

RICJAM INVESTMENTS

# **Proposed Alterations and Additions to a Food and Drink Premise**

STATEMENT OF ENVIRONMENTAL EFFECTS





Report No: P002439

Rev: A

26 November 2024

© Premise 2024

This report has been prepared by Premise (Goulburn) for RICJAM Investments; may only be used and relied on by RICJAM Investments; must not be copied to, used by, or relied on by any persons other than RICJAM Investments without the prior written consent of Premise. If RICJAM Investments wishes to provide this Report to a third party recipient to use and rely upon, the recipient agrees: to acknowledge that the basis on which this Report may be relied upon is consistent with the principles in this section of the Report; and to the maximum extent permitted by law, Premise shall not have, and the recipient forever releases Premise from, any liability to recipient for loss or damage howsoever in connection with, arising from or in the respect of this Report whether such liability arises in contract, tort including negligence.

DOCUMENT AUTHORISATION					
Revision	Revision Date	Proposal Details			
DRAFT A	21/11/24	Client consideration			
A	26/11/24	Final for DA Lodgement			
Prepared By		Reviewed By		Authorised By	
Tina Dodson				Tina Dodson	

## CONTENTS

<b>1.</b>	<b>INTRODUCTION .....</b>	<b>3</b>
<b>2.</b>	<b>THE SITE &amp; ITS LOCALITY .....</b>	<b>3</b>
2.1	The Site.....	3
<b>3.</b>	<b>THE DEVELOPMENT .....</b>	<b>5</b>
3.1	Development Description .....	5
<b>4.</b>	<b>STATUTORY PLANNING FRAMEWORK .....</b>	<b>6</b>
4.1	Object of the EP&A Act .....	6
4.2	Section 1.7.....	7
4.3	Subordinate Legislation .....	7
4.4	Integrated Development .....	8
4.5	Planning Instruments.....	8
<b>5.</b>	<b>IMPACTS, SITE SUITABILITY &amp; THE PUBLIC INTEREST .....</b>	<b>14</b>
5.2	4.15(1)(a)(ii) The provisions of any proposed instrument that is or has been the subject of public consultation under the Act.....	14
5.3	4.15(1)(a)(iii) The provisions of any development control plan .....	14
5.4	4.15(1)(a)(iia) The provisions of any planning agreement or draft planning agreement under section 7.4 .....	15
5.5	4.15(a)(iv) The provisions of the regulations .....	15
5.6	4.15(1)(b) The likely impacts of the development .....	15
5.8	4.15(1)(d) Any submissions made in accordance with the Act or the regulations .....	15
5.9	4.15(1)(e) The public interest .....	16
<b>6.</b>	<b>CONCLUSION.....</b>	<b>16</b>
6.1	Conclusion.....	16

### TABLES

Table 1 – Sec 1.7

Table 2 - NSW Planning Report

Table 3 – Development Control Plan Matters and Assessment

### APPENDICES

Appendix A – Project Drawings

Appendix B – DCP Compliance Table

## 1. INTRODUCTION

Premise has been commissioned by RICJAM Investments to prepare a Statement of Environmental Effects (SEE) to accompany a Development Application (DA) for minor alteration/demolition works of internal walls and openings, for the installation of an internal lift between the ground floor and first floor of the building of the Food and Drink Premise on Lot 1 DP 195536 and Lot B DP 151685 – 21 Market Street, Goulburn.

No physical alterations nor additions are proposed to the exterior envelope of the building.

The building is tenanted and is utilised as a food and drink premises.

This SEE has been prepared pursuant to the Environmental Planning and Assessment Regulation 2021 and is provided in the following format.

**Section 2** of this report provides a description of the subject site and its locality.

**Section 3** outlines the proposed development.

**Section 4** details the planning framework applicable to the subject site and proposed development.

**Section 5** identifies the impacts of the proposed development.

**Section 6** provides a conclusion to the SEE.

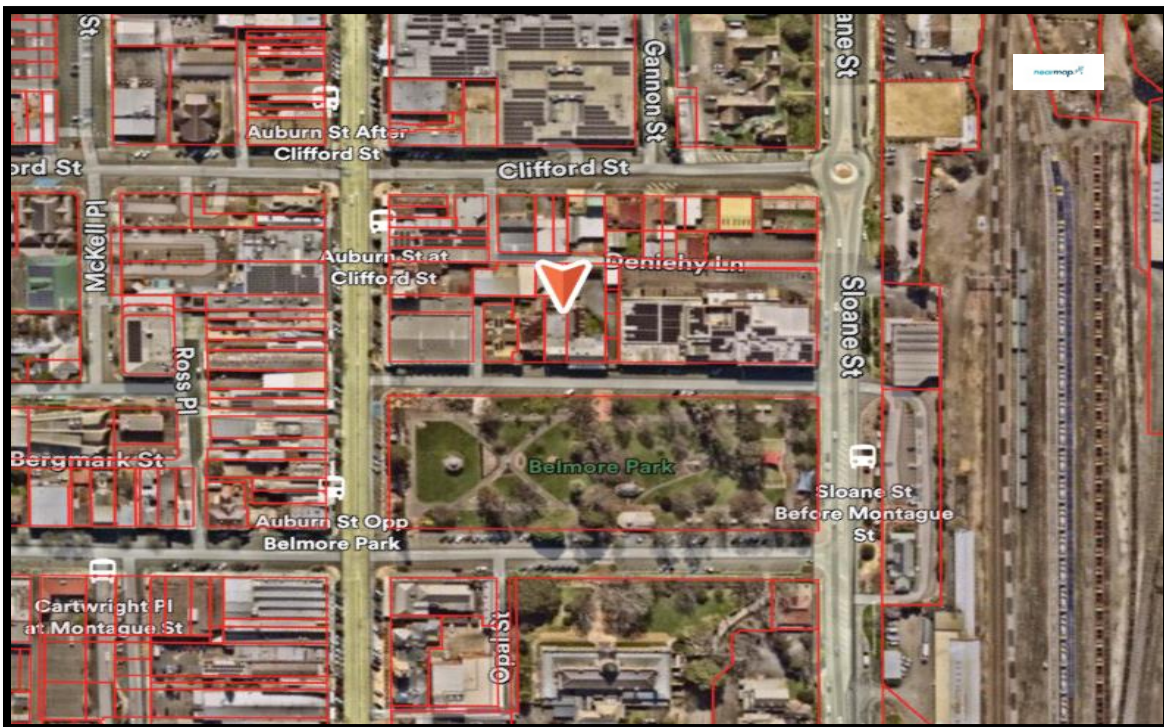
## 2. THE SITE & ITS LOCALITY

### 2.1 The Site

The subject site is located within the Goulburn CBD precinct. The subject site comprises Lot 1 DP 195536 and Lot B DP 151685 – 21 Market Street, Goulburn. The subject site is zoned E2 Commercial Centre.

The premises is serviced by a sealed public road, as well as the utilisation of a carpark at the rear of the building on Lot B DP 151685.

The premises is connected to Council's reticulated water, sewer, stormwater and trade waste infrastructure.



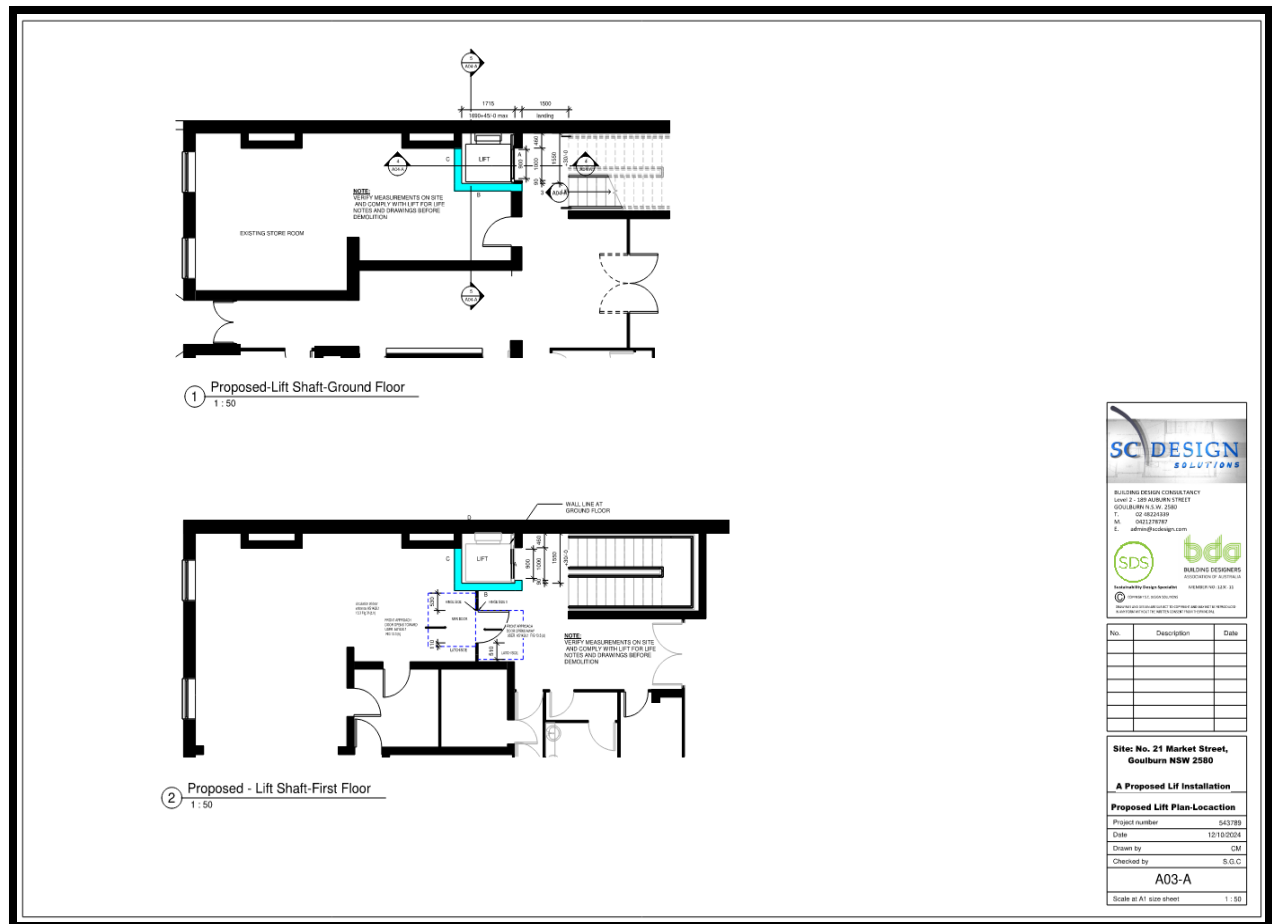


### 3. THE DEVELOPMENT

#### 3.1 Development Description

The development application proposes:

- minor alteration/demolition works of internal walls and openings, for the installation of an internal lift between the ground floor and first floor of the building as detailed in the full set of attached plans prepared by SC Design Solutions.



#### Construction and Waste Management

Required construction works will be undertaken by licensed tradespersons. The licensed tradespersons will be responsible for waste removed from the site and disposal at a licensed waste facility.

**Heritage Conservation**

The site is situated within the Goulburn City General Conservation Area with Local Significance pursuant to the *Goulburn Mulwaree Local Environmental Plan 2009 – 1445 2-storey Victorian terrace house*.

With the proposed works pertaining to minor internal works which are not visible from the public domain, the proposal will not inhibit the continued conservation of the environmental heritage of the locality and would not adversely alter and/or impact the heritage amenity of the building itself, and/or any heritage items within the vicinity.

## **4. STATUTORY PLANNING FRAMEWORK**

### **4.1 Object of the EP&A Act**

In New South Wales (NSW), the relevant planning legislation is the *Environmental Planning and Assessment Act 1979* (EP&A Act). The EP&A Act instituted a system of environmental planning and assessment in NSW and is administered by the Department of Planning, Industry & Environment (DPIE). In 2017, the Act was amended to provide a range of updated objects. The objects of the EP&A Act are:

- (a) *To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,*
- (b) *To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,*
- (c) *To promote the orderly and economic use and development of land,*
- (d) *To promote the delivery and maintenance of affordable housing,*
- (e) *To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,*
- (f) *To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),*
- (g) *To promote good design and amenity of the built environment,*

- (h) *To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,*
- (i) *To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,*
- (j) *To provide increased opportunity for community participation in environmental planning and assessment.*

The proposed modified development is conducive to the above objects.

## 4.2 Section 1.7

Section 1.7 of the EP&A Act requires consideration of Part 7 of the *Biodiversity Conservation Act 2016* (BC Act). Part 7 of the BC Act relates to an obligation to determine whether a proposal is likely to significantly affect threatened species. A development is considered to result in a significant impact in the following assessed circumstances.

**Table 1 – Section 1.7**

Test	Assessment
a) it is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or	No
b) the development exceeds the biodiversity offsets scheme threshold if the biodiversity offsets scheme applies to the impacts of the development on biodiversity values, or	No
c) it is carried out in a declared area of outstanding biodiversity value.	No

**Source: Environmental Planning and Assessment Act 1979**

## 4.3 Subordinate Legislation

The EP&A Act facilitates the preparation of subordinate legislation, consisting of:

- Environmental Planning Instruments (EPIs) (including State Environmental Planning Policies (SEPP), Local Environmental Plans (LEP), and deemed EPIs; and
- Development Control Plans (DCP).

In relation to the proposed development, the relevant subordinate legislation includes:

- Goulburn Mulwaree Local Environmental Plan 2009
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021



- Goulburn Mulwaree Development Control Plan 2009

The requirements of these are discussed in **section 4.5** of this Statement.

## 4.4 Integrated Development

Section 4.46 of the EP&A Act states that development requiring consent and another activity approval is defined as Integrated Development. The proposed development is not classified as Integrated Development.

## 4.5 Planning Instruments

### 4.5.1 LOCAL ENVIRONMENTAL PLAN

#### 4.5.1.1 Introduction

The *Goulburn Mulwaree Local Environmental Plan 2009 (LEP)* is the applicable local planning instrument applying to the land. The aims of the LEP are:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,
- (a) to promote and coordinate the orderly and economic use and development of the land in the area,
- (b) to provide a framework for the Council to carry out its responsibility for environmental planning provisions and facilitate the achievement of the objectives of this Plan,
- (c) to encourage sustainable management, development and conservation of natural resources,
- (d) to promote the use of rural resources for agriculture and primary production and related processing service and value adding industries,
- (e) to protect and conserve the environmental and cultural heritage of Goulburn Mulwaree,
- (f) to enhance and provide a range of housing opportunities in, and the residential and service functions of, the main towns and villages in Goulburn Mulwaree,
- (g) to establish a framework for the timing and staging of development on certain land in Goulburn and Marulan,
- (h) to provide a range of housing opportunities, including large lot residential development in the vicinity of the villages,
- (i) to allow development only if it occurs in a manner that minimises risks due to environmental hazards, and minimises risks to important elements of the physical environment, including water quality,

- (j) to provide direction and guidance as to the manner in which growth and change are to be managed in Goulburn Mulwaree,
- (k) to protect and enhance watercourses, riparian habitats, wetlands and water quality within the Goulburn Mulwaree and Sydney drinking water catchments so as to enable the achievement of the water quality objectives.

The proposed development is conducive to the aims of the plan.

#### 4.5.1.2 Mapping

A review mapping via the NSW Planning Portal identifies the following applicable mapped constraints:

**Table 2 – NSW Planning Portal – Property Report**

<b>Constraint</b>	<b>Applicability</b>	<b>Section addressed</b>
Land Zoning Map	Applicable	4.5.1.3
Lot Size Map	Not Applicable	
Floor Space Ratio Map	Applicable	4.5.1.4
Height of Buildings Map	Applicable	4.5.1.5
Land Reservation Acquisition Map	Not Applicable	
Heritage Map	Applicable	4.5.1.6
Natural Resources Sensitivity Land Map	Not Applicable	
Scenic and Landscape Values Map	Not Applicable	
Key Sites Map	Not Applicable	
Urban Release Area Map	Not Applicable	
Additional Permitted Uses Map	Not Applicable	
Active Street Frontages Map	Not Applicable	
Flood Planning Land Map	Not Applicable	
Drinking Water Catchment	Applicable	4.5.2.1

The above matters, together with other relevant LEP clauses, are discussed in the following sections.

#### 4.5.1.3 Land Use Zoning

The site is within the E2 Commercial Centre zone under the Goulburn Mulwaree Local Environmental Plan 2009. The proposed development is permissible development under the zone subject to compliance with various clauses detailed in this Statement.



Source: NSW Planning Portal

The proposal is consistent with the objectives of the E2 Commercial Centre zone as detailed below:

<b>Objectives of Zone:</b>	
○ To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.	✓
○ To encourage investment in commercial development that generates employment opportunities and economic growth.	✓
○ To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.	✓

<b>Objectives of Zone:</b>	
○ To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.	✓
○ To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to continue vibrant, diverse and functional streets and public spaces.	✓
○ To reinforce the status of Goulburn as a regional centre.	✓
○ To ensure the scale and density of development compliments the desired future character of the commercial centre.	✓
○ To protect the historic importance of Goulburn central business district and the integrity of Goulburn's historic built form.	✓
○ To promote the vitality and vibrancy of the Goulburn central business district during the day and evening.	✓

#### 4.5.1.4 Floor Space Ratio

(1) The objectives of this clause are as follows—

- (a) to ensure the bulk and scale of development does not have an unacceptable impact on the streetscape and character of the area in which the development is located.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

#### **Response:**

The site has a maximum floor space ratio of 2:1. No changes are proposed to the FSR of the existing building.

#### 4.5.1.5 Height of Buildings

(1) The objectives of this clause are as follows—

- (a) to ensure the height of buildings complements the streetscape or the rural character of the area in which the buildings are located,
- (b) to protect the heritage character and significance of buildings and avoid an adverse effect on the integrity of heritage items,
- (c) to ensure the height of buildings protects the amenity of neighbouring properties in terms of visual bulk, access to sunlight, privacy and views.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

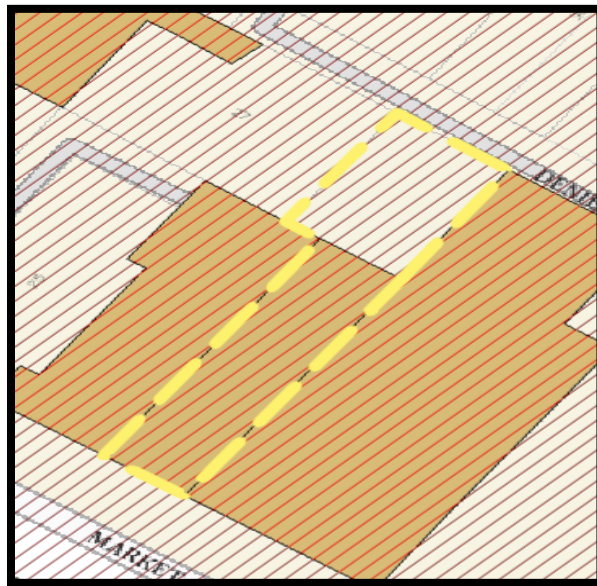
**Response:**

No external alterations to the building height or configuration are proposed.

**4.5.1.6 Heritage Conservation**

(1) The objectives of this clause are as follows –

- (a) to conserve the environmental heritage of Goulburn Mulwaree,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.



Source: NSW Planning Portal

**Response:**

The site is situated within the Goulburn City General Conservation Area pursuant to the *Goulburn Mulwaree Local Environmental Plan 2009*. With the proposed works pertaining to minor internal works which are not visible from the public domain, the proposal will not inhibit the continued conservation of the environmental heritage of the locality and would not adversely alter and/or impact the heritage amenity of the building itself, and/or any heritage items within the vicinity.

**4.5.2 STATE ENVIRONMENTAL PLANNING POLICY****4.5.2.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021****Part 6.5 – Sydney Drinking Water Catchment**

The aims of this Chapter are -

- (a) to provide for healthy water catchments that will deliver high quality water while permitting compatible development, and
- (b) to provide for development in the Sydney Drinking Water Catchment to have a neutral or beneficial effect on water quality.

**Response:**

No changes are proposed to the building footprint; therefore, a neutral and/or beneficial effect is achieved.

**4.5.2.2 State Environmental Planning Policy (Resilience and Hazards) 2021**

The provisions within the repealed SEPP 55 have been transferred to Chapter 4 (Remediation of Land in the Resilience and Hazards SEPP. The SEPP consolidation does not change the legal effect of the repealed SEPPs with Section 30 of the *Interpretation Act 1987* applying to the transferred provisions. The SEPP consolidation is administrative; the intent and provisions remain largely unchanged.

Clause 4.6(1) (Contamination and remediation to be considered in determining a development application) relevantly states that a consent authority must not consent to the carrying out of any development on land unless:

- d) It has considered whether the land is contaminated, and
- e) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

**Response:**

There are no known potentially contaminating activities that would have related to the prior use of the site. Based on this preliminary assessment it is considered that the site is presently suitable for the proposed development.

**4.5.3 DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS**

Not Applicable.

**4.5.4 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS**

Not Applicable.



#### 4.5.5 **DEVELOPMENT CONTROL PLANS**

##### 4.5.5.1 Goulburn Mulwaree Development Control Plan 2009

The Goulburn Mulwaree Development Control Plan 2009 (DCP) applies to the site. Table 3 provides a summary of relevant matters raised via the DCP together with an assessment of project specific compliance.

As outlined at Error! Reference source not found., the development is generally compliant with all relevant provisions of the Development Control Plan.

#### 4.5.6 **DEVELOPMENT CONTRIBUTIONS PLANS**

Goulburn Mulwaree Infrastructure Contributions Plan 2021 is the applicable plan for the proposal. As the proposal does not effectively change the current building ET's or require building upgrades, no additional contribution payments are warranted.

## **5. IMPACTS, SITE SUITABILITY & THE PUBLIC INTEREST**

Pursuant to Division 1 of the EP&A Regulation, this section of the report provides an evaluation of the proposed modified development against the provisions of sec 4.15 of the EP&A Act.

### 5.1 4.15(1)(a)(i) The provision of any environmental planning instrument

The development proposal has been assessed against the relevant provisions of the following environmental planning instruments:

- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- Goulburn Mulwaree Local Environmental Plan 2009

The development is consistent with the provisions of these environmental planning instruments, refer to the detailed discussion in Section 4 of this SEE.

### 5.2 4.15(1)(a)(ii) The provisions of any proposed instrument that is or has been the subject of public consultation under the Act

The proposed development has been assessed against the provisions of the relevant draft instruments that have been the subject of public consultation under the Act.

### 5.3 4.15(1)(a)(iii) The provisions of any development control plan

The proposed development has been assessed against the provisions of the Goulburn Mulwaree Development Control Plan 2009. See Table 3 for further comments.

5.4            4.15(1)(a)(iia) The provisions of any planning agreement or draft planning agreement under section 7.4

There is an executed planning agreement applicable to the site.

5.5            4.15(a)(iv) The provisions of the regulations

This Development Application has been made in accordance with the Environmental Planning and Assessment Regulations 2021.

5.6            4.15(1)(b) The likely impacts of the development

Social and Economic Impact in the Locality

The development will not result in any direct social or economic impact other than to provide for the internal upgrade of an existing building that will continue to add to the local community and provide support for local businesses with its continued existence.

Built Form, Neighbourhood Character and Visual

The proposal provides for the ongoing adaptive reuse of a building that is integral and compatible with adjoining buildings within the heritage conservation zone.

Noise

The noise impacts that could be generated by the proposal are consistent with the approved development on the site. The proposal will not result in any adverse noise impact on adjoining properties given that any potential noise generated will comply within the permitted hours and days consented by Council and in accordance with the Noise Policy for Industry (2017).

5.7            4.15(1)(c) The suitability of the site for the development

The development has been shown to have been designed in accordance with the LEP allowances and Council guidelines contained within the Development Control Plan and having full regard to the present nature of the site and controls dictated by best environmental management of existing site constraints. The development proposal as designed is considered suitable for the site and compatible within the locality.

5.8            4.15(1)(d) Any submissions made in accordance with the Act or the regulations

Public submissions regarding the development proposal have not been made at this stage but would be considered following public notification in accordance with Council policy.

#### 5.9 4.15(1)(e) The public interest

There are no other known issues of public interest that should preclude the consent of this modified development application.

## 6. CONCLUSION

### 6.1 Conclusion

The development the subject of this SEE seeks approval for minor alteration/demolition works of internal walls and openings, for the installation of an internal lift between the ground floor and first floor of the building to the Food and Drink Premises on Lot 1 DP 195536 and Lot B DP 151685 – 21 Market Street, Goulburn.

The SEE has considered the development against the relevant considerations of the *Environmental Planning and Assessment Act 1979*, relevant State and local environmental planning instruments and the controls in the applicable development control plan. The development is permissible with consent and satisfies the provisions of the relevant legislation and policies.

Potential environmental impacts from the development have been considered by this SEE. The assessment of relevant environmental considerations has found that the development will not have unacceptable impacts, and the approval of the development is in the public interest.


# Appendix A

## Project Plans



PROPOSED LIFT INSTALLATION  
FOR M. HOWE  
AT LOT 1 DP195536  
NO. 21 MARKET STREET,  
GOULBURN NSW 2580

Sheet List

Sheet No.	Sheet Name
A00 - A	Cover Sheet
A01 - A	Safe Work Method Statement
A02-A	Existing-Demolition Floor Plans
A03-A	Proposed Lift Plan-Locaction
A04-A	Proposed Lift Plan -Details
A05 -A	Emergency Lighting and CCTV



BUILDING DESIGN CONSULTANCY  
Level 2 - 189 AUBURN STREET  
GOULBURN N.S.W. 2580  
T. 02 48224339  
M. 0421278787  
E. admin@scdesign.com



**SDS**  
Sustainability Design Specialist

**bda**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

MEMBER NO: 1230-11

© COPYRIGHT S.C. DESIGN SOLUTIONS  
DRAWINGS AND DESIGN ARE SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED  
IN ANY FORM WITHOUT THE WRITTEN CONSENT FROM THE PRINCIPAL.

No.	Description	Date

**Site: No. 21 Market Street,  
Goulburn NSW 2580**

**A Proposed Lif Installation**

**Cover Sheet**

Project number	543789
Date	12/10/2024
Drawn by	CM
Checked by	S.G.C

**A00 - A**

Scale at A1 size sheet



1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation. For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer’s specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer’s specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: 1990 - it therefore may contain 1986 - it therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer’s recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer’s recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required: Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

NON-RESIDENTIAL BUILDINGS


For non-residential buildings where the end-use has not been identified: This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.


10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.


THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.



BUILDING DESIGN CONSULTANCY  
Level 2 - 189 AUBURN STREET  
GOULBURN N.S.W. 2580  
T. 02 48224339  
M. 0421278787  
E. admin@scdesign.com



Sustainability Design Specialist



BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA

MEMBER NO: 1230-11

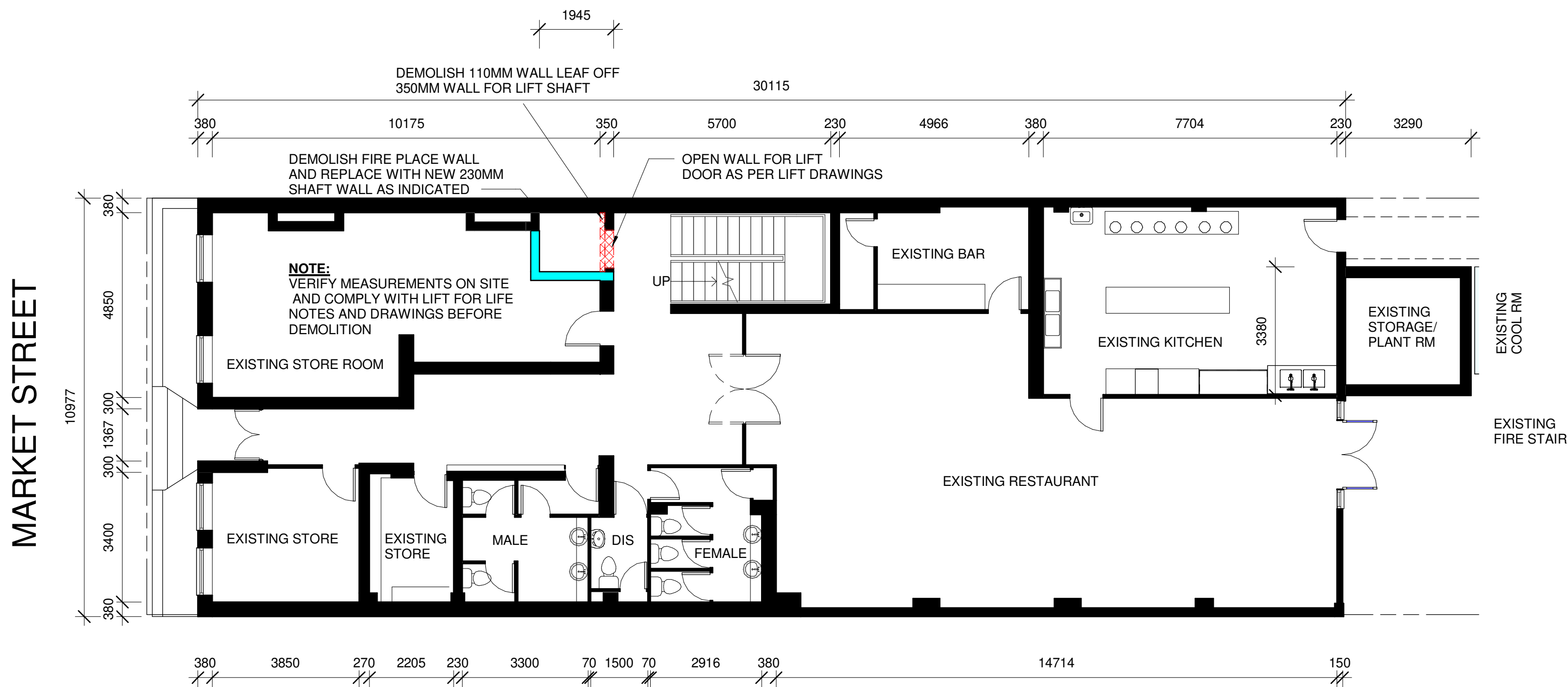
© COPYRIGHT S.C. DESIGN SOLUTIONS  
DRAWINGS AND DESIGN ARE SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED  
IN ANY FORM WITHOUT THE WRITTEN CONSENT FROM THE PRINCIPAL

No.	Description	Date

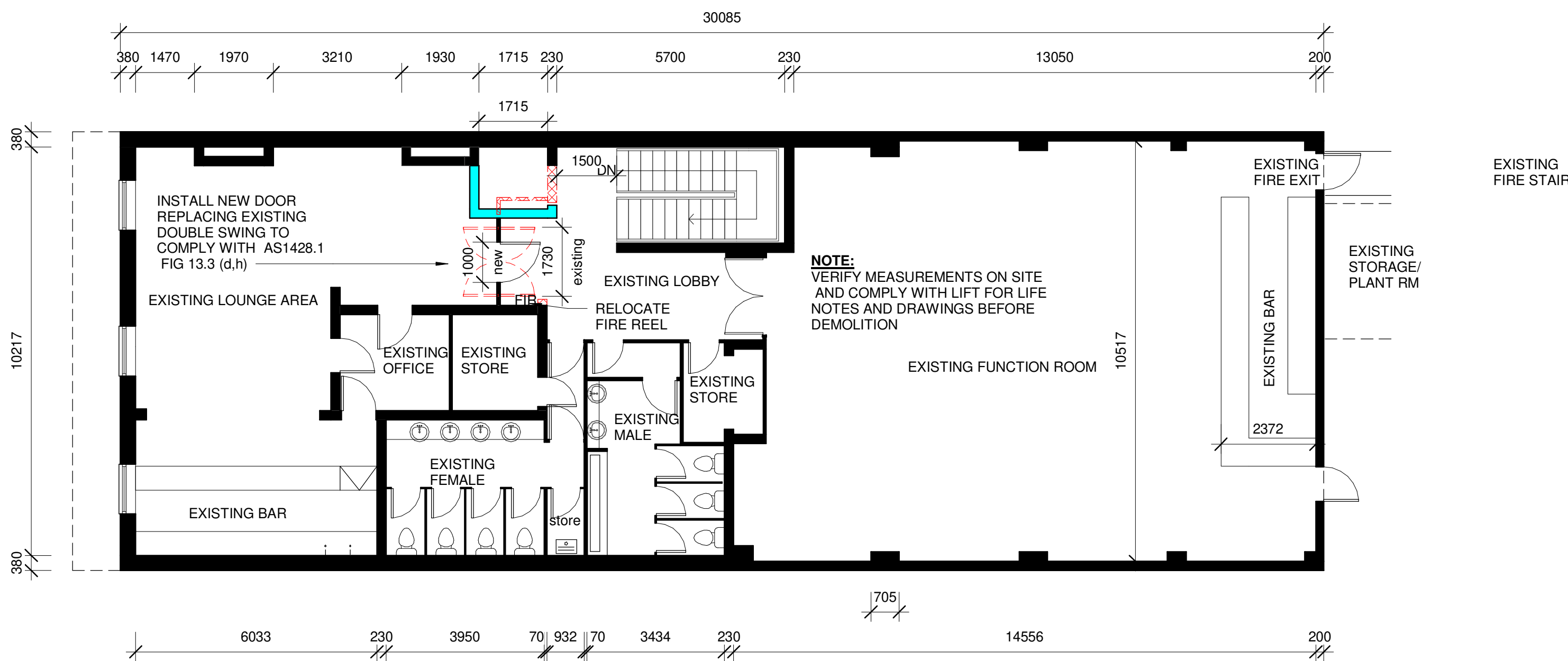
<b>Site: No. 21 Market Street, Goulburn NSW 2580</b>	
<b>A Proposed Lif Installation</b>	
<b>Safe Work Method Statement</b>	
Project number	543789
Date	12/10/2024
Drawn by	CM
Checked by	S.G.C
<b>A01 - A</b>	
Scale at A1 size sheet	



AREA  
GROSS FLOOR AREA -GROUND FLOOR = 330.26sqm  
GROSS FLOOR AREA -FIRST FLOOR = 330.25sqm



1 Existing-Demolition Ground Floor  
1 : 100



2 Existing First Floor  
1 : 100

**SC DESIGN SOLUTIONS**

BUILDING DESIGN CONSULTANCY  
Level 2 - 189 AUBURN STREET  
GOULBURN N.S.W. 2580  
T. 02 48224339  
M. 0421278787  
E. admin@scdesign.com

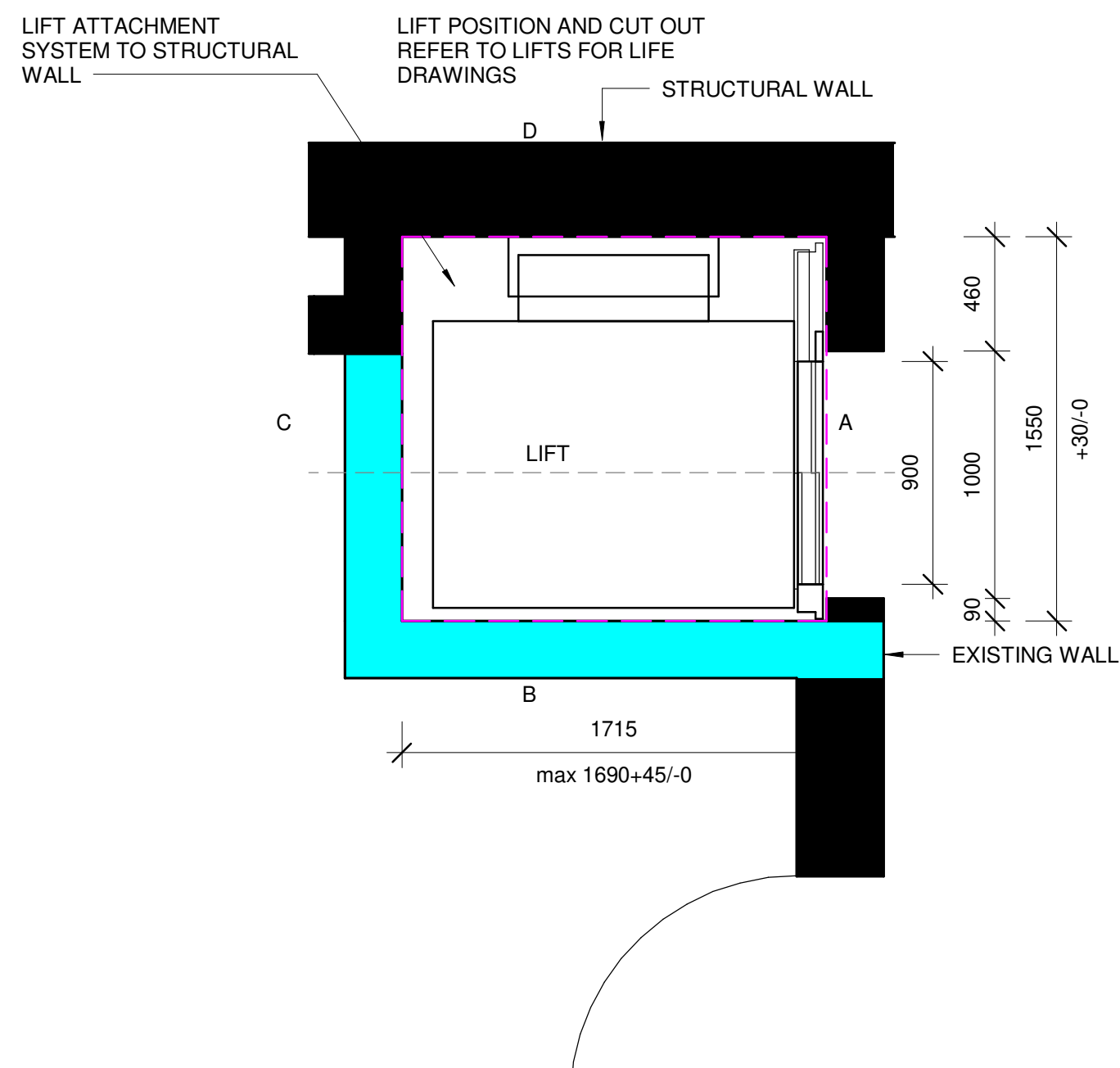
**SDS** **bda**  
Sustainability Design Specialist BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA  
MEMBER NO: 1230-11  
COPYRIGHT S.C. DESIGN SOLUTIONS  
DRAWINGS AND DESIGN ARE SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT FROM THE PRINCIPAL.

No.	Description	Date
C	ISSUED FOR DA APPROVAL	7-10-20

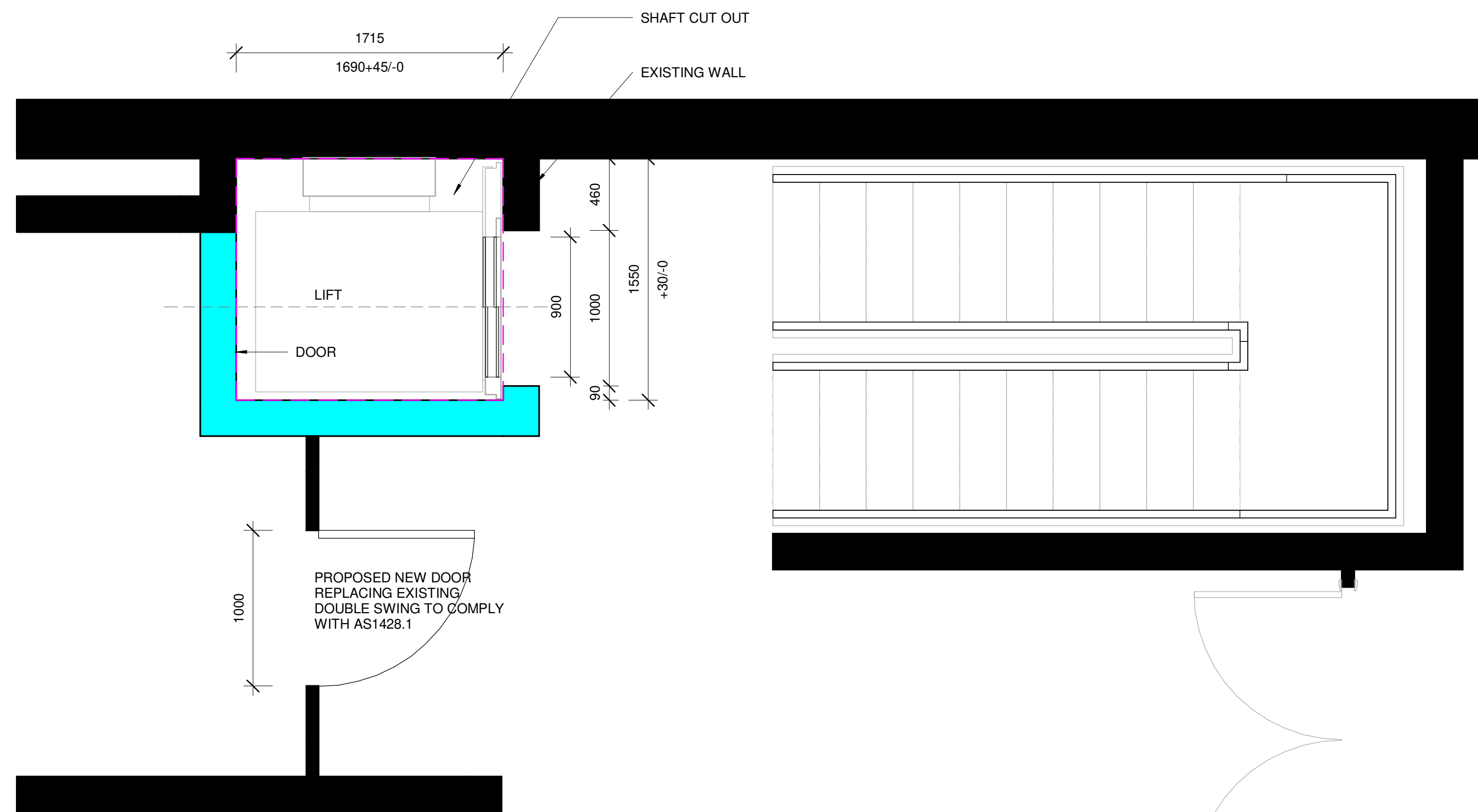
<b>Site: No. 21 Market Street, Goulburn NSW 2580</b>	
<b>A Proposed Lif Installation</b>	
<b>Existing-Demolition Floor Plans</b>	
Project number	543789
Date	12/10/2024
Drawn by	CM
Checked by	S.G.C
<b>A02-A</b>	
Scale at A1 size sheet	1 : 100



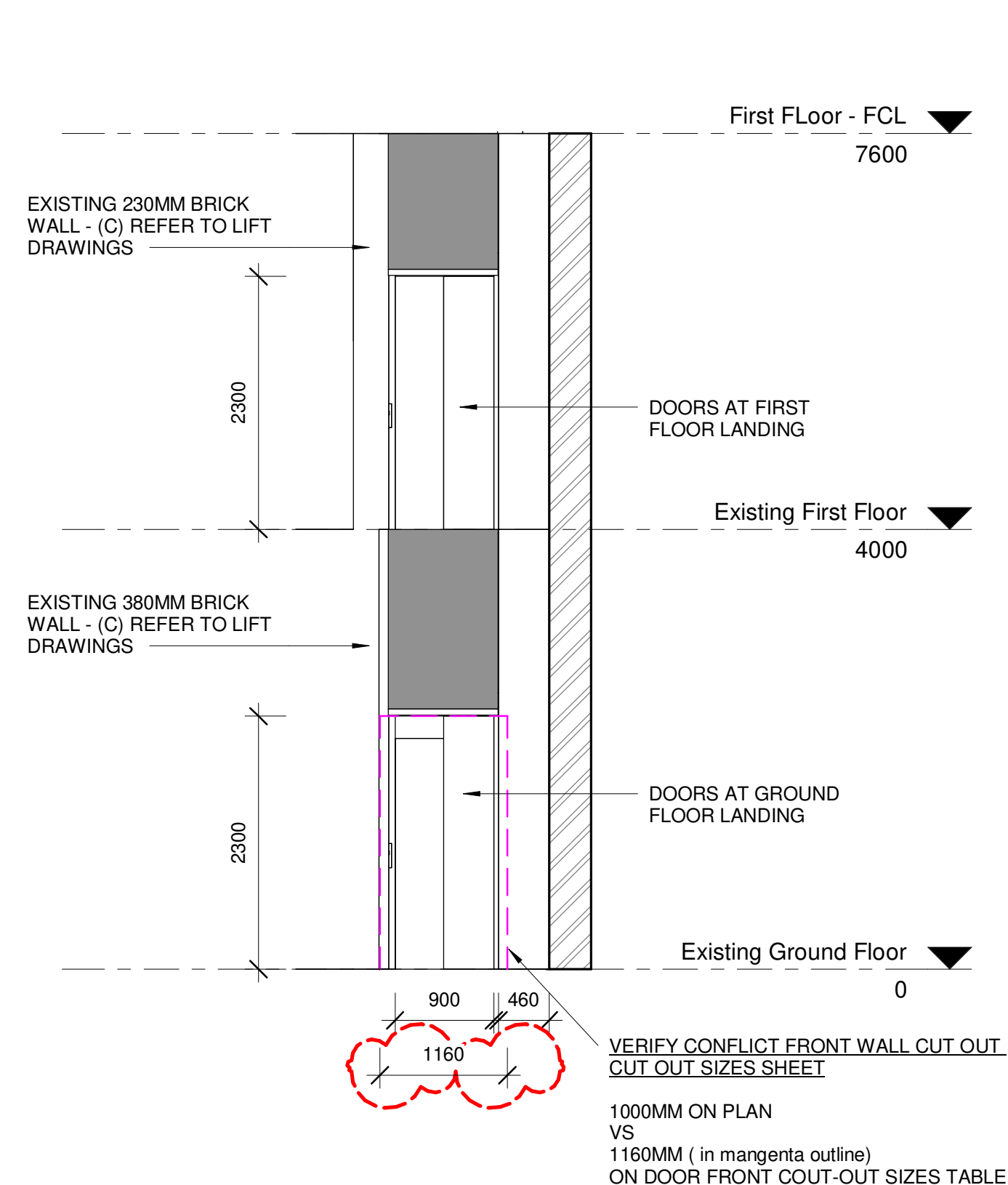
Scale at A1 size sheet	1 : 50
------------------------	--------



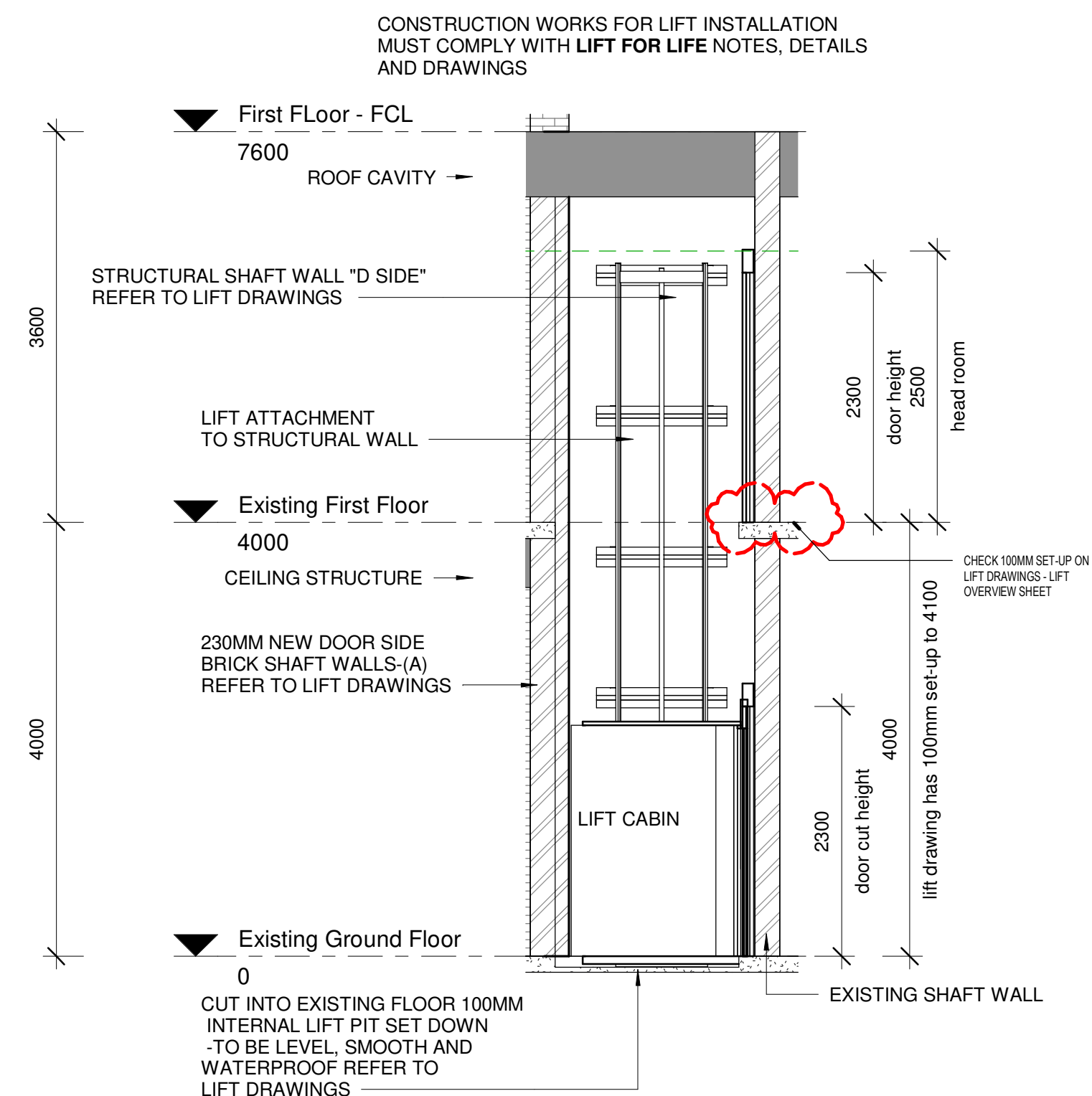
1 Enlarged Lift Shaft-Cut Out-Ground  
1 : 25



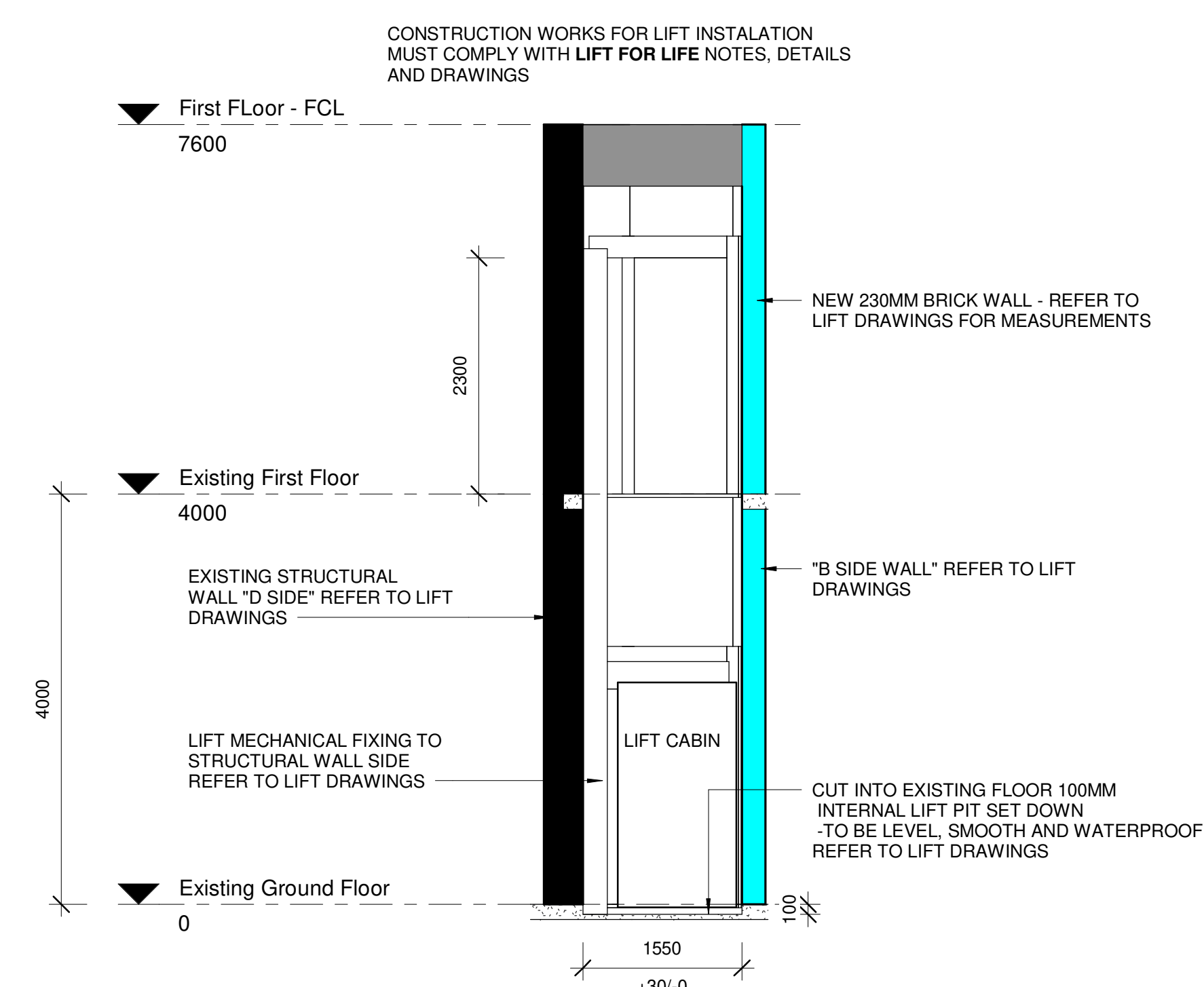
2 Enlarged Lift Shaft-Cut Out-First  
1 : 25



3 Elevation -Lift Front  
1 : 50



4 Section D  
1 : 50



5 Section-C  
1 : 50

**SC DESIGN SOLUTIONS**

BUILDING DESIGN CONSULTANCY  
Level 2 - 189 AUBURN STREET  
GOULBURN N.S.W. 2580  
T. 02 48224339  
M. 0421278787  
E. admin@scdesign.com

**SDS** Sustainability Design Specialist  
COPYRIGHT S.C. DESIGN SOLUTIONS  
DRAWINGS AND DESIGN ARE SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT FROM THE PRINCIPAL.

**bda** BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA  
MEMBER NO: 1230-11

No.	Description	Date

**Site: No. 21 Market Street, Goulburn NSW 2580**

**A Proposed Lif Installation**

**Proposed Lift Plan -Details**

Project number	543789
Date	12/10/2024
Drawn by	CM
Checked by	S.G.C

**A04-A**

Scale at A1 size sheet As indicated



[illegible]

<b>Site: No. 21 Market Street, Goulburn NSW 2580</b>	
<b>A Proposed Lif Installation</b>	
<b>Emergency Lighting and CCTV</b>	
Project number	543789
Date	12/10/2024
Drawn by	S.G.C.
Checked by	S.G.C.
<p style="text-align: center;"><b>A05 - A</b></p>	
Scale at A1 size sheet	1 : 100

# Appendix B

## DCP Compliance Table

**Table 3 – Development Control Plan Matters and Assessment**

Objective/requirement	Standard	Assessment	Compliance
<p>Section 1.8</p> <p><b>Variations to Controls</b></p>	<p>Council acknowledges that it is not possible for this plan to account for all possible situations and development scenarios. Consequently, the development controls under this plan have been designed to be flexible.</p> <p>When circumstances warrant, Council may consent to an application which departs, to a minor extent, from the provisions of this plan. In such cases, a written submission must be lodged with the development application, outlining the variation, providing reasons why the variation is necessary or desirable, and setting out how the objectives of the particular provision are satisfied by the proposal.</p> <p>Some of the relevant factors in determining whether a departure from this plan is warranted include:</p> <ul style="list-style-type: none"> <li>a) Whether there will be any detrimental impact on the amenity of the existing and future residents.</li> <li>b) Whether there will be any detrimental impact on the amenity of the area</li> <li>c) That nature and size of the departure</li> <li>d) The degree of compliance with other relevant requirements</li> <li>e) The circumstances of the case, including whether the particular provisions</li> </ul>		N/A



Objective/requirement	Standard	Assessment	Compliance
	<p>unreasonable and /or unnecessary</p> <p>f) Priorities identified on a site analysis of being more importance than what is being departed from.</p> <p>g) Whether non-compliance will prejudice the objectives of the zone and the aims of this plan.</p>		
<p>Section 3.2</p> <p><b>European (Non-Indigenous) Heritage Conservation</b></p>	<p>To conserve and enhance the heritage significance and qualities of heritage items conservation areas and archaeological remains and relics.</p>	<p>The proposed works relate to minor internal works which are not visible from the public domain, the proposal will not inhibit the continued conservation of the environmental heritage of the locality and would not adversely alter and/or impact the heritage amenity of the building itself, and/or any heritage items within the vicinity.</p>	YES
<p>Section 3.3</p> <p><b>General Heritage Item and Conservation Area Controls</b></p>		<p>The proposal does not alter the theme of the surrounding areas and does not alter the visual curtilage of heritage listed items and the existing significance of the streetscape and the vicinity.</p> <p><i>Section 3.3.2 Alterations and Additions</i></p> <p>The proposed internal works will not affect the scale, form, mass and/or style of the building.</p> <p><i>Section 3.3.5 Demolition</i></p>	

Objective/requirement	Standard	Assessment	Compliance
		<p>The proposed works do not impact on contributory items.</p> <p><i>Section 3.3.8 Development in the vicinity of a heritage item</i></p> <p>The proposal is not considered to have the potential to detract from the identified significance or setting of the heritage items with the vicinity and/or heritage conservation area. The proposal retains all existing views and vistas from the and to heritage items and will have no adverse and/or negative impact on the character of the setting, the visual relationship between the subject building and the surrounding heritage items.</p> <p><i>Section 3.3.12 Building materials, colours and finishes</i></p> <p>The proposed alteration is to be internal of the building only, no physical alterations and/or additions proposed to the exterior envelope of the building.</p> <p><i>Section 3.3.23 Goulburn Central Business Heritage Conservation Area</i></p>	

Objective/requirement	Standard	Assessment	Compliance
		The proposed alteration is to be internal of the building only with no physical alterations proposed to the exterior envelope of the building. The proposal meets the objectives of the clause in that, the proposal ensures that the building will be maintained in order to protect and enhance the city's built and natural heritage, the relevant design criteria for the building has been achieved and provides additional patronage to the CBD.	
Section 3.6 <b>Vehicular Access and Parking</b>	Objectives: <ul style="list-style-type: none"> <li>Where on-site car parking or service areas are required, ensure that the layout and design does not detract from the amenity of adjoining areas.</li> <li>Ensure the design of parking and servicing areas is efficient, safe, convenient, discrete, and suitably landscaped.</li> <li>Minimise nuisance caused by traffic movement, generation, and servicing.</li> </ul>	Unaffected by the subject proposal.	YES
Section 3.7 <b>Crime Prevention through Environmental Design</b>	<ul style="list-style-type: none"> <li>Enhance and improve community safety within the Goulburn Mulwaree local government area.</li> <li>Create a physical environment that encourages a feeling of safety.</li> </ul>	Unaffected by the subject proposal.	YES

Objective/requirement	Standard	Assessment	Compliance
	<ul style="list-style-type: none"> <li>○ Address community concerns with regard to issues of community safety and crime prevention.</li> <li>○ Reduce the level of crime within the Goulburn Mulwaree local government area.</li> <li>○ Prevent the opportunity for criminal activity.</li> <li>○ Ensure that new development promote CPTED</li> </ul>		
Section 7.1 <b>Utility Services</b>	To provide satisfactory utility services to the development site.	Unaffected by the subject proposal.	YES
Section 7.3.1 and 7.3.2 <b>Drainage and Soil and Water Management</b>	To ensure that potential impacts of development on the water quality of the catchment can be quantified and evaluated in the context of ESD.	No changes are proposed to the building footprint; therefore, a neutral and/or beneficial effect is achieved.	YES
Section 8.1 <b>Goulburn City Business District</b>		The proposal meets the objectives of the clause in that, the proposal provides for the building to be maintained in order to protect and enhance the city's built and natural heritage, the relevant design criteria for the building has been achieved and provides additional patronage to the CBD.	YES