

## Exceptions to Development Standards Register - Clause 4.6

Council DA reference number	Lot number	DP number	Apartment/ Unit number	Street number	Street name	Suburb/Town	Postcode	Category of development	Environmental planning instrument	Zoning of land	Development standard to be varied	Justification of variation	Extent of variation	Concurring authority	Date DA determined dd/mm/yyyy
DA/0340/2223	47	750041		304	Claypit Road	Lower Boro	2580	Residential	Goulburn Mulwaree Local Environmental Plan 2009	RU2 Rural Landscape	4.2A(2) (c)	To allow a dwelling on a undersized lot on a lot of land that was subdivided for rural residential uses before the current plan commenced. A dwelling was approved in 2009 when the former Mulwaree LEP permitted dwellings on lots of 40ha. The dwelling was constructed but a Construction Certificate was not issued which meant the consent lapsed. Concurrence was provided from Department of Planning and Environment for the variation.	62%	Council	2/02/2024
DA/0433/2122	8 to 13, Sec 3	3012		Oct-20	Goulburn Street	Marulan	2579	Seniors Living under Hosing SEPP	Housing SEPP 2021	R1 General Residential	93(3)(a) Location and access to facilities and services - independent living units	Provides access for seniors living accommodation to railway station for which no path currently exists. Variation will have a positive community benefit and sufficient planning grounds were provided to justify contravening the development standard.	32%	Council	19/09/2023
DA/0236/2223	62	132743		138	Addison Street	Goulburn	2580	Dwelling and Subdivision of land	Goulburn Mulwaree Local Environment Plan 2009	R1 General Residential	4.1 Minimum Subdivision Lot Size	Proposed Lot 1 & 2 will have direct street frontage from either Santia or Addison Street. It has been demonstrated that the new dwelling and the existing dwelling can comply with the current development standards. compliance with the minimum lot size of 700m2 is considered unnecessary.	Lot 1 - 52.58% Lot 2 - 67.47%	Council	21/02/2023
DA/0219/2223	1	364806		126	Addison Street	Goulburn	2580	Subdivision of Land	Goulburn Mulwaree Local Environment Plan 2009	R1 General Residential	4.1 Minimum Subdivision Lot Size	Proposed Lot 1 & 2 will have direct street frontage from either Santia or Addison Street. It has been demonstrated that a new dwelling on the new Lot and the existing dwelling can comply with the current development standards. compliance with the minimum lot size of 700m2 is considered unnecessary.	Lot 1 - 35.70% Lot 2 - 31.63%	Council	21/02/2023
DA/0365/2021	Lot 1 Lot 1 Lot 2	197723, 799484, 1215457		64a-70	Montague Street	Goulburn	2580	Subdivision/boundary adjustment	Goulburn Mulwaree Local Environment Plan 2009	R1 General Residential	4.1 Minimum Subdivision Lot Size	Proposed Lots 1 & 2 will continue to share a reciprocal access arrangement. Sufficient amenity and site facilities will continue to be provided to the occupiers of each existing dwelling within each proposed lot. An appropriate area to enable the forward entry and exit of vehicles utilising the site has been provided at the rear of the lots. In the circumstances, compliance with the minimum lot size of 700m2 is considered unnecessary.	Lot 1: 23% Lot 2: 24.6 %	Council	3/08/2021
DA/0428/2021	53	1089363		53	Citizen Street	Goulburn	2580	1. Residential - Alterations and Additions	Goulburn Mulwaree Local Environment Plan 2009	R1 General Residential	4.3 Height of Buildings	The proposed modification would not have any greater overall environmental impact than the original improved design. The variation is for the exceeding of height by 924cm above the 8m height and allows for the roof line to be in keeping with the existing roof and reduce heritage impact.	11%	Council	20/07/2021
DA/0277/1920	Part Lot 1, Lot E	1115448, 161389		8	Combermere Street	Goulburn	2580	13: Subdivision only	Goulburn Mulwaree Local Environment Plan 2009	R1 General Residential	4.1 Minimum Subdivision Lot Size	Granting the proposed variation will result in a better planning outcome by allowing the retention of existing residential accommodation and therefore resulting in lessor environmental impact. The request for variation is considered appropriate. Each dwelling can accommodate appropriate private open space and each residence maintains suitable boundary setbacks.	Lot 3: 26% Lot 4: 42% Lot 6: 17%	Council	15/12/2020
DA/0065/1920	26	1194940		19	Knowlman Road	Run 'o' Waters	2580	13: Subdivision only	Goulburn Mulwaree Local Environment Plan 2009	RU6 Transition	4.1 Minimum Subdivision Lot Size	In regards to the zoning the lot will be a waste of available land where 2 ha lots are permissible. The lots will be able to be serviced by on-site sewage without having an impact on the locality and other dwellings. The development will support the Draft Urban and Fringe Housing Strategy with Council.	3%	Council	6/03/2020
MODDA/0034/1920	11, 17, 21	758468		163	Auburn Street	Goulburn	2580	12: Community facility	Goulburn Mulwaree Local Environmental Plan 2009	B3 Commercial Core	4.3 Height of Buildings	The proposed modification would not have any greater overall environmental impact than the original improved design. Original approval granted by JRPP permitted a 21.7m height; the variation seeks a 20.07m height. An overall reduction in the height is considered positive. The operation of the centre relies on meeting standards for performing arts.	5.07m above 15m standard	Council	7/11/2019