



Goulburn Mulwaree Council  
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15 October 2024

Karl Harb - Senior Planner  
Planning and Assessment  
Homes NSW  
[karl.harb@homes.nsw.gov.au](mailto:karl.harb@homes.nsw.gov.au)

Dear Mr Harb

**Subject: Residential Development for Social Housing – Homes NSW  
Request for Council comment  
35 Francis Street and 16-20 Sanita Street, Goulburn  
(Lots 15, 16, 17 and 18 in DP 782)**

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I refer to your letter to Council received on 27 September 2024, which seeks Council comment towards the following proposed development:

- Demolition of 4 dwellings and associated structures;
- Removal of 4 existing trees;
- Construction of a 2-storey residential flat building comprising 29 units; and
- Consolidation of lots, 20 car parking spaces, landscaping and associated site works.

The increase from 4 existing dwellings to 29 dwellings will free up existing larger dwellings for others and assist with reducing waiting times. The provision of both accessible and adaptable units is particularly significant in Goulburn given the need for a greater diversity of housing types.

Homes NSW has worked collaboratively on this project which is appreciated.

#### **Notification of Development**

Pursuant to clause 43A of the State Environmental Planning Policy (Housing) 2021, Council suggests the application be referred to adjoining and adjacent landowners and Water NSW for comment.

#### **Planning Comments**

- The upper-level living room windows have privacy impacts upon neighbouring properties. It is requested that frosted glass be used to a minimum height of 1.6 metres above floor level where this occurs; and
- The proposed public footpath at the Francis Street / Sanita Street intersection is partially located on private land, therefore dedication of this portion of affected land to Council is required.
- The new access entrance and footway crossing on Sanita Street shall be constructed to Council's standards.

- Several frost sensitive plant species are specified that will not survive in Goulburn; alternate frost hardy species should be used. These are; *Ceratopetalum gummiferum*, *Elaeocarpus reticulatus*, *Doryanthes excelsa*, *Murraya paniculata*, *Strlitzia reginae*, *Syzygium australe* & *Clivia miniate*. Additionally, *Azalea* & *Rhododendron* species generally do not do well in Goulburn;
- The recommendations of the Arborists report are to be implemented to minimise the impact on existing trees that are to be retained;
- A regular landscape maintenance program will be needed to ensure the long term survival of the planted areas;
- If services allow *Malus floribunda* – Crab Apples should be planted along Francis Street as street trees at similar intervals to the existing street trees;
- Council requests additional street tree planting on the eastern side of Francis Street, adjoining the subject site to enhance the streetscape.
- It is noted that the proposed development is exempt from the Goulburn Mulwaree Local Infrastructure Contributions Plan 2021 as the development is being carried out for the sole purpose of providing affordable housing by a registered community housing provider or social housing provider.

#### **Water and Sewer Comments**

- The Applicant is to complete and submit a section 305 application (Water Management Act). The Goulburn Mulwaree Council Utilities Directorate will respond with a section 306 certificate outlining water, sewer & stormwater conditions and section 64 contribution fees.
- The 305 Application fee is \$1,262 for the 2024/2025 financial year.
- A Section 68 Application for water, sewer and stormwater (including hydraulic engineers details of the water, sewer and stormwater systems) must be lodged with Council for the proposal. In the design of the hydraulic services, it will be necessary to provide a Water Cycle Management Plan which should be referred to Water NSW for their comment.
- A 150mm sewer junction exists for each existing lot, after consolidation, the single larger lot is to only have one sewer connection. The developer has the choice of using one of the existing sewer connections ensuring it is renewed in 150mm PVC and disconnecting the other existing connections, or the developer has the option of disconnecting all existing sewer connection points and installing a single 150mm sewer connection at a preferred location. If the sewer needs to be extended for any reason, hydraulic designs for the proposed sewer main needs to be submitted to the Council for approval before any sewer works can be carried out.
- A single 20mm water service exists for each existing lot, after consolidation of the four lots, three services are to be disconnected by Council upon commencement of work, this is to be done by Council upon submission of a water application. A single 20mm service can be left for water supply for the duration of the construction works.
- Closer to the end of the works, the developer can apply to have a sufficiently sized water service installed for the development. Due to the number of dwellings within the development, it is recommended to have a Council master-meter installed rather than individual meters due to cost implications on the developer and the space required with a individual meter setup. Council is the only authority permitted to work on Councils water mains.

Water and sewer contributions have been calculated in accordance with Council's S64 Development Servicing Plan as follows:

Contributions	ET	\$/ET	\$
Water Contributions	9.8	\$6,920	\$67,816
Sewer Contributions	13.25	\$12,515	\$165,823
Total water and sewer Contributions			\$233,639

### Engineering Comments

- The existing vehicle kerb crossings should be removed and replaced with standard upright kerb in accordance with GMC Standard Drawing SD-R 10.
- A new vehicle kerb crossing and layback will require construction in accordance with GMC Standard Drawing SD-R 06 at the nominated driveway location in Sanita Street shown on the Site Plan prepared by DEM (Project No. 4616-00, Dwg No. ar-0200, Rev a01).
- The proposed footpath in both street frontages shown on the Site Plan prepared by DEM (Project No. 4616-00, Dwg No. ar-0200, Rev a01) should be constructed as a 1.5 m wide path in accordance with GMC Standard Drawings SD-R 04 & SD-R 12, with a kerb ramp provided at the Sanita Street / Francis Street intersection in accordance with GMC Standard Drawings SD-R 11A & SD-R 11B.
- Stormwater disposal should be directed to the street gutter in Francis Street at the location indicated on the Stormwater Management Plan prepared by DEM (Project No. 230097, Dwg No. C400, Issue B).
- The contractor engaged to undertake the above works in the public road reserves will be required to submit to and have approved by Council a S138 application under the Roads Act 1993 prior to commencement of the above works;
- Stormwater contributions have been calculated in accordance with Council's S64 Development Servicing Plan as follows:

Total Site Area = 3520m<sup>2</sup>

A - Existing impervious area = 1025m<sup>2</sup>

B - Proposed impervious area = 2470m<sup>2</sup>

C - Contribution rate = \$4,180 per 350m<sup>2</sup>

Calc 1 = B-A = 1445m<sup>2</sup> (additional impervious area)

Calc 2 = 1445m<sup>2</sup>/350m<sup>2</sup> = 4.13

Stormwater

Contribution Amount = 4.13 x C = \$17,263.40

If you require any further information in relation to Planning matters, please contact Peter Malloy on (02) 4823 4444.

Yours sincerely



Scott Martin

**Director Planning & Environment**