



Zoning & Development

Frequently Asked Questions

Are you looking at purchasing a property or wanting to know what you can build or develop on your land?

Where do I look?

For general enquiries that primarily relate to the zoning of land and permissibility of development within the Goulburn Mulwaree Local Government Area this information is readily available free of charge through the NSW Government Planning and Legislative websites identified below.

A large range of planning controls and constraints such as land zoning, minimum lot sizes, heritage items/heritage conservation areas, bushfire prone land, environmentally sensitive land, crown land etc can be identified through entering the specific subject property detail(s) on the ePlanning Spatial Viewer available on the NSW Planning Portal website at <https://www.planningportal.nsw.gov.au/spatialviewer>. There is a spatial viewer quick reference guide at the top right hand corner of the screen that can assist you in using the spatial viewer tool.

Permissible development can be ascertained once the zoning information has been identified and cross referenced with the land use tables contained within the *Goulburn Mulwaree Local Environmental Plan 2009* which can be found at: <https://www.legislation.nsw.gov.au/#/view/EPI/2009/56/full>.

The proposed development must be consistent with terminology listed within the *Goulburn Mulwaree Local Environmental Plan 2009* dictionary, available here: <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2009-0056#dict>

Development controls in relation to various aspects of development within the Goulburn Mulwaree Local Government Area can be ascertained from reviewing the *Goulburn Mulwaree Development Control Plan 2009* which can be found at: <https://www.goulburn.nsw.gov.au/Development/Plans-Strategies%23section-2#section-4>

A Section 10.7 Planning Certificate provides you with information regarding the zoning of a property and other property constraints such as land contamination, flooding, bushfire prone land and the relevant state wide planning controls that apply to the land.

Need assistance? Who can help me?

- If you are looking to purchase a property and have general enquiries regarding the 10.7 Planning Certificate, legal advice should be sought from a Solicitor/Conveyancer.
- If you are wanting to know “what can I build on my land?” then, in addition to the above, a Town Planning Consultant (separate and independent of Council's Development Assessment Team) can assist in this matter.
- If you are looking at lodging an application and need plans drawn up, an Architect or Draftsperson will likely need to be engaged.



- If you are looking to build a rural dwelling; it is important to note that not all land in the LGA attracts dwelling entitlement. A Conveyancer or Solicitor can conduct a dwelling entitlement assessment, alternatively this can also be undertaken by Council. A Dwelling Entitlement Report application will need to be completed and the appropriate fee paid. Forms are available on Council's website here: <https://www.goulburn.nsw.gov.au/Development/Forms-Property-Information#section-7>

For general building/planning enquiries remaining after all research options have been expended, please contact Council's Development Liaison Team on (02) 4823 4444 or by email to council@goulburn.nsw.gov.au