

Ref: SUB24/188136  
27 September 2024

«First\_Name»  
«Company»  
«Address\_Line\_1»  
«Address»

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Re: Proposed residential development – 35 Francis Street and 16-20 Sanita Street, Goulburn

Dear Resident(s),

I am writing to you from Homes NSW to update you about our plans to redevelop the housing site at 35 Francis Street and 16-20 Sanita Street, Goulburn and seek your feedback on our detailed design.

### What we are proposing

We are proposing to replace the existing aged properties with a new 2-storey residential flat buildings that will include:

- 29 homes in total across 3 buildings – 18 x 1-bedroom units and 11 x 2-bedroom units
- 20 on-site car parking spaces
- landscaping and fencing across the site.

### What we have done so far

We recently invited the community to provide preliminary feedback about the proposal. The key themes raised related to:

- anti-social behaviour
- the scale of the development
- traffic and onsite car spaces
- impacts to property values.

In response to this feedback, I can confirm:

- Homes NSW takes incidents of antisocial behaviour seriously and investigates complaints received in line with the Antisocial Behaviour Management Policy. Details can be found at <https://www.facs.nsw.gov.au/housing/living/rights-responsibilities/antisocial-behaviour>. There is also a dedicated 24-hour hotline, 1800 422 322, where local residents can report any tenancy related matters.

- The proposed development is a permitted land use within the R1 General Residential zone under the Goulburn Mulwaree Local Environment Plan 2009 (GMLEP2009). The proposed development is for the purposes of addressing the increasing demand for social and affordable housing within the Goulburn Mulwaree local government area. Homes NSW relies heavily on the land it already owns to build new homes rather than purchasing new sites which places some limits on where new homes can be built.
- Homes NSW has arranged for a traffic impact assessment to assess the potential impacts of the development on the local street network. Additionally, the same report will indicate the number of on-site parking spaces required under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).
- Across regional NSW our new homes blend into the community, help reduce the stigma of living in social housing and make a positive contribution to the area and streetscapes. There is no evidence to suggest the development would adversely affect property values.

## What is happening now?

We have recently completed a detailed design for 35 Francis Street and 16-20 Sanita Street, Goulburn. We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project and where viable we will incorporate your feedback in the designs.

Please find enclosed:

- an artist's impression of the proposed property to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams.

## How you can submit your feedback

After reading through the enclosed materials, we invite you to have your say by contacting the Community Engagement Team via email: [CommunityEngagement@homes.nsw.gov.au](mailto:CommunityEngagement@homes.nsw.gov.au) or phone: 1800 738 718 (voicemail).

All feedback should be received **by 17 October 2024** to give us enough time to consider it and you will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in grey ink that reads "Cotterill".

Carmen Cotterill  
A/Community Engagement Manager  
Homes NSW

### About Homes NSW

The NSW Government is determined to make NSW a place where everyone has access to safe and secure housing, and where experiences of homelessness are rare, brief and non-recurring.

Homes NSW leads work to deliver more social and affordable housing, end the cycle of homelessness and deliver quality public housing to our 262,000 tenants across NSW. Access to safe housing assists people to pursue health, education and employment opportunities, which helps to strengthen the communities where we all live.

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NSW Land and Housing Corporation (LAHC), NSW Aboriginal Housing Office (AHO) and key worker housing.



To find out more, visit our website at [www.nsw.gov.au/homes-nsw](http://www.nsw.gov.au/homes-nsw) or scan the QR code.