Goulburn Mulwaree DCP 2009 Compliance Table

This plan shall be used together with the LEP.

The LEP provides the legal framework by which Council's development decisions are made. It sets out Council's vision and seeks to implement this by way of objectives, policies, zoning tables, and zoning and heritage conservation maps.

This plan supplements the LEP by providing detailed reasoning, guidelines, controls and general information relating to the decision making process. Together these documents form the land use planning and development controls for the Goulburn Mulwaree local government area.

Control	Requirement	Comment	Compliance
2. Plan Objectives			
2.1 General development objectives	The following plan objectives set the policy framework that will guide future development within the Goulburn Mulwaree local government area. • Residential land is to be developed with the creation of neighbourhoods comprising a range of densities. • Residential areas should promote opportunities for walking and cycling as alternative modes for local transport. • Employment uses should be sensitively designed and located to minimise conflict. • Buffers are to be used to safeguard the integrity and quality of waterways and creeks. • Development along waterways requires flood investigations to determine the minimum flood level and to ensure flood levels and velocity would not cause harm to life or property. • Development buffers are to be used to safeguard prime agricultural land. New sensitive land uses should be located an acceptable distance from hazardous or offensive agricultural operations unless an appropriate buffer has been established. • Integrated open space and drainage networks should provide the framework for an off-road pedestrian and cyclist network. • Non-residential land uses shall not impact upon the amenity of the area or surrounding sensitive land uses. This would include, for example, local shops and commercial premises, schools, child care centres, places of worship, open space and recreation. • Commercial land uses shall be clustered to minimise car trips and promote focus on pedestrian and cycle ways. • Land uses that maintain a rural landscape should be encouraged on the edges of residential areas to provide a defined transition to rural areas and minimise	The existing use is a dwelling house. No change of use is proposed.	Yes

	potential for land use conflicts. This is particularly important where large lot residential development is near areas identified for agricultural purposes. • Prime agricultural areas and areas identifying potential to yield groundwater should be safeguarded from incompatible land uses and protected given their environmental sensitivities. • Investigations will be required to determine the optimum water supply and sewage servicing approach for existing and future residential and large lot residential areas. Goulburn Mulwaree DCP 2009 – Last Amended 23 June 2016 Page 48 Goulburn Mulwaree Development Control Plan 2009 • Best practice water quality controls (including water quality monitoring) should be implemented. Pre-development water quality should be maintained or enhanced in post-development run-off. The management of water should address cumulative environmental impacts and be carried out in accordance with the objectives of integrated water cycle management and water sensitive urban design.		
3. General Development Controls			
3.2 European (Non-Indigenous) Heritage Conservation			
3.2.2 Where does this section apply?	This section of the DCP applies to the following land within the Goulburn Mulwaree LGA: (i) Land upon which a heritage item or draft heritage item as listed under Schedule 5 of Goulburn Mulwaree LEP 2009 is located; (ii) Land that is located within one of the heritage conservation areas or a draft heritage conservation area as contained within Schedule 5 and on the heritage map of Goulburn Mulwaree LEP 2009; (iii) Land that is located adjacent to or within the vicinity of a heritage item or heritage conservation area (or within the visual catchment of a heritage site); or (iv) Land where archaeological remains or relics have been identified	The property is listed on the local heritage register. The property lies within the Goulburn Heritage Conservation Area.	Yes
3.2.3 Objectives	The general objectives of this section the DCP are: 1. To conserve and enhance the heritage significance and qualities of heritage items conservation areas and archaeological remains and relics. 2. To ensure that alterations, additions and new infill development are sympathetic, well designed and appropriate to the values of the heritage item or streetscape context in which it is located. 3. To preserve and maintain trees and other vegetation that contributes to the significance of heritage items and heritage conservation areas. 4. To ensure a thorough assessment process is applied for any proposed demolition or removal of a heritage item or building located within a heritage conservation area including the archival recording of these buildings where required. 5. To promote public awareness and education on heritage conservation.	In our opinion the proposed development complies with the objectives of this clause.	Yes
3.2.5 Development Applications	The heritage information required for a development application will depend on the significance of the heritage building or site, the contribution of the existing building or site to the heritage conservation area or heritage streetscape, and the extent of changes proposed.	A development application is required for this proposal.	Yes

	In addition to the general requirements for development applications, heritage items, buildings and sites within heritage conservation areas and heritage streetscapes, Council will require: Measured and scaled drawings of the existing building prior to modifications including elevations, clearly indicating existing walls and building elements to be retained and those proposed for demolition or alteration; Elevations and plans detailing architectural features such as dormer windows, balustrade style, colour, and Copies of these elevations and plans showing the modifications proposed; and A heritage impact statement and/or conservation management plan / strategy, and, as necessary, an archaeological assessment. Either should assess the impact of the proposed modifications and detail how these impacts can be either be mitigated or contributory in the context of the archaeological or conservation areas' significance and the objectives of the DCP and clause 5:20(1) of the GMC LEP 2009. • The heritage impact statement should include appropriate assessments of significance and that more important or significant items will require more detail / assessment. Details are included in Section 3.1.3 about what the documents should include and advice that can be provided by Council and their Heritage Advisor services.		
3.2.5.1 Is a Development Application required?	Refer Clause 5.10(2) of the LEP.	A development application is required for this proposal.	Yes
3.2.5.4 Information Requirements	Each development proposal, whether affecting a heritage item or a contributory item within a heritage conservation area, will have its own unique considerations and issues depending on whether the proposal is for renovations and extensions to an existing building, or a new building within a conservation area or adjacent to a heritage item. Proposals for infill development should have regard to the Royal Australian Institute of Architects and NSW Heritage Office Guidelines for infill development in the historic environment (2005) and Heritage Office and Department of Urban Affairs and Planning (1996) Heritage Curtilages.	Refer Appendix-C Heritage Impact Statement.	Yes
3.2.5.5 Demolition	The demolition of heritage items and contributory buildings or building elements within heritage conservation areas or heritage streetscapes, will not be supported in most cases, unless adequately justified to the satisfaction of Council and in accordance with the requirements below. This includes the removal of trees and vegetation. Requirements for the retention of existing heritage items and their significant elements is based on an understanding and conservation of the heritage significance of the item. The purpose is to: • Achieve a reasonable balance between improving amenity and meeting contemporary needs, and the protection of the heritage significance of the item.	The existing laundry is proposed to be demolished to allow for the construction of the new addition. No demolition on the front elevation is proposed.	Yes

	• Maintain the setting of the heritage item including the relationship between the item and its surroundings. • Encourage the removal of inappropriate alterations and additions, and the reinstatement of significant missing details and building features. If demolition applications for total or partial demolition are to be considered, it must be supported by a justification for the proposed demolition which will consist of: (a) A report from a structural engineer specialising in work on heritage buildings or structures detailing the structural condition and including recommendations on the future viability of the structure or building; and / or (b) A heritage impact statement and/or conservation management plan or heritage conservation strategy where applicable detailing the heritage significance of the building or structure. If located in a heritage conservation area its contribution to the heritage conservation area; and (c) Other professional reports where relevant, such as archaeologist or historian. Council may engage an independent expert to review these reports. If an application for demolition of a heritage item or a building in a heritage conservation area is made, the preparation of an archival record of the existing building and grounds (in accordance with the NSW Heritage Branch Guidelines – How to Prepare Archival Records of Heritage Items) may be required to be submitted if consent is granted. Any infill or replacement development would need to respect the heritage value and significance of the area and comply with the other relevant requirements of Goulburn Mulwaree LEP and DCP 2009. If demolition is required primarily on economic grounds, a statement from a quantity surveyor comparing the cost of demolition against the cost of retention should be submitted. Submitting the necessary reports or justifications does not imply that Council will agree to the proposed demolition. These requirements may be waived in the event of an emergency or for reasons of public safety.		
3.2.5.6 Heritage Impact Statement	Heritage impact statements (or sometimes called Statements of Heritage Impact) are documents which assess the impact of any proposed development on the heritage significance of the building, site or area. The statement should include options that have been considered for the proposal and document reasons for choosing the preferred option. These should include proposals to minimise the impact of the development. Goulburn Mulwaree LEP 2009 requires the submission of a satisfactory heritage impact statement for heritage items, land within the vicinity of a heritage item or for works within a heritage conservation area before Council grants development consent. The heritage impact statement identifies the heritage significance of an item, place or area, the impacts of any changes being proposed and how any impacts from the changes will be mitigated. Determining whether a property is within, or impacts upon, the setting of a heritage item is a necessary component of the site analysis of a proposal. The determination of the setting of a heritage item should consider the historical	Refer Appendix-C Heritage Impact Statement.	Yes

	property boundaries, significant vegetation and landscaping, archaeological features, and significant views, the 'vista', to and from the property. The length of a heritage impact statement will vary depending on the scale and complexity of the proposal. A brief account included in the Statement of Environmental Effects may be sufficient for minor work that will have little impact on the significance of a heritage item or heritage conservation area. A more extensive report would be required for more complex proposals or those that will have a major impact on the item. Applicants should demonstrate that consideration has been given to the conservation and heritage significance of the item or component of a heritage conservation area in accordance with Sections 3.1.8 – 3.1.15 inclusive, of the Goulburn Mulwaree DCP 2009. When preparing a Statement of Heritage Impact, applicants should refer to the Office of Environment & Heritage, Guidelines for Statements of Heritage Impact.		
3.3 General Heritage Item and Conservation Area Controls			
3.3.1 Context	Controls A. The side and front setbacks are to be typical of the spacing of buildings both from each other and from the street, such that the rhythm of buildings in the streetscape is retained (Figure 3.1). Current front and side setbacks should be maintained where there is no established set back with nearby buildings. B. Except as allowed by "car parking" and "fences" in Sections 3.3.1.2 and 3.3.1.3 below, no new structures should be built forward of the established street building line. C. An adequate curtilage including landscaping, fencing and any significant trees, are to be retained. D. The established landscape character of the locality including height of canopy and density of boundary landscape plantings should be retained in any new development. E. Development in the vicinity of a Heritage Item should respect the visual curtilage of that Item and protection of views to and from the item. F. New developments must respect the existing significance of the streetscape and the vicinity. G. Use design elements that exist in the streetscape to guide the design of new structures. H. Ensure scale and size of development is compatible with neighbouring development and the streetscape generally.	No changes to existing side or front setbacks are proposed. The new garage is located behind the front building line of the existing dwelling.	Yes
3.3.2 Alterations and Additions	Controls A. Avoid changes to the front elevation - locate new work to the rear of, or behind the original building section. B. Design new work to respect the scale, form, massing and style of the existing building, and not visually dominate the original building. C. The original roof line or characteristic roof elements are to remain identifiable and not be dwarfed by the new works. D. Retain chimneys and significant roof elements such as gables and finials where present. E. Ensure that the new work is recognisable as new, "blending in" with the original building without unnecessarily mimicking or copying	No changes to the front elevation are proposed. The new addition will not be visible from the street or other public areas. No changes to existing chimneys are proposed. Materials selected for the new addition will match the existing building. The proposed double garage will be constructed in brick veneer. Face brickwork on the new garage will be a	Yes

	F. Complement the details and materials of the original roof including ridge height and slopes without compromising the ability to interpret the original form. G. New materials are to be compatible with the existing finishes. Materials can differentiate new work from original building sections where appropriate, for example by the use of weatherboards where the original building is brick or by the use of “transitional” materials between old and new. H. Retain front verandahs. Reinstating verandahs, and removing intrusive changes is encouraged, particularly where there is physical and/ or historic evidence.	similar colour to the brickwork on the existing dwelling. The new garage has been placed to avoid the existing underground sewer line in the rear yard. The new garage has a steep roof pitch sheeted in Colorbond to reflect the existing dwelling.	
3.3.5 Demolition	Controls A. Significant properties, including heritage items and contributory items must be retained B. Proposals for demolition will not be considered if there is a reasonable possibility for adaptive reuse of the site. C. Consent will not be granted to demolition or partial demolition unless Council has considered the future development of the site.	Demolition of the existing laundry is required to allow construction of the new addition. No demolition is proposed on the front elevation.	Yes
3.3.8 Development in the vicinity of a heritage item	Controls A. Development on land adjacent to, or within the vicinity of a heritage item should not detract from the identified significance or setting of the heritage building or the heritage conservation area. B. Where development is proposed adjacent to or within the vicinity of a heritage item, the following matters must be taken into consideration: 1) The character, siting, bulk, scale, height and external appearance of the development; 2) The visual relationship between the proposed development and the heritage item; 3) The potential for overshadowing of the adjoining heritage item; 4) The colours and textures of materials proposed to be used in the development; 5) Maintenance of original or significant landscaping; 6) The landscaping and fencing of the proposed development; 7) The location of car parking spaces and access ways into the development; 8) The impact of any proposed advertising signs or structures; 9) the interpretation of any archaeological features associated with the heritage item; 10) The maintenance of the existing streetscape, where the streetscape has significance to the heritage site including impact on grassed verges in the road reserve; 11) The significance or integrity of any archaeological remains; 12) The impact the proposed use would have on the amenity of the heritage site; and 13) The effect the construction phase will have on the well-being of a heritage building. C. Development in the vicinity of a heritage item should give strong regard to any significant views to and from the heritage item and any public domain area.	The properties either side of the site are also listed in the same listing as this property. The new addition will not detract from these properties nor will it affect the heritage significance of these items.	Yes

	D. Where subdivision is proposed in the vicinity of a heritage item, the impact of future development of the lots should be considered. E. Any new development should: 1) Complement not compete with the elements that contribute to the uniqueness and heritage significance; 2) Not overshadow or impede existing views; 3) Not visually dominate, compete or be incompatible with the form of the heritage item; 4) Be contemporary in design, however the scale, form, bulk and detail of the proposal must not detract from the scale, form, unity, cohesion and predominant character of the heritage item; 5) Avoid making a replica copy of a heritage item; and 6) Be kept simple and must not use a mixture of features from different eras or add heritage features to new buildings.		
3.3.12 Building materials, colours and finishes	Controls A. Restoration or reinstatement works should: 1) Use matching materials when repairing fabric or external surfaces; 2) Use traditional construction methods where the quality of restoration or reinstatement is more desirable; 3) Colour schemes are to reflect the period and detail of the property (Figure 3.5); 4) Not paint or render face brick, stone, tiles or shingles; 5) Ensure the form and materials of principal elevations must not be altered, unless it is associated with acceptable reconstruction or restoration works; 6) Not include new decorative detailing unless documentary or physical detail indicates it once existed; 7) Use matching bricks, where they cannot be matched, contemporary materials may be appropriate, particularly on rear elevations; and 8) Not use textured paint finishes. B. New work should: 1) Adopt a simple character which uses external finishes, colours and textures which complement the heritage fabric, rather than mimic inappropriate heritage decoration and/ or detailing; 2) Select materials to be compatible, but not necessarily matching the materials of the building; 3) Use materials that complement the period and style of the heritage item; 4) Employ finishes that are compatible with the heritage significance and character of the heritage item they adjoin or of development in the street or Heritage Conservation Area; and 5) Use traditional colour schemes and contrasting tones for alterations and additions.	Materials and colours chosen for the new additions will be similar to the existing dwelling.	Yes
3.3.13 Building form, scale and style	Controls A. The scale (including height, bulk, density and number of storeys) of the new work must relate visually to the scale of adjacent buildings which are Heritage Items or are located in a Heritage Conservation Area. In this regard, unless it can be clearly demonstrated that greater scale would be appropriate in the	The built form at the front elevation will not be affected. The new addition will not be visible from the street or other public areas. The roof design for the new	Yes

	individual circumstances, new buildings and additions are to be of the same scale as the surrounding development. B. New developments should avoid overshadowing of existing heritage items or contributory architecture. C. Extensions must not visually dominate or compete with the original scale of the existing buildings to which they are added or altered. D. New buildings must not visually dominate, compete with or be incompatible with the scale of existing buildings of heritage significance or contributory value either on the site or in the vicinity of the proposal. (Figure 3.6) E. New buildings and extensions should have a similar massing, form and arrangement of parts to existing buildings of heritage significance in any Heritage Conservation Area. See Figure 3.7 for development that does not respect the massing and form. F. New work and extensions should respect the proportions of major elements of significant existing fabric including doors, windows, openings and verandahs. (Figure 3.8) G. More specifically: 1) Where buildings or dwellings are single storey, second storey additions are not encouraged; 2) Creation of attic space within the existing roofline is preferred; 3) Existing rooflines may be extended to the rear and dormers may be added to the extension, provided development does not impact negatively on the streetscape and the character of the house. In particular, the roof silhouette should remain; and 4) Additions at the side of the house may be acceptable providing it is setback a minimum of 5 metres from the front building line and softened by planting and vegetation.	addition will reflect the roof line of the existing dwelling. The proposed double garage will be constructed in brick veneer. Face brickwork on the new garage will be a similar colour to the brickwork on the existing dwelling. The new garage has been placed to avoid the existing underground sewer line in the rear yard. The new garage has a steep roof pitch sheeted in Colorbond to reflect the existing dwelling.	
3.3.14 Roof form and chimneys	Controls A. Maintain traditional roof forms and materials. B. Use appropriate profile gutters in the maintenance of older buildings. Quad, half round and ogee gutters are the most appropriate profiles, depending on original details. Perforated box gutters are not appropriate in a historical context. C. Roofs of extensions should be carefully related to the existing roof in materials, shape and pitch. Replacement materials must match the existing in colour, materials, finish and details. (Figure 3.9) D. all chimneys must be retained internally and externally and where necessary repaired, even if the fireplace is no longer used. Demolition of chimneys is not favoured unless necessary for structural reasons. E. Minimise large, blank areas of roofing in new developments to reduce the impact on the existing building and adjoining properties. F. New buildings must have roofs that reflect the orientation, size, shape, pitch, eaves, ridge heights and bulk of existing roofs in the locality, and must be in proportion with the proposed building. G. Attic rooms must use compatible roof forms that retain the streetscape appearance of the existing building and must not adversely affect significant views or vistas.	The roof form at the front elevation will be unchanged. No changes to chimneys are proposed. The roof form for the new addition will reflect the roof form of the existing dwelling.	Yes

	H. Skylights or other structures attached to the exterior of the roof should avoid being located where visible from the street or on the principle elevation of buildings. Note: Despite the above, Council may consider a development application for replacement of an existing iron roof where the application demonstrates that the replacement will be consistent in colour, design and character with the existing roof.		
3.3.15 Verandahs	Controls A. Removal of verandahs is not favoured and maintenance or reconstruction of original detail is encouraged. B. In altering existing buildings, original verandahs must be kept, repaired and respected. Additional verandahs must not compete with the importance of the original and should be simple in design. C. Enclosed verandahs should be opened up where feasible, and missing details reinstated. However in some cases the verandah infill may itself have heritage or aesthetic value and the removal of the infill may not be appropriate. These cases must be justified in any application. D. The reconstruction of verandahs which once existed and whose detail is known is also encouraged. Where the form of the verandah survives but the details are missing, these can be reinstated if known from documentary evidence such as photographs or original drawings. E. New development should include verandahs where consistent with the character of surrounding development. Simple skillion verandahs may be appropriate as this style integrates well with new buildings. F. Features such as bullnose style, lace ironwork, decorative fretwork or Federation brackets on posts must not be introduced on modern buildings, as these features lack historical context. G. The infilling of front and side verandahs is generally not encouraged, although infilling verandahs at the rear of houses may be appropriate.	The front verandah will remain unchanged. The design of the new verandah will reflect the design of the front verandah.	Yes
3.3.16 Windows and Doors	Controls A. original doors and windows must be retained and repaired/restored. Authentic reconstruction of similar material to the original is encouraged where repair of the original doors and windows is not possible. B. Original leadlight and coloured glass panes must be kept. C. New doors and window openings must reflect the existing style, size, proportion, position and where possible must match sill and head heights of existing doors and windows. D. in new buildings they must be compatible with the proportions, position and size of those typical of the locality. Vertical proportions should be featured in window design. (Figure 3.11) E. Timber windows should be used for restoration of traditional buildings. Modern aluminium-framed windows are not acceptable.	All existing timber-framed windows are proposed to be replaced with new timber-framed windows – no changes to existing openings are proposed. Some new doors and windows are proposed for the new addition and the new dining room.	Yes
3.3.17 Facades	Controls A. Two storey façades must only be used where surrounding development is of a predominantly two storey scale. B. Limit bay widths to match those of surrounding significant development.	The existing dwelling is 1 storey in height. The new addition is 1 storey in height. No changes to the front elevation are	Yes

	C. Alteration of the form and materials of principal elevations is not appropriate. Removal of the external skin or rendering of exterior walls is not appropriate unless associated with acceptable reconstruction works. D. In altering existing houses, original sunhoods, blinds, awnings and skirts to principal elevations should be retained and repaired. Authentic construction or reconstruction is supported. E. In altering existing buildings, original verandahs / façades are to be retained and restored. F. New buildings must take into account the significance and design of verandahs / façades in the locality, the methods of their incorporation in building designs and their harmonising role in streetscapes. (Figure 3.12) G. Alteration to original façades which are of heritage significance is not supported. H. The proposed works are to be sympathetic to and/or not detract from the style, character and significance of the building and place. Designs, whose massing, details, materials and colours reflect the type of façade historically used in each locality, without insistence upon replication, are encouraged. I. Avoid blank exteriors by avoiding tilt slab construction and encouraging staggering of the façade through vertical elements =. J. Retain and repair/restore original shopfronts. Authentic reconstruction is encouraged. Original timber and metal shopfront framing must be retained (Figure 3.13). K. Use active shopfronts to the street to activate the footpath and create interest. L. Provide details of materials, finishes, profiles and colours for façades including any proposed signage.	proposed. The new addition is not visible from the street or other public areas.	
3.3.18 Parking – Garages and Carports	Controls A. The introduction of car parking must not impact on the setting or character of the heritage item or Heritage Conservation Area. B. Early garages, carports and sheds must be retained wherever possible as they contribute to the character of heritage items and Heritage Conservation Areas. C. Garages and carports should generally be kept separate from the house. Attachment of garages and carports to the buildings they service is generally not favoured unless the structure is located at the rear of the building and is not visible from the surrounding streets, or it is set well back from the front façade and unobtrusively attached. In those cases a simple carport under a continuation of the roofline may be appropriate. D. Garages and carports must be of a simple design, must use traditional pitched roof forms and must match the roof pitch, form and materials of the main building as closely as possible. The design must respect vertical proportions. Double width horizontal doors are unacceptable. Garages and carports must not dominate existing buildings on site (Figure 3.15). E. Prefabricated metal sheds with low-pitched roofs are not appropriate, as they are incompatible with traditional streetscapes.	The existing garage has space for 1 vehicle. The proposed carport attached to the garage will have space for 1 vehicle.	Yes

	F. The location of car parking must respect the existing vegetation and original garden layouts on the site. G. In relation to access: 1) Existing rear lane access is to be utilised in preference to front access; 2) Existing side vehicular access is to be utilised; 3) Driveways are to be to side boundaries and not central; and 4) Development which removes existing access must not preclude future carports or garages behind the building line. H. In relation to location: 1) Open stand car spaces may be provided forward of the building line; 2) Garages and carports are to be located behind the building alignment wherever physically possible; and I. In relation to scale: 1) Maximum width of a driveway at street frontage is to be 3.5m; 2) Garages and carports are to occupy no more than 20% of street frontages (Figure 3.15) ; 3) Carparking structures should be diminutive in scale in relation to the residence; and 4) Structures forward of the building line must be designed to minimise their bulk with a maximum eaves heights of 2400mm. Flat roof structures of sympathetic materials and detail are acceptable. J. In relation to appearance: 1) Materials, form, and details of car parking structures are to harmonise with and be subservient to the residence; 2) A similarity in colour of garage doors and wall surfaces may reduce impact to street and therefore is favoured; 3) Structures forward of the building line must be screened with vegetation; and 4) Garage doors and structures are to be recessed behind the primary façade to create a shadow line.		
3.3.20.1 Gardens	Controls A. Keep hard surfaces to a minimum. As a guide, 70% of the area forward of the building line should be soft landscaped. B. Screening of hard surfaced areas with vegetation is encouraged. C. Garden structures are to be appropriate to primary buildings in terms of scale, style, and materials. D. Retain all mature or semi-mature plantings in the front and side gardens. E. Hedges along front and side boundaries (forward of building line) should be maintained at not more than 1200mm in height. (Figure 3.18) F. Ensure historic trees and vegetation are retained, where not a danger. G. New development should: 1) Include a front garden with lawn, shrub and tree elements; 2) Limit hard paving to only paths and driveways; and 3) Use simple fencing that complements the streetscape and architectural features of the area.	No changes to existing front landscaping are proposed. New garden beds will be built around the new works.	Yes
3.6 Vehicular Access and Parking			

3.6.1 Parking layout, servicing and manoeuvering	Provision should be made for various modes of transport for employees and visitors to the site. Where parking is provided it must be in a safe and efficient manner, allowing for easy access for occupants, visitors and service vehicles, whilst ensuring the safety of pedestrians and other road users. Where non-residential development is within or adjoining a residential zone, locate and design parking areas, servicing areas and the means of access/egress to: • minimise conflict between non-residential, residential and pedestrian traffic; • provide off-street parking and servicing of premises; • respect the character of the existing residential areas and streetscape character by means of siting, design and landscaping. Surface parking should be visually articulated by the use of soft and hard landscaping and the use of different surface treatments. Parking areas and accessways should be designed, surfaced and graded to reduce runoff and allow stormwater to drain into the site. Ventilate enclosed parking areas using natural ventilation techniques. Mechanically assisted parking facilities should not be provided. Ensure public car parking and service areas are well signposted or otherwise identified from the entry point.	The existing garage has space for 1 vehicle. The new garage has space for 2 vehicles.	Yes
3.6.2 Specific land use requirements	Off-street parking shall be calculated in accordance with Table 3-2 or you may take the option of undertaking a traffic impact and parking study. 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. Bicycle parking/racks should be considered for shopping and recreational developments.	The existing garage has space for 1 vehicle. The new garage has space for 2 vehicles.	Yes
3.7 Crime Prevention Through Environmental Design			
3.7.1 Lighting	The following CPTED requirements for lighting apply: • all areas intended to be used at night should allow appropriate levels of visibility • pedestrian pathways, lane ways and access routes in outdoor public spaces should be lit to the minimum Australian Standard (AS 1158). Lighting should be consistent in order to reduce the contrast between shadows and illuminated areas. Lighting should be designed in accordance with AS4282 – Control of the obtrusive effects of outdoor lighting • lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed. Moreover, lighting should clearly illuminate the faces of users of pathways • streetlights should shine on pedestrian pathways and possible entrapment spaces as well as on the road	There is an existing light fitting near the front door. New lighting will be installed in the ceiling of the verandah as well as near the new door to the dining room. New lighting will be installed on the wall of the new garage to provide security to the entry door to the new garage.	Yes

	• lights should be directed towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points • lighting should take into account all vegetation and landscaping that may act as a entrapment spot • lighting should be designed so that it is difficult for vandals to break • where appropriate use movement sensitive and diffused lights • avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance • illuminate possible places for intruders to hide • as a guide areas should be lit to enable users to identify a face 15 metres away • all lighting should be maintained and kept in a clean condition with all broken or burnt out globes replaced quickly • use energy efficient lamps/fittings/switches to save energy		
3.7.2 Fencing	• fence design should maximise natural surveillance from the street to the building and from the building to the street, and minimise the opportunities for intruders to hide • front fences should preferably be no higher than 1.2 metre. Where a higher fence is proposed, it will only be considered if it is constructed of open materials (eg. spaced pickets, wrought iron etc) • if noise insulation is required, install double-glazing at the front of the building rather than a high solid fence (greater than 1 metre)	No changes to existing boundary fencing are proposed. New fences will be installed to the western side of the existing dwelling. New fences will be installed around the new garage.	Yes
3.7.3 Car parking	• car parks, aisles and manoeuvring areas shall be: - designed with safety and function in mind - have dimensions in conformity with AS2890 - Parking Facilities (relevant parts of this standard are AS2890. 1 - Off-street parking, AS2890.2 - Commercial vehicle facilities, and AS2890.3 - Bicycle parking facilities) • where parking spaces are to be provided for people with disabilities, these spaces are to be: - suitably located near entrances to the building and lifts/ access ramps, if required - provided in accordance with Australian Standards 1428.1 - Design for access and mobility - appropriate signage and tactile pavement treatments should also be installed, where required • the design of car parking areas should incorporate the following elements: - provision of a safe and convenient vehicle entry and exit that avoids traffic/pedestrian conflict and impact on the surrounding road - the internal (vehicular) circulation network is free of disruption to circulating traffic and ensures pedestrian safety • the movement of pedestrians throughout the car park should be clearly delineated by all users of the car park and minimises conflict with vehicles • the design of the car park should ensure that passive surveillance is possible and where appropriate, incorporate active measures such as cameras and security patrols. Car parks should be designed to minimize dark areas through the provision of appropriate lighting • large car parks should incorporate communication devices such as: - intercoms - public address systems - telephones - emergency alarms	New lighting will be installed to all entry points of the new garage.	Yes

	• to ensure users of large car parks are easily able to determine their location, exit and access points security intercoms, and the like appropriate signage is to be included • all surfaces in the car park should be painted in light coloured paint or finished in light grey concrete to reflect as much light as possible • all potential entrapment points should be avoided (e.g. under stairs, blind corners and wide columns). Adequate lighting and mirrors should be used when certain design features are unavoidable		
3.16 Stormwater Pollution			
3.16.1 Long term pollution control	Stormwater pollution is caused by litter, debris and dust which are washed off the streets and other surfaces during rainfall. Pollution is increased by chemicals and products that are poured or leak into drains and also by sewer overflows. The management of urban stormwater volumes has relied upon engineering hard pipe and channel systems. These systems are effective at removing stormwater quickly and therefore minimise the social and economic costs of flooding, however do not address stormwater quality issues. To limit the amount of pollution entering waterways via stormwater, new development should implement such measures as: • Incorporate pervious portions into otherwise sealed areas, to allow water to infiltrate into the ground • Attempt to 'fit' development into the hydrology of the natural system • Reduce the possibility of pollutants entering the stormwater by implementing erosion and sedimentation controls • Provide on-site detention to control peak stormwater flows. On-site detention, especially when used on unpaved or grass surfaces, can trap and remove contaminants from stormwater and increase infiltration into the ground. • Where an open space is a part of a development, investigate its dual use for site drainage by means of infiltration and/or delayed release to the stormwater system. Reference should also be made to State Environmental Planning Policy (Sydney Drinking Water Catchment) 2022 and the Water NSW website, which outline the requirements for developments in the drinking water catchment and current recommended practices and performance standards endorsed or published by Water NSW that relate to the protection of water quality.	Refer Appendix-B for a concept stormwater drainage plan.	Yes
3.16.2 Short term pollution control	During construction the potential to pollute is high. To reduce this risk Council may require: • On-site wheel and vehicle base cleaning facilities to reduce soil and contaminated material leaving the site • Protection of as much existing vegetation as possible to reduce erosion • Storage of building materials on-site to minimise stormwater contamination • To ensure all potential water pollutants are controlled and dealt with on-site, Council may require devices such as: • Effective bunding • Retention pits • Grease traps	An erosion and sediment control plan will be prepared as part of the Construction Certificate application.	Yes

	• Booms and trash racks • Silt ant litter arrester pits • Situation ponds These lists are not exclusive and may vary as innovative products and methods are developed. The pollution of any water is prohibited. Discharges from premises of any matter, whether solid, liquid or gaseous into any waters is required to conform with the Protection of the Environment Operations Act 1997 and the Regulations, or an environment protection licence issued by the Environment Protection Authority for Scheduled Premises.		
4. Principal Development Controls – Urban			
4.1 Residential development			
4.1.1 Site planning, bulk and density	Ensure the site layout integrates with the surrounding environment through: adequate pedestrian, cycle and vehicle links to street and open space networks; buildings facing streets and public open spaces; building, streetscape and landscape design relating to the site topography and the surrounding neighbourhood character. (i) Percentage of residential development allowed in Business zones: B1 Neighbourhood Centre and B3 Commercial Core – Nil (except for shop top housing); B2 Local Centre– 40% of gross floor area; B4 Mixed Business – 100% of gross floor area; The minimum gross floor area for dwelling units all Business zones is 150m². Developments with higher floor space ratios are to be located: within walking distance of good public transport; or within reasonable walking distance of shopping and community facilities; or where favourable physical conditions exist such as an outlook onto public open space, a wide road, corner position, a north-facing slope, rear lanes or multiple access opportunities; or on sites larger than normal infill sites (eg. greater than 1000m2). (ii) Places of public worship in R2 Low Density Residential zones. Gross floor area of places of public worship shall not exceed 150m². (iii) Multi dwelling housing density. The minimum average amount of site area required for each dwelling in dual occupancy and multi dwelling housing development is: R1 General Residential and R2 Low Density Residential – 350m² per dwelling unit. R5 Large Lot Residential (sewered land) – 1000m² per dwelling unit. R5 Large Lot Residential (unsewered land) – 1 hectare per dwelling unit. RU5 Village – 750m² per dwelling unit. Note: To ascertain minimum allowable lot sizes for individual sites reference should be made to the lot size maps (LEP 2009).	The built form of the existing dwelling at the front elevation will be unchanged. The built form of the new addition reflects the built form of the existing dwelling. The proposed double garage will be constructed in brick veneer. Face brickwork on the new garage will be a similar colour to the brickwork on the existing dwelling. The new garage has a steep roof pitch sheeted in Colorbond to reflect the existing dwelling. The new garage has been placed to avoid the existing underground sewer line in the rear yard. The front façade of the new garage is behind the front building line of the existing dwelling.	Yes
4.1.2 Number of storeys	Dwellings and multi dwellings are recommended to have a maximum of 2 storeys outside the statutory height mapped areas (Refer also to height of buildings maps in the LEP 2009).	The new addition is 1 storey in height.	Yes

<table>
<tr><td></td><td></td><td>The new garage is 2 storeys in height, however, the second storey is used for storage only.</td><td></td></tr>
<tr><td>4.1.3 Solar access</td><td>Residential buildings shall be designed to ensure that the proposed dwelling, adjoining residential buildings, and the major part of their landscaped open space, have at least four hours of sunlight between 9.00am and 3.00pm on 21 June (winter solstice).</td><td>Due to the design of the existing dwelling and its heritage significance, it is difficult to achieve 4 hours of northern sunlight in the new addition without affecting the heritage significance of the existing dwelling. There are 2 existing bedrooms facing north that will get 4 hours of sunlight at the winter solstice. The primary open space will get 4 hours of sunlight on the winter solstice.</td><td>Yes</td></tr>
<tr><td>4.1.4 Privacy</td><td>Bedrooms of one dwelling must not share walls with living rooms or garages of adjacent dwellings; and
Bedroom windows are to be at least 3 metres from shared streets, driveways and parking areas of other dwellings.</td><td>No new bedrooms are proposed.</td><td>Yes</td></tr>
<tr><td>4.1.5 Private open space</td><td>Whenever possible, open space is to be orientated to have a north easterly aspect and living areas are to open out thereon, whenever possible.
Areas used for driveways, car parking, drying yards and service yards shall not be included as landscaped open space.
Recommended amount of private open space per dwelling is 75 m².</td><td>While the major private open space is located to the south of the existing dwelling, a major portion of this will still achieve a suitable amount of sunlight. The major private open space is more than 75sqm.</td><td>Yes</td></tr>
<tr><td>4.1.6 Setbacks</td><td></td><td></td><td></td></tr>
<tr><td>4.1.6.1 Side and rear setback</td><td>Council will generally consider setback applications on their merits provided that dwelling structures are adequately separated for privacy and overshadowing does not result (including private open space and dwelling structures on adjoining land not in the same ownership). In addition, the wall proposed to be constructed adjacent to the allotment boundary must comply with the Building Code of Australia fire rating requirements and where the site can be viewed from a public place side and rear set backs shall be a minimum of 3 metres.</td><td>No changes to existing side setbacks for the existing dwelling are proposed. A setback of more than 6 metres to the rear boundary has been maintained for the new addition. This is governed by the existing sewer line running through the site.

The new garage has a side setback of 1.5m to the eastern boundary.</td><td>Yes</td></tr>
<tr><td>4.1.6.2 Front setback (building line)</td><td>Generally, Council will consider flexibility in front setbacks, however the following development standards are recommended.
In areas being newly-developed areas, setbacks (inclusive of verandah, porch etc) from the street boundary should be a minimum of 6 metres, however Council will consider setbacks in accordance with Table 4-1 where it can be demonstrated that the setback is appropriate.
<table>
<tr><th>Street Type</th><th>Minimum frontage setback (m)</th><th>Minimum side setback to corner street (m)</th></tr>
<tr><td>Local access street</td><td>3</td><td>3</td></tr>
<tr><td>Classified road</td><td>6</td><td>3</td></tr>
</table>
</td><td>No changes to the front elevation or front setback are proposed. The new garage is located behind the front building line of the existing dwelling.</td><td>Yes</td></tr>
</table>

	The setback may be averaged, providing no part of the building is setback less than 2 metres. In established areas where the setback of an adjacent building is greater than 3m, infill development is to be setback: □ the same distance as one of the other adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2 metres □ the average of the setbacks of the adjoining dwellings if the difference between the setbacks of the adjoining building is greater than 2 metres The setback of buildings in the Heritage Conservation Area or near heritage items shall match that of adjacent development. In establishing areas where the setbacks of adjacent buildings are 0-3 metres, infill development is to be set back the same distance as one or the other of the adjoining dwellings. Garages are to be setback a minimum of 5.5 metres from the front property boundary to allow vehicles to stand on site.		
4.1.7 Views	Step buildings to follow the slope of the land. Minimise the height of buildings and planting on the highest part of the site. Goulburn Mulwaree DCP 2009 – Last Amended 23 August 2018 Page | 10 Council may require an applicant to provide a survey showing the position of the proposal on its site, the location of adjoining buildings and the degree of view lost. Retain and protect existing vegetation where possible.	The new addition is 1 storey in height and is no higher than the existing dwelling. The new garage is no higher than the existing dwelling. There are no significant views from this site.	Yes
4.1.8 Traffic safety and management			
4.1.8.1 Car parking and driveways	The visual impact of garages is to be minimised, as illustrated on Figure 4-8. All garage and carport entries are to be set back from the front facade of the dwelling by a minimum of 1 metre, and a minimum of 5.5 metres from the front property boundary. For residential development, the minimum standard of provision is detailed at clause 3.4 of this plan. Parking areas and driveways shall be designed in accordance with the current version of Council's Standards for Engineering Works. All driveways, paths, car parking areas are to be paved in brick pavers, bitumen, concrete or another approved manner. Use of decorative paving is encouraged. Long, straight driveways are to be avoided, eliminated or appropriately screened to Council's satisfaction. Paved area is to be minimised. Access for one dwelling via right of carriageways is to be a minimum of 3.5 metres in width (excludes traffic control devices), except when it is more than 40 metres long where the minimum width increases to 5 metres.	The existing garage has space for 1 vehicle. The proposed new carport attached to the garage has space for 1 vehicle. Both structures are located well behind the front building line in the rear corner of the site.	Yes
4.1.9 Site facilities	Garbage bins, waste recycling areas, mailboxes and external storage facilities should be adequate in size, durable, waterproof, blend in with the development, avoid visual clutter and be accessible to the users of the building and service vehicles. Ensure garbage storage and waste recycling areas are not located adjacent to any residential habitable rooms.	No changes to existing site facilities are proposed.	Yes

	Provide adequate internal storage and design internal layouts to allow the building to be re-used for other purposes in the future.		
4.1.10 Energy efficient siting and layout	Building shape and orientation are major influences that affect energy consumption. The most critical element of a building's form is the size and orientation of its windows. The shape of a building influences the amount of floor area that can benefit from daylight through windows. Daylight is generally useful to a depth of 4-6 metres from a window. Buildings should be designed to ensure that much of the floor area is within a 4-6 metre distance of an external window. An elongated plan shape produces this characteristic, as will the use of an atrium or courtyard. Maximise north and south facades, whilst minimising east and west facades	In order to maintain the heritage quality of the front elevation, the new kitchen addition has been located to the south as an extension of the dining room. While these rooms are located to the south, we have minimized new windows on the west and provided a new verandah to the east for sun and weather protection.	Yes
4.1.11 External window shading and internal and external lighting	Ideally, shading devices should be external. North facing windows can provide valuable heat gain and light in winter but should be shaded from direct sunlight in summer. East and west facing windows are difficult to shade in summer and should be minimised. South facing windows require no shading but can cause substantial heat loss in winter. Maximise north and south windows and minimise those facing east and west. For north facing walls provide horizontal shading devices such as awnings, upper floor balconies, pergolas, verandas, eaves and overhangs. Where windows face east or west, vertical shading devices such as blinds, shutters, adjustable awnings and landscaping should be used. Consider the location, shape, type and height of fully grown trees when using landscaping as a shading device. Shading materials are to comply with C1.10 of the Building Code of Australia. The choice of glass depends upon whether you want to maximise the sunlight or heat loss, or minimise heat gain into the building. The use of skylights, light wells, and atriums can let additional daylight into a building although provision of shading in summer and possible heat loss in winter will need to be considered. The need for artificial lighting can be reduced by the correct orientation and design of the building and the size and placement of windows and service areas which require high lighting levels (e.g. desks or workstations, by individual task lights). Lighting costs can be reduced by selecting low energy lamps, ballasts and fittings which provide the desired level of illumination but consume 75% less energy. Lighting controls can be fitted to ensure that lights are not left on when not required. For instance, switches should be provided for separate zones within a large room and for task lights. Time switches or movement sensors should be employed for areas with sporadic use. Lighting systems should be designed to supplement daylight in order to provide appropriate lighting levels for specific tasks.	New windows are shaded by 450mm wide eaves on the new roof.	Yes

4.1.12 Insulation	Windows should be oriented to take advantage of the cooling summer breezes. The position of internal walls and partitions should allow the passage of air through the building although, in some cases, ceiling fans may be required. In cases where mechanical ventilation is necessary (e.g. kitchens, some computer rooms or areas where external noise levels are high), ensure that the system installed has appropriate controls which can cater for the particular use of the building whilst maximising the conservation of non-renewable energy. Significant factors affecting natural air movement are: □ building form and the location of windows □ site and landscaping features □ internal planning and design Ventilation can be achieved in the following ways: □ cross ventilation, where air enters a building from one side passing out on the other, replacing warm inside air with cooler outside air □ stack effect, where warm air rises through the height of the building, and is replaced by cool air at the base of the building □ artificial ventilation, where fans are used to extract warm air allowing it to be replaced by cool air For effective ventilation: □ locate openings on opposite sides of rooms □ locate windows and openings in line with each other, and where possible, in line with prevailing breezes - a low level inlet and high level outlet is preferable □ use water features such as fountains in strategic positions to cool breezes □ consider strategic positioning of vegetation to modify wind direction □ use ceiling fans to provide a high level comfort on most hot days, at low running costs Use window types that provide security while allowing for good ventilation. Design buildings with a maximum internal dimension between openings of 14m to maximise natural ventilation without compromising other design elements. Ensure ventilation can be achieved by permanent openings, windows, doors or other devices, which have an aggregate opening or openable size of not less than 5% of the floor area of the room. In restaurants or buildings with kitchens where mechanical ventilation is needed, use those which operate directly above cookers, rather than designing high ventilation rates through the whole kitchen.	The new addition will include insulation in the walls and ceiling. Refer Appendix-D BASIX Certificate.	Yes
4.1.13 Space heating and cooling	If air conditioning is necessary, install a unit with sufficient controls to ensure that it is used only when required. Consider partial air-conditioning directed to areas, rooms where it is needed, whilst the rest of the building remains naturally ventilated. When choosing heating, consider which type is most suited to your particular needs, i.e usage patterns, location of staff etc. As with other equipment select heating devices that have appropriate controls to cater for the particular use of the building whilst maximising the conservation of non-renewable energy. Use passive methods of minimising heat gain.	Efficient cooling and heating systems will be selected for the new addition.	Yes

	Design buildings with window shading, appropriate insulation, and sealed against hot air infiltration during the day, incorporating ventilation and natural cooling.		
7. Engineering Requirements			
7.1 Utility services	Applicants are to provide connections to the following services where available to the site – water, sewerage, gas, telephone and electricity, on site. Applicants are advised to liaise with the AGL (gas), Telstra (telephone), Country Energy (electricity) and Council (water and sewer) or other accredited provider as to the availability of these services, prior to submission of development applications. Sewerage and water supply design to be in accordance with the Standards for Engineering Works, July 1996. Rainwater tanks are to be provided in accordance with Council Policy. Council is not averse to applicants supplying their own power supply, provided that Country Energy approve the alternate power source. Council may require as a condition of its consent, prior to release of Certificates or plans, that satisfactory arrangements be made for the provision of a reticulated electricity supply, telephone services and a reticulated natural gas supply.	The proposed works will use existing utilities connections on the site.	Yes
7.3 Drainage and soil and water management			
7.3.1 Drainage (urban)	Adequate measures designed in accordance with the current version of Council's Standards for Engineering Works, must be made during construction to ensure the land is stabilised and erosion is controlled, until the site is satisfactorily landscaped. A plan identifying the location of stabilisation methods such as stacked hay bales and sedimentation fences or geotech fabric may be required by Council prior to the release of any plans. Applicant shall have regard to the Stormwater Management Plan, April 2000. A copy is available for perusal at Council. Relevant matters to be considered are: • urban run-off • interlot drainage • design criteria • erosion sedimentation • floodways and retention basins • stormwater runoff from roofs and paved areas is to be collected on-site and retained where appropriate or disposed of to the street drainage system, drainage easement, natural drainage course or infiltration trenches to the satisfaction of Council.	Refer to Appendix-B for a concept stormwater drainage plan.	Yes
7.3.2 Water sensitive urban design (urban)	Principles of water sensitive urban design to be incorporated into subdivision design. Development must comply with the neutral or beneficial effect on water quality test State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011.	Refer to Appendix-B for a concept stormwater drainage plan.	Yes

	Drainage lines are to focus on the “natural” or existing drainage lines and integrated into the open space network. Drainage design is to minimise run off into vegetation conservation areas to assist with ongoing preservation. Detentions basins are required upstream of development (eg. Marys Mount Road) to regulate and control the runoff back to rates equal with “natural” runoff. Detention basins may also be required to regulate and control runoff to rates equal with “natural” runoff. Detention ponds and other stormwater treatment devices are to be “offline” and “at source” to ensure stormwater runoff is treated prior to entering these areas. Use of rainwater tanks will assist with minimising runoff associated with minor rainfall events. Stormwater drainage systems are to be designed in accordance with the current version of Council’s Engineering Standards for Engineering Works. The piped drainage system to be designed for a 1 in 5 year storm event. Higher order storms events to be based on overland flow systems along “natural” drainage lines.		
7.3.3 Soil and water management	To minimise soil erosion and water pollution by minimising land disturbance and requiring control measures on-site. To ensure the potential impacts of development on the water quality of the catchment can be quantified and evaluated in the context of Ecologically Sustainable Development. Controls Development proposals where the area of disturbance is less than 2500m² require an Erosion and Sediment Control Plan (ESCP) (written document and site diagrams) that indicates measures to minimise erosion and sedimentation. Development proposals where the area of disturbance is 2500m² or greater should be accompanied by a Soil and Water Management Plan (SWMP) (written document and site diagrams), prepared by a suitably qualified person(s), that clearly identifies the constraints of soil erosion, sediment pollution and stormwater pollution. The SWMP should contain appropriate Best Management Practices that recognise site constraints and support ESD principles. The plan should include: • soil conservation and pollution/nutrient control measures to be installed prior to clearing and earthworks and maintained until landscaping measures are complete • protection measures for site access and exits • catchment drainage characteristics of existing and proposed drainage patterns • protection of existing overland flow paths, watercourses, stormwater kerb inlets and drains. • upslope clean surface runoff diversions around the disturbed areas • staggered site works to minimise disturbance • rehabilitation and stabilisation of the disturbed areas	An erosion and sediment control plan will be included in the Construction Certificate application.	Yes

	• measures to minimise the impacts of agricultural practices (such as the use of fertilisers, cultivation practices, tree clearing and pasture management) The SWMP should detail means to achieve no net increase in pollution of downstream waters through the use of Best Management Practices. The Plan should balance the management of runoff between farm dam storage and the needs of the downstream environment. Development of slopes greater then 20% should be avoided. Lands with slopes greater than 20% and having soil landscapes with a moderate to high soil erosion hazard are considered as sensitive areas. Development should minimise disturbance to these areas by minimising areas of cut and fill to depths of 1m. Development proposals within these areas should be accompanied by: • an evaluation of the site stability (i.e. a geotechnical report) • a schedule of earthworks • details or appropriate construction techniques Plant species which are non-invasive to bushland should be used in landscaping and soil and water management works. All development proposals on potentially agricultural land should be accompanied by an assessment of the agricultural capability of soils on the property and the effect of the development on the agricultural capability of these soils on the property and the effect of the development on the agricultural capability of these soils.		