, and one that is not compatible with the existing premises in the street. I understand Barry Place is zoned as both low density and rural blocks, and it would be fair to argue this proposal is not within this framework i.e. land use designed for spacious detached residential living. This being the attraction and our understanding when buying in Barry Place. Further, constructing two premises on this block has the potential to cause some logistical problems for nearby residents. Barry Place is a narrow street, and far more so at the northern end, and for this reason current residents and their visitors do not park vehicles on the street as there is ample space to do so within the grounds of each residence. Should this proposal proceed as planned, then due to the limited off-street parking within the grounds of the two residences, there is the likelihood for excess vehicles to be parked on the street. This has the potential to hinder egress for emergency and waste collection vehicles. The above said, we are not opposed to the block being developed, but on the basis of a single residence only. Yours faithfully,

			<Redacted> <Redacted>
Submission Attachment 3			Refer to Attachment 3
Submission Attachment 4			Refer to Attachment 4

Attachment 1 - to Sub-15540

Photo 1: View north of Barry Place showing vehicle parked at kerb in front of No 12.



Photo 2: Aerial view of Barry Place showing proposed development site at No 12 with outlines of proposed structures. (NB. not to scale.)

Attachment 2 to SUB-15687

Table 4 – LEP Clauses

Clause	Comment	Section of the report addressed if applicable	Section of the report addressed if applicable	Submission Comments
6.9	Essential Services	Development consent must not be granted to development unless the consent authority is satisfied that those of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required – • The supply of water • The supply of electricity • The disposal and management of sewage • Stormwater drainage or on-site conservation • Suitable road access.	The subject site has access to all essential services required to support the proposed dual occupancy development.	Suitable Road Access - Barry Place is a narrow road. The proximity of the proposed two driveways to the entry of 7 Barry Place is likely to adversely affect traffic flow for existing residents in that section of the road.

APPENDIX B – Development Control Plan Compliance Table

Table 8 – Development Control Plan Matters & Assessment

Objective/ requirement	Standard	Assessment	Compliance?	Submission Comments
Section 1.8 Variations to Controls	Some of the relevant factors in determining whether a departure from this plan is warranted include: a) Whether there will be any detrimental impact on the amenity of the existing and future residents. b) Whether there will be any detrimental impact on the amenity of the area.....		Not Applicable	Noting that this is identified as Not Applicable, in reference to Section 4.8 Construction Impacts of the Statement of Environmental Effects, during construction of the proposed buildings there will be delivery vehicles that are likely to obstruct road access for other residents of Barry Place. Given that Barry Place does not have other avenues to enter or exit, I am seeking your advice on how this will be managed to mitigate impacts on Barry Place residents.

Objective/ requirement	Standard	Assessment	Compliance?	Submission Comments
Section 4.1 Matters for Consideration (Subdivision)	Development consent must not be granted to the subdivision of land within Zones RU1, RU2, RU4, RU5, R2, R5, E2 and E3 unless the consent authority is satisfied that the following matters have been addressed. (a) Whether the ratio of depth to frontage of each proposed allotment is adequate, having regard to: (i) the purpose for which the allotment is intended to be used, (ii) minimising the creation of vehicular access points to main or arterial roads, (iii) the location of vehicular access points from the allotment in a safe position, and	The strata subdivision is consistent with DCP subdivision objectives. It will not create ribbon development, does not require the creation of new public roads, and the lot configuration supports safe vehicle access and appropriate dwelling siting.	Yes	(iii) the location of vehicular access points from the allotment in a safe position - As noted in Table 4, Barry Place is a narrow road. The proximity of the proposed two driveways to the entry of 7 Barry Place is likely to adversely affect traffic flow for existing residents in that section of the road, creating a safety hazard.
Section 4.6 Traffic and Carparking	- To ensure a consistent and appropriate approach to the provision of car parking for proposed development, - To ensure adequate traffic safety and management is incorporated in proposed development, and - To provide parking areas that is convenient and sufficient for the use of disabled persons, employees and visitors generated by the new development.	Parking has been integrated into the overall dual occupancy design incorporating two enclosed garages.	Yes	In accordance with Section 4.2 of the Statement of Environmental Effects, parking has been integrated into the overall dual occupancy design incorporating two enclosed garages. Two spaces per dwelling is provided with a single garage and stacked space on driveway. Both of the proposed buildings have three bedrooms. If there are more than two cars per residence, or if there are visitors, cars will need to be parked on the road, noting that: - Barry Drive is a narrow road; and - There will already be a bottle neck in that section of the road resulting from the two driveways and the

Objective/ requirement	Standard	Assessment	Compliance?	Submission Comments
				entry on the opposite side of the road to 7 Barry Place. The combination of these would constitute a safety issue for the residents of these properties, other Barry Place residents and pedestrians. This situation is also unlikely to meet the needs of disabled persons.
Section 5.1 Subdivision	- Subdivision can only occur in accordance with the provisions of the LEP. The layout of the subdivision is responsive and creates local identity by: responding to site characteristics, setting, landmarks, places of cultural heritage significance and views, and creating legible and interconnected movement and open-space networks. - Access for one dwelling via right of carriageway is to be a minimum of 4 metres in width (excluding traffic control devices)	The subdivision pattern is responsive to the existing lot configuration, natural topography and proposed built form associated with the detached dual occupancy and does not require the creation of any new public roads. Each dwelling will gain direct, safe and efficient access from Barry Place, which is a constructed public road suitable for residential traffic. The subdivision layout reflects the intended residential use of the land and ensures that each resulting lot contains clearly defined and compliant dwelling envelope, associated private open space, parking and utility service connections..... The subdivision integrates appropriately with the surrounding urban environment, aligns with the existing streetscape and facilitates the orderly development of residential land.....	Yes	Each dwelling will gain direct, safe and efficient access from Barry Place - As noted in the Submission comments to section 4.6 Traffic and Car Parking, where the proposed residences have more than two vehicles or visitors, the ability for safe access will be compromised. The subdivision layout reflects the intended residential use of the land – It is noted that the intended residential use would be also be satisfied without subdivision. The subdivision integrates appropriately with the surrounding urban environment, aligns with the existing streetscape - The addresses in the vicinity of Lot 7, 12 Barry Place are comprised of a mixture of R2 Low Density Residential and R2 Rural Landscape zoning. Sub-division of Lot 7, 12 Barry Place does not maintain the integrity of the area, nor does it align with the existing amenity of the street.

Attachment 3 – Submission received directly by Council

L.I.L.S.C. PLANNING DEPT.

SUBJECT PLANNED DEVELOPMENT
OF 12 BARRY PLACE CROOKWELL.

OBJECTION TO PROPOSED DEVELOPMENT
OF DUAL OCCUPANCY DWELLINGS
ON THE FOLLOWING GROUNDS

① UNSUITABLE PROPOSAL FOR SUCH
A DIFFICULT SITE

② CAN NOT SEE HOW BEING SO CLOSE
TO STORMWATER EASEMENT THE PROPOSAL
IN ITS PRESENT FORM CAN BE APPROVED

③ THIS DEVELOPMENT IS TOTALLY ALIEN TO
THE EXISTING COMMUNITY OF BARRY PLACE
BECAUSE OF THE DUAL OCCUPANCY.

④ A SINGLE BUILDING WOULD ALLOW
MUCH MORE VERSATILITY TO COPE WITH THE
VAGARIES OF THE BLOCK

⑤ SUCH A CONGESTED PROJECT DOES NOT
FIT IN WITH EXISTING DEVELOPMENT

⑥ THE BITUMEN ROAD IN FRONT
MEASURES JUST 4.5 METRES. SHOULD THE
PROJECT PROCEED IN ONE FORM OR ANOTHER
COUNCIL SHOULD ESTABLISH APPROPRIATE
RULES FOR THE USE OF THE ROAD BY HEAVY
EQUIPMENT, AND ENFORCE THEM.

A TIPPER OR TRAILER PARKED ON THE
ROAD, WOULD PREVENT A RESIDENT FROM PASSING
WITHOUT DRIVING ON THE GRASS.

COUNCIL GARBAGE SERVICE COULD NOT
OPERATE UNDER THOSE CIRCUMSTANCES

Attachment 4 – Submission received directly by Council

Crookwell

23..3.2026

The Planning department

Dear Sir or Madam

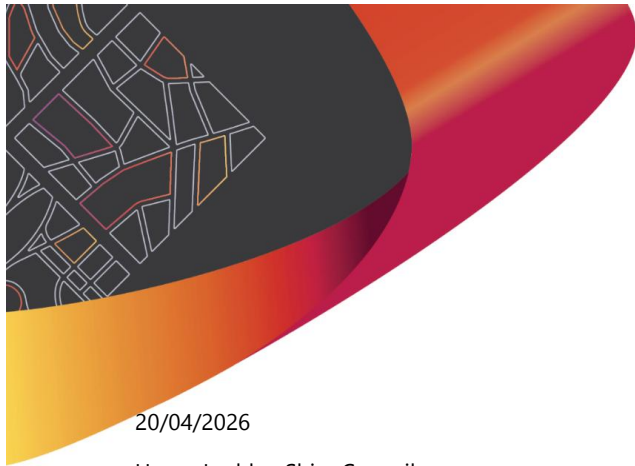
It has come to our notice that a block of land in our end of Barry place is to have two new dwellings built on it

At present the block is covered in large mature trees- very neglected overgrown trees etc .It seems it has not been touched since David passed away - a huge mess in other words, and at the front, a row of tall trees .this will be a huge job to clear and will affect our road with Big trucks to take all of the trees etc away, which will make our lives very difficult ,because it is the only way out for us. WE ARE A CULL .DE SACK .

Are you aware this end (right) of Barry Place tarred road is only 4.5 M. wide. . The verge on the other side has mature trees growing on it so no-one can park there .

If there are two homes to be built on this block the builders will HAVE to park on the street . and of course there is no footpath either .SO if they park on the street we wont have room to pass especially of course .OUR GARBAGE TRUCK .and OUR LIVES WILL BE MADE VERY DIFFICULT .

If they build only one home their, builders ,plumbers ,electricians will be able to park on the block when THEY EVENTUALLY GET RID OF THE OVERGROWN GARDEN and we can have a NORMAL LIFE. A VERY ANGRY RATEPAYER apparently we aren't important .



Premise Australia Pty Ltd
82 620 885 832
Shop 3, 31 Clinton Street, Goulburn, NSW, 2580, Australia
(02) 4822 1366
goulburn@premise.com.au
Premise.com.au

Our Ref: P:004545

20/04/2026

Upper Lachlan Shire Council
PO Box 142
GUNNING NSW 2583

Attention: Dianne James

Dear Dianne

DA/23/2026 – PROPOSED DETACHED DUAL OCCUPANCY AND STRATA SUBDIVISION - 12 BARRY PLACE, CROOKWELL - RESPONSE TO SUBMISSIONS

Reference is made to Council correspondence dated 8 April 2026 regarding the above application.

During the public notification period, Council received a total of eight submissions comprising:

- > Seven objections, primarily raising concerns relating to:
 - Streetscape and neighbourhood character
 - Parking, traffic and road width
 - Amenity Impacts, including privacy and solar access
 - Emergency and waste vehicle access
 - Perceived impacts on property values
- > One submission in support, subject to consideration of off-street parking and compliance with planning controls.

The following provides a response to the matters raised.

1. Planning Framework and Permissibility

The subject land is zoned R2 Low Density Residential under the *Upper Lachlan Local Environmental Plan 2010*. A detached dual occupancy and associated strata subdivision is permitted development with consent within this zone.

While several submissions contend that R2 land is intended solely for single dwellings, the planning framework expressly permits a range of low-density housing types including detached dual occupancies, subject to compliance with relevant development standards and merit based assessment.

Accordingly, the proposal must be assessed on its individual merits and cannot be refused solely on the basis that surrounding development is predominately comprises single dwellings.



2. Neighbourhood Character and Streetscape

In response to submissions concerning neighbourhood character and streetscape impacts, the applicant has amended the architectural design. The revised plans adopt a more traditional, cottage style character, including:

- Reduced visual dominance of building elements
- Simplified roof forms and proportions consistent with surrounding dwellings.
- Softer façade treatments and materials intended to complement the established streetscape.

These amendments address concerns relating to excessive modernisation and visual contrast and are considered to better integrate with the character of Barry Place. While the development introduces an additional dwelling, it remains consistent with the objectives of the R2 zone and is compatible with the prevailing residential character.

3. Amenity Impacts (Privacy, Light and Open Space)

The amended plans do not increase built-form impacts and continue to comply with separation distances, setbacks and private open space requirements.

Habitable room windows and outdoor living areas have been designed to:

- Minimise overlooking through appropriate separation and orientation.
- Maintain reasonable solar access to adjoining properties.
- Provide compliant private open space for each dwelling.

Any residual amenity impacts are minor and acceptable within a low-density residential context and do not warrant refusal.

4. Parking, Traffic and Road Width

The revised plans include a dedicated storage shed for each dwelling, directly responding to concerns regarding the potential conversion of garages for storage purposes.

The inclusion of separate storage facilities:

- Reduces the likelihood of garages being used for non-parking purposes.
- Supports the ongoing viability of on-site parking in accordance with the DCP requirements.
- Minimises the potential for overflow parking on the public road network.

Each dwelling continues to provide compliant on-site parking. Traffic generation associated with the proposal is minimal and appropriate for a local cul-de-sac. Council's engineering assessment of Barry Place can accommodate emergency and waste collection vehicles. Conditions of consent can further require garages to be retained for vehicle parking.

5. Infrastructure and Services Capacity

Subject to standard conditions of consent and assessment by Council's technical officers, the development can be adequately serviced by existing infrastructure. Contributions and utility connections will address any increased demand. There is no evidence of infrastructure capacity constraints that would otherwise preclude approval.



CREATING  GREATER

6. Property Values

Impacts on property values are not a relevant planning consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979* and cannot be given weight in the determination of the application.

7. Housing Supply Arguments

State and local planning controls permit dual occupancies in appropriate zones irrespective of local housing supply levels. The availability of alternative development sites does not invalidate an otherwise compliant proposal on the subject land.

8. Submissions in Support

Submissions in supporting the proposal emphasises the importance of adequate setbacks and off-street parking. These matters are satisfactorily addressed by the amended plans and can be reinforced through conditions of consent.

9. Construction Traffic Management

Concerns have been raised regarding the management of construction traffic and potential damage to the road and verges and the ability for traffic to pass safely during construction.

Construction traffic associated with the development will be temporary and limited in duration. It is anticipated that vehicle movements will comprise standard construction vehicles, including light vehicles and occasional delivery trucks, accessed via Barry Place during normal construction hours only.

To address these concerns, construction traffic can be appropriately managed through standard conditions of consent, including the preparation and implementation of a Construction Traffic Management Plan (CTMP) to the satisfaction of Council prior to the commencement of works. The CTMP would typically include, but not limited to:

- Identification of approved vehicle access routes and delivery scheduling to minimise conflict with local traffic.
- Measures to ensure construction vehicles do not obstruct traffic flow within Barry Place and allow vehicles to pass safely at all times.
- Temporary traffic control measures where required during deliveries by larger vehicles.
- Protection of existing road pavement and verges, including reinstatement of any damage resulting from construction activities.
- Limitation of construction vehicle parking and loading to within the subject site where practical.

With the implementation of appropriate construction management measures and subject to Council's engineering condition, construction traffic can be accommodated within Barry Place without unacceptable impacts on road safety, traffic movement or verge condition. As such, construction related impacts are temporary in nature and do not warrant refusal of the application.



CREATING  GREATER

10. Conclusion

The matters raised in public submissions have been carefully considered, together with the amended architectural and site plans.

Revisions to the proposal including:

- Adoption of a cottage style design more reflective of the established streetscape, and
- Provision of separate storage sheds for each dwelling, meaningfully address the key concerns raised during public exhibition.

On balance the amended proposal:

- > Is permissible with consent.
- > Complies with applicable planning controls.
- > Will not result in unacceptable amenity, traffic or environmental impacts.
- > Is suitable for the site and consistent with the objectives of the R2 Low Density Residential zone.

For these reasons, the issues raised do not warrant refusal of the application.



TINA DODSON
GENERAL MANAGER - GOULBURN





Amey Australia Pty Ltd
82 620 885 832
Shop 3, 31 Clinton Street, Goulburn, NSW, 2580, Australia
(02) 4822 1366
goulburn@amey.com.au

Our Ref: P004545

Date 23/07/2026

Upper Lachlan Shire Council

Attention: Dianne James – Dianne.james@upperlachlan.nsw.gov.au

Dear Dianne

DA 23/2026 – 12 BARRY PLACE, CROOKWELL – COUNCIL RFI RESPONSE LETTER

Reference is made to Council's RFI dated 2 July 2026.

COMPLIANCE SUMMARY

RFI issue	Evidence relied on	Compliance outcome
Outer floodplain management	Flood mapping, survey levels, building envelope location and local drainage assessment.	The dwellings are outside the Flood Planning Area, more than 300 mm above the relevant flood planning level and consistent with Clause 6.1 and the Crookwell Floodplain Risk Management Study and Plan.
Stormwater	Site grading, retaining wall subsoil drainage, landscaped areas and 10,000 L rainwater storage for each dwelling.	The design manages post-development runoff within the site and avoids nuisance, erosion or increased downstream impacts.
Sewer easement and asset protection	Revised architectural layout, rotated dwelling unit 2 and confirmed clearance from the easement and zone of influence.	The amended design protects access, maintenance and structural integrity of the sewer infrastructure.

OUTER FLOODPLAIN MANAGEMENT

Council has identified that a portion of the allotment is located within the broader mapped Outer Floodplain under the adopted Crookwell Floodplain Risk Management Study and Plan. Annexure 2.2 of Appendix D provides that new residential development is to achieve a minimum floor level of the 100-year ARI flood level plus 300 mm freeboard, or 300 mm above natural surface level, whichever is greater.

1. Relevant Planning Controls

Upper Lachlan Local Environmental Plan 2010

Clause 6.1 (Flood Planning) of the Upper Lachlan Local Environmental Plan 2010 seeks to:

- minimise flood risk to life and property;
- ensure development is compatible with flood hazards affecting the land;
- prevent adverse impacts on flood behaviour, flood storage and flood conveyance; and
- avoid increasing flood impacts on surrounding properties.

Crookwell Floodplain Risk Management Study and Plan



The Crookwell Floodplain Risk Management Study and Plan establishes flood planning controls and minimum floor level requirements for development on flood-affected land. The Plan also distinguishes between land affected by mainstream flooding and land subject only to minor local drainage or stormwater ponding.

2. Site Assessment

A review of the adopted flood mapping indicates that the subject allotment contains several sporadic and isolated areas mapped as "local drainage". These isolated pockets occur as minor depressions within the site and do not exhibit connectivity to any identified overland flow path, drainage corridor, floodway, watercourse or flood conveyance route.

Importantly, these mapped areas do not form part of a connected flood network, flood storage area or overland flow path and therefore do not contribute to the broader flood behaviour of the locality. Rather, they represent isolated areas of shallow stormwater ponding associated with local rainfall events.

The Floodplain Risk Management Study identifies that properties experiencing inundation depths of less than 150 mm during the 100-year ARI event are generally considered to be affected by local drainage rather than mainstream flooding. Such circumstances are ordinarily managed through standard building design, site drainage measures and National Construction Code (NCC) requirements rather than flood-specific planning controls.

Flood Planning Area Assessment

The proposed dwelling site is not located within the mapped Flood Planning Area (FPA). Furthermore, the natural ground level of the proposed building envelopes are more than 300 mm above the adopted Flood Planning Area level.

A review of available survey information further demonstrates the site's separation from meaningful flood risk. The water level at the creek in the 1% AEP is approximately RL 882.70 m, while the frontage of the subject lot is approximately 899.5 m. This represents an elevation differential of approximately 16.8 m between the creek water level and 1% AEP and the development site. Such a substantial difference in elevation confirms that the allotment is well above the receiving watercourse and is not susceptible to flooding associated with creek inundation. The considerable topographic separation further supports the conclusion that the isolated areas identified as local drainage are unrelated to mainstream flooding processes and instead represent minor localised surface ponding resulting from site topography.

Accordingly:

- the proposed dwelling is located outside the mapped Flood Planning Area;
- the building platform is more than 300 mm above the Flood Planning Area level;
- the site is not subject to flooding associated with a floodway, flood storage area or identified overland flow path;
- the isolated local drainage pockets do not present a flood hazard to the proposed dwellings;
- the development will not impede flood conveyance or reduce flood storage capacity; and
- the proposal will not increase flooding impacts on adjoining land.

The requirement within the Floodplain Risk Management Plan for residential floor levels to be established at the greater of the 100-year ARI flood level plus 300 mm freeboard or 300 mm above natural surface level is intended to provide protection from flood risk. However, in the circumstances of this site, the application of the "300 mm above natural surface level" criterion does not provide any additional mitigation of the mapped local drainage areas.

This is because the mapped local drainage pockets comprise shallow isolated depressions which are disconnected from any recognised flood conveyance route, overland flow path or Flood Planning Area. The proposed dwelling is already located outside the mapped Flood Planning Area and on land more than 300 mm above the Flood Planning Area level. Consequently, requiring the dwelling floor level to be elevated a further 300 mm above natural surface level would not alter the extent, depth or behaviour of the isolated local drainage areas, nor would it provide any material flood mitigation benefit beyond that already achieved by the site's existing elevation and location.



3. Consistency with Clause 6.1 Flood Planning

The proposal is consistent with the objectives of Clause 6.1 of the Upper Lachlan Local Environmental Plan 2010 because:

- the development is not exposed to an unacceptable flood risk;
- the dwellings are located outside the Flood Planning Area;
- the proposal will not adversely affect flood behaviour on the site or surrounding land;
- flood storage and flood conveyance functions will be maintained;
- the development will not increase flood hazards to life or property; and
- any minor local drainage effects can be appropriately managed through site drainage design and NCC compliant construction measures.

4. Conclusion

While portions of the allotment contain isolated areas mapped as local drainage, these occur as sporadic depressions with no connectivity to any identified overland flow path, drainage corridor, floodway or flood conveyance route. The mapped inundation is characteristic of minor localised stormwater ponding rather than mainstream flooding. Areas subject to less than 150 mm inundation during the 100-year ARI event are appropriately classified as local drainage and managed through standard drainage and building requirements rather than flood-specific development controls.

The proposed dwellings are located outside the mapped Flood Planning Area and on land that is more than 300 mm above the Flood Planning Area level. The isolated local drainage mapping does not represent a flood hazard to the proposed development and does not warrant a flood affectation notice. Furthermore, requiring the dwellings to be elevated a further 300 mm above natural surface level would not mitigate or alter the isolated local drainage areas, as they are not connected to any flood conveyance system and are already separated from the proposed building platform by the site's existing topography.

Accordingly, because the dwellings are outside the mapped Flood Planning Area, sit more than 300 mm above the relevant flood planning level and are separated from mainstream flood behaviour by existing topography, the proposal satisfies the objectives of Clause 6.1 (Flood Planning) of the Upper Lachlan Local Environmental Plan 2010 and is consistent with the intent and provisions of the Crookwell Floodplain Risk Management Study and Plan.

STORMWATER

The subject site falls generally toward Barry Place, and the proposed development has been designed to utilise a combination of building setbacks, landscaped areas, retaining walls, roof water collection systems and controlled surface grading to ensure stormwater is appropriately managed on-site and does not create a nuisance to adjoining properties. The architectural plans demonstrate substantial landscaped areas across both proposed lots together with a total of 10,000 L of rainwater storage capacity serving each dwelling.

The proposed earthworks comprise predominantly cut operations to create suitable building platforms, with cut depths ranging from approximately 0.8 metres to 2.2 metres in limited areas and fill generally not exceeding 0.8 metres. Retaining walls are incorporated as part of the design to minimise the extent of batters and to localise any level transitions within the site.

Importantly, the proposed retaining walls have been specifically designed with subsoil drainage provisions. The structural documentation details free-draining granular backfill behind retaining walls together with 100 mm agricultural drainage pipes connected to the site's stormwater system. These measures intercept groundwater and seepage behind retaining walls and prevent the concentration or discharge of water onto adjoining properties.

Surface drainage across the developed areas will be directed via finished surface grading toward lawful points of discharge. Finished ground levels adjacent to the dwellings will be graded away from building foundations in accordance with NCC requirements, ensuring that runoff is collected and conveyed internally within the site rather than being concentrated toward neighbouring allotments. The proposed driveways, hardstand areas and building platforms will be shaped to capture and direct runoff to the on-site stormwater collection system.

Because stormwater is managed through finished surface grading, retaining wall subsoil drainage, roof-water collection and landscaped infiltration areas, the proposal will not divert flows onto adjoining land, increase



runoff velocities at property boundaries or create concentrated discharge points capable of causing erosion or nuisance impacts.

The proposed development has been designed so that post-development stormwater discharge will not exceed pre-development runoff characteristics, with 10,000 L rainwater tank storage for each dwelling, controlled site grading and subsoil drainage behind retaining walls assisting to attenuate runoff and reduce peak discharge rates.

SEWER EASEMENT AND ASSET PROTECTION

Council has raised concerns regarding the proximity of the proposed development to the existing sewer main and associated easement.

In response, the development proposal has been amended and the architectural plans revised to ensure all buildings, roof eaves and associated structures are located clear of the sewer main easement and identified zone of influence. Specifically, dwelling unit 2 has been rotated and repositioned to achieve the required separation from the sewer infrastructure and remove the previously identified encroachment.

The revised site layout ensures that:

- no part of the proposed development encroaches upon the sewer easement;
- all roof eaves and building projections are clear of the easement and associated infrastructure;
- unrestricted access for future maintenance, repair or replacement of the sewer main;
- no structural loading will be imposed directly over the sewer asset;
- the integrity and operation of the existing sewer infrastructure will not be compromised; and
- the development remains compliant with Council's asset protection requirements.

The amended architectural plans note that dwelling unit 2 was rotated and relocated closer to dwelling unit 1 specifically to ensure that the roof eaves are clear of the easement while maintaining compliance with the applicable planning controls and policy.

Accordingly, because dwelling unit 2 has been rotated and repositioned clear of the sewer easement, sewer main and zone of influence, the matters raised by Council have been satisfactorily addressed and the amended design will protect the operation, maintenance access and structural integrity of the infrastructure.

It is therefore considered that the matters raised within Council's RFI have been satisfactorily addressed and that the application is suitable for favourable determination.

Should you require any further information or clarification please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Tina Dodson", is located below the "Yours sincerely," text.

Tina Dodson

General Manager - Goulburn

New Dual Occupancy, 12 Barry Place, Crookwell, NSW

DA00.3	Title	DA11.3	Landscape Plan
DA01.3	Location Plan & site views	DA12.3	Cut & fill plan
DA02.3	Site Plan	DA13.3	Solar Diagrams
DA03.3	Floor Plans	DA14.3	Solar Diagrams
DA04.2	Elevations	DA15.3	Shadow Diagrams
DA05.3	Elevations	DA16.3	Shadow Diagrams
DA06.3	Elevations	DA17.3	Shadow Diagrams
DA07.3	Section	DA18.3	Shadow Diagrams
DA08.3	3d Views	DA19.3	Shadow Diagrams
DA09.3	Area Plans	DA20.3	Shadow Diagrams
DA10.3	Roof Plan	DA21.3	Shadow Diagrams

Rev # 3
Rotate Unit 2 and move closer to Unit 1 so that
the roof eaves are clear of the easement.
Enlarge Unit 2 Garage.



20/07/2026 6:17:20 PM

PROJECT TYPE:
DUAL OCCUPANCY

DRAWING TITLE:

Title

VERIFY ALL DIMENSIONS ON SITE.

COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
JULY '26

DRAWN:
HG

SCALE:
@ A3

PROJECT #:
Crookwell

SHEET ID:
DA00.3

Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.
2	15/04/26	Modify front elevations, add storage sheds and garden steps to rear

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

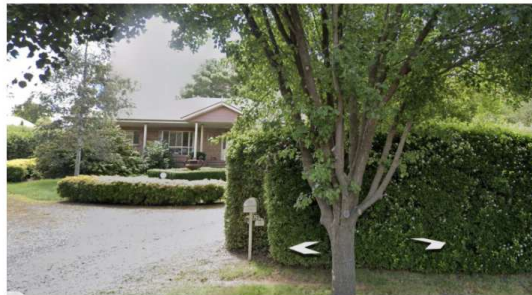
E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



1 LOCATION PLAN
1 : 500

SUBJECT SITE - UNDEVELOPED LAND



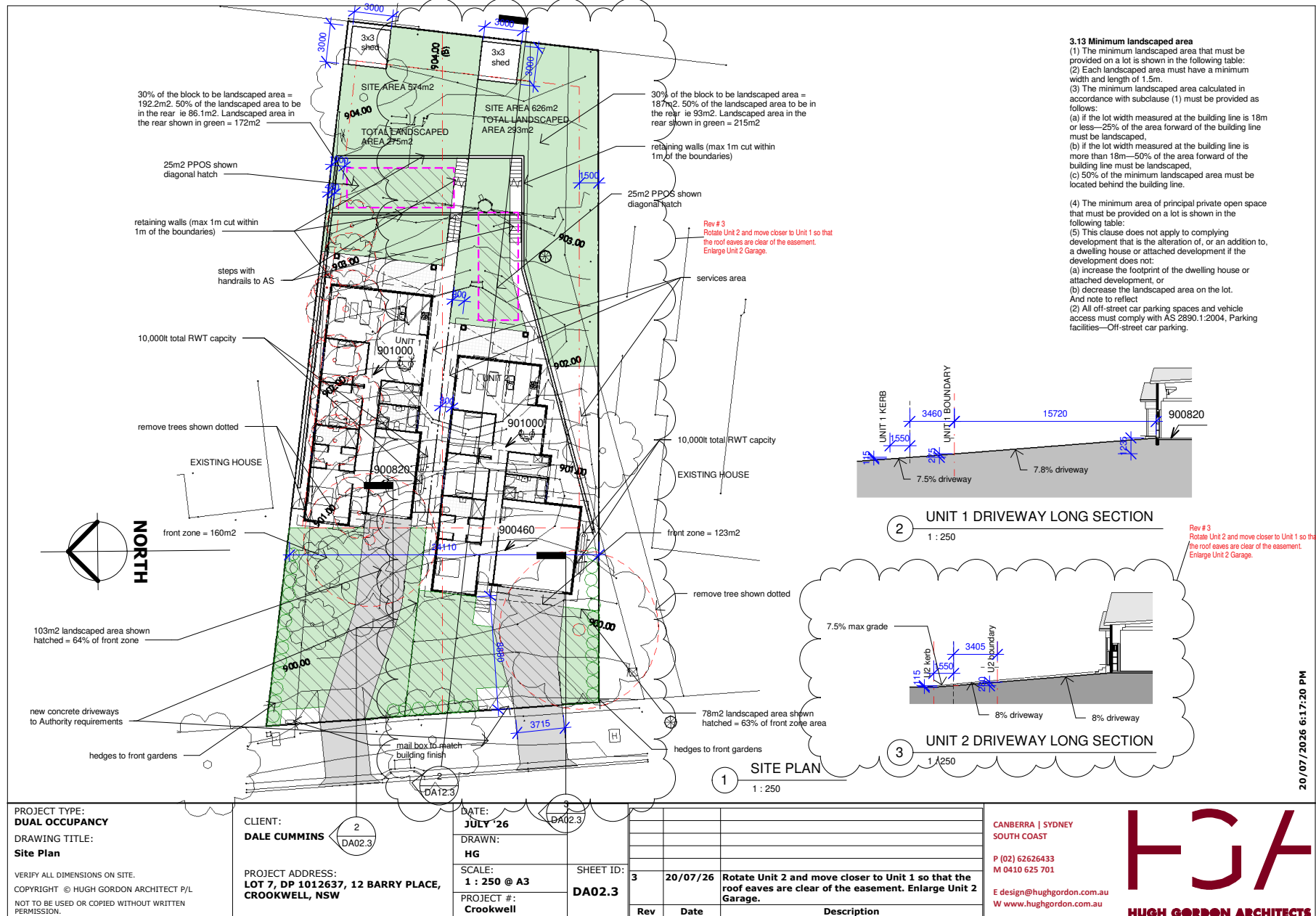
VIEW TO SOUTH

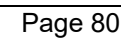


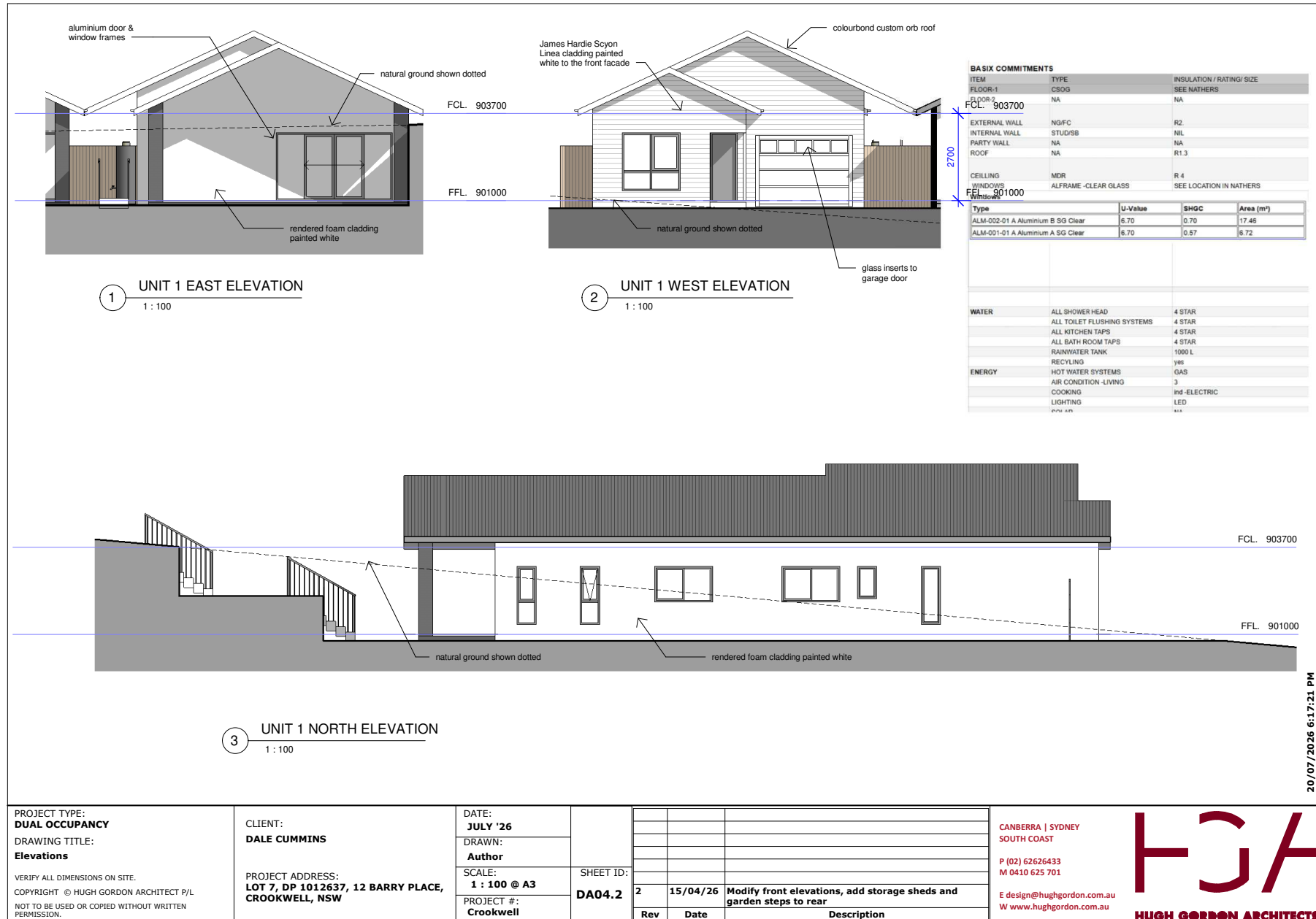
VIEW TO NORTH

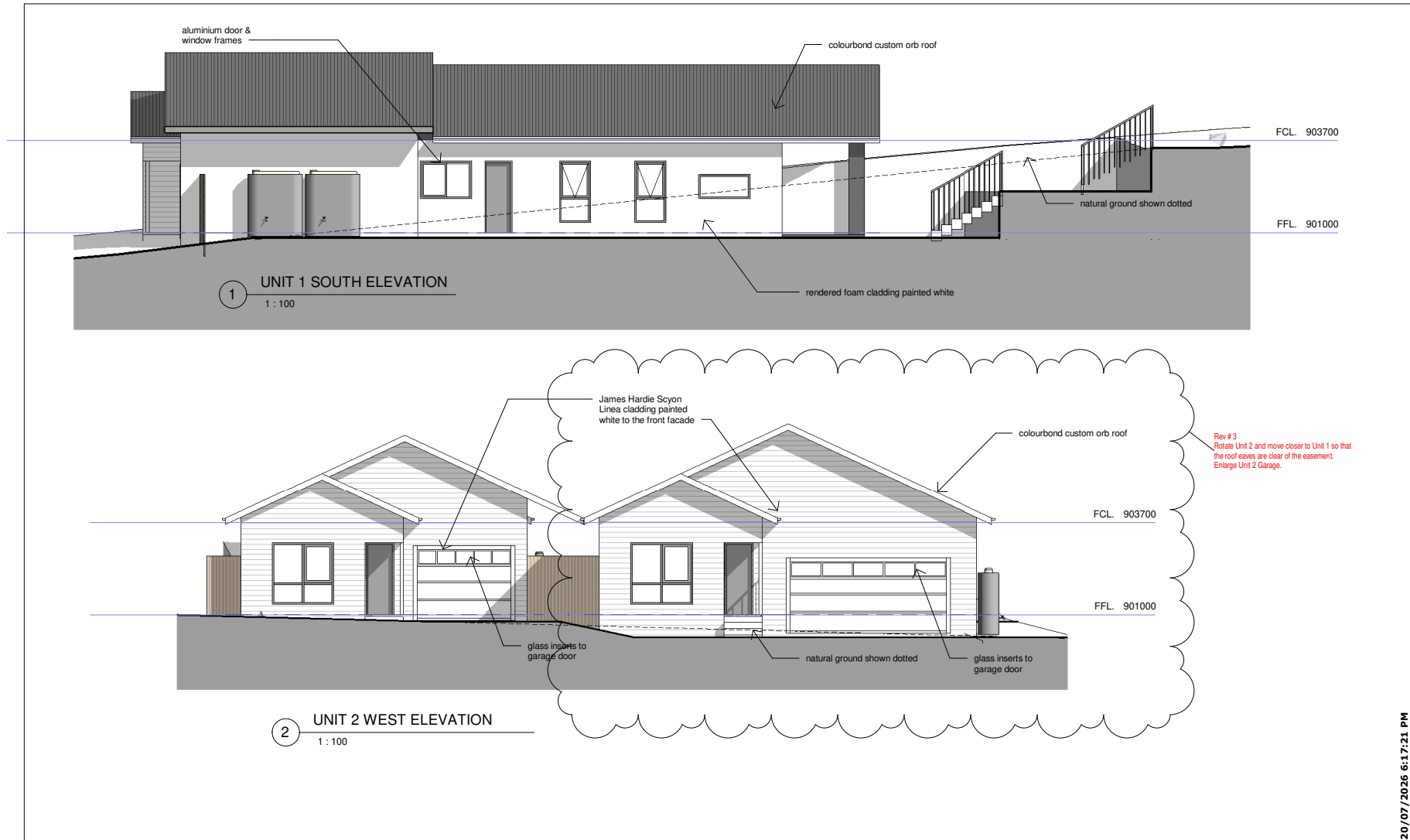
20/07/2026 6:17:20 PM

PROJECT TYPE: DUAL OCCUPANCY DRAWING TITLE: Location Plan & site views VERIFY ALL DIMENSIONS ON SITE. COPYRIGHT © HUGH GORDON ARCHITECT P/L NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.	CLIENT: DALE CUMMINS PROJECT ADDRESS: LOT 7, DP 1012637, 12 BARRY PLACE, CROOKWELL, NSW	DATE: JULY '26	SHEET ID: DA01.3				CANBERRA SYDNEY SOUTH COAST P (02) 62626433 M 0410 625 701 E design@hughgordon.com.au W www.hughgordon.com.au  HUGH GORDON ARCHITECTS
		DRAWN: HG		3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.	
		SCALE: 1 : 500 @ A3		2	15/04/26	Modify front elevations, add storage sheds and garden steps to rear	
		PROJECT #: Crookwell		Rev	Date	Description	









PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Elevations

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
JULY '26

DRAWN:
Author

SCALE:
1 : 100 @ A3

PROJECT #:
Crookwell

SHEET ID:
DA05.3

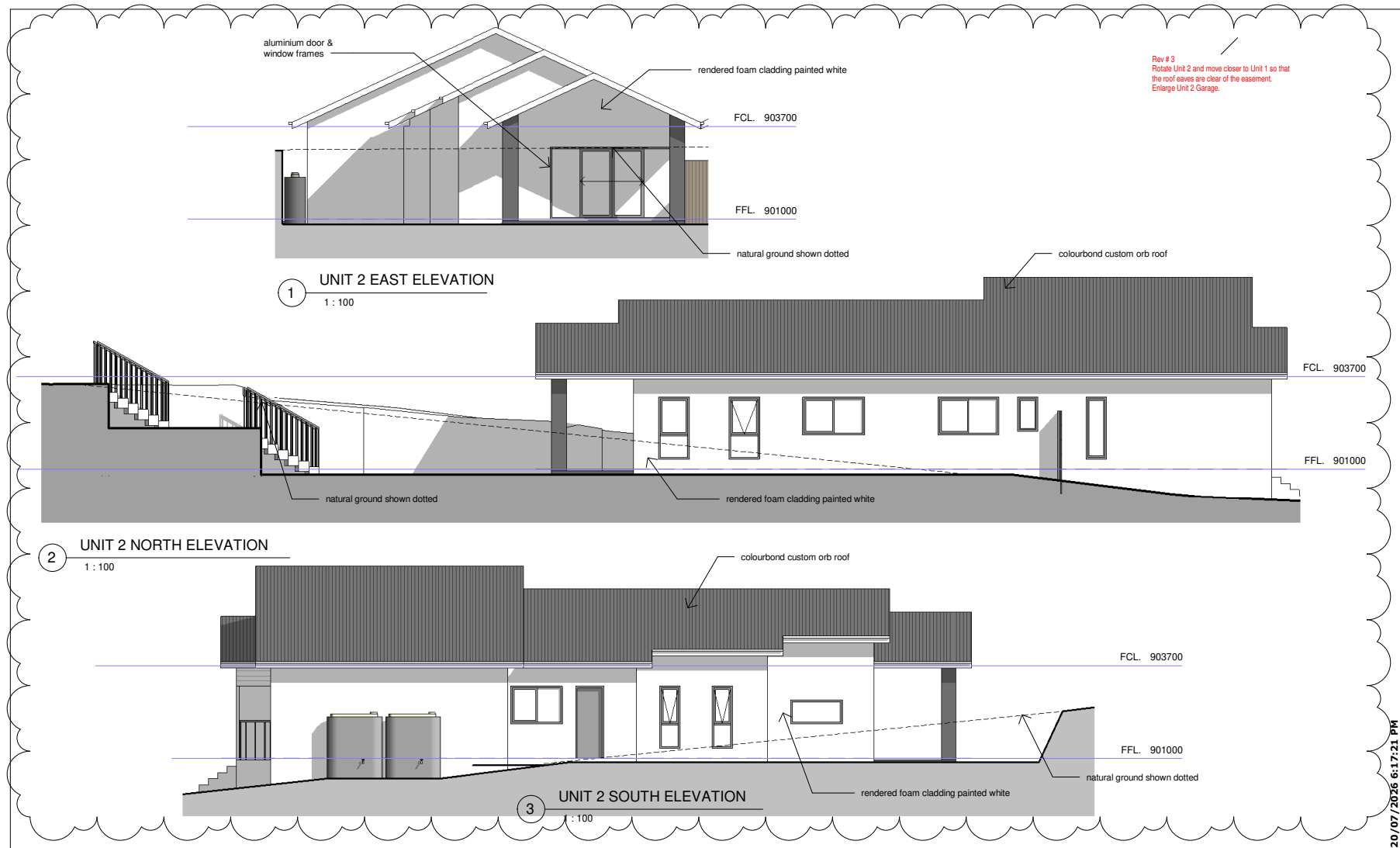
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.
2	15/04/26	Modify front elevations, add storage sheds and garden steps to rear

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Elevations

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
JULY '26
DRAWN:
Author
SCALE:
1 : 100 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA06.3

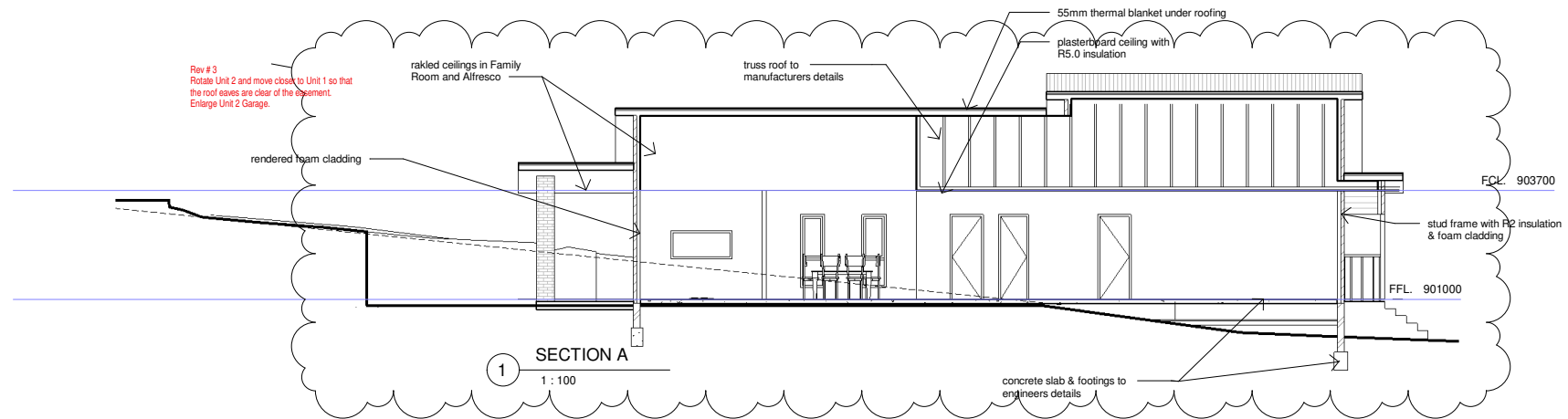
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.
2	15/04/26	Modify front elevations, add storage sheds and garden steps to rear

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



NOTES & GENERAL CONDITIONS

ALL CONSTRUCTION IN ACCORDANCE WITH BCA AND RELEVANT SAA CODES

COMPLETE THE WORKS WITHIN THE CONTRACT PERIOD IN ACCORDANCE WITH THE DRAWINGS.

COMPLY WITH REGULATIONS AND BY-LAWS OF AUTHORITIES WITH JURISDICTION OVER THE WORKS AND INCLUDING THOSE RELATING TO WATER SUPPLY, GAS, SEWERAGE, HEALTH AND ELECTRICITY. GIVE ALL NOTICES AND PAY ALL FEES REQUIRED BY THE AUTHORITIES.

WORK SHOWN OR DESCRIBED ON THE DRAWINGS OR IN THE SCHEDULE IS TO BE CARRIED OUT WHETHER DRAWN AND NOT SPECIFIED OR VICE VERSA. THE REQUIREMENTS OF REGULATIONS TAKE PRECEDENCE OVER THE DRAWINGS. DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL DRAWINGS.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS, PRODUCING SHOP DRAWINGS OR FABRICATING COMPONENTS. REPORT ANY DISCREPANCIES TO ARCHITECT FOR DECISION BEFORE PROCEEDING WITH WORK.

WRITTEN DIMENSIONS ARE IN MILLIMETRES AND TAKE PRECEDENCE OVER SCALED ONES

BUILDER TO CHECK WINDOW DIMENSIONS BEFORE ORDERING

GROUND LINES SHOWN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED ON SITE

LINTELS TO TRUSS MANUFACTURERS TABLES, NEW TIMBER ROOF TRUSSES TO MANUFACTURER'S SPECIFICATION.

CONCRETE SLABS AND FOOTINGS TO AS. 2870-1998 ENGINEERING OPTION ADOPTED. ALL FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND. TERMITE PROTECTION TO COMPLY WITH AS.1694 'PHYSICAL BARRIERS' & AS. 3660 'APPENDIX D', FRAMING TO AS. 1684-1992 'NATIONAL TIMBER FRAMING CODE' AND SUPPLIMENTS. HARDWOOD TO AS.3000, BRICKWORK TO AS.3700 'SAA MASONRY CODE AND AS.1640 'SAA BRICKWORK CODE', STRUCTURAL STEEL TO AS.1170 & AS.4100, SMOKE ALARMS TO AS.3786, WET SEAL TO AS.3740, PLUMBING TO AS3500.

ALUMINIUM FRAMED WINDOWS WITH OPENING STYLES IN ACCORDANCE WITH ELEVATIONS AND FROM APPROVED MANUFACTURER UNO.

ENGINEERING DOCUMENTATION TAKES PRECEDENCE OVER ARCHITECTURAL STRUCTURAL SIZINGS.

GRADE SITES TO ALLOW FOR SURFACE DRAINAGE

SMOKE ALARMS CONNECTED TO MAINS POWER SUPPLY, WITH BATTERY BACKUP, ARE TO BE INSTALLED IN ACCORDANCE WITH AS 3786-2014

20/07/2026 6:17:21 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Section

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
JULY '26
DRAWN:
Author

SCALE:
1 : 100 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA07.3

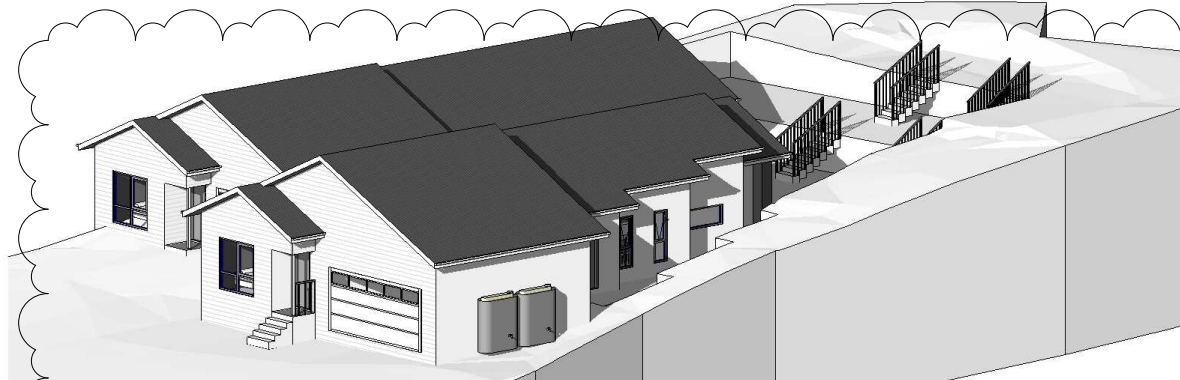
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

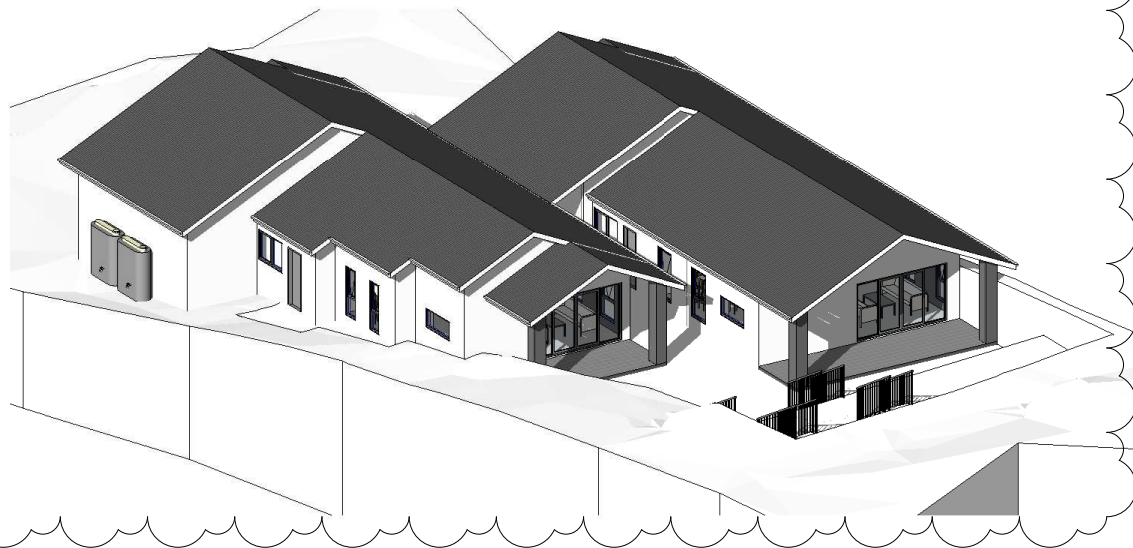
P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



Rev # 3
Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement.
Enlarge Unit 2 Garage.



20/07/2026 6:17:21 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
3d Views

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
JULY '26
DRAWN:
Author

SCALE:
@ A3
PROJECT #:
Crookwell

SHEET ID:
DA08.3

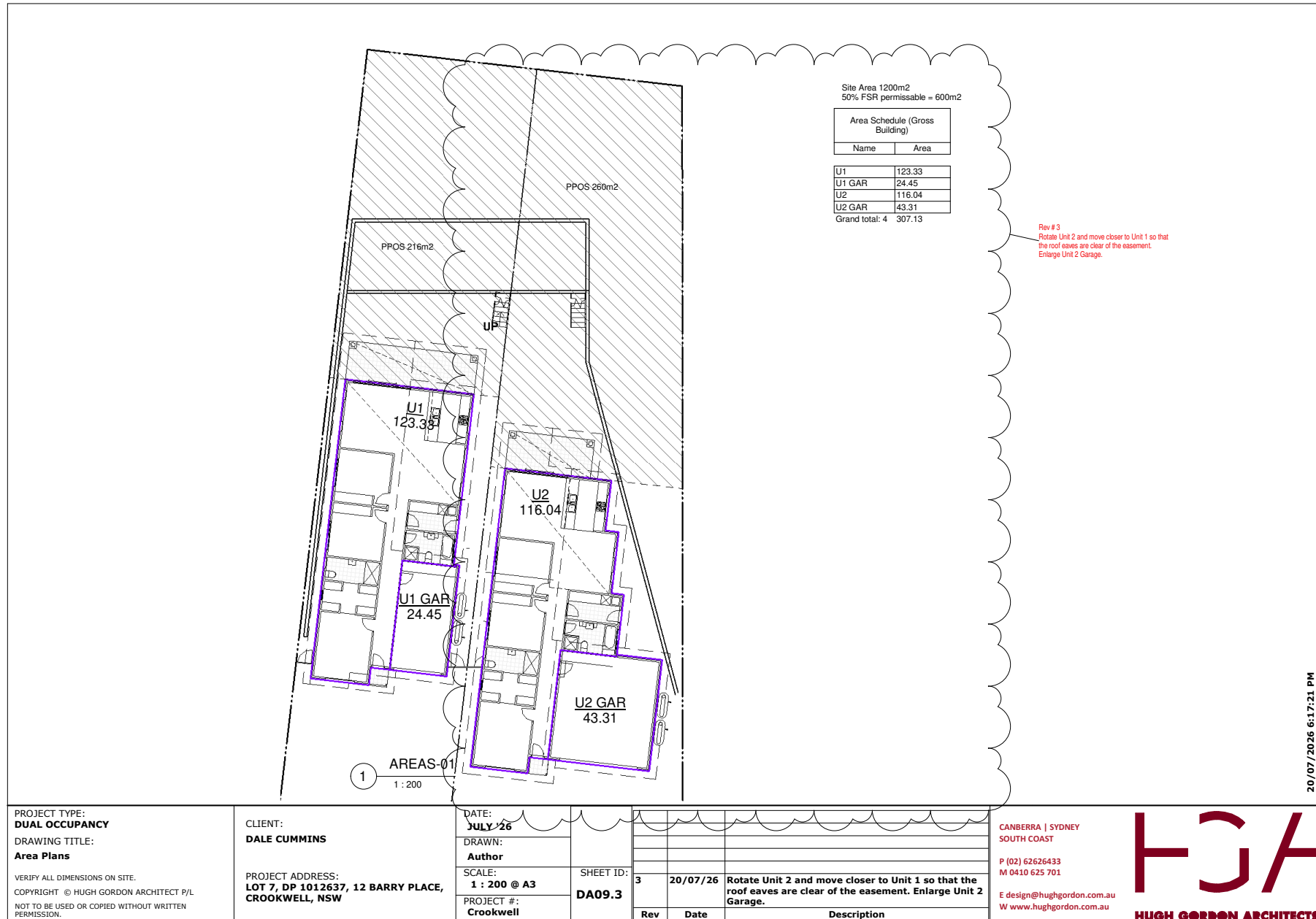
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

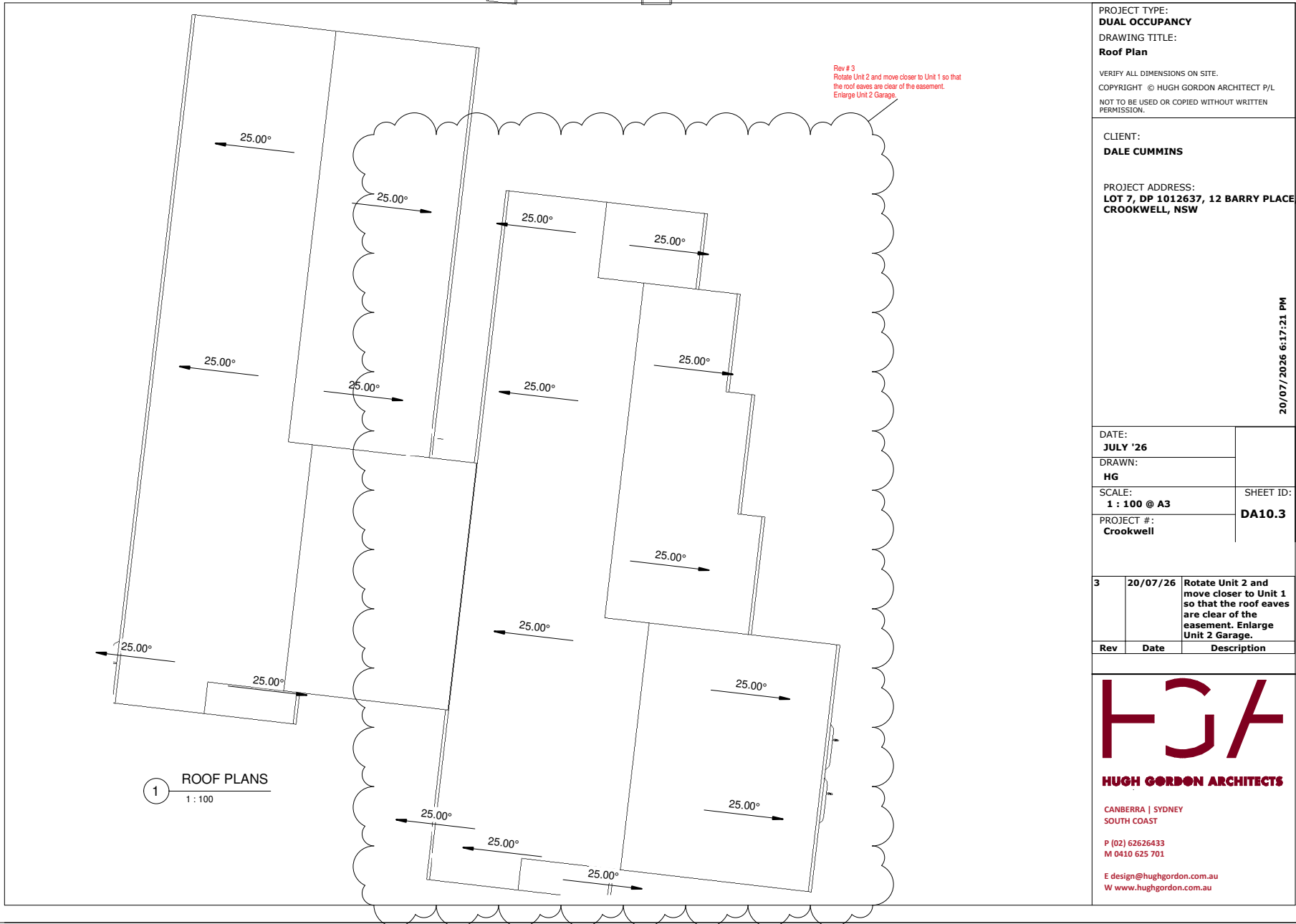
CANBERRA | SYDNEY
SOUTH COAST

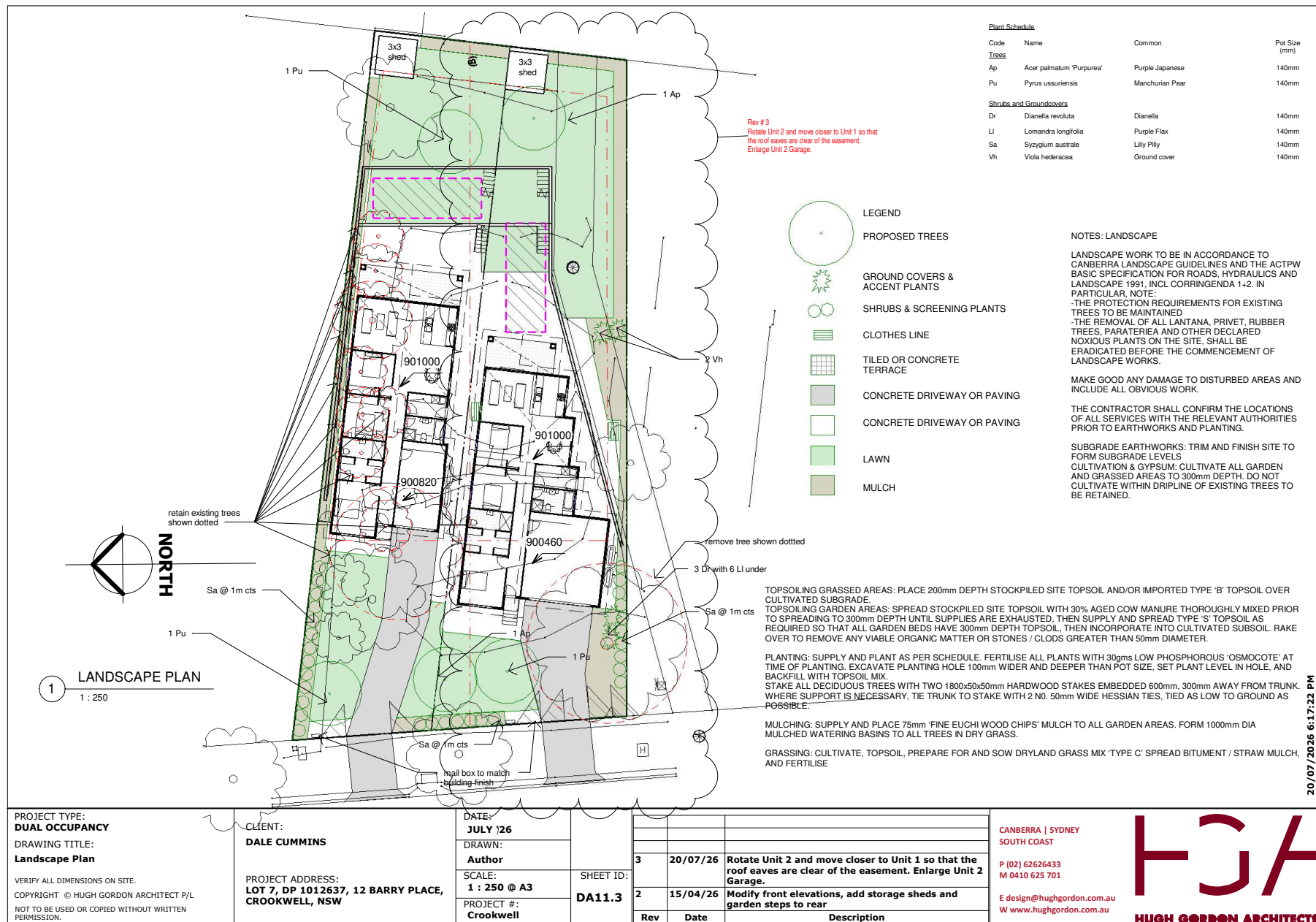
P (02) 62626433
M 0410 625 701

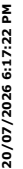
E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS





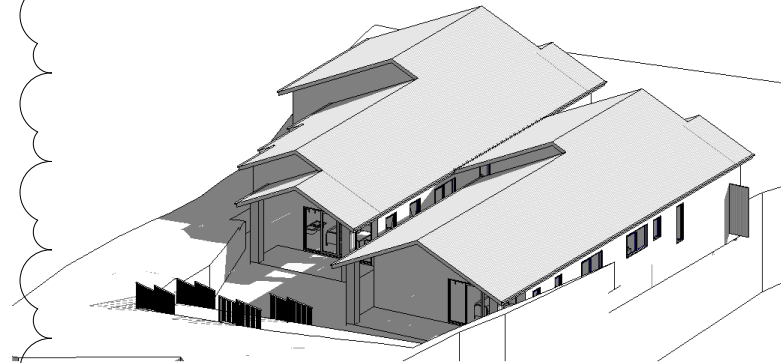




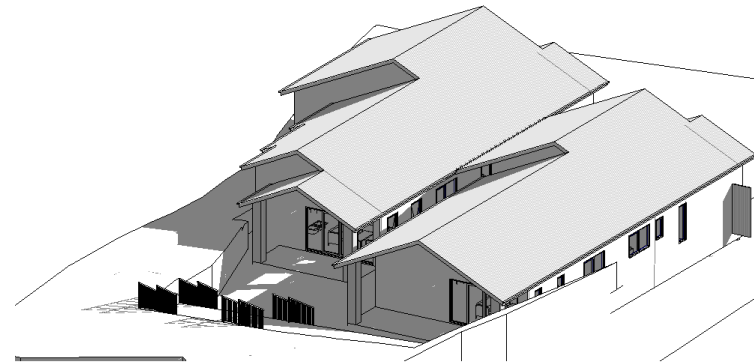
PROJECT TYPE: DUAL OCCUPANCY DRAWING TITLE: Cut & fill plan VERIFY ALL DIMENSIONS ON SITE. COPYRIGHT © HUGH GORDON ARCHITECT P/L NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.	CLIENT: DALE CUMMINS PROJECT ADDRESS: LOT 7, DP 1012637, 12 BARRY PLACE, CROOKWELL, NSW	DATE: JULY '26 DRAWN: Author SCALE: 1 : 250 @ A3 PROJECT #: Crookwell	SHEET ID: DA12.3	<table><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td>3</td><td>20/07/26</td><td>Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.</td></tr><tr><td>Rev</td><td>Date</td><td>Description</td></tr></table>							3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.	Rev	Date	Description	CANBERRA SYDNEY SOUTH COAST P (02) 62626433 M 0410 625 701 E design@hughgordon.com.au W www.hughgordon.com.au	 HUGH GORDON ARCHITECTS
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.																
Rev	Date	Description																

Solar Diagrams 21 June

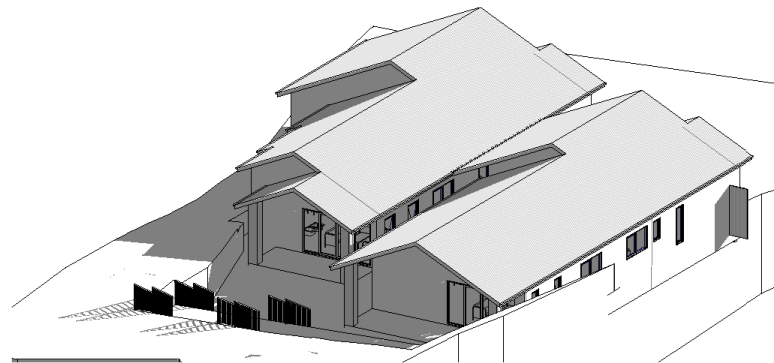
Rev # 3
 Rotate Unit 2 and move closer to Unit 1 so that
 the roof eaves are clear of the easement.
 Enlarge Unit 2 Garage.



1 SOLAR DIAGRAM 1pm



2 SOLAR DIAGRAM 2pm



3 SOLAR DIAGRAM 3pm

20/07/2026 6:17:23 PM

PROJECT TYPE:
DUAL OCCUPANCY
 DRAWING TITLE:
Solar Diagrams

VERIFY ALL DIMENSIONS ON SITE.
 COPYRIGHT © HUGH GORDON ARCHITECT P/L
 NOT TO BE USED OR COPIED WITHOUT WRITTEN
 PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
 CROOKWELL, NSW**

DATE:
JULY '26
 DRAWN:
HG
 SCALE:
@ A3
 PROJECT #:
Crookwell

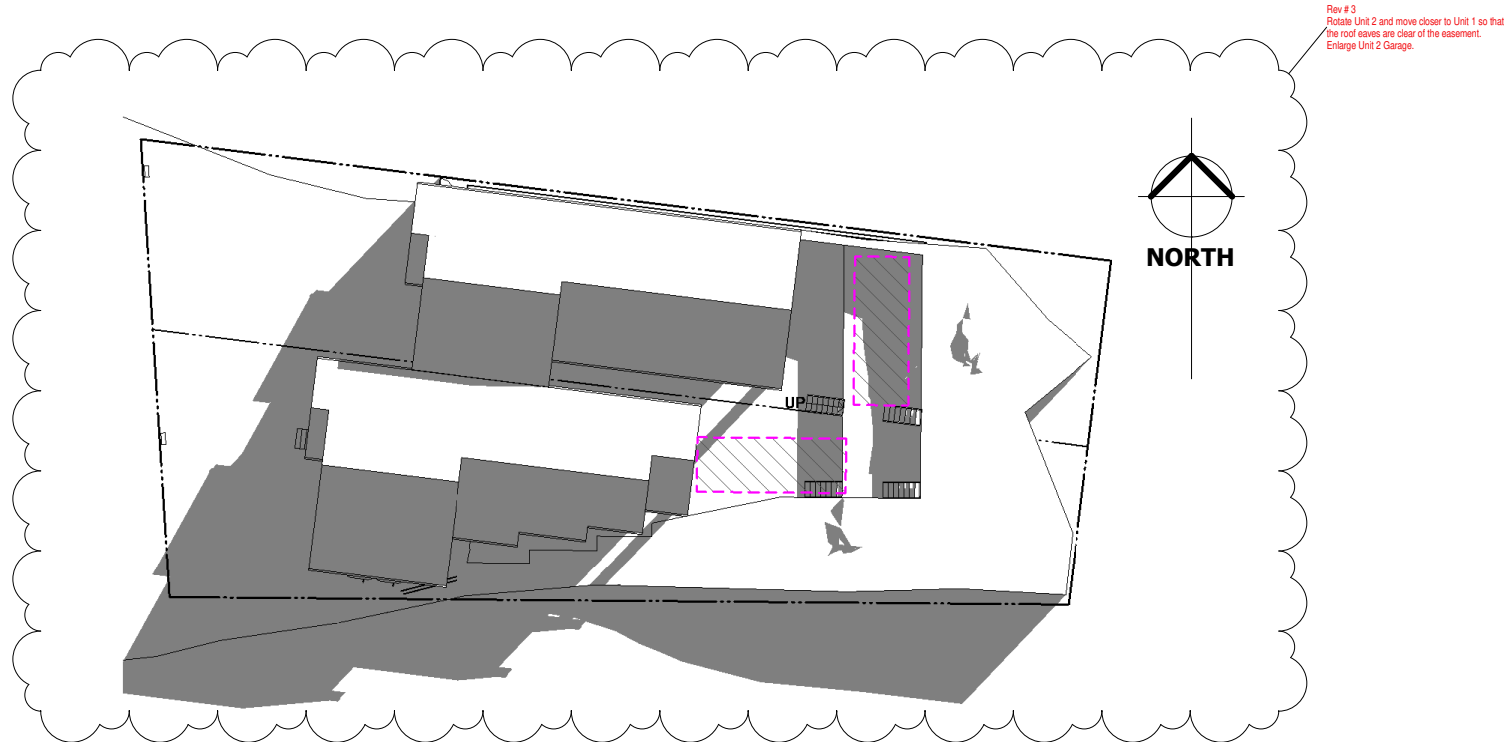
SHEET ID:
DA14.3

Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
 SOUTH COAST
 P (02) 62626433
 M 0410 625 701

E design@hughgordon.com.au
 W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



1 SHADOW DIAGRAM 9am 21 JUNE
1 : 250

20/07/2026 6:17:23 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
JULY '26
DRAWN:
Author

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA15.3

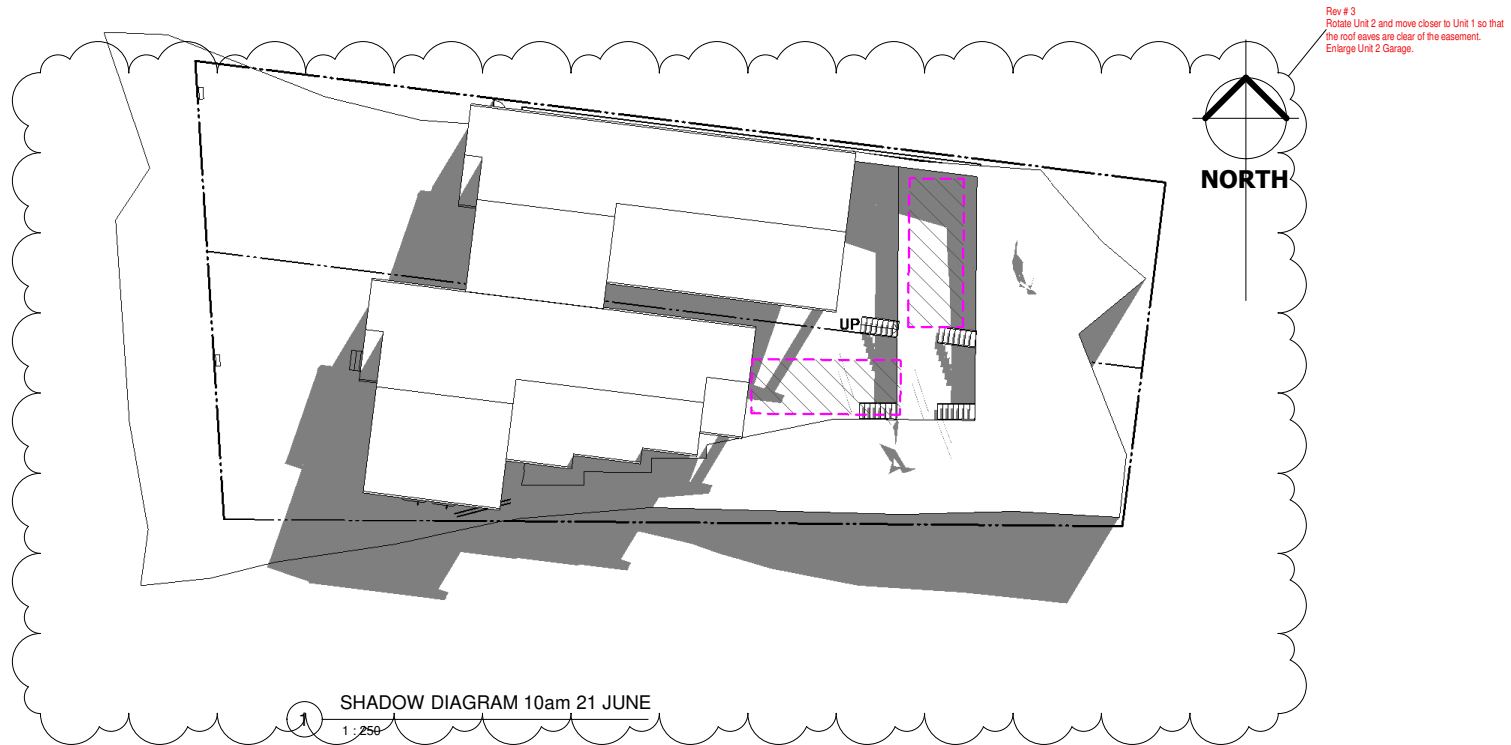
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



20/07/2026 6:17:23 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
JULY '26
DRAWN:
Author

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA16.3

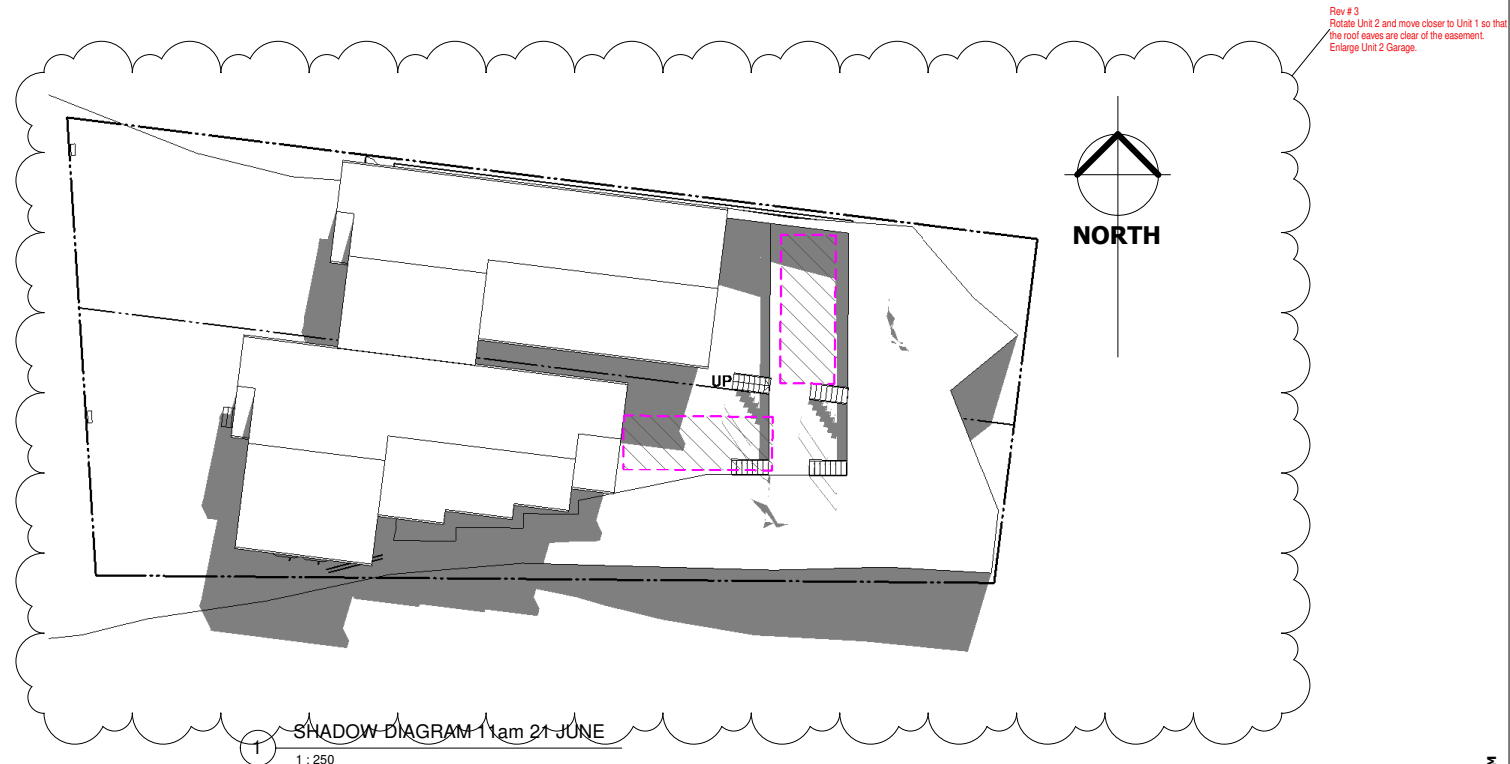
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



20/07/2026 6:17:23 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
JULY '26
DRAWN:
Author

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA17.3

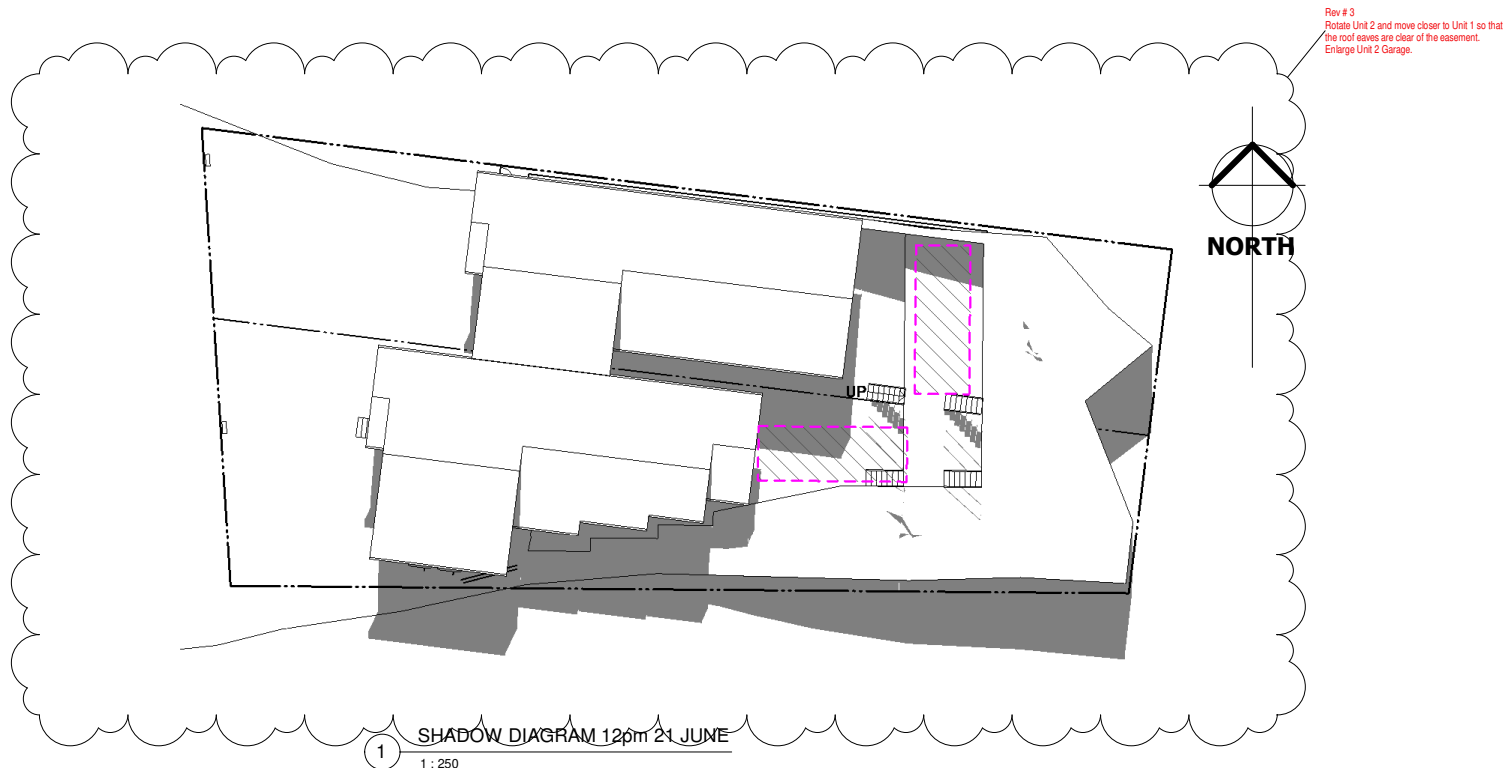
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



20/07/2026 6:17:23 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
JULY '26
DRAWN:
HG

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA18.3

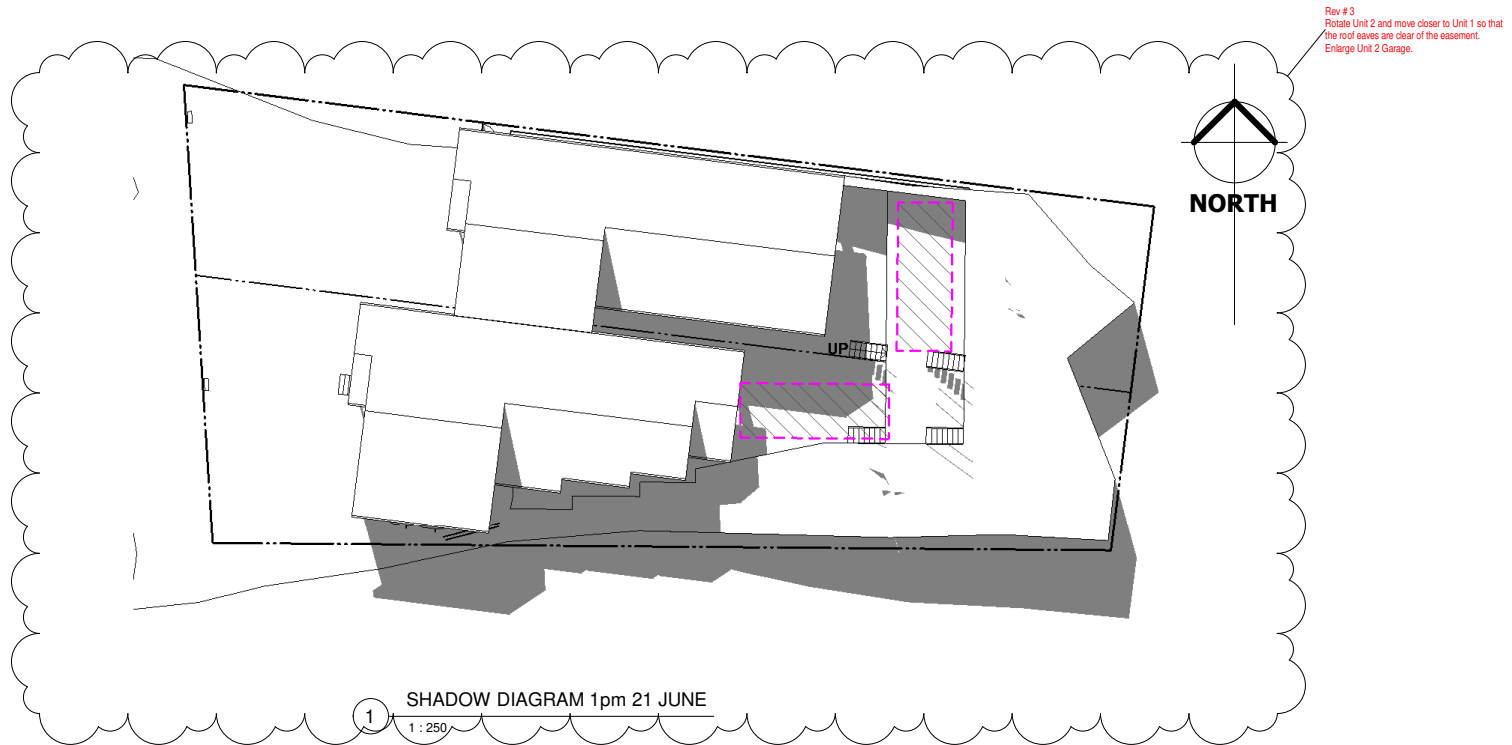
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



20/07/2026 6:17:23 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
JULY '26
DRAWN:
HG

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA19.3

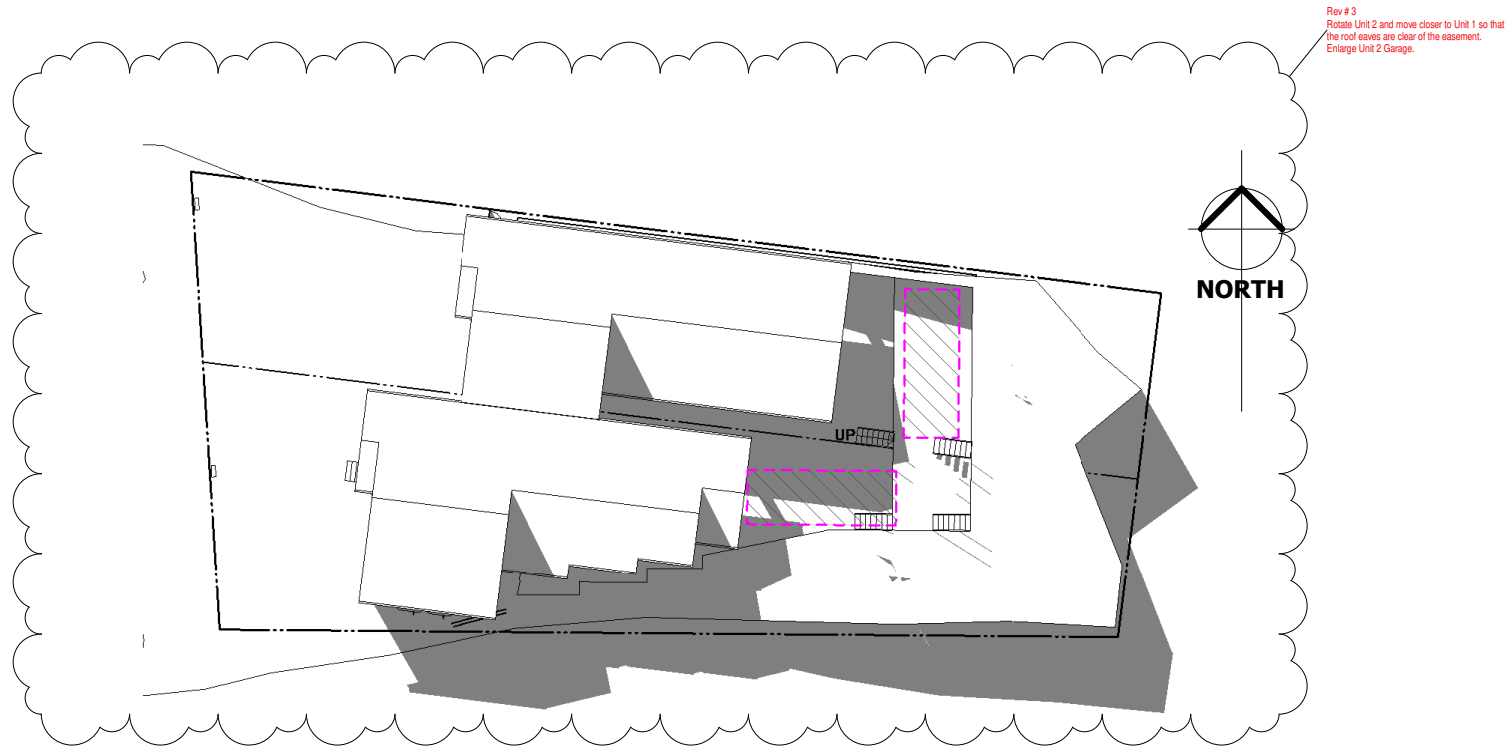
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



1 SHADOW DIAGRAM 2pm 21 JUNE
1 : 250

20/07/2026 6:17:23 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
JULY '26
DRAWN:
HG

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA20.3

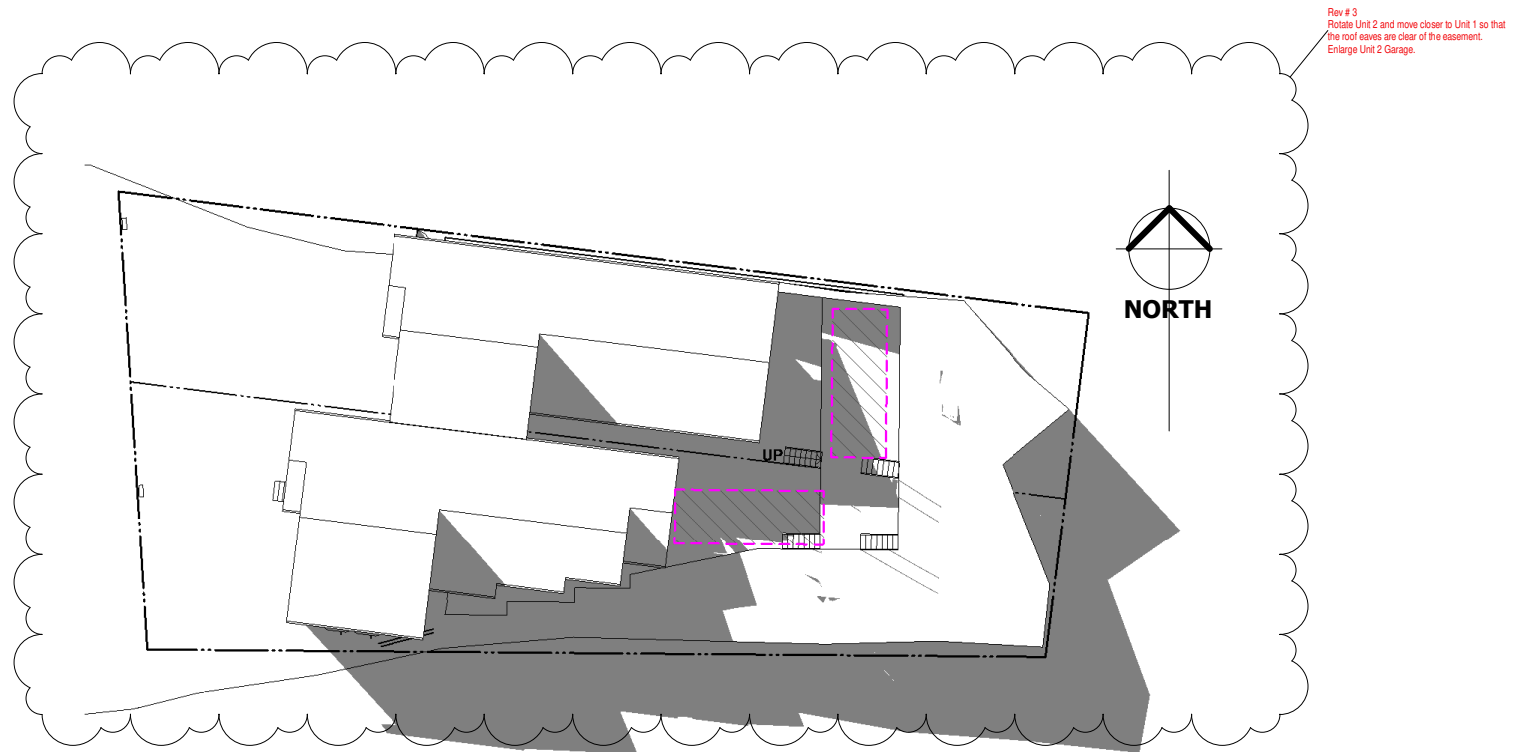
Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



1 SHADOW DIAGRAM 3pm 21 JUNE
1 : 250

20/07/2026 6:17:24 PM

PROJECT TYPE:
DUAL OCCUPANCY
DRAWING TITLE:
Shadow Diagrams

VERIFY ALL DIMENSIONS ON SITE.
COPYRIGHT © HUGH GORDON ARCHITECT P/L
NOT TO BE USED OR COPIED WITHOUT WRITTEN
PERMISSION.

CLIENT:
DALE CUMMINS

PROJECT ADDRESS:
**LOT 7, DP 1012637, 12 BARRY PLACE,
CROOKWELL, NSW**

DATE:
JULY '26
DRAWN:
HG

SCALE:
1 : 250 @ A3
PROJECT #:
Crookwell

SHEET ID:
DA21.3

Rev	Date	Description
3	20/07/26	Rotate Unit 2 and move closer to Unit 1 so that the roof eaves are clear of the easement. Enlarge Unit 2 Garage.

CANBERRA | SYDNEY
SOUTH COAST

P (02) 62626433
M 0410 625 701

E design@hughgordon.com.au
W www.hughgordon.com.au

HGA
HUGH GORDON ARCHITECTS



HUME / CANBERRA
 99 TRALEE ST, HUME 2620
 ACT
 M: 0411 725 886
 E: andystodulka48@gmail.com



PROJECT:	PROPOSED DUAL OCCUPANCY
ADDRESS:	12 BARRY PLACE
CLIENT:	DALE CUMMINS
DRAWING TITLE:	FOUNDATION PLAN – Rev1
JOB NUMBER:	AS-26-02-01
PAGE NUMBER:	1/7
APPROVE/DRAWN BY:	A.S. / C.Z.

GENERAL NOTES

x THESE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY OR VARIATION SHALL BE REFERRED TO DESIGN CONSTRUCT INDUSTRIES BEFORE PROCEEDING WITH THE WORK.

x THESE STRUCTURAL DRAWINGS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE AT THE TIME OF ISSUE. AS THIS INFORMATION MAY BE THE SUBJECT OF CHANGE PRIOR TO OR DURING CONSTRUCTION. THE BUILDER IS TO ADVISE DESIGN CONSTRUCT INDUSTRIES WHERE DISCREPANCIES OCCUR.

x ALL MATERIALS AND WORKMANSHIP SHALL BE, AS A MINIMUM, IN ACCORDANCE WITH THE RELEVANT CURRENT STANDARDS AUSTRALIA CODES, THE BUILDING CODE OF AUSTRALIA, AND STATUTORY O.H.S.&R REQUIREMENTS, EXCEPT WHERE VARIED BY THE CONTRACT.

x DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERLOADED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER IN ORDER TO KEEP THE BUILDING WORKS AND EXCAVATIONS STABLE AT ALL TIMES.

x ALL DIMENSION SHOWN ON THESE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE. THESE STRUCTURAL DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.

x THE METHOD OF CONSTRUCTION AND THE MAINTENANCE OF SAFETY DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

PAD & STRIP FOOTINGS

x REFER TO THE GEOTECHNICAL ENGINEERING REPORT SPECIFIED IN THE GENERAL NOTES FOR SITE SPECIFIC GEOTECHNICAL INFORMATION.

x REFER CONCRETE NOTES FOR MIX DESIGN REQUIREMENTS, CURING REQUIREMENTS AND OTHER DETAILS.

x THE CONTRACTOR IS TO ENGAGE A GEOTECHNICAL ENGINEER TO VERIFY AND CERTIFY THE BEARING CAPACITY OF THE FOUNDATION PRIOR TO PLACING A MEMBRANE, BLINDING LAYER CONCRETE OR REINFORCEMENT.

x FOOTINGS SHALL BE LOCATED CONCENTRICALLY UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

x FOOTINGS SHALL BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION TO AVOID EITHER SOFTENING OF THE FOUNDING MATERIAL OR DRYING OUT BY EXPOSURE.

x A 50mm MINIMUM BLINDING LAYER SHOULD BE APPLIED TO THE BASE OF ALL FOOTINGS IMMEDIATELY AFTER VERIFICATION OF THE BEARING CAPACITY BY THE GEOTECHNICAL ENGINEER. WHERE THE FOUNDING MATERIAL IS DEEPER THAN REQUIRED FOR THE FOOTING, THE EXCAVATION IS TO BE BACKFILLED WITH A CONCRETE MIX TO THE UNDERSIDE OF THE FOOTING.

x EXCAVATION FOR FOOTING TO THE NOMINATED SIZE AND DEPTH, FOOTING FOUNDING LEVELS ARE PROVISIONAL SUBJECT TO ACTUAL SITE CONDITIONS AND APPROVAL BY THE GEOTECHNICAL ENGINEER.

x ALL LOOSE MATERIAL AND WATER TO BE CLEANED OUT OF THE FOOTING. FORMWORK TO BE USED WHERE THE SIDES OF THE FOOTING ARE NOT STABLE.

x WHERE AN EXCAVATION IS REQUIRED FOR A FOOTING AND IT EXISTS BELOW THE BASE OF AN EXISTING FOOTING, THE NEAREST SIDE OF EXCAVATION SHALL BE LOCATED A MINIMUM DISTANCE AWAY FROM THE EDGE OF THE EXISTING FOOTING THAT IS EQUAL TO, OR GREATER THAN THE DIFFERENCE IN VERTICAL BASE LEVELS.

SLAB

x SLAB ON GROUND ARE TO BE FOUND ON A MATERIAL HAVING AN ALLOWABLE BEARING PRESSURE OF 100kPa.

x SLAB ON GROUND TO BE POURED ON A LAYER OF 300µm THICK POLYETHYLENE SHEETING ON TOP OF 50mm OF BEDDING SAND U.N.O.

x REFER ARCHITECTURAL DOCUMENTATION FOR WATER TREATMENT DETAILS.

x REFER ARCHITECTURAL DOCUMENTATION FOR TERMITE PROTECTION.

x REFER ARCHITECTURAL DOCUMENTATION FOR STEP AND FALLS IN SLABS.

x FABRIC/MESH TO BE PLACED ON CHAIRS AT MAXIMUM OF 750x750 CENTRES AND CHAIRS TO BE PLACED ON STEEL PANS.

x WHERE BEDDING SAND IS REQUIRED UNDER SLAB, THIS SHALL BE COMPACTED SUFFICIENTLY TO SUPPORT REINFORCEMENT PLUS 100kg/CHAIR WITHOUT VERTICAL DISPLACEMENT EXCEEDING 5mm.

x RESIDENTIAL SLABS AND FOOTINGS HAVE BEEN DESIGNED FOR

REACTIVITY CLASS TBC TO AS 2870.

x REFER REINFORCEMENT NOTES FOR LAPPING REQUIREMENTS AND BAR PLACEMENT DETAILS.

x SLAB ON GROUND TO BE 100mm THICK REINFORCED THROUGHOUT WITH F82 MESH TOP, UNLESS NOTED OTHERWISE, 30mm COVER CAST ON 0.2mm POLYTHENE MEMBRANE LAID OVER 50mm NOMINAL SAND LEVELING LAYER PLUS 50mm OF CRUSHED ROCK.

x SLAB ON FILL TO BE 100 mm THICK REINFORCED THROUGHOUT WITH 1 LAYERS F82 MESH 30mm COVER CAST ON 0.2mm POLYTHENE MEMBRANE LAID OVER 50mm NOMINAL SAND LEVELING LAYER OVER PIERS TO SOLID MIN 300mm INTO SOLID GROUND @1800 CENTRES

x MIN. 25 MPa (N25) CONCRETE FOR SLAB

x MIN. 25 MPa (N25) CONCRETE FOR FOOTINGS

x TOP SOIL CONTAINING GRASS ROOTS MUST BE REMOVED FROM THE AREA ON WHICH THE FOOTING IS TO REST.

x ON SAND SITES OR SITES SUBJECT TO WIND OR WATER EROSION, THE MINIMUM DEPTH BELOW FINISHED GROUND LEVEL TO THE UNDERSIDE OF THE FOOTING SHALL BE 300mm.

x TRENCHES SHALL BE DEWATERED AND CLEANED PRIOR TO CONCRETE PLACEMENT SO THAT NO SIGNIFICANT OR LOOSENED MATERIAL REMAINS.

x VAPOUR BARRIERS OR DAMP-PROOFING MEMBRANE SHEETS MUST BE PLACED BENEATH THE SLAB SO THAT THE BOTTOM SURFACE OF THE SLAB AND BEAMS, INCLUDING INTERNAL BEAMS, IS ENTIRELY UNDERLAID. LAPPING AT JOINTS SHALL BE NOT LESS THAN 200mm FOR CONTINUITY.

REINFORCEMENT

x THE REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND IS NOT NECESSARILY TRUE IN PROJECTION.

x REINFORCEMENT IS TO BE MANUFACTURED IN ACCORDANCE WITH AS 4671 AND SHALL BE FIXED AS SHOWN ON THE STRUCTURAL DRAWINGS.

x CONCRETE COVERS ARE MEASURED FROM THE FORMWORK OR GROUND FACE TO THE OUTERMOST REINFORCEMENT COMPONENT.

x COVER SHALL BE AS NOTED ON THE STRUCTURAL DRAWINGS.

x MAINTAIN CONCRETE COVER TO ALL PIPES, CONDUITS, REGLETS, DRIP GROOVES, ETC.

x CONCRETE COVER TO BE MAINTAINED DURING CONCRETE PLACEMENT BY THE USE OF PLASTIC CHAIRS, MILD STEEL PLASTIC TIPPED CHAIRS OR CONCRETE CHAIRS.

x REINFORCEMENT MUST BE FIXED IN POSITION PRIOR TO CONCRETING BY SPACERS, BAR CHAIRS WITH BASE, LIGATURES OR OTHER APPROPRIATE FIXINGS SO AS TO ACHIEVE THE REQUIRED REINFORCEMENT POSITION AND CONCRETE COVERS. REINFORCEMENT SHALL NOT BE PLACED OR LOCATED AFTER CONCRETING.

F62 = 6mm MESH OR BARS @ 200 CENTERS EACH WAY

F72 = 7mm MESH OR BARS @ 200 CENTERS EACH WAY

F82 = 8mm MESH OR BARS @ 200 CENTERS EACH WAY

Y12 BARS = 12mm DEFORMED BARS/REINFORCEMENT

F718 = 7mm BARS @ 100 CENTERS + 8mm BARS @ 200 CENTERS

x AT RE-ENTRANT CORNERS, TWO STRIPS OF 3-L8TM, OR ONE STRIP OF 3-L11TM OR 3-N12 BARS SHALL BE PLACED DIAGONALLY ACROSS A POTENTIAL CRACK. ALL SUCH REINFORCEMENT SHALL HAVE A MINIMUM LENGTH OF 2m.

x TRENCH MESH SHALL HAVE ALL CROSS WIRES CUT FLUSH WITH THE OUTER MAIN WIRES. TRENCH MESH IN BEAMS SHALL BE OVERLAPPED BY THE WIDTH OF THE FABRIC AT T- AND L- INTERSECTIONS. TRENCH MESH SHALL BE SPLICED, WHERE NECESSARY, BY A LAP OF 500mm.

TIMBER ROOF FRAMING

x ALL TIMBER DESIGN, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS 1720 TIMBER STRUCTURES AND AS 1684 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

x UNLESS NOTED OTHERWISE ON THE DRAWINGS ALL FRAMING SHALL BE DESIGNED AND INSTALLED BY THE MANUFACTURER IN ACCORDANCE WITH THE SPECIFICATION AND RELEVANT AUSTRALIAN STANDARDS.

x TRUSSES SHALL BE INSTALLED AT 600mm MAXIMUM CENTRES UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.

x THE TRUSS MANUFACTURER SHALL PROVIDE ANY ADDITIONAL BRACING THEY DEEM NECESSARY.

x ROOF FRAMING SHALL BE DESIGNED FOR WIND LOADS IN ACCORDANCE WITH AS 1170.2.

TIEDOWN

BOTTOM PLATE TO SLAB:

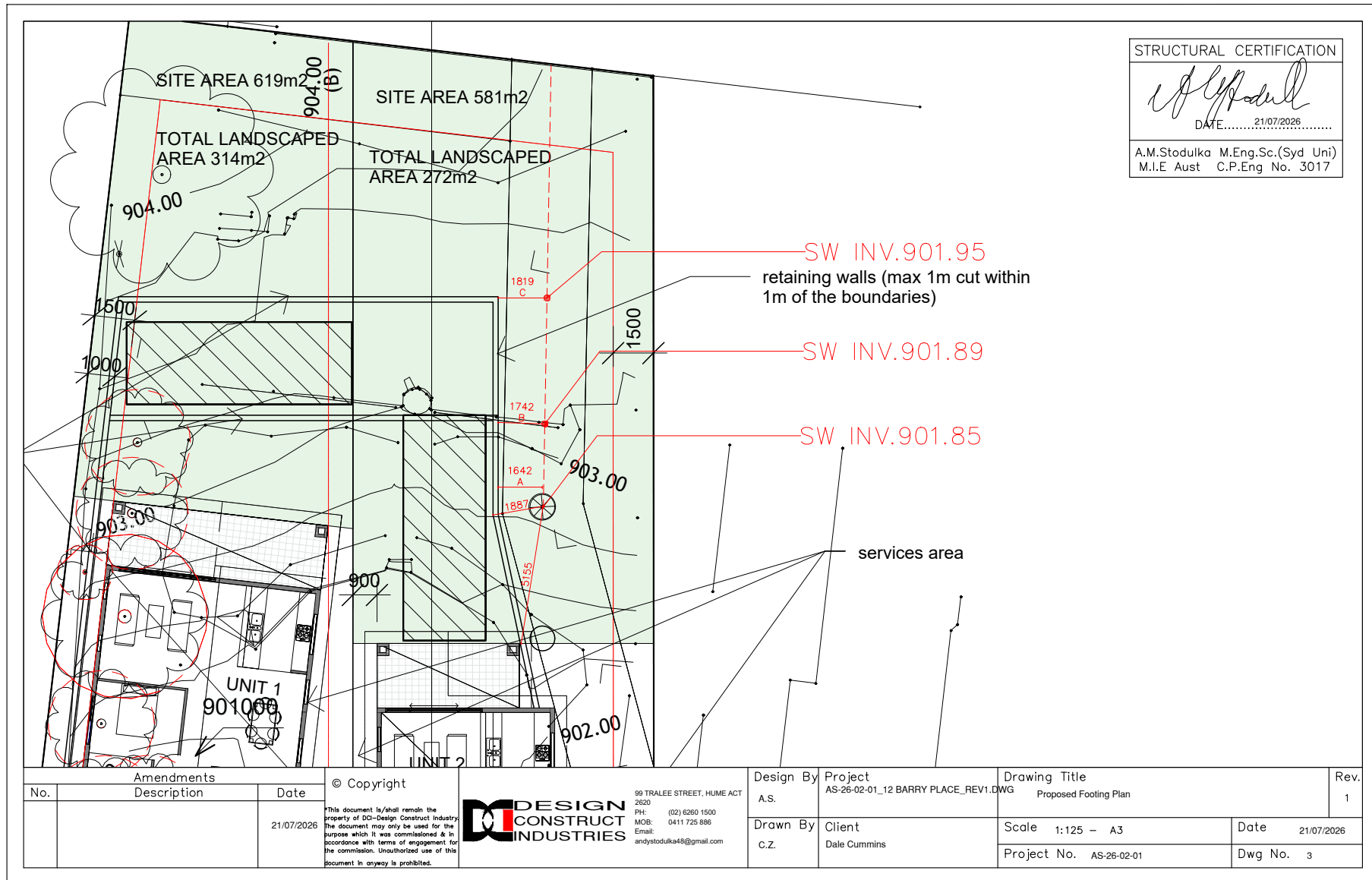
CHEMICAL EXPANSION OR FIRED PROPRIETARY FASTENERS TO MANUFACTURE'S RECOMMENDATIONS OR I-M10 BOLT AT 1200 CTS MAX. GENERALLY TOP AND BOTTOM PLATES TO STUDS: 30X0.8MM G.I. STRAP AT 1200 MAX. CTS; 6/ 30X2.8mm DIA NAILS EACH END OF STRAP; LINTELS TO STUDS: - 1800mm SPAN MAX. 30X0.8mm G.I. STRAP 4/ 30 X2.8mm DIA NAILS EACH END - 6000mm SPAN MAX. 2/ 30X 0.8mm G.I. STRAPS 6/ 30X 2.8mm DIA NAILS EACH END

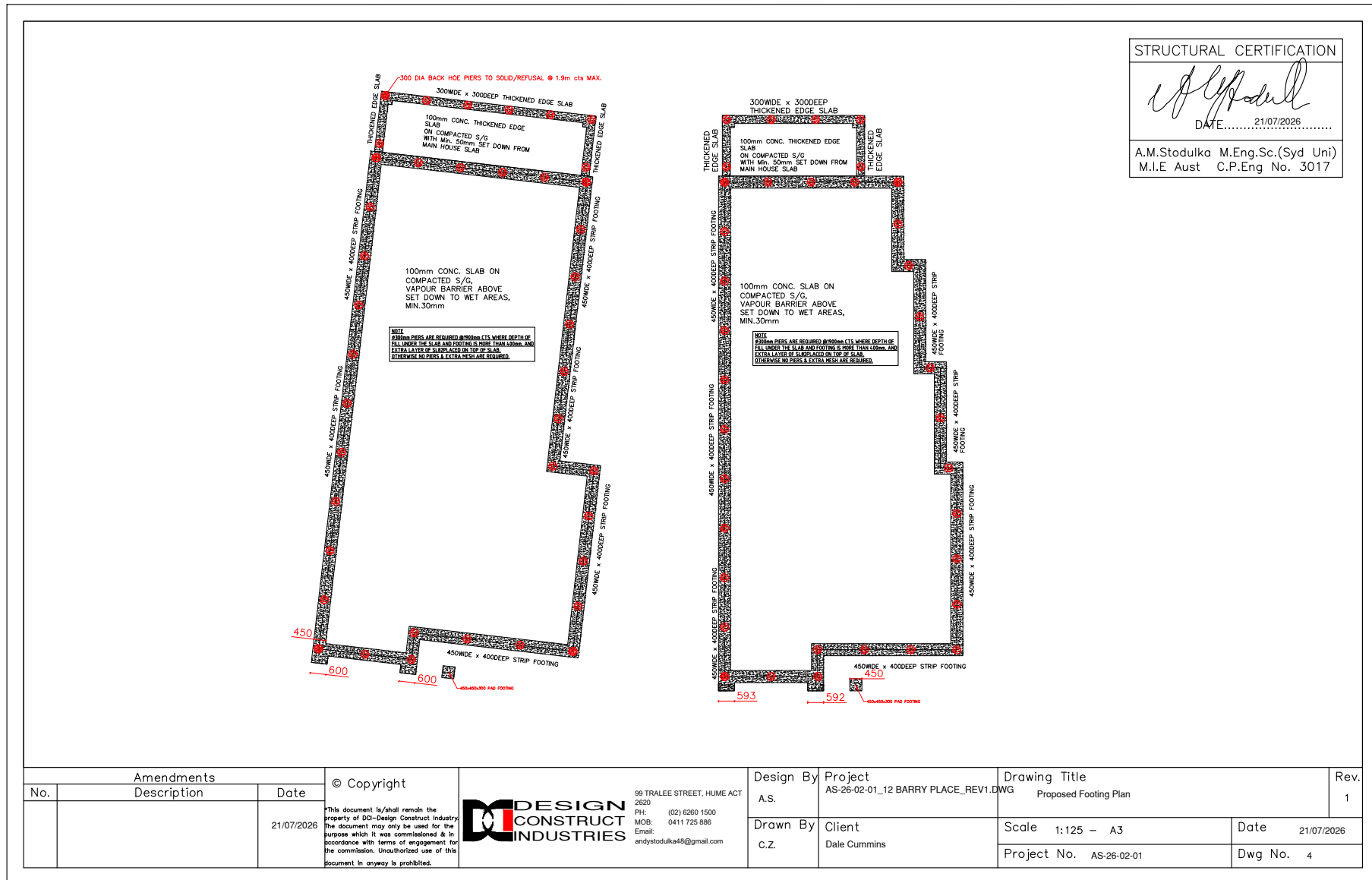
SOIL CLASS: H2 CLASS
BASED ON SOIL CLASSIFICATION PREPARED BY IDEAL
GEOTECH, TESTED DATE ON 29/01/2026, IDEAL JOB REF.:
16009-84963
WIND CLASSIFICATION: N2

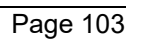
DATE	DESCRIPTION	REV
21/07/2026	ZOI update	1

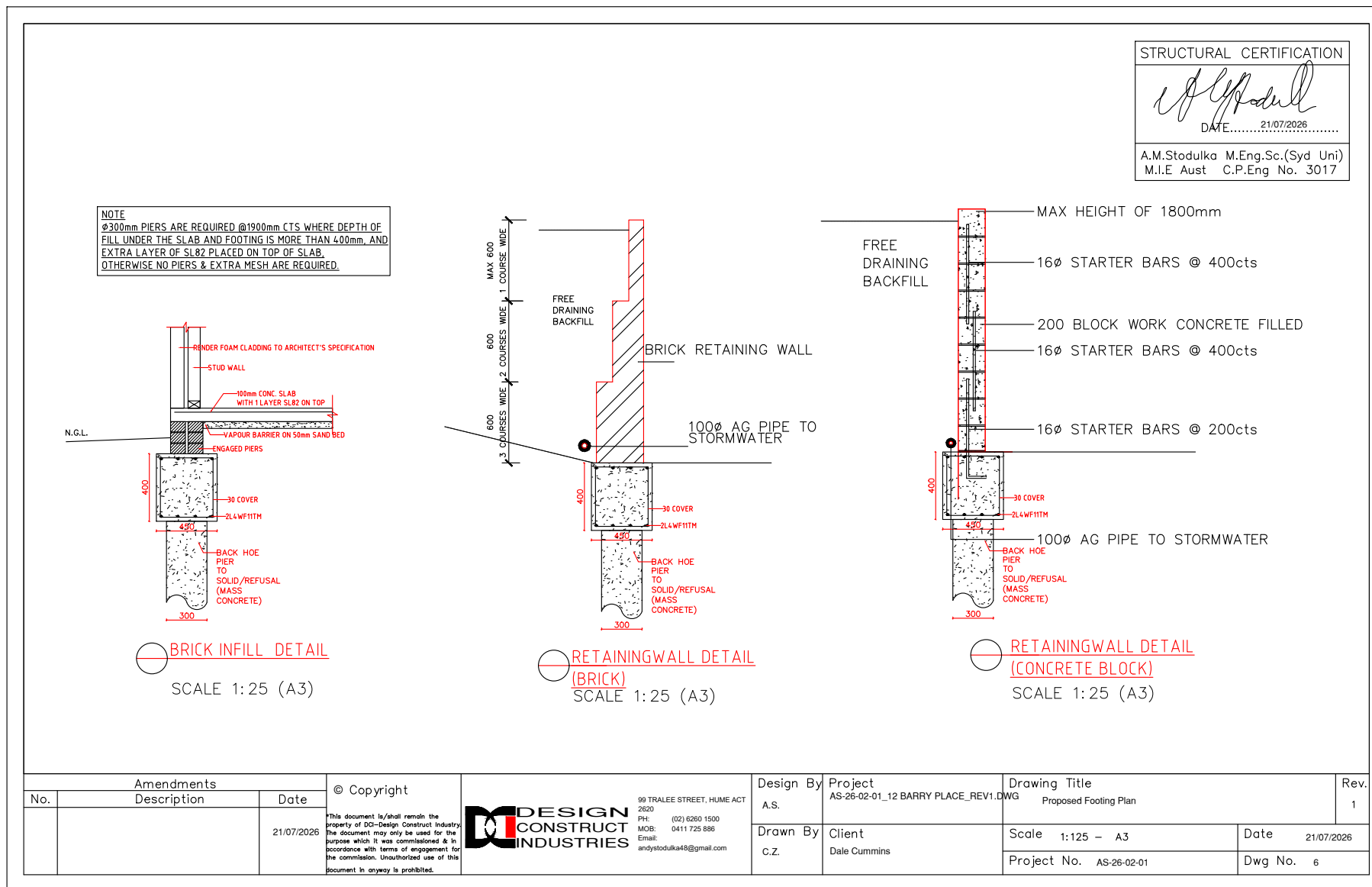


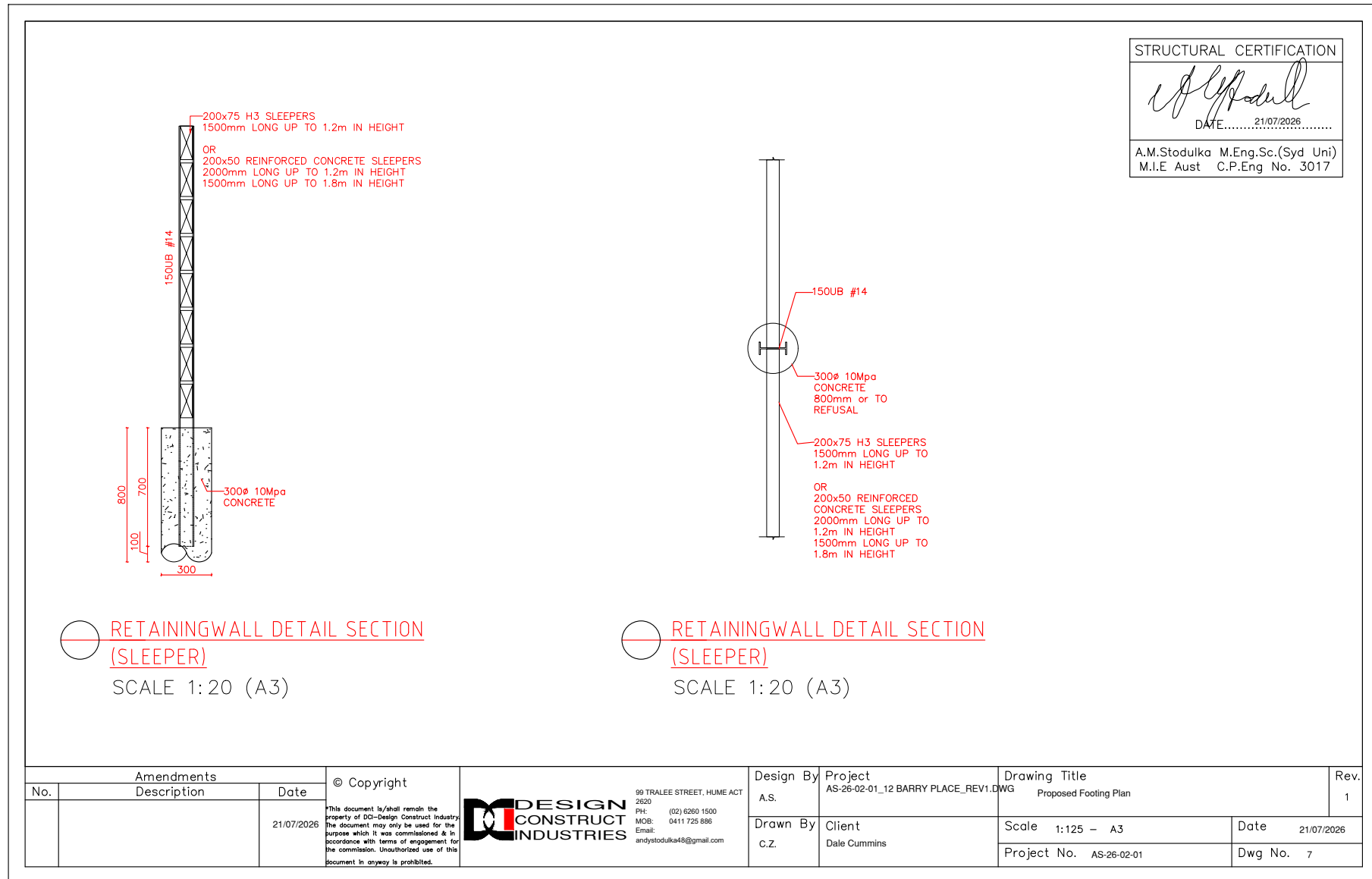
99 TRALEE STREET, HUME ACT
2620
PH: (02) 6260 1500
MOB: 0411 725 886
Email:
andystodulka4@gmail.com











DA NO: DA 23/2026

UPPER LACHLAN SHIRE COUNCIL
SECTION 4.15 DEVELOPMENT APPLICATION ASSESSMENT REPORT

SUMMARY

DA No: DA 23/2026 (PAN-618598)	Parcel File No: Lot 7 of DP1012637
Street Address: 12 BARRY PLACE CROOKWELL	
Public Notification period Start of period: 09/03/2026 & End of period: 27/03/2026 with an extension given until 07/04/2026 and a total of 8 submissions were received.	Number of submissions received: Eight(8) Submissions
Date of site visit: 10/03/2026	
Clock stopped: 08/04/2026 Additional information: Response to Submissions 20/04/2026 and response to Engineering queries received 17/08/2026 DA lodgement: 05/03/2026 Total gross days at Council Meeting September 2026: Approx. 196 days. Portal states 138 days as at 3 September 2026.	

Description of the development: The development application seeks consent for:

- Site works – including exotic vegetation removal, cut and construction of retaining walls
- Dual Occupancy (detached)
- **dual occupancy (detached)** means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.
- *Subdivision by way of Strata Subdivision*
- S 68 -2026-4294 to carry out water, sewerage and stormwater works

PLANNING CONTROLS

Applicable LEP: ULSC LEP 2010 (as amended)	Land Use Zone: R2 - Low Density Residential with Minimum Lot Size – 800m ²
Heritage Area or Item: No No items in the vicinity	Relevant SEPPs: Refer to assessment

DA NO: DA 23/2026

Bushfire Mapped: No	Flood: Part outer floodplain – driveway in front of property subject to 1:20 (& 1:100 yr) yr event
Contaminated land: Land considered suitable for residential subdivision at development of Barry Place subdivision. There is no evidence in the application to indicate any change concerning potential for contamination and land considered suitable for proposed use and subject to recommended conditions of consent. https://www.epa.nsw.gov.au/sites/default/files/managing-contaminated-land-guidelines-remediation.pdf https://www.planning.nsw.gov.au/sites/default/files/2023-03/contaminated-land-planning-guidelines-draft.pdf	Sensitive or biodiversity value area: No – Not mapped on BV Map. <u>Local Provisions</u> Natural Resources Sensitivity - Land Map - No Riparian Lands and Watercourses Water Map - Yes Terrestrial Biodiversity Sensitive Land Map - Yes
Relevant DCP/Policies: Refer to assessment	Variations required: Nil
Disclosure of Political Donations and Gifts: Nil The applicant and notification process did not result in any disclosure of Political Donations and Gifts.	
Further info /amended plans lodged: 17/08/2026	
Previous DAs: Nil from basic search	
Council's initial concern: The site contains an easement which required plans to address connection into sewer and works adjoining the existing sewer main. Submissions: Yes – issues generally related to the following and are assessed in the September 2026 Council Meeting Report.	

DA NO: DA 23/2026

RECOMMENDATION: Approval subject to draft conditions of consent

DELEGATED ASSESSING OFFICER:	
Signature:	Dianne James
Position:	Senior Town Planner
Date:	03/09/2026

DA NO: DA 23/2026

A. PROPOSED DEVELOPMENT:

Council is in receipt of the above application for construction of the following development.

Description of the development: The development application seeks consent for:

- Dual Occupancy (detached)
- Construction of retaining walls, landscaping and driveways
- *Subdivision by way on Strata Subdivision*

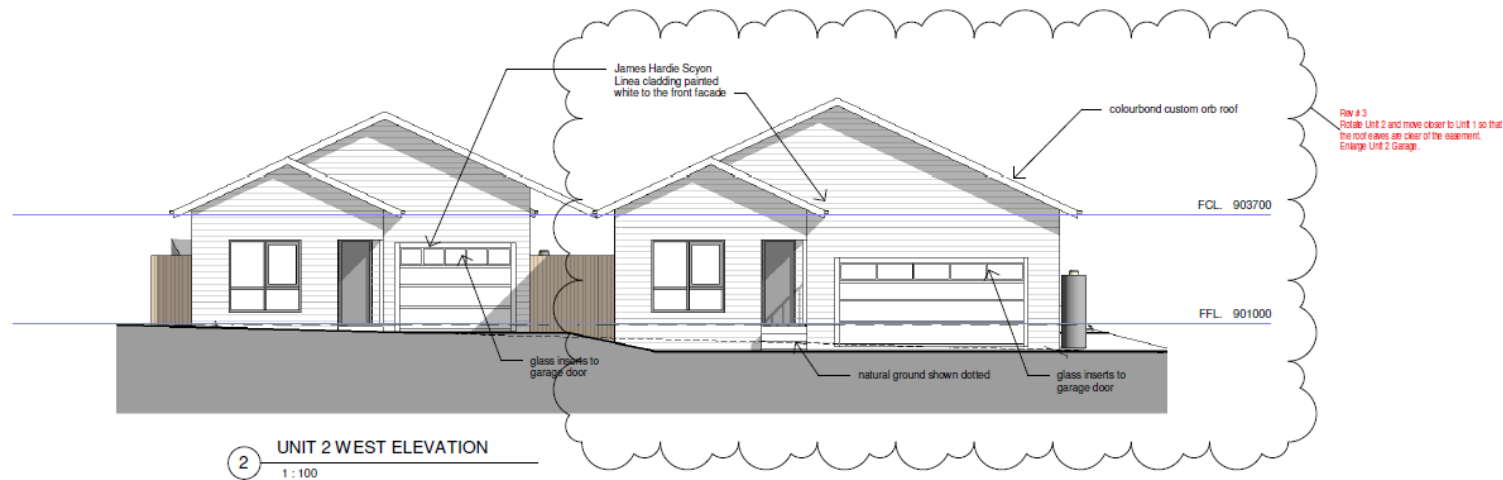
DA NO: DA 23/2026

Figure 1a (i): Proposed Barry Street revised elevation plan lodged with application in response to submissions. Source: Applicant



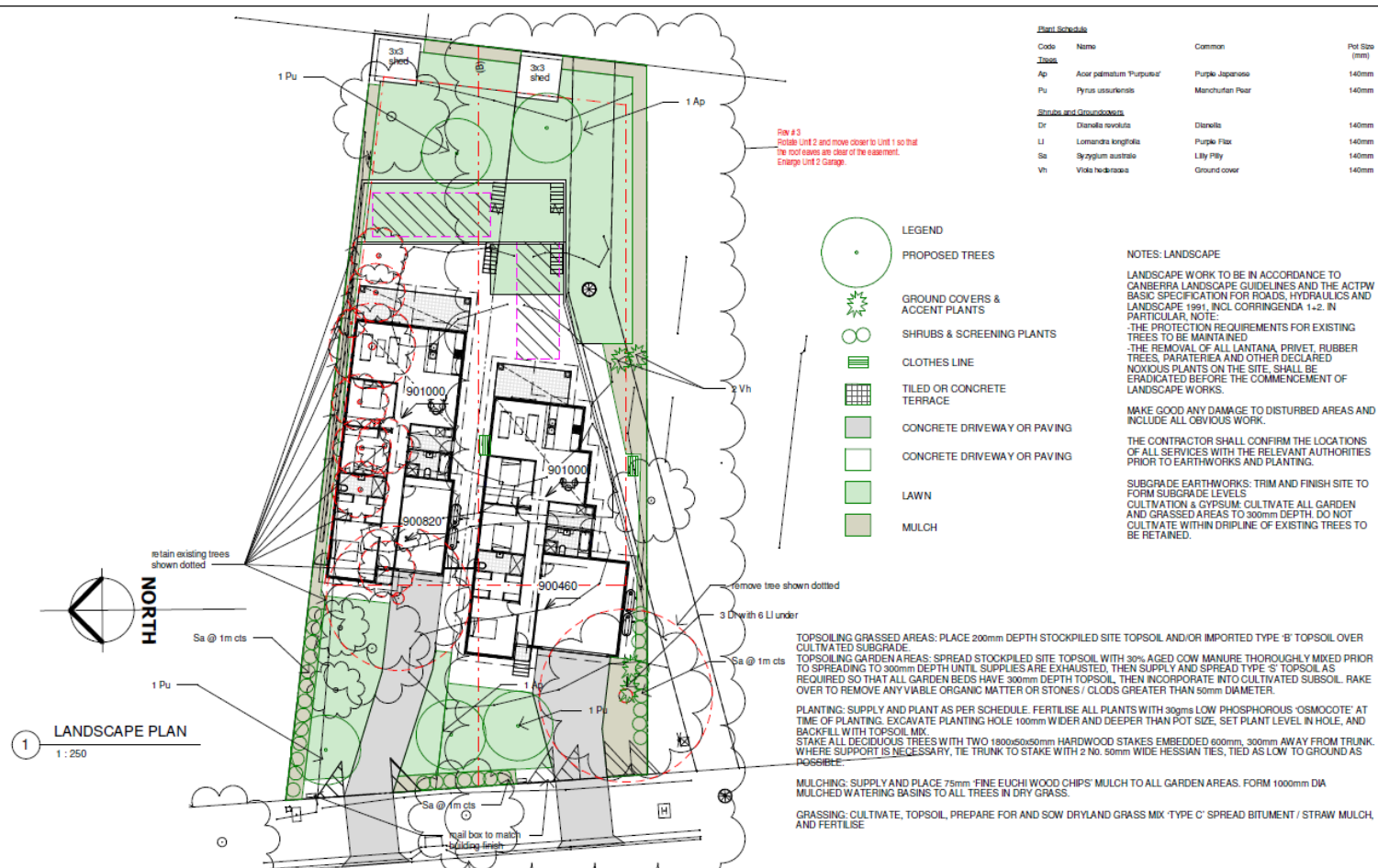
DA NO: DA 23/2026

Figure 1a (ii): Proposed Barry Street revised elevation plan lodged with application in response to submissions. Source: Applicant



DA NO: DA 23/2026

Figure 1b: Proposed revised floor plan and landscape plan lodged with application in response to submissions. Source: Applicant



DA NO: DA 23/2026

Figure 1c: Extract - Proposed northern elevation plan lodged with application in response to submissions – showing details of cut below dotted line.

Source: Applicant

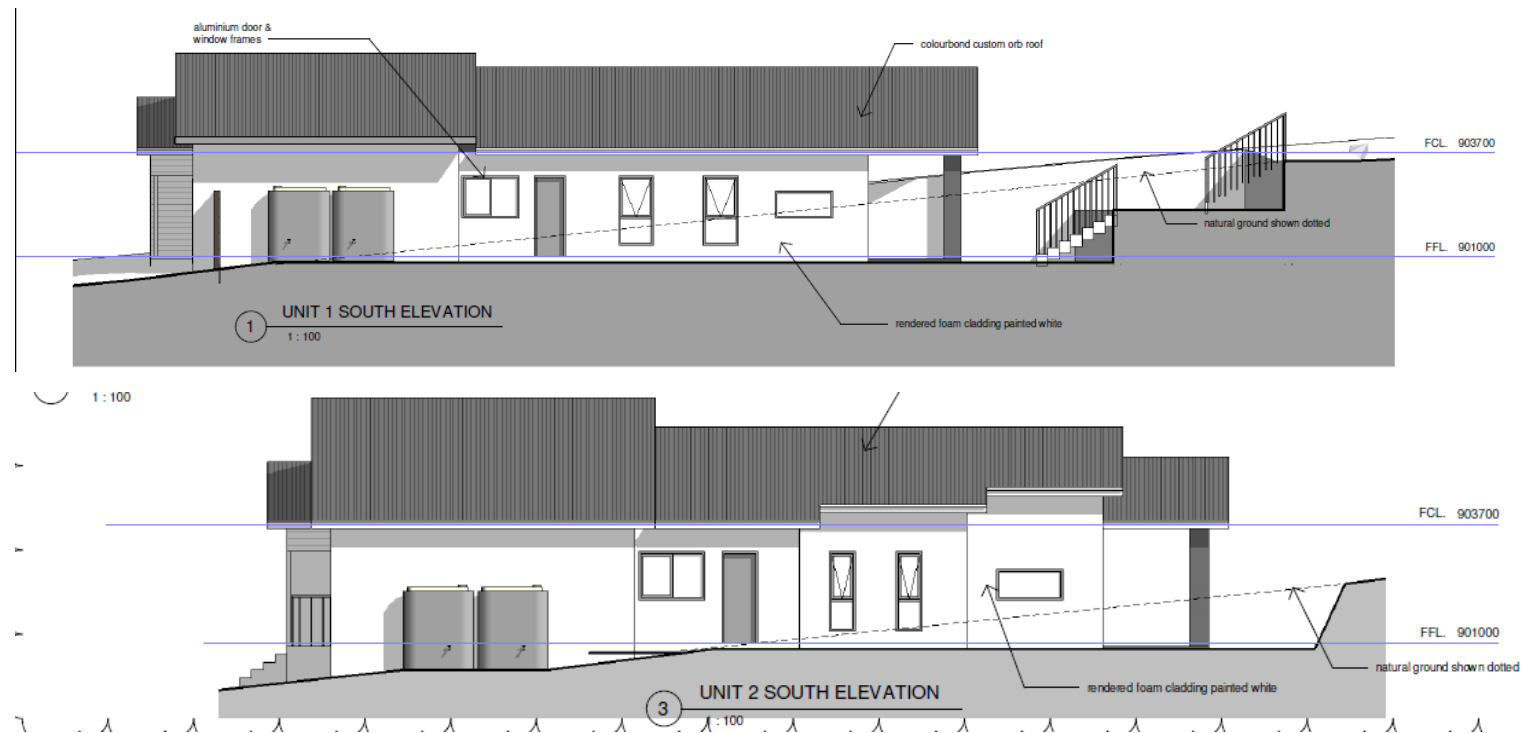
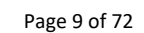


Figure 1d: Proposed strata subdivision plan lodged with application. Source: Applicant



DA NO: DA 23/2026

Figure 2a (i): Existing Aerial Overlay Map. Source ULSC GIS Mapping

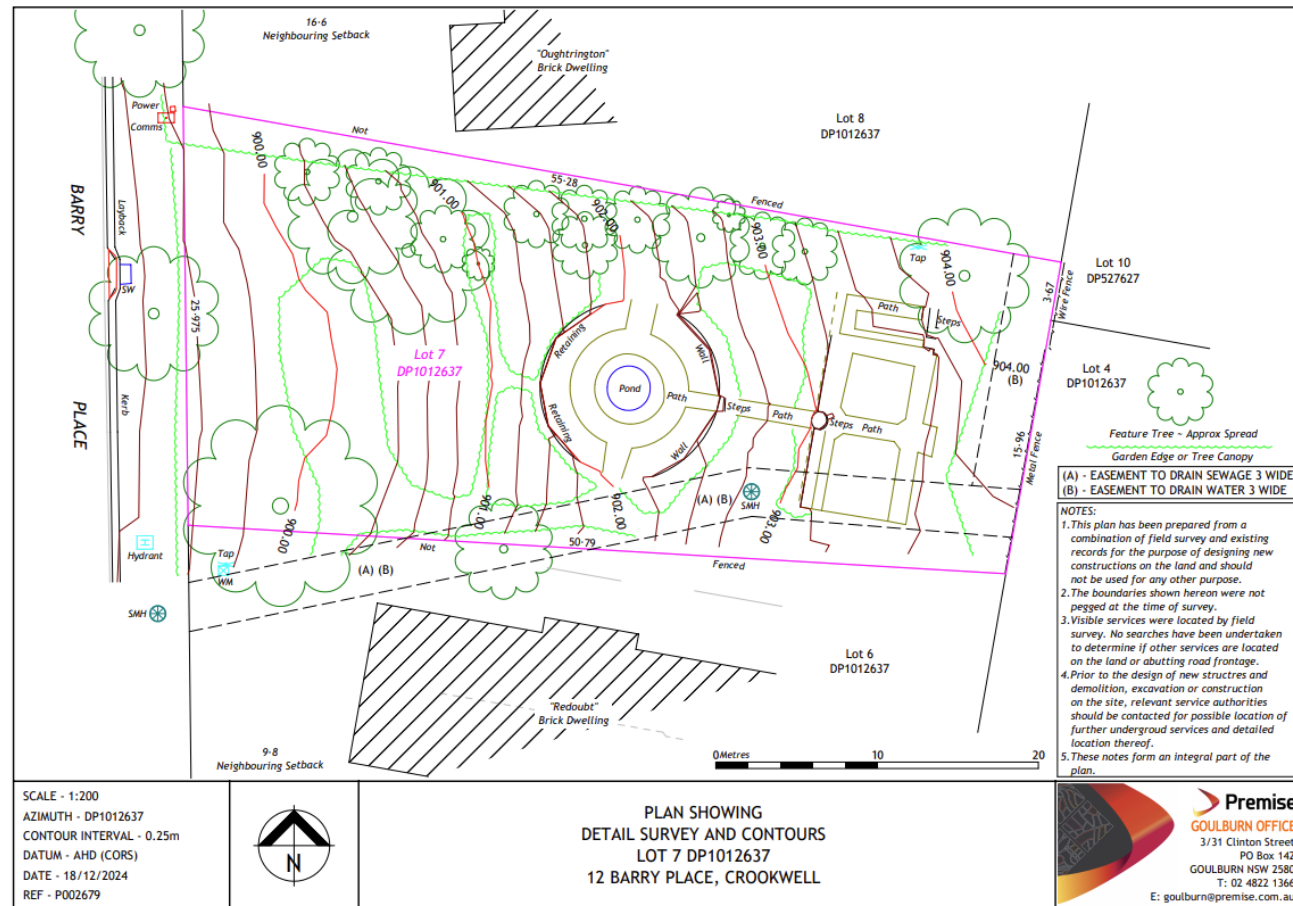
DA NO: DA 23/2026

Figure 2a (i): Existing Aerial Overlay Map. Source Applicant



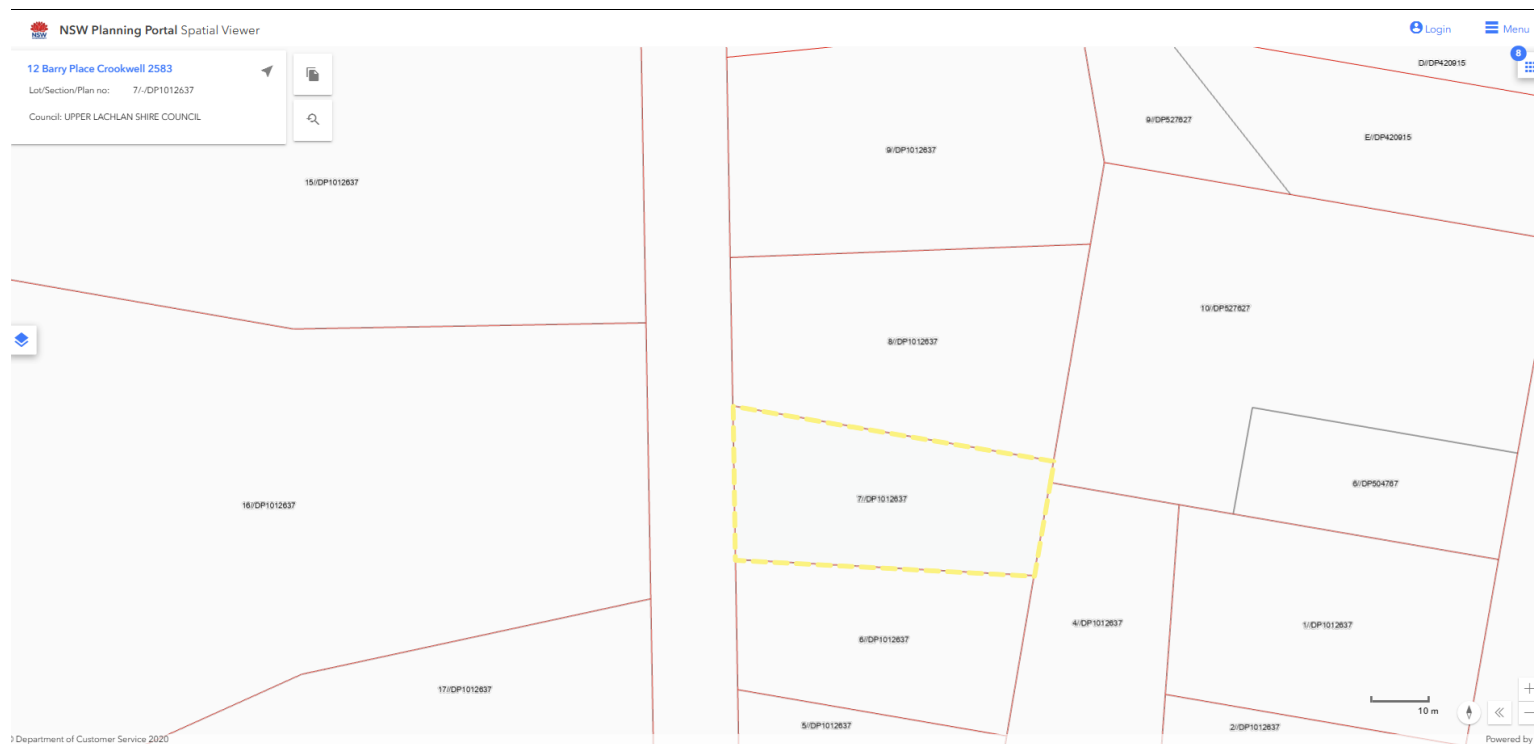
DA NO: DA 23/2026

Figure 2b: Survey Plan. Source Applicant



DA NO: DA 23/2026

Figure 3: Locality Plan (Source: NSW Planning Portal)



The following concurrent approvals are sought under the *Local Government Act 1993*:

- S68 – Water, sewer, stormwater approval sought.

Other approvals

- S138 approval under the *Roads Act* is required for new vehicular access, road upgrades and services within the road reserve.

DA NO: DA 23/2026

B. BACKGROUND:

The site covers an area of 1200m² and is located approximately 240m south-west of the Crookwell Hospital at 12 Barry Place, off Kialla Road and Churchill Street Crookwell. The area of land in question is vacant and was previously held with the adjoining southern lot which contains a 2-storey dwelling at 14 Barry Place, Crookwell.

The subject site is legally described as Lot 7 DP 1012637 and currently screened from Barry Place by existing landscaping.

There was no previous DA lodged on the lot that could be found from a simple search. The application was neighbour notified and received submissions relating to character, traffic, amenity and the like (Refer to September Council Meeting Report Assessment). The site contains an easement which requires plans to address connection into sewer and works adjoining the existing sewer main.

C. SITE CONTEXT:

The site is located within an established area of Crookwell and zoned R2 Low Density Residential. Land to the west of Barry Place are larger lots also zoned R2 and drain to Crookwell River.

Surrounding the site appear to generally be established low density style single storey dwellings interspersed with gardens and outbuildings (generally built early 2000's), with the exception of the dwelling south of the subject land which is 2-storey with what appears to be garage underneath (not subject to inspection). The majority of the built form pattern is predominantly brick residential dwellings, with front verandahs set back from the street of mixed distances ranging from approx. 8m to 20m+ and architectural styles with interspaced sheds and structures. To clarify the location of the application site and specifically that of the subject site, refer to the aerial image and photographs in Figures 2a above and applicants plans of street frontage.

The subject site was extensively landscaped and held with the dwelling on the adjacent No.14 Barry Place— refer to survey plan containing a mix of trees, shrubs and ground covers and hardscape elements including paving, retaining walls and steps. The exotic vegetation on site has become overgrown.

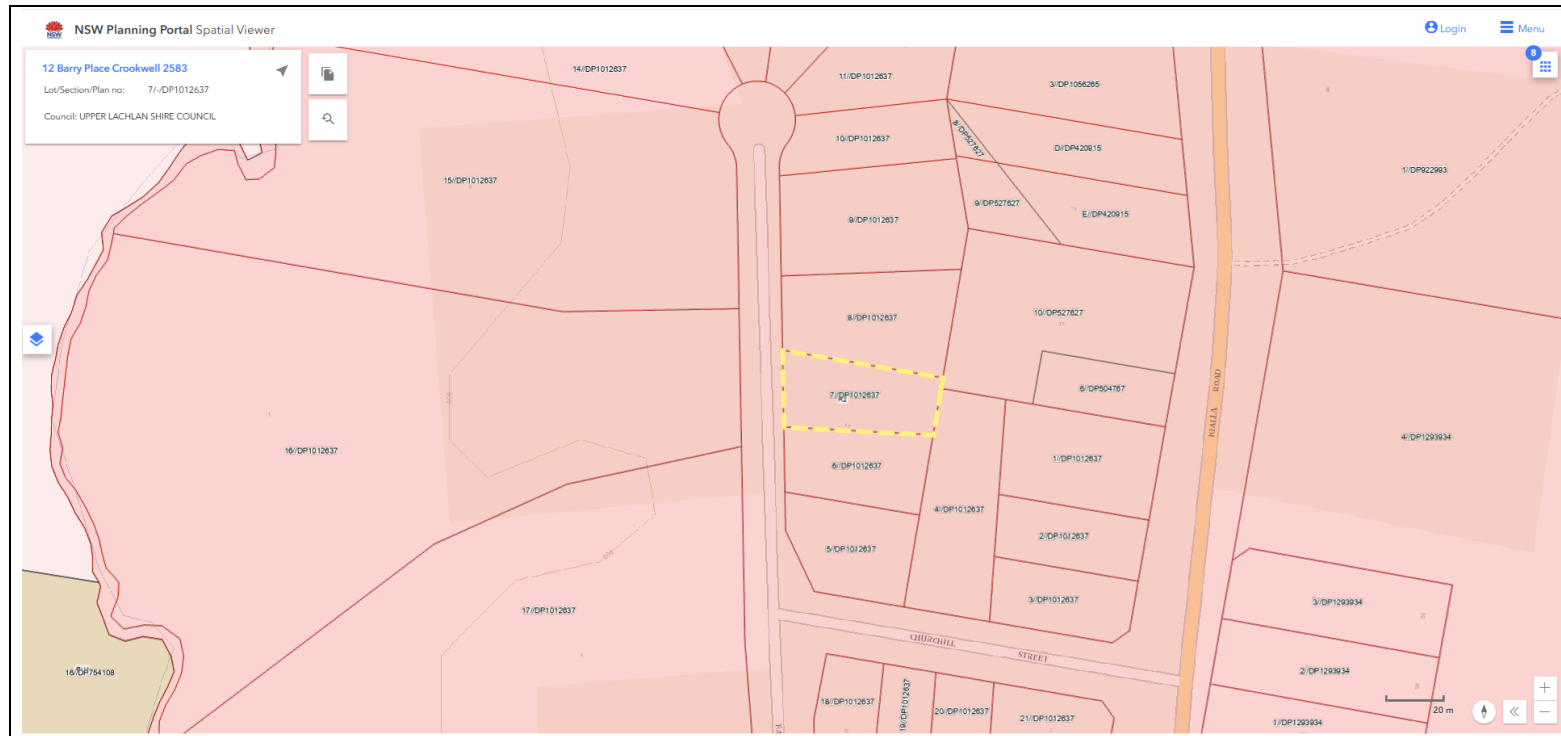
A 3m wide sewer easement line traverses the site generally from the rear to the southern side boundary (following the slope of the land and drains land from the east through the subject site). Refer to the Deposited Plan extract and Applicants site plans for location. Council policy does not allow building over the sewer easement, which had resulting in requests for additional information and revised plans to ensure the siting of the development is outside the easement.

The site slopes generally from the east down to the west. The height of the land ranges from 904m to 899.5m in elevation with a total fall of 4.5m from east to west.

The site is trapezoidal in shape with the street frontage wider at approximately 26m wide and rear width approximately 16m and 50 to 55m in length (refer to the extract of the deposited plan and survey plan).

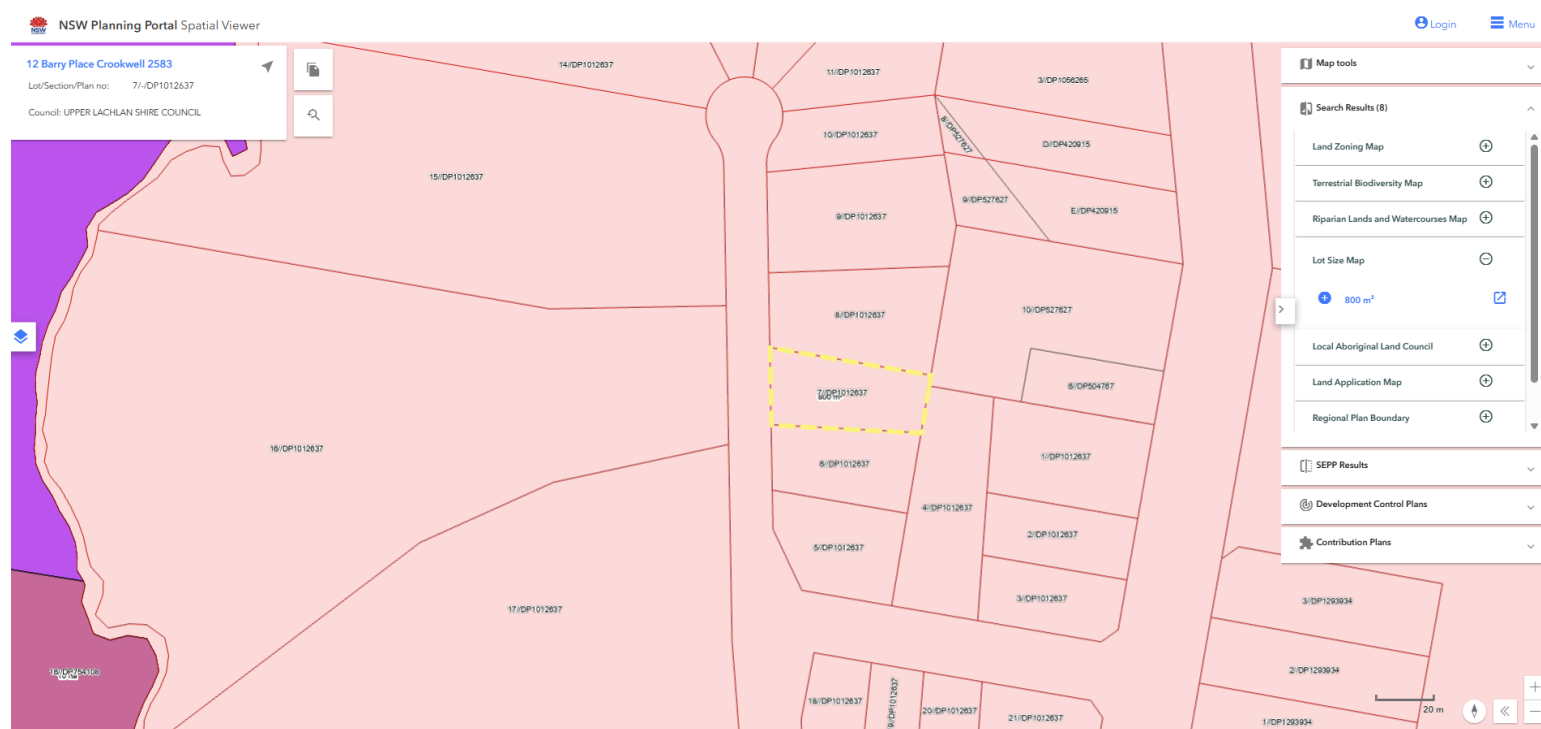
DA NO: DA 23/2026

Figure 4: location of site showing zoning Source: NSW Planning Portal



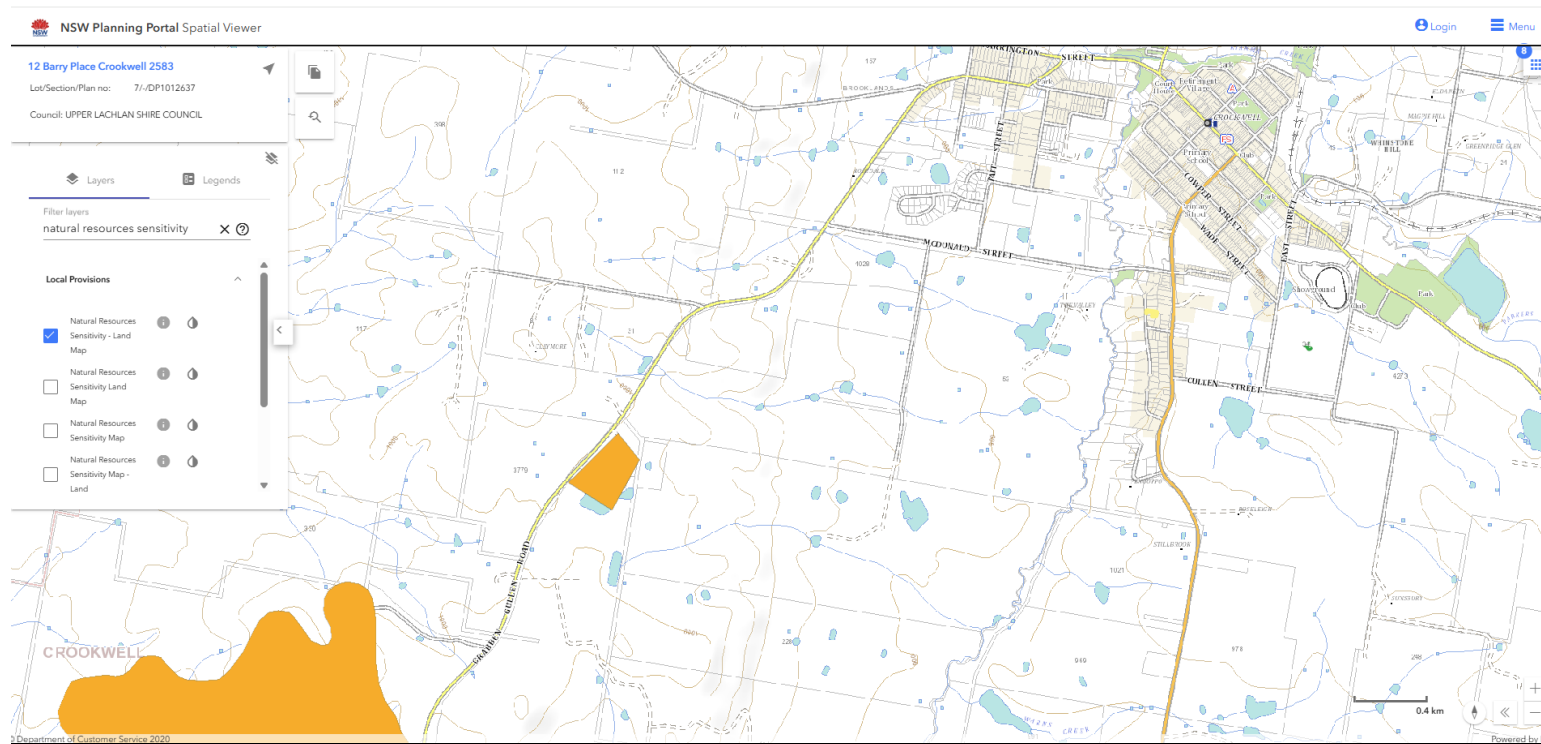
DA NO: **DA 23/2026**

Figure 5: Minimum Lot Size requirement (MLS). Source: NSW Planning Portal



DA NO: DA 23/2026

Figure 6: NR Sensitivity - Land. Source: Planning Portal



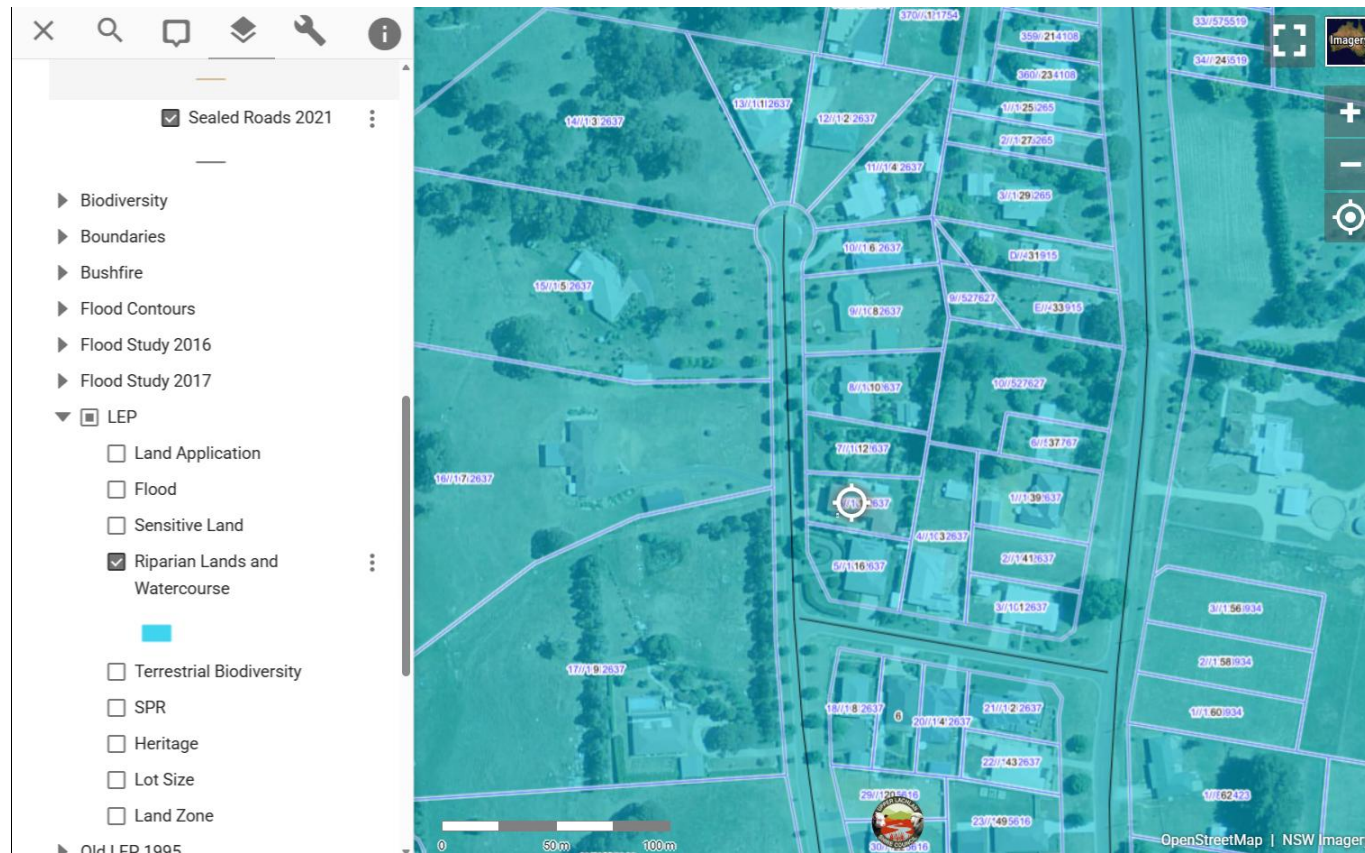
DA NO: DA 23/2026

Figure 7: NR Sensitivity – Terrestrial Biodiversity. Source: NSW Planning Portal



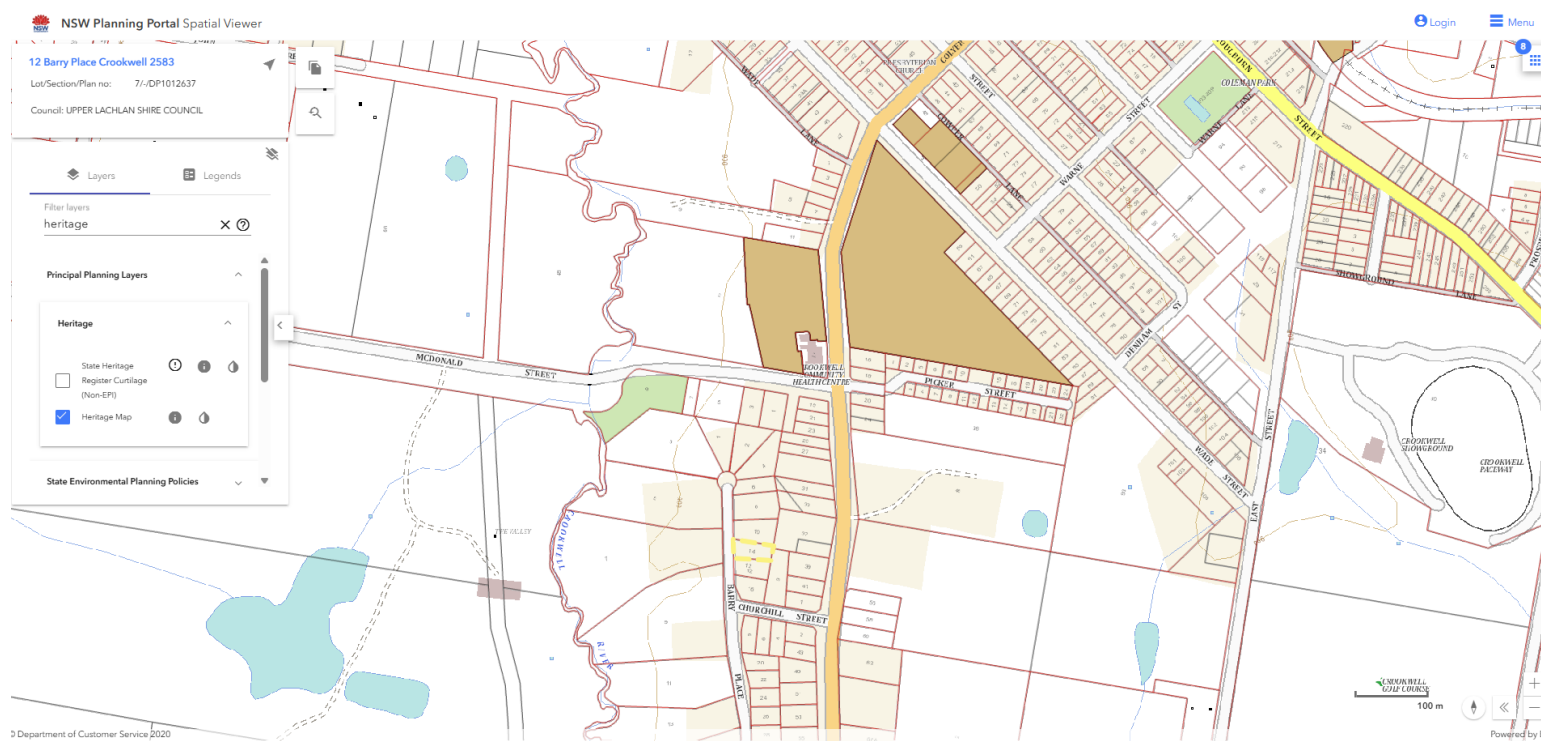
DA NO: DA 23/2026

Figure 8: NR Sensitivity – Riparian Land and Watercourses. Source: Council GIS

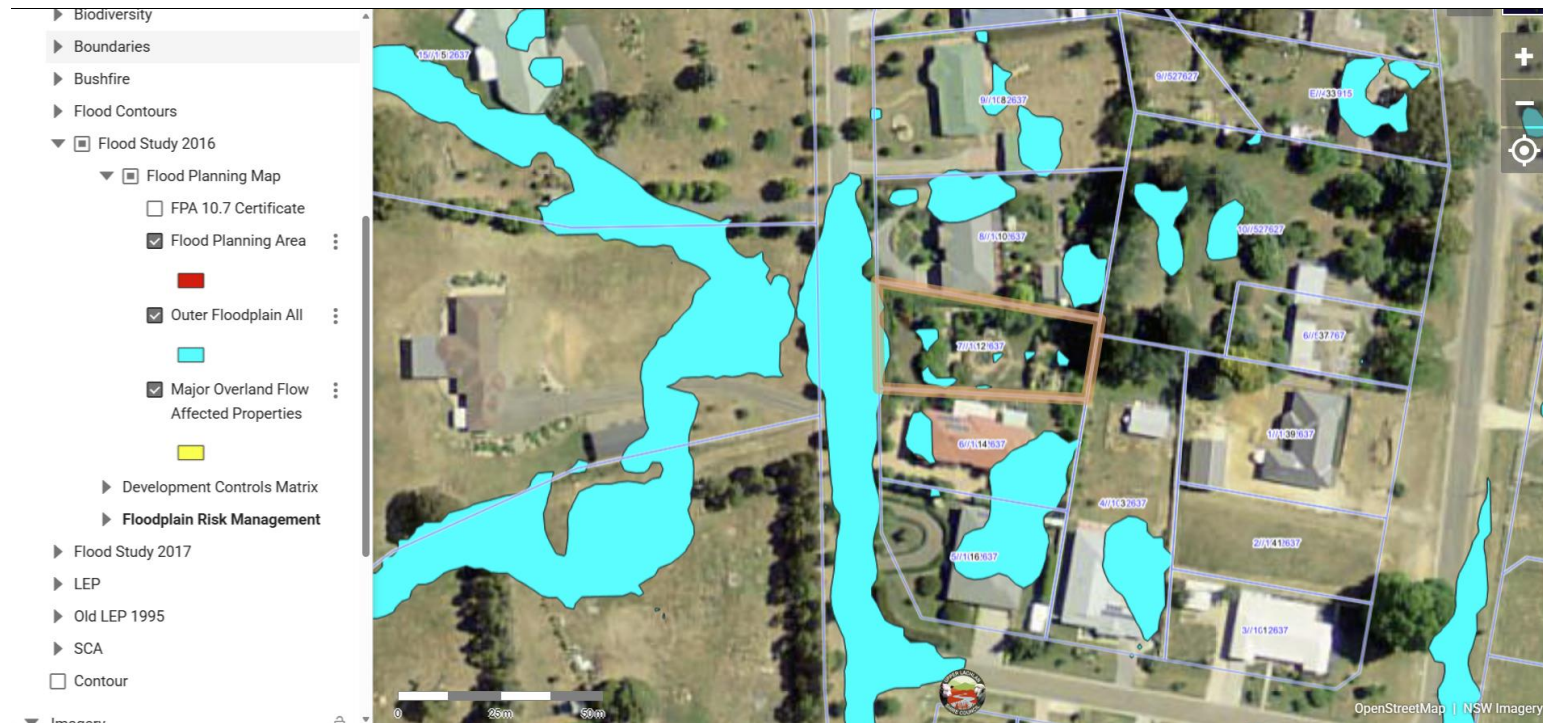


DA NO: DA 23/2026

Figure 8a: Heritage - Local Heritage Items. Source: NSW Planning Portal (Local Heritage – darker brown. State Heritage – blue cross hatch)



DA NO: DA 23/2026

Figure 8b - Flood Prone Land – Only partially mapped

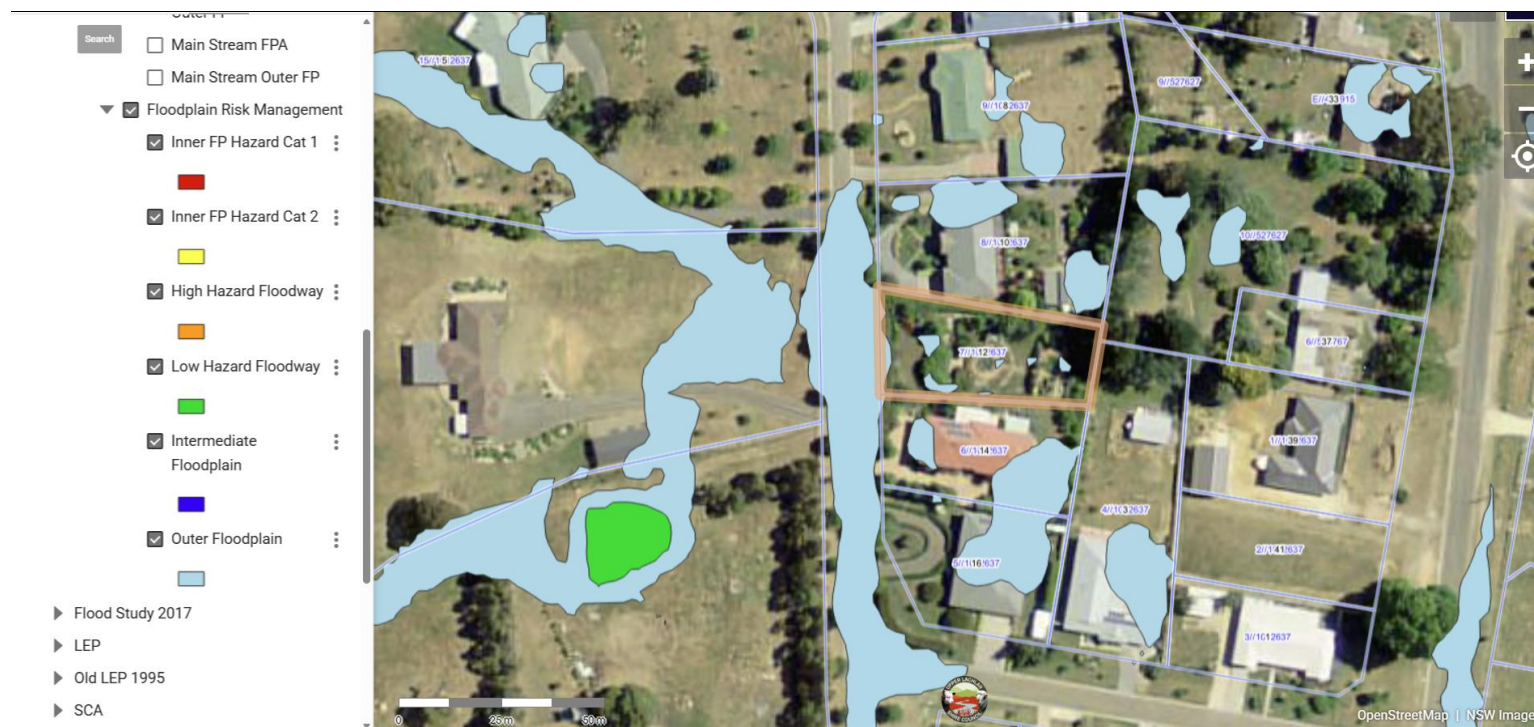
DA NO: DA 23/2026

Figure 8c - Flood Prone Land – Development Control Matrix



DA NO: DA 23/2026

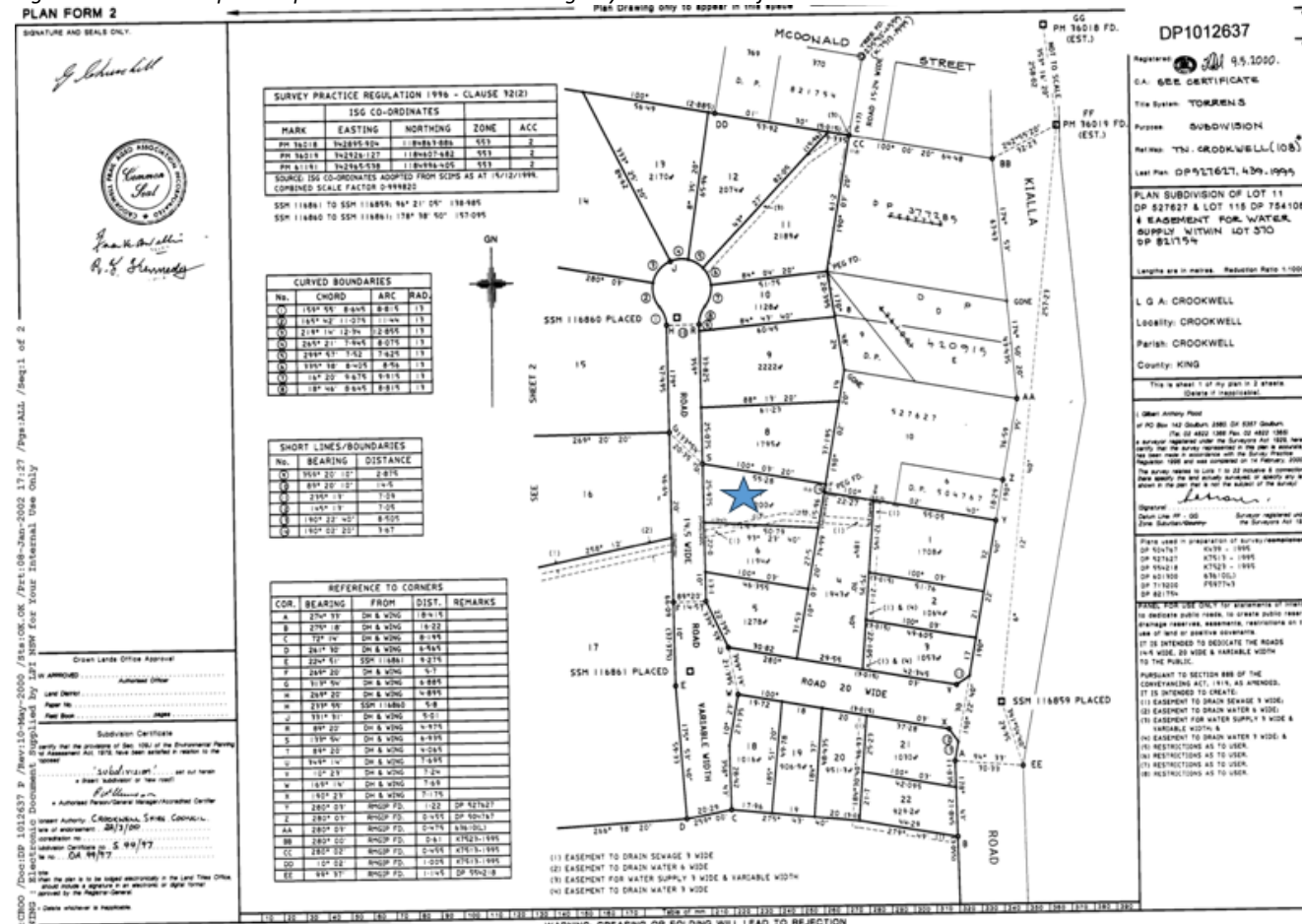
Figure 8d - Flood Prone Land – Floodplain Risk Management Plan

**C.1 DEPOSITED PLAN:**

The deposited plan does nominate an easement for sewer and <><> or restrictions which would impact the proposed development.

DA NO: DA 23/2026

Figure 9: Extract - Deposited plan – Source: NSW Land Registry Services – subject land Lot 7 DP 1012637



DA NO: DA 23/2026

Figure 10: extract from 88B instrument – easement for sewer

The 88B instrument identifies an existing easement for sewer 3m wide is registered under the Deposited Plan and benefits Lots 1-4. The SoEE has identified “The site is also burdened by a 3m wide water and sewer easement along the southern boundary.” However a review of the plans does not appear to indicate a water easement over the subject land.

The Instrument also contains four restrictions as to users, generally relating to building design and elements, vehicles and use of the land, fencing. As Council is not listed as a benefitting authority to the restrictions clause 1.9A suspends the restriction and the restriction does not apply to Councils assessment.

It is noted that should the other lots within the subdivision wish to take action, that would be a private action.

C.2 INTERNAL AND EXTERNAL REFERRALS:

There were nil external referrals required for this application – refer below.

The only internal referrals required for this application was Infrastructure Services for a review of the access/s as well as water, sewer and waste.

	Yes/N/A	Date Sent	Date Received	Comment
Internal				
Infrastructure Department - Access & Stormwater	Yes	09/03/2026 <i>and Revised Plans as amended</i>	22/04/2026	Conditions to be included to any approval granted. Further comments provided in response to the assessment review and submissions.
Infrastructure Department - W&S	Yes	09/03/2026 <i>and Revised Plans as amended</i>	Conditions incorporated into the draft conditions of consent	Conditions to be included to any approval granted. Further comments provided in response to the assessment review and submissions.
H & B	Yes			No issue identified that warrants refusal. Conditions

DA NO: DA 23/2026

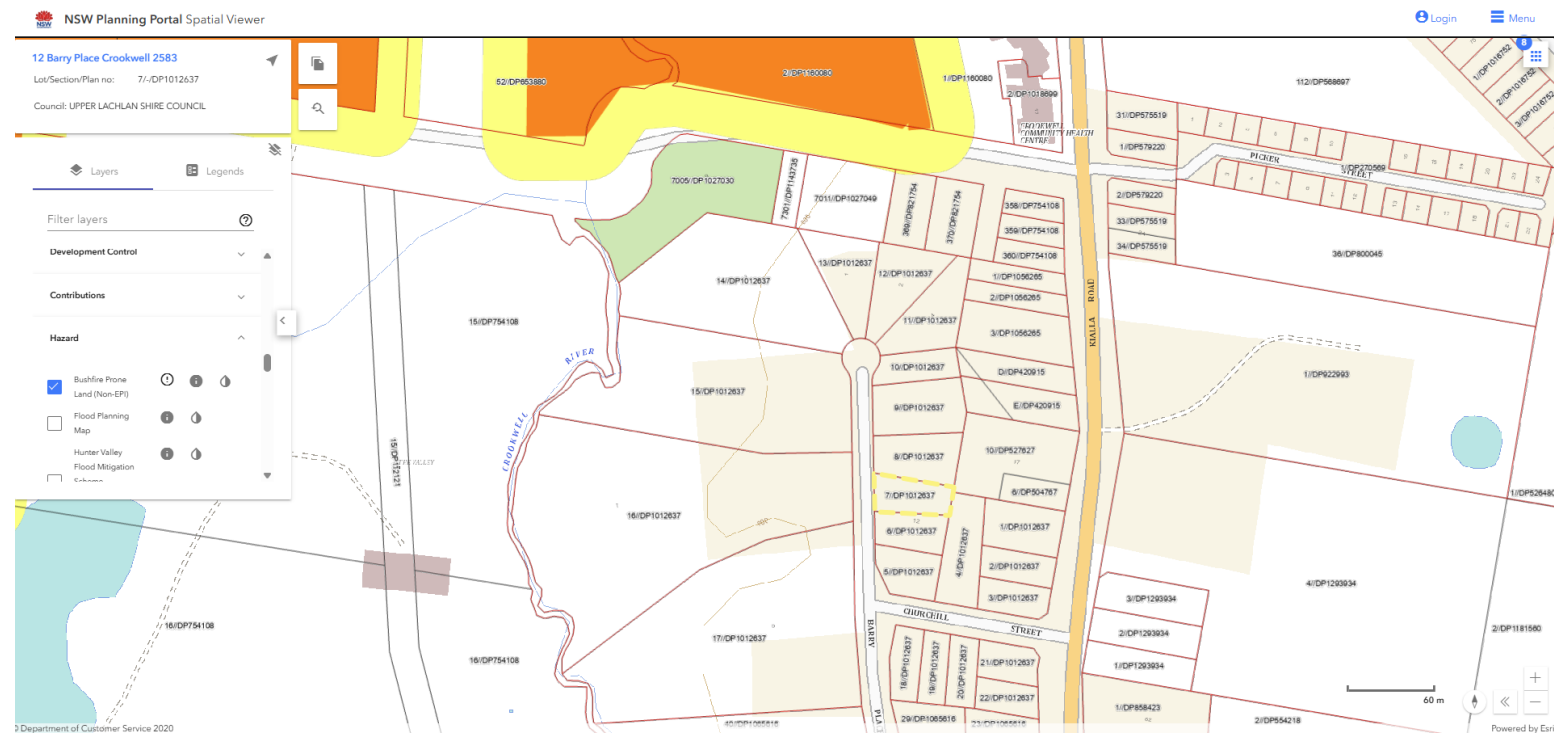
				incorporated into the draft conditions of consent
Heritage - Heritage Advisor	NA			NA
External				NA
Water NSW	NA			NA - Outside SDWC
TfNSW (Transport for NSW)	NA			
RFS	NA			
Department of Climate Change, Energy, the Environment and Water	NA			
Department of Planning and Environment (Water)	NA			
NSW Health	NA			
NSW Food Authority	NA			
Essential Energy	NA			The applicant did not identify the Infrastructure SEPP as a referral agency in the SoEE. Application not referred as works appear >2m from existing infrastructure easement. At s138 stage consultation from Essential Energy can be sought and obtained if required.
Crown Roads	NA			

DA NO: DA 23/2026

Other:	<i>Nil</i>			Nil
ULSC – Community Participation Plan	<i>Yes</i>			In accordance with Council's Community Participation Plan, the proposal required notification. The proposal was publicly notified to the adjoining neighbours between the 9 March 2026 to 27 March 2026. In response, 8 submissions were received. While the concerns are recognised, all measures have been applied to ameliorate or minimise the impacts to an acceptable standard.
				Refer to Council Report for assessment of submissions

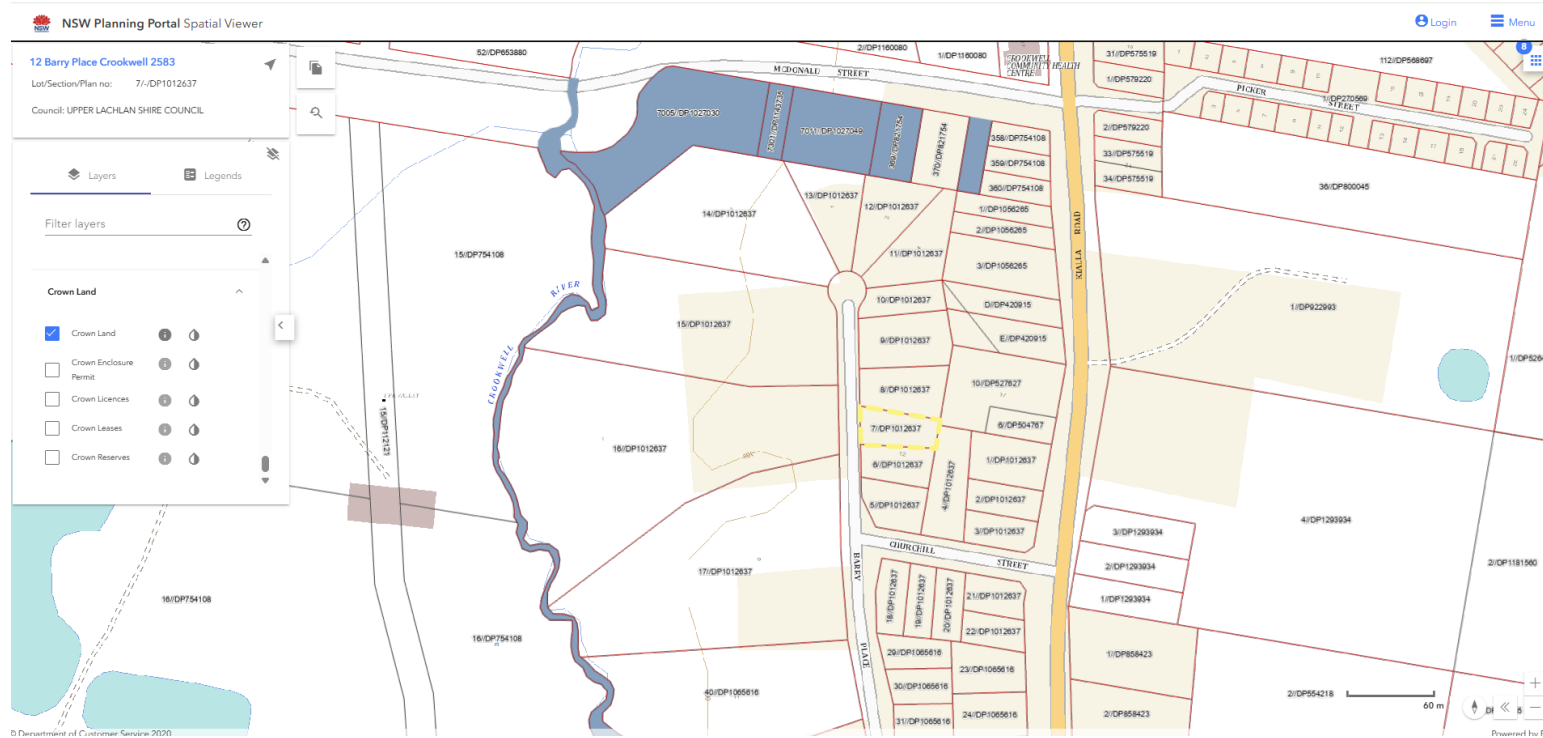
DA NO: DA 23/2026

Figure 11: Bushfire mapped land



DA NO: DA 23/2026

Figure 12: Crown land in the vicinity of the development site – Crookwell



DA NO: DA 23/2026

D. SECTION 4.15 EVALUATION

Section 4.15 of the EP&A Act, as amended, sets out the matters to be considered in the evaluation of a development application (DA). The following assessment addresses the relevant matters for consideration under section 4.15(1).

MATTERS FOR CONSIDERATIONS - GENERAL

This application has been assessed in accordance with Section 4.15 (cf prev. S.79C) of the *Environmental Planning and Assessment Act 1979*. The matters relevant to the subject application are addressed as follows:

Section 4.15(1)(a)(i) – ANY ENVIRONMENTAL PLANNING INSTRUMENT:

Section 4.15(1)(a)(i) of the EP&A Act requires the consent authority to consider the provisions of environmental planning instruments (EPIs), which includes State Environmental Planning Policies (SEPPs).

The State Environmental Planning Policies (SEPPs) relevant to this proposal are:

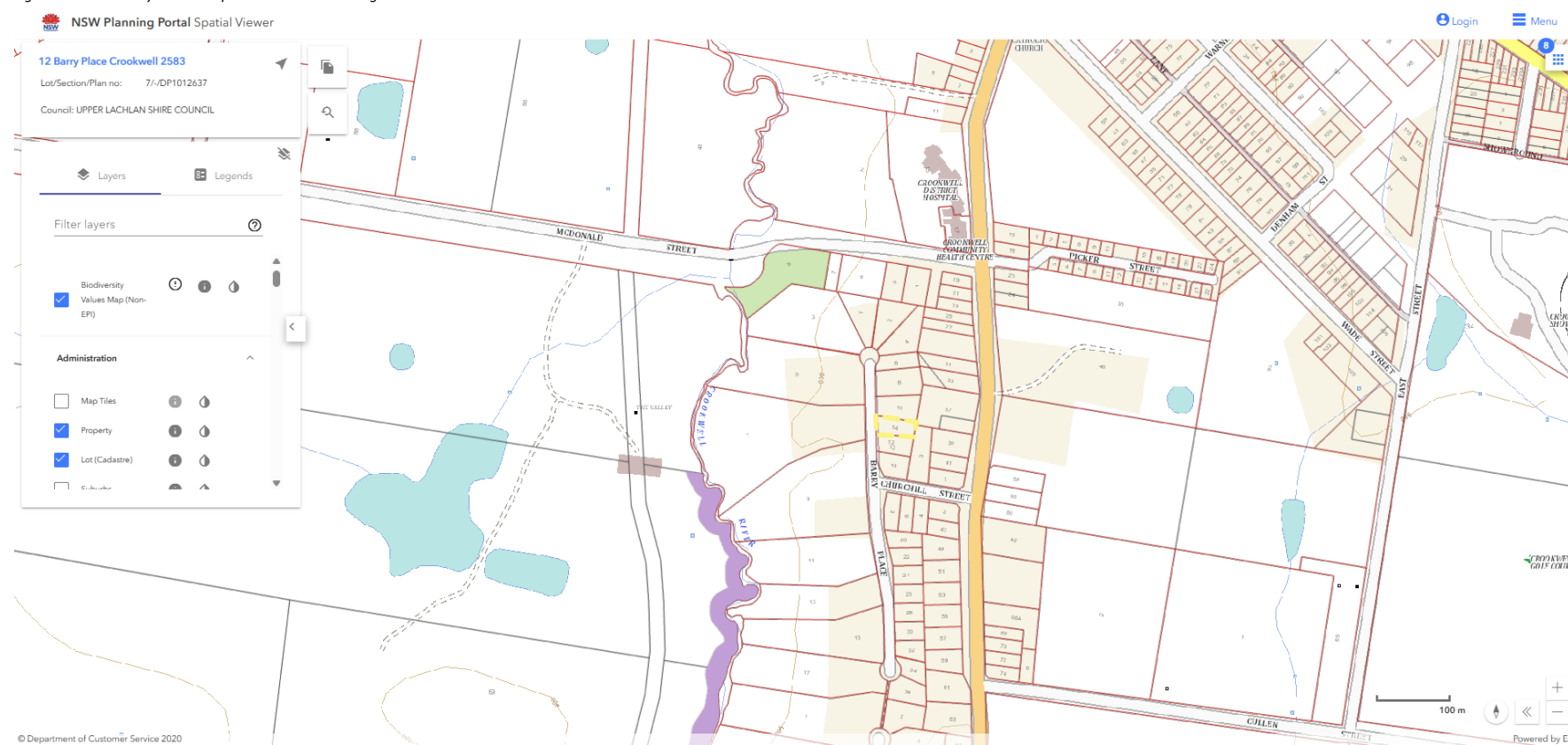
State & Regional Environmental Planning Instruments	Satisfactory	Conditioned	Not Satisfactory	Not Applicable	Comments
SEPP (Sustainable Buildings) 2022	☒	☒	☐	☐	The objectives of this Policy are to ensure that the performance of the development satisfies the requirements to achieve water and thermal comfort standards that will promote a more sustainable development. The proposed development is a BASIX affected development and the proposal takes into consideration the thermal performance, a BASIX Certificate has been included with the development. The Certificate demonstrates the proposed development satisfies the relevant water, thermal and energy commitments as required by the BASIX SEPP. The proposal is consistent with the BASIX SEPP subject to the recommended conditions of consent.
SEPP (Exempt and Complying Development Codes) 2008	☐	☐	☐	☒	NA to this specific development. Note that exempt works do not require Council consent. The proposed development is not exempt or complying. As such, the SEPP does not apply. Therefore, the development is subject to development consent.
SEPP (Housing) 2021, repeals - SEPP (Affordable Rental Housing) 2009 - SEPP No 70—Affordable Housing (Revised Schemes)	☐	☐	☐	☒	The application does not propose affordable rental housing, housing for seniors, a caravan park, manufactured home estate or residential flat building. As such, the SEPP does not apply.

DA NO: DA 23/2026

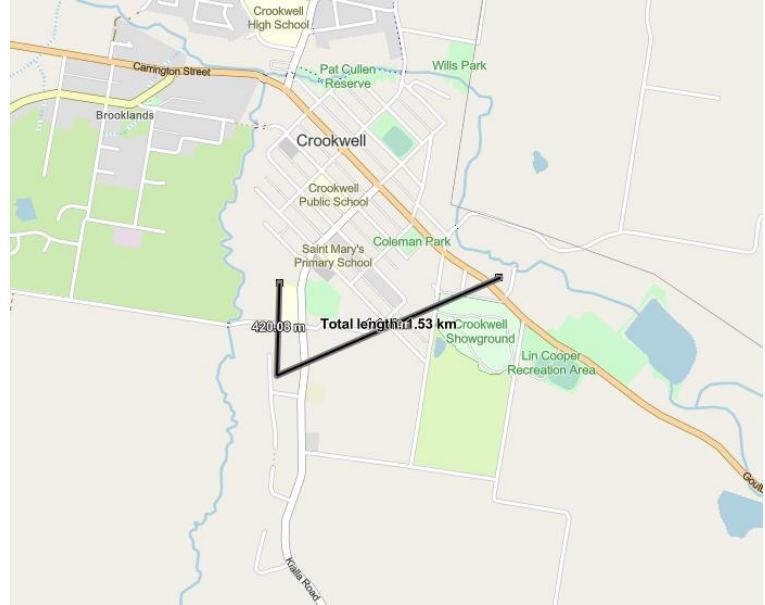
- SEPP (Housing for Seniors or People with a Disability) 2004 - SEPP No 21—Caravan Parks - SEPP No 36—Manufactured Home Estates - SEPP No 65—Design Quality of Residential Apartment Dev																			
SEPP (Biodiversity & Conservation) 2021 - SEPP (Vegetation in Non-Rural Areas) 2017 - SEPP (Koala Habitat Protection) 2020 - SEPP (Koala Habitat Protection) 2021 - SEPP (Sydney Drinking Water Catchment) 2011 Clearing Area Thresholds <table border="1" style="width: 100%;"> <thead> <tr> <th>MINIMUM LOT SIZE ASSOCIATED WITH THE PROPERTY</th> <th>THRESHOLD FOR CLEARING, ABOVE WHICH THE BAM AND OFFSETS SCHEME APPLY</th> </tr> </thead> <tbody> <tr> <td>Less than 1 ha</td> <td>0.25 ha or more</td> </tr> <tr> <td>1 ha to less than 40 ha</td> <td>0.5 ha or more</td> </tr> <tr> <td>40 ha to less than 1000 ha</td> <td>1 ha or more</td> </tr> <tr> <td>1000 ha or more</td> <td>2 ha or more</td> </tr> </tbody> </table>	MINIMUM LOT SIZE ASSOCIATED WITH THE PROPERTY	THRESHOLD FOR CLEARING, ABOVE WHICH THE BAM AND OFFSETS SCHEME APPLY	Less than 1 ha	0.25 ha or more	1 ha to less than 40 ha	0.5 ha or more	40 ha to less than 1000 ha	1 ha or more	1000 ha or more	2 ha or more	☒	☒	☐	☐	<u>Chapter 2 - Vegetation in non-rural areas</u> Applicable as located within a R2 Low Density Residential. Chapter Two of the Biodiversity and Conservation SEPP (B&C SEPP) applies to the development pursuant to clause 2.3 and aims to protect the biodiversity and amenity values of trees within non-rural areas of the state. Part 2.3 within Chapter Two states that a Development Control Plan may make a declaration in any manner relating to species, size, location and presence of vegetation. The development has been assessed against the requirements of Chapter Two of the B&C SEPP and it has been determined that the development would meet the requirements and objectives of the B&C SEPP on the following grounds: - Avoid and minimise impact to existing native vegetation - Retention of existing native and exotic vegetation where possible - Not located in a Heritage Item or Heritage Conservation Area - Not important mapped native vegetation No or minimal native vegetation removal is identified as part of this application. The site is identified as highly disturbed and planted with exotic species. Summary - The site is not identified on the Biodiversity Values Map (BVM) as being land with high biodiversity value, as defined by the Biodiversity Conservation Regulation 2017 (Refer to Figure 9). - The development does not exceed the extent of native vegetation clearing identified in the BC Act as summarised in threshold table below: <table border="1" style="width: 100%;"> <thead> <tr> <th>Minimum Lot Size associated with the property</th> <th>Native Vegetation Clearing Threshold</th> </tr> </thead> <tbody> <tr> <td>Less than 1ha</td> <td>2,500m² or greater</td> </tr> </tbody> </table> - The Assessment does identify the plant community is listed as a threatened community Therefore based on the information provided to Council and the assessment steps, the proposal is considered acceptable.	Minimum Lot Size associated with the property	Native Vegetation Clearing Threshold	Less than 1ha	2,500m ² or greater
MINIMUM LOT SIZE ASSOCIATED WITH THE PROPERTY	THRESHOLD FOR CLEARING, ABOVE WHICH THE BAM AND OFFSETS SCHEME APPLY																		
Less than 1 ha	0.25 ha or more																		
1 ha to less than 40 ha	0.5 ha or more																		
40 ha to less than 1000 ha	1 ha or more																		
1000 ha or more	2 ha or more																		
Minimum Lot Size associated with the property	Native Vegetation Clearing Threshold																		
Less than 1ha	2,500m ² or greater																		

DA NO: DA 23/2026

Figure 13: Biodiversity values map. Source: NSW Planning Portal

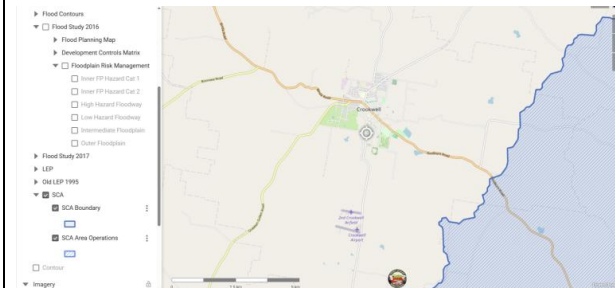


DA NO: DA 23/2026

Chapter 3: Koala Habitat 2020	☐	☐	☐	☒	- ULSC is listed to Schedule 2 of the SEPP - Council has no Koala PoM - Not Applicable due to the zone of the land  https://geo.seed.nsw.gov.au/vertigisstudio/web/?app=cabd04d595ec43c1aaf4298e80e83ec2
Chapter :4 Koala Habitat 2021	☐	☐	☐	☒	Figure 10: SEED Portal Koala Siting (approx. 20km – 2004 most recent siting) Step 1 Step 1: SEPP Applies – ULSC listed in Schedule 2 Step 2: Council does not have an approved Koala Habitat PoM Step 3: The land has an area greater than 1ha – proceed to Step 4 – <u>no further action</u> Step 4: While there was no assessment submitted under the DA, it is considered that - the development application is likely to have a low or no impact on koala habitat, therefore no further assessment is required - Historical koala occupation of the site area is determined by considering koala records within 2.5km of the development site and within the last 18 years. The most recent sitings from 1976 sitings in the vicinity exceed the 18 year criteria.

DA NO: DA 23/2026

Chapter 6 of the SEPP relates to Sydney Drinking Water Catchments	☐	☐	☐	☒	Not applicable - the lot is located outside of the Sydney Drinking Water Catchment. As a result, this chapter does not apply. Refer to extract as per the mapping.
SEPP (Industry & Employment) 2021 - SEPP (Western Sydney Employment Area) - SEPP No 64—Advertising and Signage	☐	☐	☐	☒	NA as no advertising signage proposed.
SEPP (Planning Systems) 2021 - SEPP (State and Regional Development) 2011 - SEPP (Aboriginal Land) - SEPP (Concurrences and consents)	☒	☐	☐	☒	The SEPP does not apply as this development is not of the listed scale, identified land owned by an Aboriginal Land Council or require concurrence under another Approval.
Referral required for works adjacent to power lines – The Application did not identify the development triggered notification for works in close proximity to existing electrical infrastructure.	☐	☐	☐	☒	NA
SEPP (Precincts – Central River City) 2021	☐	☐	☐	☒	NA
SEPP (Precincts – Eastern Harbour City) 2021	☐	☐	☐	☒	NA
SEPP (Precincts – Regional) 2021	☐	☐	☐	☒	NA
SEPP (Precincts – Western) 2021	☐	☐	☐	☒	NA
SEPP (Primary Production) 2021 - SEPP (Primary Production and Rural Development) 2019 - SEPP (Central Coast Plateau areas)	☐	☐	☐	☒	NA Chapters 1, 3 & 4 – does not apply because ULSC is not listed in Part 6 Table to EPIs to which the schedule applies Chapter 2 – Primary Production and Rural Development NA due to the zoning of the land.
SEPP (Resilience and Hazards) 2021 - SEPP (Coastal Management) 2018 - SEPP No 33—Hazardous and Offensive Development - SEPP No 55—Remediation of Land - Extract EPA Guidelines to SEPP 55	☐	☐	☐	☒	Chapter 2 – Coastal Management The chapter does not apply as the land is not in the coastal zone/ coastal management areas. Chapter 3 The proposed development does not result or request consent for any hazardous or offensive developments as defined. Chapter 4 – Remediation of Land



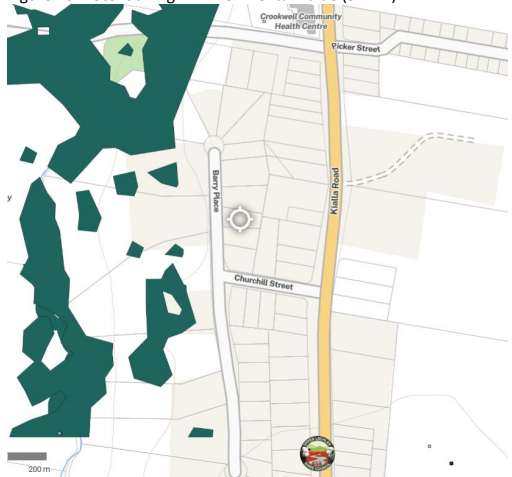
DA NO: DA 23/2026

Table 1. Some Activities that may Cause Contamination • acid/alkali plant and formulation • agricultural/horticultural activities • airports • asbestos production and disposal • chemicals manufacture and formulation • defence works • drum re-conditioning works • dry cleaning establishments • electrical manufacturing (transformers) • electroplating and heat treatment premises • engine works • explosives industry • gas works • iron and steel works • landfill sites • metal treatment • mining and extractive industries • oil production and storage • paint formulation and manufacture • pesticide manufacture and formulation • power stations • railway yards • scrap yards • service stations • sheep and cattle dips • smelting and refining • tanning and associated trades • waste storage and treatment • wood preservation				Chapter 4 has application to the site. The subject land was approved for residential subdivision in around 1997 and the land use will change as a result of the proposed dual occupancy. There is no suggestion of any past use that could have contaminated the site. Given the site inspection did not reveal any noticeable physical evidence of potential for contamination, nothing raised in the SoEE and the property is identified as potentially contaminated land, a preliminary investigation is considered not required under SEPP (Resilience and Hazards) 2021. A precautionary condition is recommended to be placed on the draft conditions of consent in the event of an unexpected find. Extract Aerial photo from 12/02/1962 – approx. location highlighted red circle - Image Tile: 1168_11_045 Source: Historical Imagery  As a result, is it considered that the site as conditioned will be suitable for the proposed development. https://www.epa.nsw.gov.au/sites/default/files/20p2233-consultants-reporting-on-contaminated-land-guidelines.pdf https://www.epa.nsw.gov.au/sites/default/files/managing-contaminated-land-guidelines-remediation.pdf
SEPP (Resources and Energy) 2021 - SEPP (Mining, Petroleum Production & Extractive Industries) 2007 - SEPPP (Extractive Industries in Sydney Area)	☐	☐	☐	☒ NA

DA NO: **DA 23/2026**

SEPP (Transport and Infrastructure) 2021 - SEPP (Infrastructure) 2007 - SEPP (Educational Establishments & Child Care Facilities) 2017 - SEPP (Major Infrastructure corridors) - SEPP (Three ports) Figure 15: Essential Energy infrastructure Source: Essential Energy Network Information Portal Essential Energy Network Information Portal Find address or place DP 154488 DP 15448
--

DA NO: DA 23/2026

Figure 16: Potential High Environmental Value (SETRP) 					Goal 1, which is A connected and prosperous economy; Goal 3, which is Healthy and connected communities; and Goal 4, which is Environmentally sustainable housing choices. Unlocking development potential through most efficient use of land will help support a stronger, connected and more prosperous Upper Lachlan economy. A stronger and more prosperous economy will provide benefits to the community as well as a wider and more appropriate range of rural and agricultural uses. A review of the biodiversity of the land has determined that there is no high environmental vegetation located on the land therefore no adverse impact identified.
Other					
ULSC Urban Land Use Strategy	☒	☐	☐	☐	The Urban Land Use Strategy aims to provide a 10-year vision for Upper Lachlan Shire developed in accordance with community and stakeholder consultation. There are no provisions throughout the strategy which would prevent approval of the proposal.
Due Diligence Assessment					Aboriginal Cultural Assessment flow chart provided below Answers - Yes – ground disturbance proposed - Yes – No AHIMS site/s identified within 200m – refer to AHIMS extract below 3. & 5. No - not currently mapped as sensitive/potential sites under DCP – END HERE 4. No – not close to watercourse, is located in proximity for former drainage line/overland flow path 6. Yes – site previously significantly disturbed during subdivision and again with landscaping vacant lot 7. No – No Due Diligence Report provided nor required Due to the extent of prior disturbance precautionary condition considered applicable and to stop works should any unexpected finds be disturbed during construction works.

DA NO: DA 23/2026

	Yes	No
1. Does the proposal include ground disturbance, excavation and/or native vegetation removal?	Go to 2	End here
2. Is the subject site within 200m of an AHIMS site?	Go to 2a	Go to 3
a. Will the known AHIMS site/item be impacted ¹ ?	Go to 2b	Go to 3
b. Has the application been nominated as Integrated Development? [IDA with Heritage NSW under the <i>National Parks Act</i> ?]	ACHA Report required to refer to Heritage NSW. Go to 2c	Go to 2c
c. Has an ACHA Report been provided	If IDA: Referral to Heritage NSW for GTAs*	If NOT IDA: End here – Condition(s) to be applied
*Once GTAs are received – conditions apply accordingly		
3. Is the subject site is affected by the Sensitive Aboriginal Cultural Landscape (SACL) mapping layer under LM LEP 2014?	Go to 4	End here
4. Is the subject site within 50m from the DP High Water mark?	Go to 6	Go to 5
5. Is DCP Excluded Development Criteria table applicable?	End here – Condition(s) to be applied	Due Diligence Report Required. Go to 7
6. Has the site been previously significantly disturbed ² within the proposed footprint?	End here – Condition(s) to be applied	Due Diligence Report Required. Go to 7
7. Has a Due Diligence Report been provided?	Go to 7a	Due Diligence report to be provided
a. Is a Cultural Significance Statement included in the report?	Go to 7b	Due Diligence report to be updated to include Cultural significance (consultation required)
b. Have local Groups been consulted with (and evidence provided)?	End here – Condition(s) to be applied	Referral to Groups for 28 days for comment
c. Have Comments been received from the Local Groups?	Go to 7d	End here – Condition(s) to be applied
d. Can comments/concerns be addressed by additional conditions?	End here – Condition(s) to be applied	Comments to be addressed Once addressed – Condition(s) to be applied

DA NO: DA 23/2026



AHIMS Web Services (AWS) Search Result

Your Ref/PO Number : DA23/2026

Client Service ID : 1151035

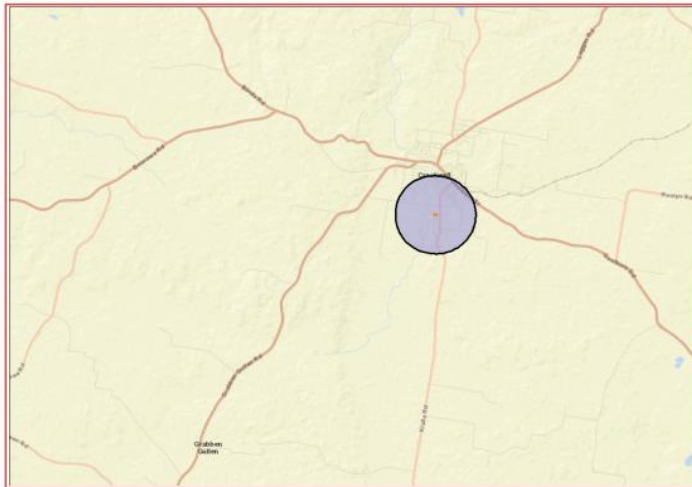
Upper Lachlan Shire Council
44 Spring Street
Crookwell New South Wales 2583
Attention: Dianne James
Email: djames@upperlachlan.nsw.gov.au

Date: 30 June 2026

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 7, DP:DP1012637, Section : - with a Buffer of 1000 meters, conducted by Dianne James on 30 June 2026.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location.*

DA NO: DA 23/2026

UPPER LACHLAN LOCAL ENVIRONMENTAL PLAN 2010:

The property is subject to the ULLLEP 2010 as per the Land Application Map specified at Clause 1.3.

While subdivision is not a defined land use listed under the table to the land use zone, subdivision is permitted with consent subject to the minimum lot size map clause, as such the development is permitted in the Zone subject to consent.

The proposed development is generally considered to be consistent with the relevant clauses . A summary is provided below:

Clause 1.2 & 2.3 1.2 Aims of Plan		Having considered the aims of the plan, the development is not inconsistent with of the aims of the plan.
Clause 1.9A	Suspension of covenants, agreements and instruments	The s88B instrument contains 8 easements/restrictions - Item 1 refers to sewage easement and is for the benefit of ULSC. Conditions and assessment consistent with the easement and protected. - Item 2, 3 & 4 – easement to drain water – NA to the lot. - Item 4 - 8 – Restriction as to user – NA by application of clause 1.9A. <i>For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.</i> Note that where the covenants, agreements and instruments are vested in the interest of Council such are to be complied with and Item 1 – sewage easement to be protected.
Clause 2.3 2.3 Zone objectives and Land Use Table	Zone Objectives As per the Land Zoning Map specified within Clause 2.2, the subject site is identified as being within the R2 Low Density Residential . The proposal seeks approval for - 2 dwellings on one torrens title allotment and a 2 lot strata subdivision. Dwelling	Definition – Dual occupancy (detached) and strata subdivision dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling. Note. Dual occupancies (detached) are a type of dual occupancy —see the definition of that term in this Dictionary.

DA NO: DA 23/2026

	houses are permissible with consent as well as any other development not specified in item 2 or 4. As dual occupancy is not listed under item 2 or 4, the consent is required. The zone objectives are: • <i>To provide for the housing needs of the community within a low density residential environment.</i> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> • <i>To facilitate the orderly and economic development of land for residential purposes and associated urban activities.</i> • <i>To facilitate and promote the effective provision of affordable and suitable housing for varying household needs and community preferences.</i> • <i>To conserve and enhance buildings, landscape features and streetscape features that contribute to the character and identity of village areas.</i> • <i>To conserve, link and enhance the quality of potentially valuable environmental assets, including waterways, riparian land, wetlands and other surface and groundwater resources, remnant native vegetation and fauna movement corridors, and to reduce land degradation affecting the assets.</i> • <i>To maintain the built integrity of the area by enabling development that complements existing heritage buildings and features.</i>	dual occupancy means a dual occupancy (attached) or a dual occupancy (detached). Note. Dual occupancies are a type of residential accommodation—see the definition of that term in this Dictionary. dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile. dwelling house means a building containing only one dwelling. The proposal seeks approval for - 2 dwellings on one torrens title allotment and a 2 lot strata subdivision. Dwelling houses are permissible with consent as well as any other development not specified in item 2 or 4. As dual occupancy is not listed under item 2 or 4, the consent is required.
--	---	--

Subdivision is not a defined land use. Refer to clause 4.2A -strata subdivision provision.

Council has had regards to the zone objectives in consideration of the development. The development is not inconsistent with regards to the objectives subject to conditions of consent.

Conditions are recommended to protect the environment of the area, sewage service and construction design as well as noise and traffic during construction.

DA NO: DA 23/2026

While subdivision is not a defined land use listed under the table to the land use zone, as such the development of dual occupancy (detached) is permitted in the Zone subject to consent and the strata subdivision is also subject to consent under separate clauses.

Therefore the development is permissible with consent

Clause 2.6 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. (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.	Noted, subdivision proposed under this application and as a result of the proposed strata there will be no secondary dwelling that will exist on the land.
Clause 2.7 Demolition requires consent		Not applicable as no consent sought for demolition as part of the application.
Clause 2.8 Temporary use of land		Not applicable
Clause 3.1 3.1 Exempt development		Not applicable
Clause 3.2 3.2 Complying development		Not applicable

DA NO: DA 23/2026

Clause 4.1 - MLS		The size of any lot resulting from a (torrens) 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. Noted the existing lot complies MLS 800m ² . Existing lot has an area of 1200m ² . Council then refers to clause 4.1(4) for strata requirements. <i>This clause does not apply in relation to the subdivision of any land—</i> <i>(a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015,</i>
Clause 4.1 AA, 4.2 4.2A	Community Title and Rural Subdivision	4.1AA - Not Applicable as no community title scheme subdivision proposed 4.2 - Not Applicable as the land is not zoned rural. 4.2A - Not Applicable as the land is not zoned rural.
Clause 4.3 Height of Buildings		Not adopted
Clause 4.4 Floor Space Ratio		Not adopted
Clause 4.5 Calculation of floor space ratio and site area		Not adopted
Clause 4.6 Exceptions to development standards		Not Applicable as the proposed development does propose a variation to a development standard.
Clause 5.1 Relevant Acquisition authority		Not applicable – the land is not identified to be acquired rather dedicated to Council.
Clause 5.1A development on land intended to be acquired for a public purpose		Not applicable – the land is not identified to be acquired on a Land Reservation Acquisition Map.
Clause 5.2 Classification and reclassification of public land		Not applicable- The land is not listed in Schedule 4 to the LEP
Clause 5.3 Development near zone boundaries		Not adopted
Clause 5.4 controls relating to miscellaneous development		Not applicable in this instance – no use listed under cl.5.4 sought
Clause 5.5 Controls relating to secondary dwellings on land in a rural zone		Not adopted
Clause 5.6 Architectural roof features		Not adopted

DA NO: DA 23/2026

Clause 5.7 Development below mean high water mark		Not applicable
Clause 5.8 Conversion of fire alarms		Not applicable
Clause 5.9 Dwelling house or secondary dwelling house affected by natural disaster		Not adopted
Clause 5.10 Heritage conservation		The development site is not within a Heritage Conservation Area. An item of environmental heritage is not situated on the land or in the vicinity of the development. With regards to Aboriginal Cultural Heritage a due diligence was undertaken previously in the assessment. Recommended that provided the proposed precautionary conditions are satisfied there is no reason for the application to be refused.
Clause 5.11 bush fire hazard reduction		Not applicable
Clause 5.12 infrastructure development and use of existing buildings of the crown		Not applicable
Clause 5.13 Eco-tourist facilities		Not applicable
Clause 5.14 Sliding spring observatory		Not adopted
Clause 5.15 defence communications facility		Not adopted
Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or environmental protection zones		This clause does not apply due to the zone of the land.
Clause 5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations		Not applicable
Clause 5.18 Intensive livestock agriculture		Not applicable as no intensive agriculture proposed.
Clause 5.19 Pond-based, tank-based and oyster aquaculture		Not applicable as no pond-based, tank based or oyster aquaculture proposed
Clause 5.20 Standards that cannot be used to refuse consent – playing and performing music		Not applicable as the site is not a licenced premises (under the Liquor Act).
Clause 5.21 Flood planning		Additional information was sought with regards to the land being partly mapped within the outer flood plain area. The applicant

DA NO: DA 23/2026

		provided a response that in effect the overland flow mapping is mapping the PMF and an anomaly due to the existing cut of the land. As a precautionary approach a further assessment is required by a flood consultant before issue of the Construction Certificate as it is agreed that it would be unreasonable and unnecessary to have addition floor level for the subject site as the lots to the east which would have drained over the subject site have been redirected south. An independent flood assessment review will confirm whether the assumption is correct or the DA may need to be modified.
Clause 5.22 Special flood considerations		Not applicable due to the land use category not being sensitive land use as prescribed by the clause.
Clause 5.23 Public bushland		Not adopted.
Clause 5.24 Farm Stay accommodation		Not applicable in this instance.
Clause 5.25 Farm Gate Premises		No development for the purposes of farm gate premises is currently proposed
Clause 6.2 Biodiversity		The lot is mapped on the Natural Resources Sensitivity – Biodiversity Map. The application has been largely repealed and replaced under the Biodiversity Conservation Act and SEPP. Council has a precautionary to require an arborist to provide advice on vegetation removal. <i>Biodiversity map source: ULSC - Refer above BV Mapping</i>
Clause 6.3 Land		The lot is not mapped on the Natural Resources Sensitivity – land map. Control regarding erosion and sedimentation and stormwater measures have been applied consistent with best practice standards. Natural Resources Sensitivity – land map – Refer earlier in the assessment report.
Clause 6.4 Water		The lot is mapped on the Natural Resources Sensitivity – Water Map. Having regard to the matters for consideration there will be no adverse impact on the water, including water quality, flows and drainage lines of the site area subject to the recommended conditions of consent. Standard erosion and sedimentation

DA NO: DA 23/2026

		control measures will be conditioned to minimise and mitigate potential adverse impacts. The development is considered satisfactory and has minimal impact on Clause 6.4 subject to the recommended conditions.
Clause 6.5 Earthworks		Substantial earthworks are proposed in relation to the subdivision and servicing the development. Additional information was received to confirm that cut and fill would not occur within the sewer main easement. The cut of the land will help reduce the visual impact of development of the land and the development as recommended is now considered acceptable development.
Clause 6.6 Erection of dwelling houses on land in certain rural and environmental protection zones		Not applicable due to the zoning.
Clause 6.7 Dual occupancy development	Development consent may only be granted to development on a lot in Zone R2 Low Density Residential within the village of Crookwell for the purposes of dual occupancy if the area of the lot is equal to or greater than 800 square metres.	While dual occupancy is proposed with strata subdivision the development satisfies the requirement.
Clause 6.8 Multi dwelling housing developments		Not applicable.
Clause 6.9 Essential services		The land is required to be serviced and it is currently vacant. Services will need to be extended and provided to each allotment. Vehicular access upgrades will be conditioned to comply with Council's current access standard
Clause 6.10 Erection of dwelling houses on land in certain rural and residential zones		Not applicable due to the zone of the land.
Clause 6.11 Development in proximity of waste disposal facilities and sewerage treatment works		Not applicable as not in the vicinity.
Clause 6.12 Airspace operations		Not applicable. The development is not in the vicinity of the Crookwell Airport and no sensitive uses proposed.
Clause 6.13 development in areas subject to airport noise		Not applicable
Schedule 1 additional permitted uses		Not applicable

DA NO: DA 23/2026

Schedule 2 exempt development		Not applicable
Schedule 3 complying development		Not applicable
Schedule 4 classification and reclassification of public land		Not applicable.
Schedule 5 environmental heritage		Not applicable.
Schedule 6 pond based and tank based aquaculture		Not applicable

Section 4.15(1)(a)(ii) – ANY PROPOSED INSTRUMENT

There are currently no draft instruments which have been subject of public consultations which may be of relevance to this proposal.

<i>Draft SETRP 2041</i>	☒	☐	☐	☒	Although not yet an enforceable EPI, the South East and Tablelands Regional Plan 2041 indicates the desired future direction of development in the LGA/State and, as an exhibited draft EPI, is required to be considered in the assessment of the development. The draft plan contains 25 objectives under 5 themes to guide planning and land-use decisions over the next two decades to unlock the region's potential. The draft plan was open for public feedback from 8 August until 23 September 2022 and re-exhibited from 9 December 2022 to 31 January 2023. The development is not inconsistent with the 5 Themes – Recognising Country, People and place, Enhancing sustainable and resilient environments, Leveraging diverse economic identities, Planning for fit for purpose housing and services, Supporting a connected and active region – and in particular manage rural living. Comment: Considered not inconsistent.
<i>Draft Development Control Plan</i>					The draft SCP and Housing Strategy are currently on exhibition. There is no reason to refuse the development under the draft exhibited plans.
<i>Complying Development for Farm Buildings, rural sheds and earthworks</i> https://www.planningportal.nsw.gov.au/draftplans/under-consideration/proposed-changes-complying-	☐	☐	☐	☒	Not Applicable.

DA NO: DA 23/2026

development-farm-buildings-rural-sheds-and-earthworks					
Discussion Paper on short and long-term rental accommodation https://www.planningportal.nsw.gov.au/draftplans/under-consideration/discussion-paper-short-and-long-term-rental-accommodation	☐	☐	☐	☒	The NSW Government is undertaking a review of the regulatory framework for short-term rental accommodation (STRA) in NSW. A public discussion paper and an online questionnaire were exhibited from 15 February to 14 March 2024 on the NSW Planning Portal. No impact as a result of the proposed subdivision.
Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings Draft Consultation - https://www.planningportal.nsw.gov.au/manufactured-home-estates	☐	☐	☐	☒	The review was exhibited from 17 November 2023 to 19 January 2024. The exhibition package set out changes to: • flooding standards • installation of caravans, tents and campervans outside of caravan parks and camping grounds • installation of manufactured homes within caravan parks • improvements to community map requirements • updates to the standards for fire hydrants and hose reels • structural changes to the layout of the LG Regulation. • Draft Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation • Draft State Environmental Planning Policy (Housing) • Draft Environmental Planning and Assessment Regulation • Guide to the proposed amendments Not applicable as no manufactured homes or caravan park proposed
Proposed reforms to outdoor dining on private land and live venues https://www.planningportal.nsw.gov.au/draftplans/under-consideration/proposed-reforms-outdoor-dining-private-land-and-live-music-venues	☐	☐	☐	☒	An explanation of intended effect (EIE) outlining the proposed changes was exhibited for public feedback from 19 October to 16 November 2023. The NSW Government has proposed a simple planning pathway for registered clubs and food and drink premises to set up outdoor dining on private land such as laneways, bowling greens, and open spaces. No impact as a result of the proposed subdivision. Recent changes have been incorporated into the Codes SEPP - NA
Housing SEPP EIE https://www.planningportal.nsw.gov.au/housing-policy-eie	☐	☐	☐	☒	An Explanation of Intended Effect (EIE) seeking feedback on proposed amendments to the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) was exhibited from Tuesday 22 November 2022 until Friday 13 January 2023. Amendments are proposed for

DA NO: DA 23/2026

				In-fill Affordable housing, planning pathways for social and affordable housing, group homes and hostels, Temporary support accommodation, senior independent living units, boarding houses, senior housing design guide. Conclusion The development is not inconsistent with the draft exhibited SEPP and EIE. Not applicable as no housing proposed at this stage.
--	--	--	--	---

Section 4.15 (1)(a)(iii) – ANY DEVELOPMENT CONTROL PLANS

The proposal has been assessed against the requirements of the Upper Lachlan Development Control Plan 2010. This assessment is attached as Appendix A.

The proposal is considered to have satisfied the intent and controls in the DCP.

The proposal has been assessed against the requirements of the draft Upper Lachlan Development Control Plan recently placed on exhibition and there are no significant inconsistencies to warrant refusal of the application given that responses to submissions on the DCP and finalisation of the DCP is still required.

Guidelines:

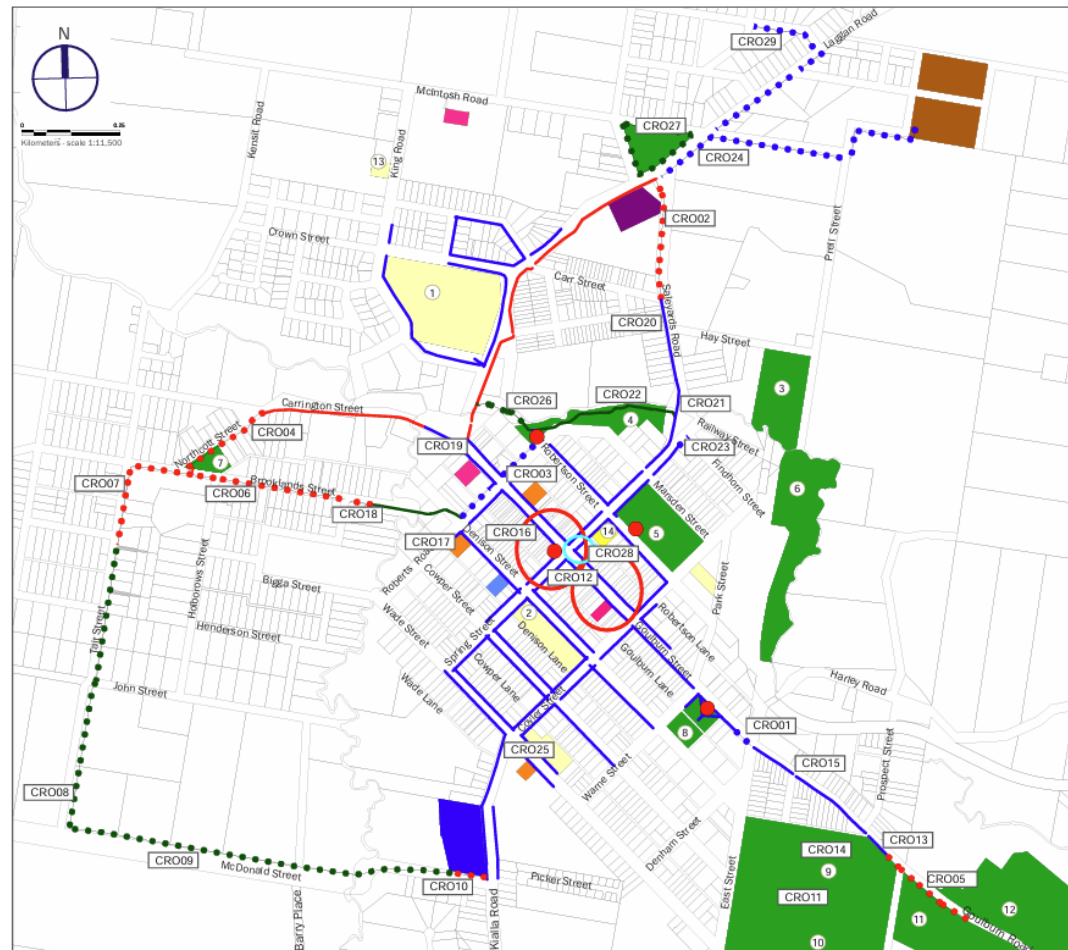
The following guidelines, strategies and codes which apply to this land:

ULSC – Pedestrian Access and Mobility Plan (PAMP) and Bike Plan 2017 – Covers the villages of Bigga, Binda, Collector, Crookwell, Dalton, Grabben Gullen, Gunning, Laggan, Taralga, Tuena,

- *Not Applicable - No footpath or bike path proposed.*

DA NO: **DA 23/2026**

Map 8. Crookwell's proposed walking and cycling network



DA NO: DA 23/2026

Section 4.15(1)(a)(iia) – ANY PLANNING AGREEMENT (OR DRAFT) UNDER SECTION 7.4

Not Applicable

Section 4.15 (1)(a)(iv) – ANY REGULATIONS

The prescribed matters outlined in Clauses 61 (demolition), 62 (fire safety), 64 (Building upgrades) 66A (Council-related conflict of interest) 67 (modification or surrender of development consent or existing use rights) 68 (Voluntary surrender of development consent) of the regulations have been considered (where applicable) with no adverse implications for this proposal and the proposed development raises no concerns as to the relevant matters arising from the Environmental Planning and Assessment Regulation 2021 (EP&A Reg 2021).

Not Applicable - Any demolition of the existing dwelling/buildings, is required to comply with the applicable standard (Australian Standard AS 2601—2001: The Demolition of Structures).

Applicable Regulation considerations including compliance with the Building Code of Australia, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been addressed by appropriate consent conditions. There was no construction certificate lodged with the application, therefore the PCA is yet to be nominated and will assess all Regulation requirements.

It is noted that the *Development Application Conflict of Interest Guidelines* was updated to clarify that council-related development applications do not include development applications which includes development on public roads managed by a Council. Therefore it is considered that having regards to Council's conflict of interest policy, there is no concern raised with regards to the proposal .

Section 4.15(1)(b) – THE LIKELY IMPACTS OF THE DEVELOPMENT

The Likely Environmental, Social or Economic Impacts - It is considered that the proposed development will not have such significant adverse environmental, social and economic impacts to warrant refusal. It is identified that the proposed development if approved would create additional access, traffic and parking, noise and amenity, exotic vegetation removal. Accordingly, the proposed development has been conditioned to address the concerns raised in the assessment to an acceptable standard.

Stormwater drainage and management and have been adequately addressed requiring rainwater tank for stormwater retention. Therefore the application is supported and recommended for approval subject to the conditions contained in **the attachment to the September Council Report**.

DA NO: DA 23/2026

Section 4.15(1)(b) Likely impacts of the development					
	Satisfactory	Conditions required	Not Satisfactory	Not Relevant	Comment
Context & Setting	☒	☒	☐	☐	The lot layout takes advantage of the existing street frontages. The slope of the land and existing street design presents some constraints. The Applicant proposes significant cut to the lot for building footprint and retaining walls. The smaller dwelling size and materials are not consistent with the existing character or period of development, however, this does not make them incompatible with the context of the area. The setback is largely consistent with the adjoining setbacks it may not be possible to reproduce the rhythm exactly of the whole street. The new development has strived to reflect setbacks in some way together with street front landscaping making the context and setting acceptable. Satisfactory outcome provided conditions of consent applied relating to cut, retaining walls, colours, landscaping, minimising light spill for street lighting and no fencing forward of the building line. The proposal demonstrates an acceptable level of amenity (as assessed with regards to additional conditions) and is deemed acceptable with the context and setting of the area being residential. The proposal consists a dual occupancy on a larger allotment sizes which is responsive to potential anticipated market and demographic demands. The proposal provides additional housing choice which is in suitable zone, proximity to services, hospital, shops and schools. It is acknowledged that there will be a considerable change from the current context and setting, however the development has identified it meets the relevant standards and therefore refusal is not warranted.
Streetscape	☒	☒	☐	☐	It is noted that front landscaping will be required as a result of the development. Tree species to be selected generally satisfactory subject to 2 recommendations due to space and potential for snow.
Traffic, access and parking	☒	☒	☐	☐	The notification period identified that concerns with regards to road width, passing and parking. As a result a traffic and construction management plan is required to be prepared to manage and mitigate potential impacts to an acceptable standard. This has been identified as a condition of consent in the recommended draft conditions of consent. Refer to the Council assessment report for further discussion. Council's Infrastructure Department reviewed the proposed development and the adjoining public domain. Upon review, no objections were raised subject to conditions of consent.
Public Domain	☒	☒	☐	☐	The proposal will be required to provide appropriately sited landscaping elements to the front yard.

DA NO: DA 23/2026

Section 4.15(1)(b) Likely impacts of the development					
	Satisfactory	Conditions required	Not Satisfactory	Not Relevant	Comment
					A Landscape Plan has been submitted with the proposal, which incorporates a variety of planting that contributes to the amenity of the development, further refinement will be required to be addressed prior to release of the construction certificate. The proposed landscaping is to be advanced tree species of a high quality design, capable of being sustained and maintained. The landscaping compliments the proposed built form as viewed from the public domain and help enhances the amenity of the private and public spaces. The development is recommended to be conditioned to protect the public domain to meet acceptable standards.
Utilities	☒	☒	☐	☐	Services are required to be connected and will be conditioned to comply. Stormwater conditions required as well as protection measures for works adjacent to the sewer main. No other concerns raised by Water and Sewer Services and Infrastructure Services.
Heritage	☐	☐	☐	☒	Not located within a heritage conservation area, nor adjoining any Heritage listed items under Schedule 5. Precautionary condition recommended for ACH.
Other land Resources	☐	☐	☐	☒	No change proposed as a result of the subdivision
Water Quality & Stormwater	☒	☒	☐	☐	Stormwater has been assessed and considered satisfactory from Council's Infrastructure Services subject to the recommended conditions of consent.
Soils, soil erosion	☒	☒	☐	☐	Conditions of consent required to minimise the extent of cut. Standard conditions of consent to be imposed to ensure appropriate management of earthworks and erosion and sedimentation control is undertaken as well as specific condition to maintain the integrity of the sewer main.
Air and microclimate	☒	☒	☐	☐	Standard condition of consent to be applied to address air and microclimate during construction.
Flora and Fauna Trees	☒	☒	☐	☐	The proposal does require the removal of exotic vegetation. No land identified on the Biodiversity Values Map (BVM) the Biodiversity Offset Threshold (BOS) has not been triggered and no significant impact identified. No Biodiversity Development Assessment Report (BDAR) is required to support the DA. No further assessment is required.
Waste	☒	☒	☐	☐	The development once constructed will generate kerb side waste collection. No adverse impact identified.

DA NO: DA 23/2026

Section 4.15(1)(b) Likely impacts of the development					
	Satisfactory	Conditions required	Not Satisfactory	Not Relevant	Comment
Energy	☐	☐	☐	☒	No adverse impact identified.
Noise & vibration	☐	☒	☐	☐	Standard conditions to be imposed to meet maximum levels of noise emission and hours during construction works to ensure the development complies with the current acceptable standards.
Hours of operation	☐	☒	☐	☐	Standard conditions to be imposed to meet construction noise requirements.
Natural hazards - Flooding - Bushfire Prone Area Map	☒	☒	☐	☒	The land is currently as partly within the outer flood plain area (PMF). No other known natural hazards apply to the site. Advice is required before the issue of a construction certificate to address Council's outer flood plain criteria to satisfy any potential concern for PMF or determine whether the mapping may be anomaly.
Technological Hazards	☒	☒	☐	☐	The application has been considered with regard to geotechnical matters, risk of contamination. Standard conditions as recommended will ensure that the Applicant is responsible for ensuring appropriate measures are undertaken should any of these concerns be identified during works, such as any contaminated materials.
Safety, security and crime prevention	☒	☒	☐	☐	Adequate surveillance opportunities are provided within the site to the adjoining public domain. Street tree and tree planting must not impact on public utilities. The applicant shall liaise with the relevant service authorities on the location and use of services within the public road reserve. Tree planting and the potential for streetlight spill need to be considered with the design plans. The proposal is considered to be satisfactory in terms of future residential occupants, being capable of providing casual or passive surveillance of the public domain and also maintaining internal privacy. Public and private spaces will be clearly defined as the dwellings are completed.
Social impact in locality	☒	☒	☐	☐	There are no unreasonable social or economic impacts as a result of the proposed development.
Economic Impact in Locality	☒	☐	☐	☐	The land use is consistent with the current and preferred land uses identified for the area.
Site design and internal design	☒	☒	☐	☐	The lot layout has been amended to reflect the constraints of the site and potential for solar access.
Overlooking - overshadowing	☐	☐	☐	☒	Shadow diagrams were provided and deemed acceptable.
Landscaping	☒	☒	☐	☐	Proposed landscaping is considered satisfactory.

DA NO: DA 23/2026

Section 4.15(1)(b) Likely impacts of the development					
	Satisfactory	Conditions required	Not Satisfactory	Not Relevant	Comment
Construction	☒	☒	☐	☐	The noise impacts generated by the proposal will be consistent with the approved development on the site, and there will be no significant additional noise impacts outside construction. Construction will occur during legislative hours permitted by Council.
Private open space	☒	☐	☐	☒	Acceptable in this instance.
Cumulative Impacts	☒	☒	☐	☐	No identified adverse impact identified to warrant refusal.
Disabled access	☐	☐	☐	☒	Not Applicable in this instance.
Signage	☐	☐	☐	☒	Not Applicable in this instance.
Setbacks, Building Envelopes	☒	☐	☐	☐	No existing structures in this instance.

Section 4.15 (1)(c) – THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

Does the proposal fit the locality?

Despite being the only dual occupancy development within the locality the proposal is considered satisfactory with regard to the zoning of the site and is not expected to have any unreasonable impacts on the amenity of the locality or adjoining developments.

Are the site attributes conducive to development?

The proposed development has been designed to satisfy current requirements. As a result the dual occupancy is permissible on the site and the site has been assessed as suitable. Conditions to be applied to ameliorate impacts to the neighbours and services to acceptable standards.

Subject to the proposed conditions of consent, there are no site constraints that would warrant refusal and as such the site is considered suitable for the development and approval is recommended.

Section 4.14 - Bushfire

DA NO: DA 23/2026

The land is not identified as bushfire prone.

Aboriginal Heritage

The assessment has followed a Due Diligence Assessment and there were 0 sites identified. As a result, a precautionary condition is recommended.

Section 4.15 (1)(d) – ANY SUBMISSIONS RECEIVED

In accordance with Council's notification procedures, the application did require notification. The application was notified to neighbours and 8 submissions were received.

The submissions raised objections and comments, These concerns are addressed in the Council Meeting assessment report and subject to the proposed conditions are not considered to warrant refusal of the application.

Section 4.15 (1)(e) – THE PUBLIC INTEREST

Subject to the recommended conditions of consent, it is considered that the proposal is suitable for the site and not contrary to the public interest as it will not result in any unacceptable impacts on the natural, social, or economic environments. In this regard, it is considered that the likely impacts of the development have been satisfactorily addressed and that the proposal is in the public interest.

The scale of the development is in contract to the existing development (a dual occupancy as compared to large singe dwellings) and although different the proposal is not incompatible with existing development in the locality and current planning requirements.

The assessment demonstrates that the proposal will not have any unacceptable impacts upon any adjoining properties or the environment through compliance with the applicable planning instruments and controls. All relevant issues regarding environmental impacts of the development are discussed elsewhere in this report and built environment impacts such as traffic and design. In the context of the site and the assessment, it is the Assessing Officer's opinion, the development as proposed and conditioned is considered satisfactory in terms of public interest.

E. Contributions

LOCAL INFRASTRUCTURE CONTRIBUTIONS

Contributions	Y/N	
Section 7.11 Contributions	Yes 1 additional ET	To be calculated at time of payment

DA NO: DA 23/2026

S64 Headworks Charges	Yes 1 additional ET	To be calculated at time of payment
------------------------------	---------------------	-------------------------------------

4.15(1)(a)(iiia) – any Planning Agreement	Y/N	If yes, date of agreement and details:
	N	

Contributions will be required to be determined at the time of issue of the Construction Certificate as this will occur first. These will be determined in accordance with the plan at the time subject to quarterly CPI.

A standard condition of consent has been imposed requiring the contribution to be paid prior to the issue of a Construction Certificate.

WATER & SEWER HEADWORKS

S64 Contributions

The S64 contributions will be sought as the land is serviced by reticulated water or sewer. These will be calculated at the time of lodgement of the s305 application in accordance with the plan for 1 ET.

F. CONCLUSION

In view of the above assessment, it is considered that the proposed development will not result in unacceptable social, economic or environmental impacts. After consideration of the development against Section 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal is considered suitable for the site and is in the public interest and is considered to be satisfactory for approval subject to the recommended conditions of the development consent. It has been recommended to be approved for the following reasons:

1. The proposed lots meet the minimum lot size and the development will be connected to reticulated town water and sewer.
2. The development is not inconsistent with the zone objectives
3. The development will be compatible with the emerging and planned future character of the area.

For the reasons given above, approval of the application is in the public interest.

DA NO: DA 23/2026

G. RECOMMENDATION:

The application has been assessed having regard to the Matters for Consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, and the statutory and non-statutory provisions as relevant to this application and as discussed in this report.

Consideration of technical matters by Council's engineering and planning departments has not identified any fundamental issues of concern. The proposal demonstrates compliance with the statutory requirements with the minimum lot size for dual occupancy and compliance with the Engineering requirements subject to conditions (where applicable).

Pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, it is recommended that Council APPROVE development consent for DA 23/2026 subject to the draft conditions of consent in the Council Meeting draft conditions of consent **Attachment** .

Assessing Officer: Dianne James

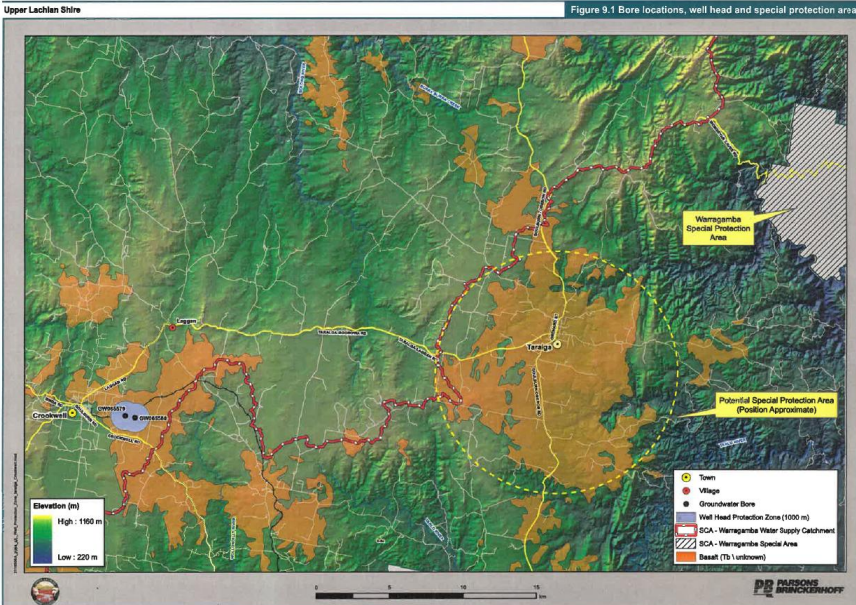
Date: 3 September 2026

DA NO: DA 23/2026

Appendix A

DEVELOPMENT CONTROL	Control	Satisfactory	Not Satisfactory	Not Applicable	COMMENTS
4.2.1 Tree and Vegetation preservation	A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree identified above without the authority conferred by development consent or a permit granted by the Council. Any removal of native vegetation including trees, shrubs and other vegetation that occurs in an area zoned non-urban and non-industrial, may require consent under the Native Vegetation Act unless an exemption applies.	☒	☐	☐	The DCP references Clause 5.9 of LEP which does not apply to tree removal. No significant native vegetation removal has been proposed within the subject lot. Refer to assessment under Biodiversity SEPP for assessment.
4.2.2 Waterways, water bodies and wetlands	There should be no changes to the hydraulic regime (diversions or changes to the channel) of a wetland or waterway. Changes to the hydraulic regime are only supported where appropriate for the natural enhancement of the wetland or waterway (i.e. improving environmental values). The ecological integrity of wetlands and waterways must be maintained. Development must not significantly impact on flora, fauna, habitat or other ecological values associated with the wetland or waterway. All stormwater being discharged into a wetland or waterway must be appropriately treated prior to discharge to ensure no significant impact on the receiving waters.	☒	☐	☐	Although there is no waterway a stormwater are required to be undertaken to ensure post development flows do not impact adjoining neighbours and appropriately treated prior to discharge. No adverse change or impact envisaged.
4.2.3 Riparian corridors	Vegetation buffers should be provided adjacent the high bank of the water in accordance with the following requirements (based on the order of the waterway): • Strahler Stream Order 1 and 2 – 10 metres, • Stream Order 3 and 4 – 25 metres, and • Stream Order 5 – 50 metres. A riparian buffer of at least 50 metres should be provided around the perimeter of any significant wetland. All development (buildings, structures, infrastructure, etc.) must be located outside of these buffers. Existing native vegetation within the riparian buffer should be maintained and enhanced using local plant species.	☐	☐	☒	The development site does not include river frontage riparians land..
4.2.4 Groundwater	Applicants must consider the extent to which the development would affect the groundwater resources in terms of the: • Potential for ongoing impacts through the operation of the development, and • Adequacy of the measures proposed to avoid, mitigate or remedy any adverse affects of the proposed development. Development consent must not be granted to development unless the applicant has submitted a report with the development application that addresses, to the satisfaction of the consent authority, the following matters: (a) characteristics of the groundwater present in the area, (b) any potential risk of groundwater, contamination from on-site storage or disposal of	☒	☐	☐	No ground water usage proposed and no adverse impact identified. Council's contamination assessment and related consent condition/s is considered adequate to ensure protection to the ground water environment.

DA NO: DA 23/2026

	solid or liquid waste and chemicals, (c) any potential adverse cumulative impacts on groundwater including the impacts on groundwater extraction for potable water supply or stock water supply, (d) a description of any proposed measures to be undertaken to avoid or ameliorate any potential adverse impact, and (e) that the extraction is environmentally sustainable, i.e. does not exceed re-charge.	☐	☐	
4.2.5 Well Head Protection Plans	Council is required to develop wellhead protection plans as a component of groundwater management plans for all bores providing water to the towns and villages of the Shire. The Well Head Protection Plan shall be prepared in accordance with the NSW Groundwater Quality Protection Policy or equivalent policy/best practice.	☐	☐	☒ Not located within the mapped well head protection area of Crookwell or potential area of Taralga as per Figure 9.1 prepared by Parsons Brinkerhoff.
				
4.2.6 Biodiversity management	Regional Corridors: Existing regional habitat and ecological corridors (local or strategic linkage) are retained and enhanced. Specifically, development will not be supported where development: - adversely impacts on native vegetation within the corridor, - reduces the scale and biodiversity of the vegetation within the corridor, or - limits the function and capacity of the habitat within the corridor.	☐	☐	☒ The proposal has been assessed that it will not have any unreasonable adverse impacts on any regional corridors. The site is not mapped under Figure 2 as containing known biodiversity values under Council's Biodiversity Planning Framework , and is not adjacent to mapped sites. The site identified no significant tree removal.

DA NO: DA 23/2026

	High and Medium Conservation Value Area: • all native vegetation in medium or high condition should be retained and protected, • hollow-bearing trees and other important habitat resources, i.e. known or potential feed trees for Glossy Black Cockatoos, should be retained and protected, • native vegetation and important habitat resources should be appropriately buffered from development and associated activities, • livestock should be excluded from areas identified as supporting high conservation value (HCV) vegetation or medium conservation value (MCV) vegetation, except where a plan has been developed for 'managed seasonal grazing', • plant species known to be invasive should not be permitted in any lands that are known to support HCV or MCV vegetation, and • wherever possible development and activities should be designed to achieve net improvements in biodiversity values i.e. through the protection and enhancement of MCV, HCV and the enhancement of local and regional corridors.	☐	☐	☒	The BV Map does not identify High Conservation Value land within the site. The site identified no significant tree or native vegetation removal.
4.2.7 Bushfire risk management	All development on land that is classified as bushfire prone land identified on Council's Bushfire Prone Land map must be developed in accordance with the NSW Rural Fire Service Planning for Bush Fire Protection 2006. Development on bushfire prone land will be subject to the requirements of Section 79BA of the Act and Section 100B of the Rural Fires Act 1997. Additionally, the following bushfire matters should be provided for in the planning stages of any development: • Management regimes for any areas of hazard remaining within the subject area, identifying the level of hazard, potential risk and how the risk can be managed (including asset protection zones). • Minimising the impact of radiant heat and direct flame contact by separating the development from the bush fire hazard (e.g. setbacks, asset protection zones, etc.). • Any proposed revegetation should be undertaken such that it does not contribute to an increased bushfire risk to the development/existing development. • Roads within new development areas are designed to comply with section 4.1.3 of Planning for Bush Fire Protection 2006.	☐	☐	☒	The lot is not identified as being bushfire prone land.
4.3 Design					
4.3.1 Solar access	Residential development is sited to provide for a minimum of three hours of direct sunlight to the main daytime living area of the dwelling and the major part of the associated landscaped open space between the hours of 9.00 am and 3.00 pm on 21 June (winter solstice). Habitable areas should be designed and positioned within the dwelling to have a northerly aspect. This could be through either a north-south or east-west building orientation. An appropriate approach to achieving adequate shade in summer and exposure to sunlight in winter occurs where a dwelling has a northerly aspect (including where oriented up to 20	☒	☐	☐	The proposed dual occupancy does not have any negative impacts on solar access to the existing dwelling, or any neighbouring dwellings.

DA NO: DA 23/2026

	degrees east and 30 degrees west from north). Building eaves should be designed to respond to the changing micro-climate of the seasons. Eaves on north facing walls should be designed to completely shade windows in summer but allow the sun to shine through in winter. Methods for shading the glass with awnings or vegetation should be considered.				
4.3.2 Landscaping	Landscaping as part of a development must: - recognise the importance of landscaping to the visual amenity and microclimate of the local area, - be sensitive to site characteristics such as streetscape character, landform, existing vegetation, views, privacy and solar access, - be designed to highlight natural features such as creeks/rivers, landforms, and the like, - be of an appropriate scale to the development and surrounding uses, and - minimise effects to overhead and underground services and utilities. • Landscaping must comprise predominantly of species which are native to the locality, • Landscaping must not comprise species which are weed species, • Landscaping must retain vegetation where not removed as a result of any proposed development.	☒	☐	☐	The site can be developed to achieve the requirements.
	Residential development must provide: - landscaping to the frontage of the site such that it complements streetscape character. This will require a minimum of one street tree, - landscaping to provide privacy between dwellings, and - landscaping to assist in energy efficiency of the dwelling.	☒	☐	☐	The site can be developed to achieve requirements.
4.3.3 Disability standards for access	Development proposals are required to be consistent with the DDA, BCA and relevant Australian Standards. Both the DDA and the BCA provides scope for performance based solutions for specific circumstances and where proposed, supporting information should be provided in accordance with the specific requirements.	☐	☐	☒	Not Applicable
4.3.4 Crime prevention through environmental design	These controls apply to all development proposals on both public and private land. Development that includes the following components needs to consider the design principles in the context of natural surveillance, natural access, territorial reinforcement and target hardening: • open space and community areas (including design of children's play areas, lighting and signage), • built form (including interface between buildings and public realm, choice of materials), and • access paths (including signage, lighting, landscaping, etc.).	☒	☐	☐	The proposed development does not contradict the provisions of this clause.
4.4 Heritage					
4.4.1 European (non-Indigenous) heritage conservation	New development	☐	☐	☒	No adverse impact identified to the Gunning General Cemetery and no other items listed in the immediate vicinity/locality.
	Alterations and additions	☐	☐	☒	

DA NO: DA 23/2026

4.4.2 Indigenous heritage and archeology	Where development is proposed on or adjacent to a place that has (or may likely have) Aboriginal heritage values, an assessment must be undertaken of all aspects of the cultural heritage significance.	☒	☐	☐	Due Dilligence Assessment
4.5 Flooding and stormwater					
4.5.1 Flood affected lands	These controls apply to areas that are subject to the discharge of a 1:100 average recurrence interval (ARI) flood event, or land identified to be flood prone on the Flood Planning Map of the LEP, and to areas that the Council consider to be potentially flood prone. A Flood Study needs to be prepared to support a development application, demonstrating the proposed development is consistent with these controls.	☒	☐	☐	Satisfactory subject to review for PMF controls..
4.5.2 Stormwater management	All stormwater discharging from a development must not adversely impact on environmental values of the receiving waters or water quality values downstream of a development. Environmental values in receiving waters must be protected and enhanced. This will require all stormwater being discharged from a development to be appropriately treated prior to discharge. Proposed development must incorporate treatment methods and an approach to water management that: • reduces demand for potable water, • requires stormwater discharge for all proposed development be equivalent with levels and volumes of discharge for the pre-developed condition of the site, • maximises pervious surfaces where possible, and • encourages the reuse of stormwater and greywater.	☒	☐	☐	The development was assessed by Infrastructure Services and subject to the recommended conditions of consent considered satisfied.
4.5.3 Impact on drinking water catchments	Development within the Sydney Drinking Water Catchment should be consistent with the relevant requirements of Part 5 the Drinking Water Catchments Regional Environmental Plan No 1 (REP 1). A complete copy of current recommended practices can be found on the SCA website - http://www.sca.nsw.gov.au For all other development where there is the potential to impact on a drinking water catchment, development should only proceed where it can be demonstrated that the development: • will not adversely change landform or vegetation, and • includes the implementation of a management plan that will ensure that there will be no impacts or changes to surface and groundwater hydrology.	☐	☐	☒	the proposed subdivision is not within the Sydney Drinking Water Catchment area
4.5.4 Overland flow paths	A detailed site survey of each potential development site is to be submitted with the development application where the land is located within the villages of Crookwell, Gunning, Taralga or Collector and is affected by stormwater overland flowpaths. The site survey is to be accompanied by a plan of all contributing	☒	☐	☐	The development is not identified as adversely impacting any overland flow path/s.

DA NO: DA 23/2026

	catchments, areas, runoff volumes for 1, 5, 10, 20, 50 and 100 year storm intensities and a plan showing the extent of the affected area.				
4.6 Traffic and Car Parking					
4.6.1 Vehicular Access and parking	Sufficient on-site car parking is to be provided for all development proposals. The demand for car parking generated by any development should be provided for on-site (on the development site). The Roads and Traffic Authority (NSW) Guide to Traffic Generating Developments identifies the generation rates for determining car parking demand. On-site parking shall be calculated in accordance with Table 2. Where the land use is not specified it shall be categorised into one of the like headings by Council and the number of spaces calculated accordingly. Larger development applications will require a specific Parking Study or Traffic Impact Assessment to justify the proposed development in terms of access, provision of car parking and impact on the local road network. Disabled standard will apply to most land uses at a rate of 1 space per 50 spaces or part thereof. The Building Code of Australia Part D prescribes the minimum requirements for the provision of parking spaces for people with disabilities. This Plan does not relieve an applicant of any obligation to comply with the Building Code of Australia. For fractions within 0.25 of the next whole number, the total number of spaces shall be increased to the next whole number. Bicycle parking/racks should be considered for shopping and recreational development	☒	☐	☐	The proposal provides for sufficient access and parking.
4.6.2 Roads and Traffic Authority Controlled Roads	In the preparation of development applications for development on RTA controlled roads, consideration shall be given to relevant RTA Road Design Guidelines and the like.	☐	☐	☒	Not applicable – No access proposed off a - regional road and Council is the authority to approve access.
4.6.3 Heavy Vehicle generation development	For significant mining, infrastructure or similar developments, a haulage route must be nominated with the development application for approval. The design of the haulage route must ensure that the route: • is adequate for the type and volume of traffic to be generated, • will not create or worsen any traffic hazards, • will not have adverse effects on the amenity of the locality, and • minimises disturbance to surrounding land uses and impacts from emissions.	☐	☐	☒	Only short-term construction identified. Not applicable
4.4 Existing Use	For the purposes of these provisions the following definition and references are relevant for each of the terms below: • Existing Use – Environmental Planning and Assessment Act 1979 • Certain Development Allowed – Environmental Planning and Assessment Regulation 2000	☐	☐	☒	Not applicable
4.8 Temporary events		☐	☐	☒	Not applicable not subject of the proposed development

DA NO: DA 23/2026

5. Residential Development				
5.1 Subdivision	Subdivision can only occur in accordance with the provisions of the LEP.	☒	☒	☐ Satisfied
	The layout of the subdivision is responsive and creates local identity by: → responding to site characteristics, setting, landmarks, places of cultural heritage significance and views, and → creating legible and interconnected movement and open-space networks.	☒	☒	☐ Can be satisfied subject to conditions
	Access for one dwelling via right of carriageway is to be a minimum of 4 metres in width (excluding traffic control devices)	☐	☐	☒ Not applicable
	Shared access for two or more dwellings is to be a minimum of 6.0 metres in width.	☐	☐	☒ Not applicable
	The layout of streets, lot and infrastructure responds appropriately to environmental features of the site or locality, by: → following the natural topography, → minimising the need for earthworks, → minimising vegetation loss or the potential for adverse edge effects on remnant vegetation, → avoiding risks to human health and the environment from contaminated land, → maintaining natural drainage features and flood ways, and → maintaining wildlife corridors and habitat areas.	☒	☐	☐ Generally satisfied.
	The development is integrated with the surrounding urban or rural environment, having regard to: → the layout and dimensions of streets and lots, → connections to surrounding streets and infrastructure networks, → provision for shared use of public facilities by adjoining communities, and → buffering of any existing or potential incompatible land uses nearby.	☒	☐	☐ Generally satisfied
	The street and lot orientation facilitates buildings which have improved energy efficiency through climate responsive siting and design.	☒	☐	☐ Satisfactory
	The street and lot layout facilitates the provision of services, including water supply, sewage disposal, waste disposal, drainage, electricity and telecommunications, in a manner that: → is efficient, → minimises risk of adverse environmental or amenity related impacts, and	☒	☐	☐ Satisfactory

DA NO: DA 23/2026

	→ minimises whole of life cycle costs for that infrastructure				
	In a reconfiguration that involves the creation of a new street, streetscape and landscape treatments are provided that: → create an attractive and legible environment with a clear character and identity, → use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance, → enhance the safety, casual street surveillance, and comfort, and meet user needs, → complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour, → assist the integration with the surrounding environment, → provide for infiltration of stormwater runoff wherever practicable, and → minimise maintenance costs having regard to: – street pavement, parking bays and speed control devices, – street furniture, shading, lighting and utility installations, and – retention of existing vegetation, and – on street planting	☒	☐	☐	Applicable subject to conditions
	Lots created for residential purposes do not alienate or diminish the productivity of good quality agricultural land and are themselves protected from the potential adverse effects of rural uses.	☐	☐	☒	Not Applicable
	Telecommunications Infrastructure advice Telstra Corporation is the Primary Universal Service Provider for telecommunications infrastructure in Australia. Extensions to the Telstra network are planned in light of the size and pace of each stage of proposed development and the proximity of existing Telstra network. Early notification of any proposed development will enable Telstra to deliver services with minimal disruption and enable coordination of trenching with other infrastructure. To provide early notification, planned property developments can be registered on the Telstra website. Council requires the extension of the Telstra cable network to all new allotments within any subdivision for residential purposes	☒	☐	☐	The Applicant will require telecommunication services. Referred to National Map.
5.2 Residential					
5.2.1 Residential					
	5.2.1 Dwelling Houses	☒	☐	☐	Applicable – setback and private open space satisfactory.
	5.2.1 Residential (RU5 Village, R2 Low Density Residential and R5 Large Lot Residential Zones)				

DA NO: DA 23/2026

	Dwelling houses Controls Height • Maximum 8.5 metres in height, measured from natural ground level. • Not exceed two storeys in height. Setbacks Front setbacks: Council will consider flexibility in front setbacks (inclusive of verandah, porch etc.), however, the following development standards are recommended: - New residential areas – 6 metres - Existing residential areas – the average of the setbacks for the two adjoining lots - Corner lots – the secondary frontage setback can be reduced to 4.5 metres - Large Lot Residential – 10 metres - Council will consider reduced setbacks if it can be demonstrated that there are no adverse impacts in relation to streetscape amenity, road function, privacy, private open space, landscaping, etc. - Garages must be setback a minimum of 5.5 metres from the primary or secondary frontage from which vehicle access is proposed, to allow private vehicles to park completely within the site Side and rear setbacks: - Side setbacks shall be 900 mm for Zones RU5 Village and R2 Low Density Residential -Rear setbacks shall be 3 metres for Zone R2 Low Density Residential -Side and rear setbacks shall be 5 metres for R5 Zone Large Lot Residential -Where access is to be gained from a lane adjoining a rear boundary, the setback shall be 5.5 metres from the rear boundary for Zone R2 Low Density Residential Notes: 1. These setbacks may be reduced where it can be appropriately demonstrated that dwelling structures are adequately separated for privacy and overshadowing 2. All walls adjacent common boundaries must be setback and constructed of appropriate material to ensure compliance with the Building Code of Australia fire rating requirements. Private Open Space An area of private open space must be provided on site. The private open space must: • be no less than 10% of the lot area, with a minimum area of 5 metres x 5 metres • be directly accessible from a living area of the dwelling • is generally flat (e.g. less than 5% grade) • preferably have a northerly aspect, and achieve at least 3 hours of direct sunlight on July 21 (the winter solstice), and				
--	---	--	--	--	--

DA NO: DA 23/2026

	• areas used for driveways, car parking, drying yards and service yards shall not be included as private open space Privacy Where a detached dwelling is within 2 metres of an existing dwelling at the ground storey level, or within 8.5 metres at any level above the ground storey level, the windows of all habitable rooms are not located directly adjacent to the windows or glazed openings of habitable rooms in the adjacent house such that direct overlooking is possible. Vehicle access and parking • Garages shall be no more than 50% of the dwelling house width. • Garages must not be forward of the front building line (incorporating any articulation zones). • Vehicle access to the residential dwelling house must be designed and constructed such that: – public utility services and drainage infrastructure are appropriately accommodated, - driveways are safe for drivers and pedestrians, and - they are sealed so they do not cause noise or dust issues for adjoining residences. • Vehicle access must be consistent with the relevant requirements of AS2890 • Access for one dwelling house via right of carriageway is to be a minimum of 4 metres in width (excluding traffic control devices) • Shared access for two or more dwelling houses is to be a minimum of 6 metres in width (refer to Australian Model Code for Residential Development – AMCORD), and • Vehicle access design should be incorporated in the overall landscape design.				
	Domestic Outbuildings Height 4.5m	☒	☐	☐	Satisfactory
	Setbacks Side setbacks to comply with BCA Rear setbacks 900mm Side and rear setbacks 5m for R5	☒	☐	☐	
	Other Shall not contain any other sanitary fixtures other than a toilet and basin Not to be used for any habitable, commercial or industrial purpose	☐	☐	☒	Not proposed
	Swimming Pools and Spas NOT APPLICABLE	☐	☐	☒	Not proposed
5.2.2 Dual Occupancy	ALL CONTROLS	☒	☐	☐	Not relevant to this development
5.2.3 multi dwelling house	ALL CONTROLS	☐	☐	☒	Not applicable
5.2.4 residential (R5 Large lot residential zone Laggan Road Crookwell)		☐	☐	☒	Not applicable
6 Commercial Development					

DA NO: DA 23/2026

6.1 Commercial	ALL CONTROLS	☐	☐	☒	Not Applicable
6.2 Outdoor dining – footpath usage	ALL CONTROLS	☐	☐	☒	Not applicable
7 Industrial Development					
7.1 Industrial Crookwell	ALL CONTROLS	☐	☐	☒	Not applicable
8 Rural development					
8.1 Agriculture	ALL CONTROLS	☐	☐	☒	Not Applicable.
8.2 Rural Subdivision	ALL CONTROLS	☐	☐	☒	Not Applicable
8.3 Rural dwellings	ALL CONTROLS	☐	☐	☒	Not applicable – no new dwelling proposed as a result of the subdivision – not inconsistent.
8.4 Rural industries	ALL CONTROLS	☐	☐	☒	Not applicable
8.5 Extractive Industries	ALL CONTROLS	☐	☐	☒	Not applicable
8.6 Chemicals	ALL CONTROLS	☐	☐	☒	Not applicable for extensive agriculture –on-going extensive agriculture is subject to workcover requirements.
9 Special Development Types					
	ALL CONTROLS	☐	☐	☒	Not applicable
10 Engineering Requirements					
10.1 Utility Services	Applicants are to provide connections to the following services where available to the site: • Water (reticulated town water supply) • Sewerage (reticulated gravity sewerage system) • Telephone • Electricity Applicants are advised to liaise with the Telstra (telephone), Country Energy (electricity) and Council (water and sewer) or other accredited providers as to the availability of these services, prior to submission of development applications.	☒	☐	☐	Assessed as satisfactory subject to conditions.
10.2.1 Urban Roads	Residential roads must be designed and constructed in accordance with the provisions outlined in Table 3, Section 5 of the Plan.	☒	☒	☐	Assessed as satisfactory for the 1 additional dwelling.
10.2.2 Rural	All proposed public roads are required to be constructed to Council's version of AUSTROADS Design and Construction Specifications.	☐	☐	☒	Not Applicable
	A. Residential All proposed public roads will be required to be constructed to requirements in accordance with the Table 3 at Section 5 and to be bitumen sealed.	☒	☐	☐	Assessed as satisfactory subject to conditions.
	Driveway access Legal and physical access is to be provided to all lots to Council standards. This is to be provided at the developers cost. On all Council controlled roads the following controls apply: • The entrance gateway is to be setback 17 metres from the edge of the road formation. See Figure 14 – Rural Local Road – Typical Property Access (sheets 1 to 4).	☐	☐	☒	Not rural access required.

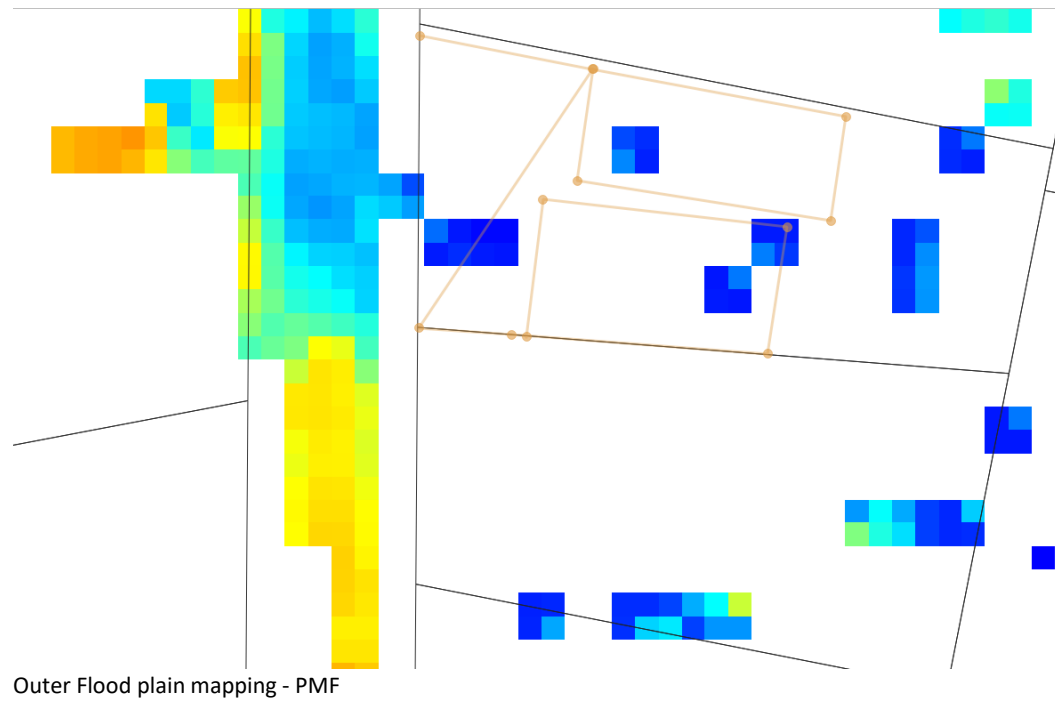
DA NO: DA 23/2026

	- Where required, the installation of 3 x 375 mm RCP with precast headwalls or similar will be necessary (minimum length 4.88 metres). The culvert is to be installed with cover and bedding requirements in accordance with manufacturers recommendations based on the design load and class of pipe. - Provision of a vehicle access of 200 mm consolidated thickness of approved gravel, minimum 4.0 metres wide at the entrance gateway and 8.0 metres wide at the edge of the road pavement. Where the road pavement is sealed, from the edge of the road pavement to be gateway is to be sealed with a double 14/7 mm bituminous seal. Where the access is proposed to enter onto a Classified/Main Road [Roads and Traffic Authority (RTA) road], the approval of the RTA is required. Council's Work's Department will complete an inspection of the proposed access prior to the issue of the notice of determination.				
10.2.3 Crown Roads	Development that requires vehicular access along Crown Roads has to be provided with legal and physical access in a dedicated public road reserve. Therefore the applicant is required to meet the full costs of transferring the Crown Road to a Public Road and the full costs of upgrading the former Crown Road to the same standards as set out in Section 10.2	☐	☐	☒	Not applicable
10.2.4 Unmaintained Council controlled public roads	Development that requires vehicular access along an unmaintained or unformed public road reserve is required to be provided with a formed road to the standards as set out in Section 10.2. The full cost of this work is to be met by the developer/applicant. Council's Works Department will take regard of the potential for future traffic movements for adjacent lots in specifying the standard of road works required to service the proposed lot or subdivision. However, for very small rural developments (involving up to two properties/dwellings), the following minimum road standards will apply: 150 mm gravel depth and crowned to shed water 6 metre road formation - Guide posts as per standards - Table drains to manage stormwater - Concrete culverts with headwalls to be installed at watercourse crossings. The culvert size to be determined by design based on catchment or a minimum 450 mm diameter - Fencing to Council standards on both sides - All work to be performed by a Council approved contractor - Schematic drawings required - Council will not maintain these roads.	☐	☐	☒	Not applicable
10.3 Easements	Easements are required in accordance with Section 88B of the Conveyancing Act 1919. Easements will typically be required under the following circumstances:	☒	☐	☐	Easements will be provided where necessary i.e. services and electricity and protected e.g. sewer pain..

DA NO: DA 23/2026

	• Sewerage and water supply easements shall be created over all existing and proposed sewer and water lines • Where applicable, easements for batter and support shall be created over lots in accordance with approved engineering plans • All existing and proposed rights of carriageway shall be legalised, minimum 20 metre wide easement • Easements for electricity purposes, if required, shall be created over existing and proposed electricity lines • Drainage reserves (or easements in exceptional circumstances) shall be created over proposed stormwater drainage lines (including flood ways and overland flow paths), in accordance with the Council's standards, and • Easements for the purposes of overland flow paths, retardation basins and detention basins and reserves shall be dedicated to Council free of cost and appropriately indicated on the plan of subdivision. All easements and drainage reserves must be registered prior to development commencing use/operation.				
10.4 Building over sewer	Council does not support building over sewer mains. In exceptional cases, this may be permissible. The Applicant will need to demonstrate that the proposed development will not adversely impact on the sewer and the ability of Council to operate and maintain the infrastructure is not constrained. Any development, where it is proposed to build over a sewer, the design must be consistent with Council's Policy for Building Over Sewers and relevant documentation submitted with the development application.	☐	☐	☒	Not Applicable. The development has been revised to ensure compliance and conditioned to meet compliance.
10.5 Staging of development	ALL CONTROLS	☐	☐	☒	Not Applicable.

DA NO: DA 23/2026



DA 23/2026

SCHEDULE OF CONDITIONS**PART 1 - GENERAL CONDITIONS**

The following conditions have been applied to ensure that the use of the land and /or the building is carried out in such a manner that it is consistent with the aims and objectives of the planning instrument affecting the land.

For the purpose of these conditions, the term 'applicant' means any person who has the authority to act on the development consent.

- (1) Except where otherwise required or permitted by conditions of development consent, the development shall be carried out generally in accordance with the information submitted in support of the development application and the following stamped approved development drawings, including any notations or amendments marked by Council in red.

Title/Description	Document Reference	Document Dated	Prepared by
Architectural Plans	To be completed		
Statement of Environmental Effects			
BASIX Certificate			
Strata Plan			
Submission Report			

Note: In the event of any inconsistency between the approved plans and documents, the approved prevail. In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails and the more recent plans and details prevail over the previous plans and details.

The proposed dwellings have been approved as a Class 1a structure under the *National Construction Code* and must not be used for any industrial, commercial, or alternate purposes without separate development consent, or unless otherwise exempt under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for a change of use.

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development. To ensure conditions of consent are complied with or other satisfactory arrangement made.

- (2) All building work shall be carried out in accordance with the provisions of the *Building Code of Australia*. A reference to the *Building Code of Australia* is a reference to that Code as in force on the date that an application for a relevant Construction Certificate is made.

Reason: To ensure that the development is finished in accordance with the approved plans and documentation.

- (3) The development shall be completed in accordance with the commitments in the BASIX Certificate submitted in support of the development application.

Reason: To ensure that the development is finished in accordance with the approved plans and documentation.

- (4) If Council is appointed as the Principal Certifying Authority for the development, at least 48 hours' notice shall be given to Council to permit inspection of building work:
- After excavation for, and prior to the placement of, any footings, and

DA 23/2026

- b) Prior to pouring any in-situ reinforced concrete building element, and
- c) Prior to covering of the framework for any floor, wall, roof or other building element, and
- d) Prior to covering waterproofing in any wet areas, and
- e) Prior to covering any stormwater drainage connections, and
- f) After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

Note: These are critical stage inspections and must be inspected by the Principal Certifying Authority.

Bookings for inspections should be made through Council's Crookwell Office on 02 4830 1000.

Any required re-inspection or additional inspection will incur a fee in accordance with Council's fees and charges, current at the time of inspection. Council will not grant an Occupation Certificate unless all inspection fees have been paid.

Reason: To require approval to proceed with building work following each critical stage inspection.

- (5) Residential building work within the meaning of the *Home Building Act 1989* shall not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notice of the following information:
- a) In the case of work for which a principal contractor is required to be appointed:
 - i) The name and license number of the principal contractor, and
 - ii) The name of the insurer by which the work is insured under Part 6 of that Act.
 - b) In the case of the work to be done by an owner-builder:
 - i) The name of the owner-builder, and
 - ii) If the owner builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Note: If arrangements for doing the residential work are changed while work is in progress so that the information notified under (a) or (b) above becomes out of date, further work shall not be carried out unless the principal certifying authority for the development to which the work relates (not being Council) has given Council written notification of the updated information.

Reason: To ensure compliance with related legislation

- (6) For the purpose of ensuring the compliance with the terms of the approval, an approved copy of the plan and this Consent and Construction Certificate shall be kept on site at all times.

Reason: To ensure that the development is completed in accordance with the approved plans and documentation.

- (7) As Council is the water supply authority for the land, at least 48 hours' notice shall be given to Council to permit inspection of:-
- a) Internal drainage, and
 - b) Hot & cold water; and
 - c) External drainage; and
 - d) Plumbing and drainage after completion.

Note: Bookings for inspections should be made through Council's Crookwell Office on 02 4830 1000.

Any required re-inspection or additional inspection will incur a fee in accordance with Council's fees and charges, current at the time of inspection. Council will not grant an Occupation Certificate unless all inspection fees have been paid.

Reason: To provide clarity of what is expected for the development application and compliance with related legislation.

- (8) The development is to be conducted in a manner to ensure that the environment of the surrounding locality is not adversely affected, disturbed or disrupted. Disturbing or disruption of

DA 23/2026

the surround environment includes dust emissions, excessive noise or the like.

Reason: To ensure compliance with relevant standards and protect the amenity of the local area.

- (9) All green waste shall be mulched/wood chipped or disposed of at the licensed landfill site/transfer station or through an approved waste removal contractor.

Reason: To minimise waste to landfill.

- (10) No fence is permitted forward of the building line of the proposed dwellings.

Reason: To maintain streetscape and character of the area.

PART 2 - BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a Construction Certificate by the principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for a Construction Certificate.

- (1) Retaining Wall and Drainage

Before issue of a Construction Certificate retaining walls associated with the erection of the building must:

- a) Survey setout before to ensure that all retaining walls to be construction are located wholly outside the sewer main easement, including associated footings, drainage zones and earthworks;
- b) Have adequate provision for drainage in accordance with AS3500;

Before the issue of a Construction Certificate, Council will require the submission of the following supplementary design:

- Cross sectional elevations detailing from construction through the easement and sewer main, at 2m chainages, for the length of unit 2 and associated retaining; and
- A longsection for the length of unit 2 from the sewer main back towards the development will all footing, floor and wall construction superimposed relative to same.

Reason: To ensure the safety and amenity of the site and the integrity of the sewer main is not damaged as a result of the sewer main and associated work adjacent to the southern side boundary, being in whole or part, above the excavated level of the development footings (building and retaining walls).

- (2) Before the issue of a Construction Certificate, plans are to be reviewed by a suitably qualified and experienced engineer with experience in flood assessments and approved by the certifying authority:

- a) To address the stormwater overflow which affects the land in accordance with Council's current flood mapping to ensure that there are no unreasonable impacts to adjoining or adjacent properties;
- b) To address the control of stormwater from roofed and impervious areas of the development site and overflow from rainwater tanks;
- c) To address soil and water management plan in accordance with the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the blue book) as amended from time to time and the 'Guidelines for Erosion and Sediment Control on Building Sites' prepared by Department of Planning, Housing and Infrastructure (dated 2024) as amended from time to time.
- d) To certify that there are no unreasonable impacts to the subject land or adjoining and adjacent properties.

DA 23/2026

Reason: The land is partly mapped as outer floodplain with a minimum floor level requirement. It is noted the Applicants response to submissions believes this is an anomaly. To ensure no substance other than rainwater enters the stormwater system and waterways and there is no adverse impact to the site or surrounding location.

Note: Any required changes to the design of the development may require the lodgement of a modification to the development application.

- (3) Before the issue of a Construction Certificate, a suitably qualified flood expert or hydraulic engineer with experience in flood assessments is required to review the application in accordance with Council's current flood mapping and Any required changes to the design of the development may require the lodgement of a modification to the development application.
- (4) Before the issue of the relevant Construction Certificate the long service levy, as calculated at the date of this consent, must be paid to the Long Service Corporation or Council under the *Building and Construction Industry Long Service Payments Act 1986*, section 34, and evidence of the payment is to be provided to certifier OR council (where a certifier is not required).

Reason: To ensure the long service levy is paid.

- (5) Before the issue of the relevant Construction Certificate the applicant must provide a construction and traffic management plan for the development to the satisfaction of the Certifier.
 - a) The Management must include the following information –
 - (i) The name and contact details of who is responsible for the site during construction/site manager,
 - (ii) Contact details in case of non-compliance and investigation measures;
 - (iii) Management of noise, dust and vibration to protect the amenity of the neighbourhood;
 - (iv) Construction soil and water management plan;
 - (v) Details of stockpile management;
 - (vi) Details of site stabilisation;
 - (vii) The location of site storage areas and site storage sheds;
 - (viii) Tree protection requirements;
 - (ix) Construction traffic management plan to ensure that vehicles and equipment associated with the works in the development will be located to avoid or minimise potential adverse impacts on the residential amenity and the traffic flow of the area;
 - (x) Construction waste management plan in accordance with the waste hierarchy under the Waste Avoidance and Resource Recovery Act 2001 and detail the quantities of each waste type generated and the proposed reuse, recycling and disposal locations, details of waste containment areas and measures to prevent windblown debris;
 - (xi) **Measures as approved by Council to ensure the integrity of the sewer main is not impacted during earthworks including the development is located wholly outside the easement, cutting and excavation and construction of the adjoining retaining wall including footings. No storage of materials or machinery is permitted over the sewer main easement; and**
 - (xii) Any other matter required

Reason: To ensure appropriate design, construction and management measures are in place to protect the environment.

- (6) Before the issue of a Construction Certificate for any building work in the development, contributions shall be paid to Council in accordance with section 7.11 of the Environmental Planning and Assessment Act 1979 and Upper Lachlan Development Contributions Plan 2007 for one (1) additional Equivalent tenement.

DA 23/2026

Note: Contributions are current at the time of determination of the development application and, until paid, shall be adjusted **quarterly** by reference to the Consumer Price Index (All Groups) Sydney following publication by the Australian Bureau of Statistics.

Reason: To ensure compliance with council's Contributions Plan and related legislation. To ensure all parties are aware of works required to public infrastructure and to ensure payment for works.

(7) S.305 Application of Certificate of Compliance

A s.306 Certificate of Compliance – Pre-Condition Requirements under Division 5 of Part 2 of Chapter 6 of the *Water Management Act 2000* must be obtained from Council as the sewer and water authority before the issue of any construction certificate or subdivision works certificate (where required). Note: s.64 of the *Local Government Act 1993* authorises Council to issue Certificates of Compliance under s.307 of the *Water Management Act 2000* and to impose pre-conditions to the issuing of Certificates of Compliance.

NOTE: To obtain a s.306, a s.305 application must be lodged with Council.

Reason: To ensure compliance with related legislation. To ensure developer contributions are charged before the issue of a subdivision certificate in accordance with Council's current contributions plan to help fund infrastructure required as a result of the new development.

Before issue of a Construction Certificate, plans shall be submitted which comply with Council's Water and Sewer Requirements (and not limited to) -

- a) Each strata lot shall be separately connected to reticulated water and sewer at no cost to Council. No works shall commence until satisfactory arrangements have been made with Council's Water, Sewer and Waste Services Department to provide the connections and meters.
- b) All works to be constructed to WSA 02-2014 Sewer & WSA 03-2011 Water Codes.
- c) Clearances between sewer, water and other underground services shall comply with Water Services Association of Australia *Sewerage Code of Australia Part 1: Panning & Design Table 4.2 (WSA 02-2014)*. This shall be confirmed with Council's Water, Sewer and Waste Services Department.
- d) Each strata lot requires a separate water meter.

Note: Connection into existing live infrastructure shall be inspected by Council with prior notice. Council can provide a quote for the supply of water meters upon application separately.

Before the issue of a Construction Certificate, a s305 application shall identify all infrastructure, existing and proposed, accurately on the engineering plans including longitudinal sections with clearances clearly labelled confirming that the proposed works do not affect any existing infrastructure. Any required alterations to infrastructure will be at the developer's full expense.

Reason: To ensure that works are designed to cater for the demands generated by the development in accordance with Council's relevant standards.

(8) Before the issue of a Construction Certificate:

- a) a revised landscape plan is required to be submitted to the principal certifier including the following changes:
 - replace *Manchurian Pear* with *Pyrus calleryana* "Capital" Ornamental Pear as it is a more upright canopy suitable for smaller yards
 - Replace *Lilly Pilly* with *Viburnum odoratissimum* "Sweet Viburnum" which is more snow tolerant.
- b) a report from a suitably qualified and experienced arborist shall be submitted with the Construction Certificate and provide suitable tree protection measures required to be followed while working adjacent to any existing trees (to be retained). The

DA 23/2026

recommendations of the arborists report shall be followed to ensure the health of the existing trees are protected during construction works.

Reason: To ensure all parties are aware of measure required to protect vegetation to be retained and improve the suitability of proposed plantings.

- (9) Before the issue of a Construction Certificate, a schedule of finished, materials and external colours as agreed to with Council must be submitted to the principal certifier for approval with the Construction Certificate. The finished, materials and exterior colour shall be complementary to the architectural style of the area and sympathetic to the character and streetscape of the area.

Reason: To ensure the development is sympathetic to the existing character of the area.

- (10) Natural ground levels shall not be altered or adjusted other than shown on the approved plans or where varied by the conditions of consent without the prior consent from Council.

Reason: To minimise the extent of cut and fill and comply with Council's DCP. To ensure appropriate design, construction and management measures are in place to protect the environment.

PART 3 - BEFORE COMMENCEMENT OF WORK

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with prior to the commencement of any work on site.

- (1) No building work in the development shall commence unless the following provisions of section 6.6 of the Environmental Planning and Assessment Act 1979 (the Act) have been complied with:
- A Construction Certificate for the building work concerned shall be obtained; and
 - A principal certifying authority shall be appointed and Council shall be notified of the appointment; and
 - Council shall be notified in writing at least two days prior to building work commencing.

Reason: To ensure compliance with related legislation.

- (2) No building work in the development shall commence unless a sign has been erected, in a prominent position on any site on which such work is being carried out:
- Showing the name, address and telephone number of the Principal Certifying Authority for the work; and
 - Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; and
 - Stating that unauthorised entry to the work site is prohibited.

Note: Any such sign shall be maintained while the building work is being carried out, but must be removed when the work has been completed.

Reason: To ensure compliance with related legislation

- (3) No building, subdivision or demolition work in the development shall commence unless provision has been made for temporary toilet accommodation on the site of the work.

Reason: To ensure appropriate design, construction and management measures are in place to protect the environment.

DA 23/2026

- (4) No work in the development shall commence unless satisfactory erosion and sediment controls have been put in place to prevent soil erosion, water pollution and the discharge of loose sediment on surrounding land as follows. Such measures shall include:
- Diversion of uncontaminated run-off around cleared or disturbed areas, and
 - Erection of silt fencing to prevent debris escaping into drainage systems and waterways, and
 - Prevention of tracking of sediment by vehicles onto roads, and
 - Stockpiling of topsoil, excavated material, construction and landscaping supplies and debris at the site of works.

Note: The above controls shall remain in place until all disturbed ground surfaces at the development site have been rehabilitated, vegetated and/or stabilised to prevent erosion or sediment loss.

Reason: To ensure appropriate design, construction and management measures are in place to protect the environment.

- (5) Before the commencement of work within the road reserve, a Section 138 Permit, under the Roads Act 1993, shall be applied for with Council's Infrastructure Services Department.

The application shall be made on the appropriate form available on Council's website, and shall be submitted 72 hours prior to the commencement of work by the contractor undertaking the work. This Application can be found on Council website.

- The temporary construction access is to be designed to limit entry onto the lot to a suitable location/s and to minimise damage to the road verge and prevent sedimentation from leaving the site.

NOTE: All work in the road reserve area shall be conducted by Council or a Council approved contractor in compliance with the Work Health & Safety Act 2011 and subordinate legislation.

Reason: To ensure compliance with related legislation

- (6) Before any site work commences, the principal certifier, or council where a principal certifier is not required, must be satisfied
- the measures for tree protection are in place.
 - the retaining walls adjacent to unit 2 and the existing retaining wall shall be constructed immediately after the site has been cut (and filled) in accordance with the approved plans.

Reason: To protect and retain trees.

- (7) Before any site work commences, the following must be paid to Council and written evidence of these payments provided to the certifier or Council (where a principal certifier is not required).
- inspection fees as specified in Council's fees and charges at the payment date.

NOTE: Upon written request and with adequate notice, relevant Council staff may be available to meet on-site with the building contractors to be used for the construction of the infrastructure, if required.

Reason: To ensure that works carried out comply with the Roads Act and Water Management Act and relevant standards. To ensure fees are paid for inspections carried out by Council in connection with the completion of public work such as footway construction or stormwater drainage required in connection with the consent or the making of good to Council property.

- (8) Where any work associated with this consent has the potential to disturb neighbours through the generation of noise, dust, odour, vibration or through deliveries to the site the person with control over the works shall advise the occupants in writing (at least 48 hours before commencement) of all adjoining and potentially affected properties of the timing and duration of such works. The landowner has the ultimate responsibility for ensuring that anybody undertaking works under this development consent on their behalf is aware of this requirement and

DA 23/2026

completes the task required by this condition. **A copy is to be provided to Council for Council records at least 48 hours before commencement.**

Reason: To ensure neighbours are notified of potential disturbance activities.

PART 4 - DURING CONSTRUCTION

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. These conditions are to be complied with during the construction of the development on site.

- (1) Before any building works commence the approved cut and retaining wall adjacent to the sewer main easement shall be completed immediately to Council's satisfaction.
- (2) Before commencement of the earthworks adjacent to the retaining wall, all works adjacent to the sewer main easement are to be inspected by Council prior to commencement and backfill.

Any earthworks:

- a. Must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
- b. Must not redirect the flow of any surface or ground water without the support of an approved pre and post development stormwater assessment and management plan nor cause sediment to be transported onto an adjoining property, and
- c. That is fill brought to the site—must contain only excavated natural material (EMN) or virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the Protection of the Environment Operations Act 1997, and
- d. That is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2014*.
- e. Any excavation must be carried out in accordance with *Excavation Work: Code of Practice (Catalogue No. SW08841)*, published in January 2020 by Safe Work NSW (as amended).
- f. Stormwater runoff from and through the property is to be appropriately managed so as to control nuisance, damage and hazard during storm events.
- g. Must not impact the integrity of the existing sewer main. Any damage to the sewer main shall be at the full cost of the developer.

If the retaining wall adjacent to the sewer main fails and/or there are damages the integrity of the sewer main, it is the responsibility of the developer/landowner to cover all costs associated with the repair and reinstatement including but not limited to any survey and CCTV recording and assessment, bypass works, pumping and repair of the main and retaining wall.

Reason: To ensure earthworks are appropriately sourced, managed and/or disposed; To ensure stormwater is managed to not adversely impact neighbours or downstream catchment and water sensitive urban design best practice requirements. To ensure alterations to natural surface contours does not impede or divert natural surface water runoff so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem. To ensure the integrity of the sewer main is protected from the earth works and construction works

- (3) Building, demolition and/or subdivision work in the development shall be carried out only:
 - a) On Mondays to Fridays between 7:00 AM and 6:00 PM, and
 - b) On Saturdays between 7:00 AM and 1:00 PM if inaudible on residential premises, otherwise 8.00 AM to 1.00 PM.

Sound pressure levels measured as LA10 15 minutes emanating from the site must not exceed the background levels at the nearest affected residence by the following criteria for the time interval specified:

DA 23/2026

- 20dB(A) (Demolition) period up to 4 weeks;
- 10dB(A) (Demolition) period greater than 4 weeks and not exceeding 26 weeks; and
- 5dB(A) (Demolition) period exceeding 26 weeks;

Note: These are levels determined by the EPA and are designed to ensure that neighbouring property occupants are not unduly affected by noise.

Reason: To ensure that works do not interfere with reasonable amenity expectations of residents and the community. To ensure compliance with AS 2436-2010 and the NSW Environment Protection Authority Interim Construction Noise Guidelines.

Note: No building, demolition and/or subdivision work in the development shall be carried out on Sundays or public holidays.

Reason: To ensure compliance with related legislation.

- (4) Roofwater must be discharged into a suitable water-storage tank in accordance with the approved engineer's design and with BASIX and the overflow must be diverted to the street gutter.

Reason: To ensure appropriate design, construction and management measures are in place to protect the environment.

- (5) All plumbing and drainage work shall be completed and certified by a licensed plumber to be in accordance with the *National Construction Code – Plumbing Code of Australia*.

The following documentation shall be submitted to Council prior to the issue of the Occupation Certificate:

- a) An accurately drawn sewer diagram, and
- b) Certificate of Compliance for Plumbing & Drainage Work.

Reason: To ensure appropriate design, construction and management.

- (6) No building material or demolition waste shall be permitted to be deposited on any Council land, including public reserves, roads, verges, gutters or footpaths. Unless pre-existing damage to Council infrastructure is notified to Council in writing before commencement of any subdivision, building or other work in the development, Council will hold the person(s) having the benefit of the consent liable for the cost of any necessary repairs.

Reason: To ensure appropriate design, construction and management measures are in place to protect the environment.

- (7) Any excavation or filling shall be undertaken in accordance with the approved conditions, plans and details preventing movement of the soil and adequate provisions for drainage must be made. Approval is required for any retaining wall exceeding 600mm in height or within 900mm of the boundary not approved on the plans.

All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them being dangerous to life or property in accordance with SafeWorkNSW requirements.

Reason: The development is to be conducted in a manner to ensure that the environment of the surrounding locality is not adversely affected, disturbed or disrupted. Disturbing or disruption of the surround environment includes dust emissions, excessive noise or the like.

- (8) While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant Construction Certificate.

Reason: To require approval to proceed with building work following each critical stage inspection.

- (9) While site work is being carried out, any costs incurred as a result of the approved removal,

DA 23/2026

relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.

Reason: To ensure payment of approved changes to public infrastructure.

- (10) While building work is being carried out, alterations to natural surface contours shall not impede or divert natural surface water runoff so as to cause a nuisance to adjoining property owners or create an erosion or sediment problem. During construction all work to be undertaken in accordance with the current version of AS/NZ3500.
- (11) Any damage to the sewer main and any temporary mitigation measures, and retaining wall requirements shall be the responsibility of the developer/landowner to rectify to Council's satisfaction and at no cost to Council.

Reason: To ensure site is appropriately managed and is safe for future occupants.

PART 5 - BEFORE ISSUE OF THE OCCUPATION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of an occupation certificate by the principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for an occupation certificate.

- (1) The development shall not be occupied unless an Occupation Certificate has been obtained for the development.

Reason: To ensure compliance with related legislation.

- (2) If any damage is caused to any Council asset or infrastructure in the carrying out of the development or any associated transportation, no Occupation Certificate shall be granted for the development unless satisfactory repairs are carried out under Council's direction and at no expense to Council.

Reason: To ensure that any damage caused by works can be identified and rectified.

- (3) No Occupation Certificate shall be granted for the development unless a vehicular access driveway has been provided from the public road to the land in accordance with relevant standards.

Before the commencement of work within the road reserve, a Section 138 Permit, under the Roads Act 1993, shall be applied for with Council's Infrastructure Services Department.

The application shall be made on the appropriate form available on Council's website, and shall be submitted 72 hours prior to the commencement of work by the contractor undertaking the work. This Application can be found on Council website.

- The Driveway is to be constructed to council's standard drawings including "Urban Driveway, Footpath and Gutter Crossing Standards" dated 29/01/2020 & "Urban Driveway Profiles" dated 6/09/2009.
- The access driveway shall be provided with either a concrete, bituminous wearing surface or other impervious surface.
- Repairs to the Council verge road reserve shall be completed to Council's satisfaction.

Reason: This work is necessary to enable adequate means of vehicular access to the proposed development. To ensure compliance with related legislation

DA 23/2026

NOTE: All work in the road reserve area shall be conducted by Council or a Council approved contractor in compliance with the Work Health & Safety Act 2011 and subordinate legislation.

- (4) Before the issue of an Occupation Certificate all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved waste management plan, and written evidence of the waste removal must be provided to the satisfaction of Council or Certifier. Any chemical waste generated throughout construction must be disposed of to an approved waste management facility or otherwise lawfully managed.

Reason: To ensure waste material is appropriately disposed or satisfactorily stored.

- (5) No Occupation Certificate shall be granted for the development unless the following documentation has been submitted to Council:
- a) An accurately drawn sewer diagram
 - b) For plumbing and drainage work, a certificate of compliance with the relevant provisions of the *National Construction Code – Plumbing Code of Australia*.

Reason: To confirm the location of works once constructed that will become council assets.

- (6) Any lighting on the site shall be designed so as not to cause a nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with relevant standards in this regard.

Reason: Protect amenity of surrounding area.

- (7) Before the issue of the relevant Occupation Certificate, works-as-executed plans, any compliance certificates and other evidence confirming the completed works satisfy the conditions of consent must be submitted to the satisfaction of the principal certifier and or Council:

Reason: To confirm the works are completed in accordance with the approved plans as well as to ensure the location of works, once constructed that will become Council assets.

- (8) Before issue of an Occupation Certificate, an urban address request with draft urban address numbers shall be submitted to Council for review and allocation. In addition, before the issue of an Occupation Certificate, each dwelling shall have its address number displayed, of at least 7mm in height, in a prominent location on the front of the property and on the street kerb adjoining each lot.

Reason: To ensure that street numbering is accurate and complies with the requirements of the Geographical Names Board addressing policy. Street numbering assists emergency services in locating properties.

- (9) Before the issue of an Occupation Certificate a detailed survey including CCTV recording of the sewer main is to be undertaken by a suitably experienced person to determine whether any damage the sewer main has occurred. Any damage to the main and any temporary mitigation measures shall be the responsibility of the developer/landowner to rectify to Council's satisfaction and at no cost to Council.

- (10) Before issue of the Occupation Certificate the landscaping shall be completed in accordance with the approved landscape plans and the conditions of consent.

PART 6 - BEFORE ISSUE OF A STRATA SUBDIVISION WORKS CERTIFICATE

The following conditions of consent must be complied with before the issue of a strata subdivision works certificate by the principal certifying authority. All necessary information to comply with the following conditions of consent must be submitted with the application for a subdivision works certificate.

DA 23/2026

Nil,

Note: Nil conditions required where an occupation certificate is issued for both of the dwellings before issue of the strata subdivision.

PART 7 - BEFORE ISSUE OF A STRATA SUBDIVISION CERTIFICATE

The following conditions of consent must be complied with before the issue of a strata subdivision certificate by the principal certifying authority. All necessary information to comply with the conditions of consent must be submitted with the application for subdivision certificate.

- (1) Before the issue of any Strata Certificate, all required conditions of consent for DA 23/2026 must be satisfied and an Occupation Certificate issued for the development. Evidence of the Occupation Certificate must be provided to Council.

Reason: To ensure compliance with the relevant development consent.

- (2) A Strata Subdivision Certificate must be applied for and released before the registration of the Plan of Strata Subdivision with New South Wales Land Registry Services. A Subdivision Certificate will only be endorsed if the subdivision certificate application demonstrates all relevant conditions of consent are satisfied. In this regard, a schedule of compliance must be submitted with the application confirming compliance and how conditions were resolved. Compliance with conditions must be achieved either by completion of the required physical works, meeting requirements or compliance with Council procedures (e.g. lodging a bond or bank guarantee for incomplete works).

Note: Current fee (2026/2026) for the Subdivision Certificate is \$1,000 plus \$180 per lot on the plan. The above fee is current at the time of determination of the development application and, until paid, shall be adjusted in accordance with Council's fees and charges amended annually on 1 July.

Other fees may apply to the issue of a subdivision certificate. Refer to current fees and charges at the time of application.

Reason: A legislative requirement and to ensure conditions of consent have been implemented and/or satisfied.

- (3) Any Strata Subdivision Certificate application to Council shall be accompanied by:
 - a) The original Final Plan of Subdivision, including indication of the locations of any easements and permanent improvements on one print, and
 - b) A corresponding Deposited Plan Administration Sheet ("Plan Form 6") including a schedule of road names and addresses in accordance with clause 61 of the *Surveying and Spatial Information Regulation 2024*.
 - c) All existing restrictions on the use of the land must be acknowledged on the final subdivision plan.

Note: Approved allocated street addresses shall be placed on the Administration sheet prior to lodgement of the Strata Subdivision Certificate.

Reason: To ensure that street numbering is accurate and complies with the requirements of the Geographical Names Board addressing policy. Street numbering assists emergency services in locating properties.

- (4) Evidence of service supply
Before the release of the Strata Subdivision Certificate the following documentary evidence is to be obtained and forwarded to the Principal Certifying Authority:
 - a. A Notice of Arrangement issued by the relevant electricity supplier;
 - b. A Certificate of Practical Completion from the relevant telecommunications carrier;
 - c. s307 Water and Sewer Certificate of Compliance from Upper Lachlan Shire Council.

Note: Separate water control cocks and water meters shall be provided to each dwelling unit or sole occupancy unit to enable the isolation of any tenement or sole occupancy unit so as not to cause inconvenience to other tenements or units. Separate overflow relief gullies, separate junction to each property and inspection shafts are to be provided to each dwelling unit or sole occupancy unit.

DA 23/2026

Reason: To ensure the development is connected to services in accordance with the service provider requirements.

(5) Association letter box

Before the issue of a Strata Subdivision Certificate, the provision of an identifiable receptacle for the receipt of mail addressed to the association shall be provided in accordance with AS 4253 and as required by Australia Post (as amended). This condition is not applicable if the association's address is off-site and shown on the formal plan.

Reason: To ensure the development is connected to services in accordance with the service provider requirements.

(6) Before issue of a Subdivision Certificate, Council's Engineering Inspection must be paid to Council. In this regard, Council's current fee at the time of consent (2026/27 financial year) is \$296 per inspection, per lot; if any re-inspection is required (e.g. if works have not been satisfactorily completed), an additional fee will apply, being \$589.00.

Reason: To ensure compliance with Upper Lachlan Shire Council requirements.

(7) An Instrument must be prepared under section 88B of the Conveyancing Act 1919 which will provide for the following Restrictions on the land when the subdivision is registered:

- a) Easements must be provided where and as required for inter-allotment services, drainage and sewerage
- b) where there is a shared access or common driveway, reciprocal rights of carriageway must be provided inclusive of any maintenance responsibilities and financial apportionments, where necessary.
- c) where there is shared infrastructure, landscaping, structures, and the like, arrangements must be made for access and maintenance.
- d) Alterations to any stormwater treatment measures are not permitted except without the prior consent in writing of Upper Lachlan Shire Council.

The Instrument must contain a provision that it cannot be varied, modified or released without the consent of the relevant parties as appropriate and without the consent of Upper Lachlan Shire Council. The Instrument must not contain any restriction that prohibits development on the site allowed under the relevant environmental planning instruments.

Reason: To ensure restrictions and easements are registered on the title of the land where required.

PART 7 - ONGOING

1) If the retaining wall adjacent to the sewer main fails and/or there are damages the integrity of the sewer main, it is the responsibility of the developer/landowner to cover all costs associated with the repair and reinstatement including but not limited to any survey and CCTV recording and assessment, bypass works, pumping and repair of the main and retaining wall.

Reason: To ensure sewer line and services and appropriately protected.