

# **Statement of Environmental Effects for proposed development at 26 Lithgow Street, Goulburn**

## **1. Introduction**

This Statement of Environmental Effects is submitted to Goulburn Mulwaree Council in support of a Development Application for a townhouse development at 26 Lithgow Street, Goulburn. The proposal involves the creation of five dwelling lots under a Community Title Scheme, in accordance with the *Community Land Management Act 2021*, and the construction of five single-storey, two-bedroom townhouses. The development has been designed to integrate with the existing streetscape of Taylor Street and Lithgow Street, complementing the area's heritage character. The proposal will help ensure that there is a variety of housing types and sizes available to cater for the needs of the changing demographics of this rapidly expanding inland city.

The proposed design reflects a contemporary interpretation of modest, low-scale housing, utilising neutral tones, pitched roofs, and green landscaping to maintain compatibility with the surrounding Heritage Conservation Area. The orientation of the townhouses ensures privacy and minimises visual bulk, allowing the development to blend harmoniously with its historical context while addressing the growing need for diverse housing options in Goulburn.

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

## **2. Site Description and analysis**

### **a. Location, zoning and property description**

26 Lithgow Street, Goulburn NSW

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The 1,070m block is on the corner of Lithgow Street and Taylor Street. It is a relatively flat block that has been almost entirely cleared – with no structures on the block and only one small tree on the Taylor Street frontage. The block is zoned: MU1 - Mixed Use. It is in the Goulburn City Conservation Area Significance and has Local Significance. The block does not have a specific heritage listing and there are no individual heritage items adjacent to the site.

### **b. Site characteristics**

This is a long rectangular block with a 74m long frontage to Taylor Street and a 14.6m frontage to Lithgow Street.

The block is within walking distance from Goulburn's main street – Auburn Street

### **c. Surrounding development**

The block backs on to low scale residential blocks.

The adjoining block on Taylor Street is a low scale commercial 'shed like' building. There are some small dwellings and more low scale commercial 'shed like' buildings across the road on Taylor Street.

#### **d. Site Contamination and Management**

A *Preliminary Site Investigation* (PSI) was undertaken for 26 Lithgow Street, Goulburn, which identified the presence of localised contaminants including asbestos-containing material (ACM), benzo(a)pyrene, and zinc, predominantly within the surface soils and at levels requiring management. This investigation complies with the requirements of the *State Environmental Planning Policy 55 – Remediation of Land* and ensures the suitability of the site for the proposed development.

The findings indicated that the contamination is localised and manageable, with remediation actions consistent with the *Contaminated Land Management Act 1997*, to be undertaken as part of the construction process. These actions will include:

- Excavation, removal, and appropriate disposal of contaminated material at an appropriately licensed facility in accordance with EPA guidelines and *Protection of the Environment Operations Act 1997*.
- Validation testing upon completion of remediation to ensure all contamination has been effectively removed and to confirm the site's suitability for residential use under the *Environmental Planning and Assessment Act 1979*.
- Unexpected Finds Protocol will be prepared and implemented during construction to manage any additional contamination discovered.

All remediation and construction activities will adhere to the *Work Health and Safety Act 2011*, ensuring safe handling and disposal of hazardous materials.

The *Preliminary Site Investigation* has been prepared by Lanterra Consulting and is attached to this submission for council's review. A Site Management Plan will be implemented during construction to ensure environmental safety and compliance with all statutory requirements.

### **3. Details of proposal**

#### **a. Proposed works**

The proposal is for five new, two bedroom townhouses orientated to Taylor Street. Each townhouse will have a single bathroom, a single car garage with an additional parking space 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 gable ends will be varied with a mix of Monument Grey cladding, and off-white and grey render.

- 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**

It is proposed that each townhouse has a single garage, accessed directly from Taylor Street from a single driveway verge crossing. The garages are setback from the dwelling frontage and there is an additional hardstand car parking space directly outside the garage, adjacent to the dwelling.

**e. Landscaping and Tree Removal**

The existing single, small tree on Taylor Street will be removed. See attached Landscape Plan for details of the proposal.

**f. Demolition**

This is a cleared block, and no demolition is required.

**g. Stormwater Management**

See Civil Engineer's Plans

**h. Subdivision**

The proposed development at 26 Lithgow 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 five new dwellings, while common areas, such as the access way, landscaping, and service infrastructure, will be managed under a future Community Management Statement (CMS). The CMS will be prepared as part of the subdivision certification process and will detail the responsibilities of lot owners for maintaining and using shared spaces, ensuring efficient management and a high standard of upkeep. The Draft Plan of Subdivision is included with this submission for council's review and consideration.

## **4. Relevant Legislation and Planning Controls**

### **Goulburn Mulwaree Local Environmental Plan 2009**

This section addresses the relevant provisions of the Local Environmental Plan (LEP).

#### **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:

- o 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 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 1070m<sup>2</sup>.

### **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 the block is 1.5:1 – the FSR for this proposal is 41%.

### **Cl 4.6 – 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. Refer *Statement of Heritage Impact Report*. The block has been cleared previously and the proposal does not include any demolition.

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. Rather the proposal will introduce a sympathetic transition between the residential dwellings on one side of Taylor Street and the (largely) commercial development on the other.

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. The *Statement of Heritage Impact* confirmed that the proposed development will have 'minimal impact on the heritage values of the area'.

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 2009**

The following addresses the relevant provisions of the Development Control Plan (DCP).

## **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 available dwelling types 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. The block is not individually listed and there are no individual heritage items adjacent to the site.

#### **3.2.3 Objectives**

The proposal, an infill development, is consistent with the Objectives of the DCP. Specifically, the proposed development has been designed to be sympathetic to the heritage significance of the area whilst introducing a new, more intensive development. The *Statement of Heritage Impact* concluded that the proposal is ‘not inconsistent with the character, scale, form, massing, design and setting of the existing houses in Taylor Street.’

#### **3.2.5.5 Demolition**

The proposal does not require any demolition.

#### **3.2.5.6 Heritage Impact Statement**

As required, a *Statement of Heritage Impact* has been prepared for this proposal. The *Statement* has comprehensively addressed the heritage significance of the block, and the impact of the proposal on the heritage significance of the area. In brief, the *Statement* found that the proposed development is in a less significant street in the Conservation Area and while the proposed development will change the character of Taylor Street it will have minimal impact on the heritage values of the area.

The *Statement of Heritage Impact* has been prepared by Eric Martin & Associates Architects and is attached.

#### **3.2.5.7 Conservation Management Plan**

A Conservation Management Plan is not required for this proposal.

#### **3.2.5.8**

A Conservation Management Strategy is not required for this proposal.

## **3.3 General Heritage Item and Conservation Area Controls**

### **3.3.1 Context**

This block is located within a Heritage Conservation Area – the Goulburn City Conservation Area. The area is predominantly residential, with some commercial buildings, and a range of building types. The subject block is currently vacant and has no mature trees on it.

Care has been taken to respect the streetscape and context of the surrounding area in this proposal. Specifically:

- The proposal will not impact the street layout.
- The setback to Lithgow Street is similar to the adjacent houses in Lithgow Street.
- The scale of the dwellings is consistent with the character of the area.
- The form/massing is similar the existing developments opposite in Taylor Street.
- The proposed design is clearly residential as is the surrounding, existing area.
- The garages are setback from the dwelling façade.

- The increased density, whilst changing the character of the street, will reflect the existing character on the east side and be more consistent than the current, vacant block.

### **3.3.10 Multi Dwelling Housing Developments**

The proposal is to develop five single storey dwellings with direct access to Taylor Street.

The proposal is consistent for the Objectives: the development is in accordance with the character, scale, form and massing of the of the existing houses in Taylor Street and will form a neat transition to the denser residential development on the other side of Taylor Street.

- The garages for each dwelling are recessed from the front façade and have a distinct roof line. This design element will reduce the building bulk and articulate the dwelling.
- The dwelling on the corner of Taylor and Lithgow Street has been designed to address both streets.
- Each dwelling incorporates the following design elements:
  - Pitched roofs constructed from Monument Grey Colorbond.
  - Generous vertically proportioned glass doors and windows to the street ensuring that each dwelling addresses the street.

Collectively these elements will ensure that the development is sympathetic to the values of the heritage conservation area whilst not imitating the surrounding dwellings.

- The block is currently clear with no significant landscape value. The proposal includes a detailed Landscape Plan that specifies a range of shrubs, hedging and trees. The planting will improve the visual appearance of the street and contribute to the amenity of the new dwellings and the existing dwellings in the immediate area.

### **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 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 hedges at the front of the development will shield the front garden

### **3.3.13 Building Form, Scale and Style**

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

- The proposed development is at the same scale as the surrounding dwellings.

- 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 dwellings.

#### **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**

The proposed development meets the objectives and controls of the DCP for parking within a Heritage Conservation Area, specifically:

1. Garages:
  - The garages for each dwelling are setback behind the building line and are attached to the dwelling under the same roof, ensuring they are visually subservient to the primary building and maintain the streetscape's character. This placement minimises the visual impact and aligns with heritage objectives.
2. Design Harmony:
  - The garages feature traditional pitched roof forms and materials that complement the main dwellings, harmonising with the heritage context of the area.
3. Compliance with Scale and Appearance:
  - Garages are designed to respect vertical proportions. The garage doors are recessed behind the façade, creating shadow lines and reducing their visual impact.
4. Access and Screening:
  - Side driveways provide access, with a maximum width of less than 3.5m at the street frontage. Vegetation will be used to screen the driveways and garages, softening their appearance and integrating them into the streetscape.



### **3.3.19 Fences**

The current fencing on the block is a mixture of timber and colorbond.

The proposed fencing for the development is designed to ensure compatibility with the heritage streetscape:

1. Front Fencing: A slat fence will be installed along the front boundary with screening plants. This design is consistent with traditional styles, maintaining visibility of the dwellings and gardens while contributing to the streetscape's heritage character.
2. Side and Rear Fencing: A 1.8m Colorbond fence will be used for the side and rear boundaries, providing privacy for residents and aligning with the functional requirements of the development. The existing fencing along the rear boundary will be evaluated for its condition and retained or replaced as appropriate.

These fencing choices balance modern practicality with heritage sensitivity, ensuring the development integrates harmoniously into the existing context.

## **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 and screen the neighbouring shed like building from the new dwellings.

### **3.5.2 Residential development**

Refer *Landscape Plan*.

### **3.5.4 Streetscape**

The *Landscape Plan* will see the existing single, small tree on Taylor Street removed and replaced with 12 new trees – the existing verge tree on Lithgow Street will be retained. In addition to the new trees, the Plan also specifies extensive hedging, a variety of shrubs and screening plants and new turf. The net effect of the development will significantly improve the streetscape of Taylor Street and 'green' up the streetscape on Lithgow Street.

### **3.5.5 Fences**

It is proposed that the fencing for the block perimeter is 1.8m high Colorbond and the fencing between each dwelling is 1.5m high aluminium slat fencing and 1.8m high Colorbond fencing behind the building line.

### **3.5.6 Setbacks**

All setbacks will be landscaped. Refer *Landscape Plan* for details.

## **3.6 Vehicular access and parking**

### **3.6.2 Specific land use requirements**

Under this proposal, two car parking spaces will be provided per dwelling and two visitor car parking spaces.

### **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.

#### **3.7.7 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 it is proposed to remove one, undeclared tree on the Taylor Street frontage. The removal of the tree will not impact on any threatened species of their habitat.

#### **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 449m
- The proposal is for five relatively modest townhouses. The townhouses are all 89.23m<sup>2</sup> and include a single car garage. This will require a Variation to the DCP.

### **4.1.2 Sheds and other ancillary structures**

Each dwelling has a small, 1.2m<sup>2</sup> (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 ensuring that 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 northwest facing, and this will ensure that the areas of Private Open Space 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. The proposed areas range from 70m<sup>2</sup> to 105m<sup>2</sup> – and will require a Variation to the DCP.

#### **4.1.10 Setbacks**

Under this proposal, a new rear setback is being created at the rear of each of the townhouses and a new side setback created at the old rear setback. It should also be noted that the immediately adjacent building on Taylor Street has been built to the boundary.

*Rear setback:* the proposed rear setback for this development ranges from 1m to 4.1m. The proposed reduction in the rear setback will require a Variation to the DCP.

*Side setback:* the side setback for this proposal is 1.5m.

*Front setback:* the front setback for the dwelling facing to Lithgow Street will be in alignment with the setback for the adjoining dwellings facing to Lithgow Street. The front setback for the dwellings is 3m to Taylor Street – with the garage setback an additional 2.5m. This proposed setback is greater than the setback for the adjacent building on Taylor Street – and greater than for the building opposite the development on Taylor Street.

#### **4.1.11 Views**

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

#### **4.1.12 Traffic safety and management**

Each garage is set back from the front façade of the corresponding dwelling at either 2.5m or 3.4m.

A single car garage is proposed for each dwelling with an additional hardstand car park so that all dwellings have two car parking spaces. In addition, two visitor car parking spaces are provided.

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 are hidden behind 1.8m high slat screens allowing for hanging plants to be attached to slats to blend into the landscape 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 (north facing) 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 five 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 future 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 direct access to each dwelling, 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.
- **Road Network and Access:** Direct access to each townhouse is provided via driveways from Taylor Street. 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 26 Lithgow 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. Variations to the DCP

The twin objectives of respecting the heritage values of this block and of maximising the development potential has presented several 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 POS controls for the dwellings.
- The rear setback requirement.

These variations 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 Mixed Business Zone. We are proposing to build five townhouses on this 1070sqm block. The GFA for each dwelling house will be 89.92m<sup>2</sup> - including the single car garage.

In this instance, the stipulated GFA of 150m<sup>2</sup> 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) with a minimum dimension of 6m x 4m is required for each of these dwellings.

In this instance, the stipulated POS area and dimension 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 dimension for the areas 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 1m to 4.1m. 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.

## **6. Conclusion**

This proposal is for an urban infill project that will both ‘dress up’ a currently vacant block and 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.