

Ref: D25/809970
1 April 2025

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed residential development at 38-42 Gerathy 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 38-42 Gerathy Street, Goulburn and seek your feedback on our detailed design.

What we are proposing

We are proposing to replace the existing properties with a new 2-storey housing development which will include:

- 14 homes in total — 6 x 1 bedroom units and 8 x 2 bedroom units
- tree removal
- 11 on-site car parking spaces
- landscaping and fencing across the site.

What we have done so far

In January this year, we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to:

- landscaping and privacy
- property values
- scale of development
- parking and traffic
- property maintenance
- antisocial behaviour

In response to this feedback, I can confirm:

- The proposed design includes shrubs and trees along the rear and side boundaries. The plantings, placement of windows and privacy screening have been combined to maximise the privacy for future residents and neighbours.

- A 2-storey development is permitted under R1 General Residential zone pursuant to Goulburn Mulwaree Local Environment Plan 2009 (GMLEP2009) and the State Environmental Planning Policy (Housing) 2021 (Housing SEPP 2021).
- The proposed new 2-storey development includes landscaped gardens, on-site car parking and is designed to complement the local character of the area. There is no evidence to suggest the proposed development would adversely affect property values.
- The proposal to provide 11 car spaces complies with the minimum requirements of the Housing SEPP 2021. An independent traffic and parking report has indicated that there is minimal impact on the street network by the proposed development.
- All Homes NSW owned properties are on a regular maintenance contract for multi dwelling developments. This includes rubbish removal, lawn mowing, landscaping and general inspections.
- Regarding future tenants, the proposed development will be managed by Department of Communities and Justice (DCJ). DCJ has a dedicated 24-hour hotline, 1800 422 322, where local residents can report any tenancy and maintenance related matters. Should any issues arise you can use the details above to report or seek further advice.

What is happening now?

We have recently completed a detailed design for 38-42 Gerathy 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 possible 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 or phone: 1800 738 718 (voicemail).

All feedback should be received **by Friday 25 April 2025** 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 black ink, appearing to read "Marilyn Moreno".

Marilyn Moreno
Senior Community Engagement Officer
Homes NSW

About Homes NSW

Homes NSW's vision is to deliver quality homes and services that change lives and end homelessness.

Homes NSW is at the forefront of the NSW Government's response to the housing crisis. We are tasked with turbocharging the construction, maintenance and repair of social and affordable housing across our state.

We are boosting homelessness support services and working to improve the experience and outcomes of those who need our help, and the more than 260,000 people who call our properties home.

Homes NSW is partnering with all levels of government, sector and communities to confront the housing crisis and make sure NSW is a place where everyone has access to safe and secure housing.

To find out more, visit our website at www.nsw.gov.au/homes-nsw or scan the QR code.



Marina Hollands
General Manager
Goulburn City Council
Locked Bag 22
GOULBURN NSW 2580

Re: Notice of proposed residential housing

Dear Marina,

This letter is to notify council of a proposal by Homes NSW to carry out a residential development, and invite council's written comments on the development proposal:

Property: 38-42 Gerathy Street, Goulburn NSW 2580

Lots 63, 64, 65 in DP 236794

Proposal: Demolition of existing structures, tree removal and construction of a residential flat building containing 14 dwellings, comprising 6 x 1-bedroom and 8 x 2-bedroom units, parking for 11 vehicles, associated site works landscaping, and consolidation of lots.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. Homes NSW is seeking feedback from council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are available to view on OneDrive, via this link [Goulburn - 38-42 Gerathy Street](#), for Council's review and comments:

- | | |
|-------------------------------------|-------------------------------------|
| • Survey plan | • Building Code of Australia report |
| • Architectural plans | • Access report |
| • Landscape plan | • Arborist report |
| • Stormwater report & plan | • Geotechnical report |
| • Erosion and sediment control plan | • Traffic report |
| • BASIX & NatHERS certificate | • Waste management plan |

Please email council's comments to Karl Harb, Senior Planner, Homes NSW at Karl.Harb@homes.nsw.gov.au by **Friday 25 April 2025**.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 (voicemail) or by email at CommunityEngagement@homes.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Marilyn Moreno".

Marilyn Moreno
Senior Community Engagement Officer
Homes NSW

Ref: SUB25/69820
28 March 2025

Water NSW
169 Macquarie Street
PARRAMATTA NSW 2150

By Email: environmental.assessments@waternsw.com.au

Re: Notice of proposed Activity - residential housing development

Dear Sir/Madam,

This letter is to notify Water NSW of a proposal by Homes NSW to carry out a Part 5 Activity, and request for comment on the plans for the proposal:

Property: 38-42 Gerathy Street, Goulburn NSW 2580
Lots 63, 64, 65 in DP 236794

Proposal: Demolition of existing structures, tree removal and construction of a residential flat building containing 14 dwellings, comprising 6 x 1-bedroom and 8 x 2-bedroom units, parking for 11 vehicles, associated site works landscaping, and consolidation of lots.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). Homes NSW is seeking comment from Water NSW pursuant to section 43A of the Housing SEPP before deciding whether the development should proceed, given that the site is located within the Sydney Drinking Water Catchment.

The following plans and documents can be accessed via the following link: [Goulburn - 38-42 Gerathy Street](#) for Water NSW's review:

- | | |
|-------------------------------------|-------------------------------------|
| • Survey plan | • Building Code of Australia report |
| • Architectural plans | • Access report |
| • Landscape plan | • Arborist report |
| • Stormwater Report & Plan | • Geotechnical report |
| • Erosion and sediment control plan | • Traffic report |
| • BASIX & NatHERS certificate | Waste management plan |

Please review the plans and provide any comments by email to Karl Harb, Senior Planner, Planning & Assessment, Homes NSW at Karl.Harb@homes.nsw.gov.au by **25 April 2025**.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 (voicemail) or by email at CommunityEngagement@homes.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Marilyn Moreno".

Marilyn Moreno
Senior Community Engagement Officer
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 or scan the QR code.



Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

Civic Centre
184 - 194 Bourke Street
Goulburn NSW 2580
t (02) 4823 4444
e council@goulburn.nsw.gov.au
www.goulburn.nsw.gov.au

Your Ref: SUB25/69820

30 April 2025

Marilyn Moreno
Senior Community Engagement Officer
Homes NSW
Locked Bag 5022
Parramatta NSW 2124

Dear Marilyn,

Subject: Notice of Proposed Residential Housing
Property: 38-42 Gerathy Street, Goulburn NSW 2580

Council acknowledges receipt of your letter, concept plans and documents received 25 March 2025, in relation to the above proposal, seeking Council's comments towards the following proposed development:

- Demolition of existing structures;
- Tree removal;
- Construction of a residential flat building containing 14 dwellings, comprising 6 x 1-bedroom and 8 x 2-bedroom units;
- Parking for 11 vehicles;
- Associated site works landscaping; and
- Consolidation of lots.

In response to the information provided, the relevant technical staff from Council have reviewed the concept plans and documents and provide the following comments:

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.

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 Gerathy Street shown on the *Ground Level Plan* prepared by DEM (Project No. 4674-00, Dwg No. ar-1200, Rev a01).
- The proposed footpath along the street frontage shown on the *Ground Level Plan* prepared by DEM (Project No. 4674-00, Dwg No. ar-1200, Rev a01) should be constructed as a 1.5 m wide path in accordance with GMC Standard Drawings SD-R 04 & SD-R 12.

- Stormwater disposal should be directed to the existing stormwater pit in Gerathy Street near the Meehan Street intersection as indicated on the *Civil Services – Public Domain Plan* prepared by DEM and ENTEC (Project No. 240297, Dwg No. C900, Issue C). A full design plan and long section for the proposed stormwater main extension, prepared in accordance with Council's *Standards for Engineering Works*, shall be submitted to Council for approval as part of a S68 Local Government Act 1993 application.

Note: The existing stormwater pit in Gerathy Street appears to be a Type SD-D 06C pit (stormwater pipe behind the kerb). The pipe extension may need to be run behind the kerb, with the driveway crossover for the adjoining 44 Gerathy Street reinstated after construction of the pipe extension.

- The contractor engaged to undertake the above works in the public road reserve 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.

Water and Sewer

The sewer is required to be modified to comply with Councils Clearance & Easement Requirements for Structures Adjacent to Sewer & Stormwater Mains Policy. Also, the sewer is required to be shortened to before the retaining wall.

Landscaping

The plans are generally of a professional standard and are supported with the following comments:

- *Aspidistra elatior* survives locally if it is protected by a tree or similar canopy. It does not do well if exposed to full sun or the level of frost experienced in Goulburn. The plan indicates that the location to be planted with *Aspidistra* is exposed.
- *Eucalyptus angophoroides* grows to 25m⁺ as does *Eucalyptus globulus*. Both trees are considered too tall to be planted next to adjoining structures as indicated on the plans.
- *Eucalyptus caesia* is from Western Australia and can only survive light frosts. Goulburn experiences occasional frosts to below minus 5 degrees Celsius that will likely be too severe for this plant.

Thank you for the opportunity to review the proposal and to provide these comments. We look forward to continuing our positive working relationship with Homes NSW, and equally look forward to the provision of better, fit for purpose social housing in Goulburn.

If you require any further information, please contact me on (02) 4823 4480.

Yours sincerely



Scott Martin
Director Planning & Environment

24 April 2025

Water NSW Ref: DAR 25039-a1
Your Ref: SUB25/69820

Karl Harb
Senior Planner, Planning & Assessment
Homes NSW

Subject: Section 43A of State Environmental Planning Policy (Housing) 2021
Ref: SUB25/69820; Lots 63, 64 & 65 DP 236794; 38-42 Gerathy Street, Goulburn

Dear Mr Harb

I refer to Homes NSW's notice of the intention to carry out a residential housing development (received on the 28 March 2025), at 38-42 Gerathy Street, Goulburn. The intended development involves the demolition of existing structures, and construction of a two-storey residential flat building containing 14 dwellings, carparking, landscaping, and consolidation into a single lot.

Water NSW requests Homes NSW consider the following before carrying out the development.

The subject property is in the Sydney Drinking Water Catchment. Pursuant to section 171A(3) of the *Environmental Planning and Assessment Regulation 2021*, the determining authority must take into account whether the activity -

- i. will have a neutral or beneficial effect on water quality, and
- ii. is consistent with the NorBE Guideline within the meaning of State Environmental Planning Policy (Biodiversity and Conservation) 2021, Part 6.5.

Based on aerial imagery and the information provided, Water NSW considers the development will have a neutral or beneficial effect (NorBE) on water quality and is consistent with the NorBE Guideline provided the development is carried out as specified in the following Identified Requirements:

General

1. The development layout and works shall be implemented in accordance with the plans and supporting documents set out in the following table.

Plan Title	Reference	Vers/ Issue	Prepared By	Dated
Contour and Detail Survey	Job No. P001364, Sheet 1	A	Premise	26/04/2024
Site analysis plan	Project No. 4674-00, Drawing No. ar-0001	A01	dem (aust) Pty Limited	28/02/2025
Demolition plan	Project No. 4674-00, Drawing No. ar-0300	2		28/02/2025
Ground Level plan	Project No. 4674-00, Drawing No. ar-1200	A01		14/03/2025
Level 1 plan	Project No. 4674-00, Drawing No. ar-1201	A01		28/02/2025
Roof plan	Project No. 4674-00, Drawing No. ar-1202	A01		28/02/2025
Sections	Project No. 4674-00, Drawing No. ar-2210	A01		28/02/2025

Elevations	Project No. 4674-00, Drawing Nos. ar-2610 & ar-2611, Sheets 1 & 2	A01		28/02/2025
Gross Floor (GFA) Calculation	Project No. 4674-00, Drawing No. ar-5500	A01		28/02/2025
Shadow Diagrams	Project No. 4674-00, Drawing Nos. ar-5300 & ar-5301, Sheets 1 & 2	A01		28/02/2025
Landscape and Deep Soil Calculation	Project No. 4674-00, Drawing No. ar-5510	A01		28/02/2025
Sun path diagrams	Project No. 4674-00, Drawing Nos. ar-5400 & ar-5401, Sheets 1 & 2	A01		28/02/2025
Existing Survey Plan	Project No. 240208, Drawing No. C101	C	Entec Consultants Pty Ltd	28/02/2025
Sediment and Erosion Control Plan	Project No. 240208, Drawing No. C200	D		17/03/2025
Sediment and Erosion Control Details	Project No. 240208, Drawing No. C201	C		28/02/2025
Civil Works Plan	Project No. 240208, Drawing No. C300	D		17/03/2025
Stormwater Management Plan	Project No. 240208, Drawing No. C400	D		17/03/2025
Stormwater Details Sheet 1	Project No. 240208, Drawing No. C500	D		17/03/2025
Stormwater Details Sheet 2	Project No. 240208, Drawing No. C501	C		27/02/2025
Onsite Detention Analysis	Project No. 240208, Drawing No. C502	C		28/02/2025
MUSIC Model Result	Project No. 240208, Drawing No. C503	C		28/02/2025
Catchment Plan	Project No. 240208, Drawing No. C600	C		28/02/2025
Civil Services Cut & Fill Plan	Project No. 240208, Drawing No. C700	C		28/02/2025
Civil Services Pavement Plan	Project No. 240208, Drawing No. C800	C		28/02/2025
Civil Services Public Domain Plan	Project No. 240208, Drawing No. C900	C		28/02/2025
Landscape plan - General Arrangement Plan	Project No. LA241016, Drawing No, LA-201	C	Studio IZ Pty Ltd	13/03/2025
Supporting Documents				
Stormwater Management Plan Report	Ref: 240208	C	Entec Consultants Pty Ltd	17/03/2025
BASIX Certificate	Certificate No: 1787898M_02	-	LC Consulting Engineers	20/03/2025

Geotechnical Report	Project No: 32649/8602D-G, Report No: 24/0904	-	STS Geotechnics Pty Ltd	April 2024
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No revisions to site layout or works that will have any impact on water quality, shall be permitted without consultation with Water NSW.

Reason for Condition 1 - To ensure the development is carried out in accordance with the plans and supporting documents.

Sewerage Infrastructure

2. All dwellings shall be connected to Council's reticulated sewerage system and shall ensure that all new sewerage infrastructure is designed, located, and installed in accordance with required approvals.

Reason for Condition 2 - To ensure that the design and operation of the sewerage infrastructure is undertaken in a way that minimises the risk of sewage overflows to ensure a sustainable neutral or beneficial effect on water quality over the longer term.

Stormwater Management

3. All stormwater management measures shall be implemented as specified in the Stormwater Management Plan Report and Stormwater Management Plans set out in the table of Condition 1.
4. The access driveway and car park areas shall be constructed such that stormwater runoff drains via either stormwater pits fitted with inlet filters (OceanGuard or Water NSW endorsed equivalent) or the proprietary biofiltration system (Filtterra® biofiltration system or Water NSW endorsed equivalent) to the membrane cartridge filtration system (JellyFish or Water NSW endorsed equivalent) located on the eastern corner of the site before being discharged to Council's stormwater infrastructure in Gerathy Street.
5. The proprietary biofiltration system (Filtterra® biofiltration system or Water NSW endorsed equivalent) shall:
 - be suitably located to ensure adequate sunlight necessary to sustain plantings and aid in evapotranspiration following storm events whilst minimising the drying out of the media
 - be planted with appropriate deep-rooted, moisture-tolerant vegetation
 - direct all discharge and overflow to the membrane cartridge filtration system (JellyFish or Water NSW endorsed equivalent) located on the eastern corner of the site
 - be accessible from the carpark area to facilitate cleaning, monitoring, and maintenance of the system
 - be implemented after all hardstand areas have been sealed and all ground surfaces have been stabilised, and
 - be protected by sediment and erosion control measures during any construction and post-construction phase until the ground surface is revegetated or stabilised.
6. A rainwater collection and reuse system for the building roof shall be installed that:
 - includes combined OSD and rainwater tank/s with a minimum total capacity of 15,000 litres above any volume required for mains top-up
 - ensures roofs and gutters designed to maximise the capture of rainwater in the tanks
 - ensures that the tanks are plumbed for non-potable use including landscape watering, and

- ensures that all rainwater tank overflow is directed to the membrane cartridge filtration system (JellyFish or Water NSW endorsed equivalent) located on the eastern corner of the site.
7. No variation to stormwater management measures that will have any impact on water quality shall be permitted without prior agreement of Water NSW.
8. A suitably qualified stormwater consultant or engineer shall certify in writing to Water NSW prior to occupation that all stormwater management measures have been installed as per these conditions and are in a functional state.

Operational Environmental Management Plan

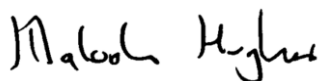
9. An Operational Environmental Management Plan shall be prepared by a person with knowledge and experience in the preparation of such plans prior to occupation. The Plan shall:
- be provided to the owner of the property and the site manager
 - include details on the location, description and nature of stormwater management measures such as pits, pipes, inlet filters (OceanGuard or Water NSW endorsed equivalent), proprietary biofiltration system (Filterra® biofiltration system or Water NSW endorsed equivalent), membrane cartridge filtration system (JellyFish or Water NSW endorsed equivalent), rainwater tanks, and on-site detention
 - outline the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures, including the frequency of such activities
 - identify the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy
 - include checklists for recording inspections and maintenance activities, and
 - be implemented for the life of the development.

Reason for Conditions 3 to 9 – To ensure appropriate stormwater management measures are designed, implemented and maintained to achieve a sustainable neutral or beneficial impact on water quality, particularly during wet weather, over the longer term.

Water NSW would appreciate receiving a copy of Homes NSW's determination of the application.

If you wish to discuss this matter further, please contact Nicole Wallwood via environmental.assessments@waterNSW.com.au.

Yours sincerely



MALCOLM HUGHES
A/Catchment Protection Manager