

Variation request for proposed development at 62 Verner Street, Goulburn

1. 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.

2. 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.