

Statement of Environmental Effects for proposed development at 62 Verner Street, Goulburn

1. Introduction

This Statement of Environmental Effects is submitted to Goulburn Mulwaree Council to support the Development Application for Demolition of the existing dwelling, creation of a low rise, medium density development of seven dwelling lots under a Community Title Scheme via the *Community Land Management Act 2021* and the construction of seven new single storey townhouses at 62 Verner Street Goulburn. The proposal will help ensure that there is a variety of housing types available to cater for the needs of the changing demographics of this rapidly expanding inland city. As a dwelling type, townhouses are clearly a less expensive option than larger, free-standing homes whilst providing for a higher level of residential amenity than many residential flat developments. The decision to develop a medium density, townhouse development is an acknowledgement of the benefits of medium density housing in Goulburn.

Importantly, this block is in a Heritage Conservation Area and attention has been paid in the design to conserving and enhancing the heritage significance of the immediate area. In particular, the proposal introduces modern building forms and materials whilst reinforcing the primacy of the surrounding heritage buildings. The sympathetic design is further reinforced with substantial hedge planting planned along the front boundary of the block.

A *Statement of Heritage Impact* has been prepared for the proposal.

2. Site Description and analysis

a. Location, zoning and property description.

62 Verner Street, Goulburn NSW

1/-/DP1295971

This block is zoned MU1 - Mixed Use and a multi-unit development is permitted. Whilst the block is in the Goulburn City Conservation Area, the block does not have a specific heritage listing and there are no individual heritage items adjacent to the site.

b. Site characteristics

The 1631m² block is a relatively flat, long deep block that has a single dwelling facing to Verner Street. The long rectangular has a 20m frontage to Verner Street and is 80m deep. The rear of the dwelling is largely cleared with only a few trees on the site - the only notable tree is at the front of the existing house. The driveway is currently on the western side of the block.

c. Surrounding development

The surrounding development is predominantly residential with some mixed commercial development close by on Verner Street.

3. Details of proposal

a. Proposed works

The proposal is for seven, two-bedroom townhouses arranged down the length of the block. Each townhouse will have a single bathroom, a one-car garage and a substantial, central living area that opens to a private paved alfresco area and landscaped garden. The rear of the townhouses faces to the north and they will receive good solar access to both the outdoor and indoor living areas.

b. Materials and finishes to be used

- Walls will be a mix of grey face brick, painted off white rendered brick, and painted grey rendered brick.
- The roofs will be Monument Grey Colorbond.
- The garage doors will be a mix of Surfmist (off-white) Colorbond and Monument Grey Colorbond
- The windows and door frames will be Monument Grey aluminium.

c. Operational details

The hours of operation will be from 7.30am to 5.00pm Monday to Friday and 8.00am to 12.30pm Saturday.

d. Vehicular Access and Parking

The proposal will see the relocation of the driveway from the western side of the block to the eastern side of the block – the driveway will be 6m wide and 3.5m wide at its narrowest point with passing bays allowing motor vehicles to give way to each other if required.

It is proposed that each townhouse has a single garage accessed from the internal driveway and with direct access into the dwelling.

e. Landscaping and Tree Removal

There is currently a tree at the front of the existing house in the front garden. It is proposed to remove this tree to allow for the development.

The existing single, small tree on the verge (on Verner Street) will be removed to allow for the new driveway verge crossing – and a new tree planted on the verge. It is proposed that the small trees at the rear of the block is also removed.

The proposal will see the replanting of trees and other, additional planting including extensive hedging. See attached *Landscape Plan* for details of the proposal.

f. Demolition

The development will see the demolition of the existing dwelling and sheds on the site. Refer *Demolition Plan*.

g. Stormwater Management

Refer *Civil Engineer's Plans*.

h. Subdivision

The proposed development at 62 Verner Street will be subdivided under a Community Title Scheme via the *Community Land Management Act 2021*, as outlined in the Draft Plan of Subdivision. This plan provides for individual titles for the seven new dwellings, while common areas, such as access ways, landscaping, and service infrastructure, will be managed under the Community Management Statement (CMS). The CMS details the

responsibilities of lot owners for maintaining and using shared spaces, ensuring efficient management and a high standard of upkeep. Both the Draft Plan of Subdivision and the CMS are included with this submission for council's review and consideration.

4. Relevant Legislation and Planning Controls

Goulburn Mulwaree Local Environmental Plan

This part addresses the relevant provisions of the Local Environmental Plan.

Part 2 Permitted or prohibited development

Cl 2.1 Land Use Zones

This block is zoned MU1 Mixed Use. The LEP permits multi dwelling housing – that is, the proposed development is not prohibited and is therefore allowed.

The objectives for this zone include:

- To integrate business, office, residential and retail land uses to maximise public transport patronage and encourage walking and cycling.

The proposed development is clearly consistent with this objective. This proposal will introduce a denser townhouse style development into this area of Goulburn characterised by a rich mix of single and two-storey residential dwellings, and a variety of business and offices. The proposal will cater to the varied needs of the growing Goulburn community.

Part 4 Principle development standards

Cl 4.1 - Not Applicable

The proposed development located within the MU1 (Mixed Use) Zone, is for a Community Title subdivision. As per Clause 4.1(4)(b), the minimum subdivision lot size provisions do not apply to subdivisions carried out under the *Community Land Development Act 2021*. This means that the Community Title subdivision for this development is exempt from the minimum lot size requirements typically imposed under Clause 4.1 of the LEP.

Cl 4.1AA – Not Applicable

This block is zoned MU1.

Cl 4.1A – Not Applicable

This block is zoned MU1.

Cl 4.1B – Complies

This block is zoned MU1 and the subject block is 1631m².

Cl 4.1C – Not Applicable

This block is zoned MU1.

Cl 4.1D – Not Applicable

The proposal does not include boundary adjustment.

Cl 4.1E – Not Applicable

The zoning for this block is not split.

Cl 4.2 – Not Applicable
This block is zoned MU1.

Cl 4.2A – Not Applicable
This block is zoned MU1.

Cl 4.2B – Not Applicable
This block is zoned MU1.

Cl 4.3 – Complies
The proposal is within the 10m height restriction.

Cl 4.4 – Complies
The FSR for this proposal is 40%.

Cl4.6 – Not Applicable
This proposal complies with the Principle Development Standards.

PART 5 Miscellaneous Provisions

The block is within the Goulburn City Conservation area. There are no individual heritage items adjacent to the site.

5.10 Heritage Conservation

1. This proposal is consistent with the objectives of the clause. Specifically: this low scale development will conserve the heritage significance of the heritage conservation area.

2. Consent is required and is being sought.

3. Consent is required and is being sought.

4 The proposal will not have a detrimental effect on the heritage significance of the area. The existing dwelling on the site, that will be demolished under this proposal, is of little architectural significance and the demolition will have little impact on the heritage value of the conservation area. Refer *Statement of Heritage Impact Report*.

The proposed design is not inconsistent with the form and scale of the houses in the area and will have little impact on the heritage values of the area.

5 A heritage management document is not considered necessary for this proposal as the development is low scale and, in a style, sympathetic to the adjoining residential development.

6 A heritage conservation management plan is not considered necessary for this proposal.

7 This is not an archaeological site.

8 This site is not an Indigenous place of heritage significance.

9 Demolition of nominated State heritage item is not proposed.

10 This site is not an Indigenous place of heritage significance.

Goulburn Mulwaree Development Control Plan

This section addresses the relevant provisions of the Development Control Plan (DCP).

PART 1 Preliminary

This Development Control Plan applies to the subject block.

PART 2 Plan Objectives

2.1 General development objectives

This proposal is in accordance with the General Development Objectives of the DCP.

Specifically, the proposal will see a residential development that represents an addition to the range of dwelling types and an increased density in this inner-city area of Goulburn.

PART 3 General objective controls

3.1 Indigenous Heritage and Archaeology

This is a previously developed site, and an Aboriginal Heritage Impact Assessment is not considered necessary.

3.2 European (Non-Indigenous) Heritage Area

This block is located within a heritage conservation area – the Goulburn City Conservation Area. There are no individual heritage items adjacent to the site.

A Statement of Heritage Impact has been prepared by Eric Martin & Associates for this proposal.

Care has been taken to respect the heritage significance of the area, specifically:

- The setback of the new development is similar to the adjacent dwellings.
- The view from the street of the development will be similar to that of a single dwelling.
- The scale and form of the development is sympathetic to the area.
- The front setback of the dwelling facing to Verner Street respects the setbacks of the adjoining properties.

The works will require the demolition of the existing cottage on the block. The cottage while it is in the heritage conservation area is not a Heritage Item under Schedule 5 of the LEP. The *Statement of Heritage Impact* stated that: ‘The existing house would appear of little architectural significance, so its demolition has little impact on heritage values of the conservation area.’ Refer *Statement of Heritage Impact*.

3.3.10 Multi Dwelling Housing Developments

The *Statement of Heritage Impact* found that the proposed development will have little impact on the heritage values of the conservation area. The *Statement* found that the proposed development: will have little impact on the streetscape, that the scale and form is sympathetic to the area, the front setback respects the adjacent properties, and the side setbacks are similar to those of the adjacent properties.

Refer Statement of Heritage Impact.

3.3.11 Signage and Advertising

No signage or advertising is proposed.

3.3.12 Building Materials, Colours and Finishes

Care has been taken to complement the heritage fabric of the area.

- 1.8m high Colorbond fences to the side and rear boundaries
- Monument Grey Colorbond Custom Orb Roofing.
- The walls will be a mix of grey face brick and Surfmist white render or white foam cladding.
- The slat screen fencing between each Unit will be Monument Grey metal.
- The metal cladding for the shed will be Monument Grey.
- The dwelling entries will be finished with a white render.
- The garage doors will be a mix of Surfmist and Monument Grey.
- The door and window frames will be grey powder coated aluminium.
- The strong green hedge at the front of the development will shield the front garden and the visitor car parking pad.

3.3.13 Building Form, Scale and Style

The proposed multi-unit development is a relatively modest development and will appear visually compatible with the surrounding dwellings. The form of the development from the street will clearly respect the pitched, hipped roof form of the surrounding development – whilst not aping the architectural features.

- The proposed development is at the same scale as the surrounding development.
- The new dwellings are single storey and in accordance with the building envelope will not overshadow or visually dominate the surrounding dwellings.

3.3.14 Roof Form and Chimneys

The roof form of the new development, from the street, is visually consistent with the existing, surrounding roof forms. The proposed roof material, Monument Grey Colorbond Custom Orb will be visually compatible with the existing roofs.

3.3.15 Verandas

The proposal does not include verandas to the street, but rather verandas or covered alfresco areas at the rear of each dwelling. The rear location of the outdoor living areas for each Unit will take advantage of the orientation of the block.

3.3.16 Windows and Doors

This development will feature new grey powder coated aluminium – this is a modern material that will complement the more modern form of the new development whilst being compatible with the surrounding development.

3.3.17 Facades

The proposed development does not mirror the facades of the surrounding dwellings, but rather, introduces a modern, compatible façade. In this instance, the façade to the street, will be sympathetic with massing and colours chosen for their more modern, visual compatibility. It should also be noted that the Plans include a strong green hedge to the streetscape.

3.3.18 Parking – Garages and Carports

All garages are visually discrete and are not visible from the streetscape. The proposed visitor car parking pad or open stand car parking space, at the front Unit 1 will be shielded from the street by the green hedge and letter boxes.

It is proposed that the current driveway, which is located on the eastern side of the block is demolished and replaced with a driveway on the western of the block. The driveway will be 3.5m wide at its narrowest point.

3.3.19 Fences

The current fencing on the block is a timber, lap and cap design. The proposed development will replace all fencing - side and rear boundaries – with 1.8m Colorbond fencing.

3.5 Landscaping

3.5.1 Landscape plan design requirements

A *Landscape Plan* has been prepared by Hugh Gordon Architects for this proposal.

The *Landscape Plan* specifies a range of hedging plants, screening plants ground covers and areas of turf. The Plan will provide for a well ‘greened’ site – with extensive planting used to further screen the private open space of the dwellings. Refer *Landscape Plan*.

3.5.2 Residential development

Refer *Landscape Plan*.

3.5.4 Streetscape

It is proposed that one small tree is removed from the verge area (to facilitate the new verge crossing) and a new tree is planted where the existing verge crossing is located. The proposal also includes the removal of a tree in front of the existing dwelling. A strong green hedge will be planted in front of the front dwellings.

3.5.5 Fences

The fences on the side and rear boundaries will be 1.8m high Colorbond. The fencing between each dwelling will be 1.8m high metal slat fencing.

3.5.6 Setbacks

The tree to be planted on the verge will be 3m in height at time of planting with a mature height of 8+ metres. Planting has been incorporated into the rear and side setback - as well as at the front of the development. Refer to *Landscape Plan*.

3.6 Vehicular access and parking

3.6.2 Specific land use requirements

Under this proposal, one car parking space will be provided per dwelling and two visitor car parking spaces. A Variation to the provision rate will be sought as part of this SEE.

3.7 Crime Prevention through environmental design

3.7.1 Lighting

A *Lighting Plan* has been prepared designed to prevent crime and ensure personal safety. Refer *Lighting Plan*.

3.7.2 Fencing

The side and rear fencing will be 1.8m high.

3.7.3 Car parking

Residents will be able to enter their dwellings directly via an internal door, from their garage.

3.7.4 Entrapment spots and blind corners

There are no entrapment spots in this design.

3.7.5 Landscaping

The proposed landscaping will reduce entrapment spots.

3.7.6 Communal/public areas

The communal area – chiefly the driveway – has windows facing and can be easily seen from the dwellings.

3.7.7 Movement predictors

Not applicable

3.7.8 Entrances

All entrances are clearly legible.

3.8 Flood Affected Land

This block is not flood affected.

3.9 Tree and vegetation preservation

Under this proposal several trees will be removed to facilitate the development:

- It is proposed to remove the mature tree in front yard of the existing dwelling. The removal of this tree is required for the development proposal and will facilitate the most efficient use of the block. The removal of the tree will not impact on any threatened species of their habitat and it is proposed, that the tree is replaced with a tree to Council's specification.
- To allow for the proposed new driveway running down the side of the block, it is proposed that one smaller street tree is removed from the verge. The relocation of the driveway is in accordance with the DCP and will allow the most efficient use of the block. The *Landscape Plan* specifies that a new street tree is planted on the verge.
- In addition, it is further proposed that 1 smaller, undeclared, tree is removed from the rear of the block to allow for the most efficient development of the site.

In addition to the tree replacement specified in the *Landscape Plan*, the *Plan* also specifies extensive landscaping with a mix of hedging, ground covers and accent plants

3.10 Dryland salinity

Not Applicable

3.11 Waterbody and wetland protection

Not Applicable

3.12 Groundwater

Not Applicable

3.13 Basic landholder riparian rights for subdivision

Not Applicable

3.14 Biodiversity management

Not Applicable

3.15 High Environmental Conservation Values areas

Not Applicable

3.16 Stormwater pollution

Refer *Civil Engineer's Plans*.

3.17 Bushfire risk management

Not Applicable

PART 4 Principal development controls - Urban

Please note: the subject block is zoned MU1 Mixed Use. The DCP has not been updated to address this zoning – this section will proceed on the understanding that B4 Mixed Business is applicable to the block.

4.1.1 Site planning, bulk, scale and density

Care has been taken in this proposal for a higher density development to ensure that the bulk and scale is appropriate for this mixed-use area. The development will provide for an attractive and sustainable living environment for the future residents whilst not negatively impacting on the existing neighbourhood. In particular:

- The GFA is at 663m.
- The proposal is for seven smaller townhouses ranging in gross floor area from 94.26m² (including the single car garage) to 95.65m² (including the single car garage). This will require a Variation to the DCP.

4.1.2 Sheds and other ancillary structures

Each dwelling has a small, 1.1m (GFA) garden shed in their rear gardens. The shed is on the boundary and is 2.4m high.

4.1.3 Rain gardens

Refer *Civil Engineer's Plans*

4.1.4 Cut and fill

This is a relatively flat block, and the proposal does not include any basements- cut and fill will be minimised.

4.1.5 Dwelling design

Not Applicable

4.1.6 Number of storeys

All townhouses are single storey only.

4.1.7 Solar access

The rear of each townhouse is north facing, and this will ensure that the areas of POS and the living areas will receive good solar access.

The proposed development will not prejudice the solar access of any adjoining blocks.

4.1.8 Privacy

The privacy of the townhouses is protected by the single storey design, the level block, the setbacks and the 1.8m high fencing between each dwelling and along the perimeter of the block. The townhouses will not present any privacy risk to the adjoining blocks.

4.1.9 Private Open Space

Each townhouse has an area of northerly POS located at the rear of the dwellings. The rear areas of POS are directly accessible from the principle communal living area of the dwellings and will increase the amenity of the dwellings. The areas include an area of paved alfresco area as well as a landscaped component. The areas of POS are as follows:

- Unit 1: 75m²
- Unit 2: 40m²
- Unit 3: 40m²
- Unit 4: 40m²
- Unit 5: 47m²
- Unit 6: 40m²
- Unit 7: 88m²

This will require a Variation to the DCP

4.1.10 Setbacks

Under this proposal, the orientation of the dwellings has created a new rear setback - at the rear of each of the townhouses - and a new side setback created at the old rear setback.

Rear setback: the proposed rear setback for this proposal varies between 1.5m at the minimum to 4m. This will require a Variation to the DCP.

Side setback: complies

Front setback: the front setback for the dwelling facing to Verner Street will be in alignment with the setback for the adjoining dwellings facing to Verner Street.

4.1.11 Views

The proposal will not impact on the views from any adjoining buildings.

4.1.12 Traffic safety and management

The garages will not be visible from the streetscape and are oriented to the side setback. The additional proposed visitor car parking pad will be shielded from the street through a combination of planting and the mailbox.

Six of the dwellings have a single garage with Unit 5 having a carport. Each garage has 10m² of storage and there is an additional bin storage area provided in the service courtyards at the front of each dwelling. The service courtyard vary in area as follows:

- Unit 1: 18.5m²
- Unit 2: 10.2m²
- Unit 3: 10.2m²
- Unit 4: 10.2m²
- Unit 5: 9.8m²
- Unit 6: 11m²
- Unit 7: 11m²

The driveway has been designed to accommodate the additional areas of landscaping in front of each dwelling and the strip of landscaping along the side boundary for the length of the driveway.

The additional traffic generated from the development will be easily accommodated by the surrounding network.

4.1.13 Site Facilities

All private garbage storage and waste recycling is located in the service courtyards at the front of each dwelling and hidden behind high slat screens with sliding gates for bin access.

4.1.14 Energy efficient siting and layout

All dwellings have been orientated north south to ensure that the living areas – both indoor and outdoor – receive good solar access. The generous windows into the rear living areas, allowing a large portion of floor area to receive solar, will have a positive impact on the energy performance of the dwellings.

4.1.15 External window shading and internal and external lighting

All of the dwellings have awnings surrounding the building and the roof line extends across the alfresco to provide shading to the outdoor recreation area.

Refer *Lighting Plan* for details on external lighting.

4.1.16 Insulation

The dwellings have been designed to facilitate cross ventilation: with windows and doors located to allow for internal air movement.

4.1.17 Space heating and cooling

Each dwelling will have Reverse Cycle Air Conditioning and all windows will be double glazed.

4.1.18 Working hours – residential and business

The operation hours for the proposed development will be between 7.30am to 5.00pm Monday to Friday and 8.00am to 1.00pm Saturday.

4.1.19 Subdivision

The proposed development complies with Goulburn Mulwaree Development Control Plan (DCP) 2009, addressing the specific subdivision objectives and controls while enhancing urban character and accommodating Goulburn's growing population.

Development Description:

The development involves the subdivision of the existing lot into seven individual dwelling lots under a Community Title Scheme via the *Community Land Management Act 2021*. This subdivision supports medium-density housing while ensuring efficient management of shared spaces under a Community Management Statement, consistent with the DCP's objective to provide appropriate lot sizes for residential dwellings and private open space.

Compliance with DCP Objectives:

- **Population Growth and Urban Character:** The subdivision facilitates controlled density and supports population growth by providing medium-density housing in an urban area. It helps maintain the character of the neighbourhood, respecting the existing urban fabric.
- **Subdivision Layout:** The layout has been designed to accommodate efficient traffic flow with access via a private road, while the townhouses are positioned to maximise solar access and open space. The subdivision allows for clear integration with the surrounding neighbourhood, creating a functional and sustainable community.
- **Environmental Impact:** The subdivision occurs on a flat block that is free of significant environmental constraints. There are no riparian areas or native vegetation to be protected, and existing trees that do not interfere with the subdivision will be preserved.
- **Road Network and Access:** Access to each townhouse is provided via a 6m-wide private driveway on the eastern side of the block. The road network is designed to ensure safety for road users and to accommodate on-site parking, reducing pressure on street parking. The design complies with the relevant road and traffic provisions outlined in the DCP.
- **Solar Access:** The subdivision and townhouse design focus on maximising solar access for each dwelling. The north-facing living areas and outdoor spaces are designed to receive adequate sunlight, aligning with the DCP's guidelines for energy-efficient design.
- **Servicing:** The proposed lots will be fully serviced, including reticulated water, sewerage, and electricity. No unserviced land is involved, and the lot sizes are appropriate for the provision of all necessary services.

Public Open Space:

- **Access to Public Areas:** The site is within 400m of existing public open space, ensuring compliance with the DCP requirement. Additionally, landscaping within the development will create private open spaces for each dwelling, contributing to the overall amenity.

Landscaping and Environmental Considerations:

- **Street Trees and Landscaping:** The proposal includes landscaping that enhances the character of the area, incorporating hedging and street tree planting to improve visual

amenity and reduce the development's environmental impact. The landscape plan aligns with the DCP's objective to enhance the visual connection between the development and the surrounding area.

In summary, the proposed subdivision and development at 62 Verner Street align with the subdivision controls set forth in the Goulburn Mulwaree DCP 2009. It promotes a well-integrated, medium-density housing solution with efficient use of land, while ensuring environmental sensitivity and community connectivity.

5. Proposed Variations to the provisions of the Development Control Plan

The twin objectives of respecting the heritage values of this block and of maximising the development potential has presented a number of significant planning challenges. To enable this infill development, we will be requesting that the Council apply a degree of flexibility in the application of certain provisions in the Development Control Plan. The provisions we are seeking variations to the controls are:

- The minimum gross floor area per dwelling.
- The minimum number of car parking spaces per dwelling.
- The Private Open Space controls for the dwellings.
- The rear setback requirements.

These variations together will allow for the development of a modern, infill development that will allow us to proceed with a development that supports the objective of providing a broader variety of housing types and an increased density which will meet the more diverse needs of the growing Goulburn community.

Variation to cl 4.1.1

Under 4.1.1 a gross floor area of 150sqm per multi dwelling house is specified for the B4 Mixed Business Zone. We are proposing to build seven townhouses on this 1625sqm block. The GFA for the dwelling houses range in size from 94.26m² (including single car garage) to 95.65m² (including the single car garage).

In this instance, the stipulated GFA of 150m² is unnecessary and a variation to the Standard should be granted for the following reasons:

- The objectives of the Standard will be achieved notwithstanding the non-compliance with the Standard. The proposal will achieve a coherent and sustainable development that will achieve a high standard of residential amenity. The commitment to a single storey development will obscure the bulk and scale of the development from the streetscape and reinforce the visual primacy of the surrounding dwellings.
- The location of the block, in the older, inner-city area of Goulburn represents an important opportunity for urban infill. Future residents will be able to take advantage of the facilities close by.

- The variation is justified environmental planning grounds. Specifically, the denser development with its decreased GFA site area, will allow the development of a housing complex that will make a valuable contribution to meeting the social and economic welfare of Goulburn by increasing the provision of a variety of housing types available in the inner area of old Goulburn. The proposed increased density will support the continued growth and viability of this area of Goulburn. The provision of diverse and affordable housing options is important in supporting the local workforce as well as meeting the needs of those wishing to downsize.
- The proposed development will clearly be in the public interest. The recently released *Goulburn Mulwaree Urban and Fringe Housing Strategy*, which has been endorsed by NSW Planning identified a need for 3,500 extra houses over the next 18 years. The *Strategy* identified the emerging trend for more compact living close to the urban core to meet the needs of this rapidly growing city

In this instance, we believe the increase in density proposed which relies on the reduced GFA is a desirable outcome for Goulburn and it will make a valuable contribution to meeting the increasing housing needs of the town.

In sum, in this instance the stipulated density of 150sqm per building is unnecessary and a variation to the Standard should be granted.

Variation to cl 4.1.9

Under cl4.1.9, 75sqm of Private Open Space (POS) is required for each of these dwellings. It is proposed that all of the dwellings have a reduced POS. In this instance, the stipulated POS of 75m² per dwelling is unnecessary and a variation to the Standard should be granted for the following reasons:

- The objective of the Standard is achieved notwithstanding non-compliance with the Standard. Specifically, the areas proposed are sufficient to provide open space for recreation for each of the dwellings. These dwellings are relatively modest, and the smaller areas of POS are proportionate with the dwellings, but large enough to accommodate the necessary service functions such as clothes drying. Each of the dwellings have access to an area of POS that are directly accessible from a family living area and will provide for an extension of the function of the dwelling – the areas of POS will provide a private area for dining, entertainment, and recreation.
- The variation is justified on environmental planning grounds. Specifically, the reduced areas of POS will meet the social and economic needs and desires of some members of the community for a smaller area of outside area with a proportionately reduced need for ongoing maintenance. These smaller areas are consistent with the more modern living styles that are characteristics on smaller blocks and will not impact detrimentally on the amenity of the future residents of the development.
- The proposed development will clearly be in the public interest. As discussed, the recently released *Goulburn Mulwaree Urban and Fringe Housing Strategy*, which has been endorsed by NSW Planning, identified a need for 3,500 extra houses over the next 18 years. The *Strategy* identified the emerging trend for more compact living

close to the urban core to meet the needs of this rapidly growing city. This proposed development will help ensure that Goulburn meets its housing targets.

The stipulated 75m² of POS per dwelling is unnecessary and a variation to the Standard should be granted.

Variation to cl 4.1.10

Under cl4.1.10, a 6m rear setback is required. It is proposed that the setback is reduced to 1m for the development. The proposed reduction in the rear setback driven by the relatively narrow, long rectangular shape of block.

In this instance, the stipulated setback of 6m for these dwellings is unnecessary and a variation to the Standard should be granted for the following reasons:

- The privacy objectives of the Standard is achieved notwithstanding non-compliance with the Standard. Specifically, the single storey design and the rear boundary fence will protect the privacy of the subject dwellings and the adjoining dwellings.
- The encroachment into the rear setback is too minor to impact detrimentally on the separation between these dwellings and the dwellings on the adjoining block – that is, the dwellings on those blocks are located on their front boundary.
- Additionally, the rear of each proposed dwelling do not present as a ‘monolithic’ wall of buildings facing the rear fence, but rather are broken up with differing setbacks ranging from 1.5m to 4m. The design will ensure that the rear area can be landscaped and that the future residents can take advantage of the northerly aspect of the block.
- The Variation is justified on environmental planning grounds. Specifically, the reduced rear setbacks will meet the social and economic needs and desires of some members of the community to live in smaller blocks a proportionately reduced need for ongoing maintenance without compromising the amenity of the future residents of the development.
- The proposed development will clearly be in the public interest. As discussed, the recently released *Goulburn Mulwaree Urban and Fringe Housing Strategy*, which has been endorsed by NSW Planning, identified a need for 3,500 extra houses over the next 18 years. The *Strategy* identified the emerging trend for more compact living close to the urban core to meet the needs of this rapidly growing city. These smaller blocks will be more financially ‘approachable’ for many -and will increase the variety of housing stock available in Goulburn this proposed development will help ensure that Goulburn meets its housing targets.

Variation to cl4.1.12

Under cl4.1.12 a minimum of two car parking spaces is required for each of the seven dwellings. It is proposed that one car parking space only is provided for each of the seven dwellings.

In this instance the required two car parking spaces is unnecessary and a variation to the Standard should be granted for the following reasons:

- The objectives of the Standard is achieved notwithstanding non-compliance with the Standard. Specifically, the provision of a single car parking space is sufficient parking for the future residents of these modest, two-bedroom, inner city townhouses. These townhouses are located close to a range of services and within easy walking distance of the CBD and two car spaces are not required.
- Each of the car parking spaces is easily accessible to the residents with a doorway between the car parking space and the dwelling. This represents a convenient and safe car parking solution.
- The variation is justified on environmental grounds. The design will strongly encourage future residents to restrict their car ownership and use to one car only and to use other forms of transport such as walking, biking and public transport. All these alternative forms of travel represent a more sustainable solution to transport than cars do.
- The proposed development will be in the public interest: the proposed development is consistent with the Zone objectives, specifically the development supports the objective of providing a broader variety of housing types and an increased density which will meet the more diverse needs of the growing Goulburn community.

The stipulated two car spaces per dwelling is unnecessary and a variation to the Standard should be granted.

6. Conclusion

It is anticipated that the population and the demand for new housing will continue to grow in Goulburn, with will need an increased access to a variety of housing types that the includes smaller, more affordable, and more easily maintained that townhouses represent. This proposal is for an urban infill project that will contribute to the number and range of dwellings available in Goulburn.

While the Plans are largely compliant with the statutory controls, some minor variations to the Development Control Plan are sought to best utilise this site. Importantly, while the block is in a Heritage Conservation Area, the proposal will not detrimentally impact on the heritage values of the block or of the surrounding area.

This proposal should be supported.