

MINNS AND READ

CHANGE OF USE – DEMOLITION WORKS, ALTERATIONS AND ADDITIONS

STATEMENT OF ENVIRONMENTAL EFFECTS





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SUMMARY

This SEE has been prepared pursuant to Section 24 of the *Environmental Planning and Assessment Regulation 2021* and is provided in the following format.

- > **Section 1** contains a description of proposed development.
- > **Section 2** of this report provides a description of the subject site and its locality.
- > **Section 3** details the planning framework applicable to the subject site and proposed development.
- > **Section 4** identifies the impacts of the proposed development.
- > **Section 5** provides a conclusion to the SEE.

1. DESCRIPTION OF THE DEVELOPMENT

Premise has been commissioned by B Minns and D Read to prepare a Statement of Environmental Effects (SEE) to accompany a Development Application (DA) for a change of use from a dwelling to health consulting rooms and alterations and additions at 119 Goldsmith Street, Goulburn.

Details of the proposed development outlined on the drawings provided at **Appendix A**.

Specifically, the proposed development entails the following key aspects:

- > Change of Use – from a Dwelling to Health Consulting Rooms.
- > Demolition works involving the removal of a metal garage and alterations and additions to the existing structure.
- > Provision of ancillary infrastructure to service the proposed Health Consulting Rooms.

2. THE SITE AND ITS LOCALITY

2.1 Description

The site is 119 Goldsmith Street, Goulburn, also known as Lot C in DP332411, and located within the Parish of Goulburn, County of Argyle.

The subject site is wholly contained within the R1 General Residential zone as per the *Goulburn Mulwaree Local Environmental Plan (LEP) 2009*. The site has a total area of 486m² (approximately) and a frontage to Goldsmith Street and a secondary frontage to Prell Street, Goulburn.

The site contains an existing dwelling house, metal garage and concrete paths. There is an existing vehicle crossover off Prell Street. Existing vegetation is proposed to be removed and replaced with the landscaping specified in landscape plan **Appendix E**.

Surrounding development in the locality is characterised by residential land uses and ancillary health service provision businesses associated with the Goulburn Base Hospital on the opposite side of Goldsmith Street from the site.

2.2 Site history

From a review of Council records and/or discussions with the landowner, the current approved use of the site is known to be residential.

There are no historic development consents applying to the site.

Figure 1 – The Subject Site



3. STATUTORY PLANNING FRAMEWORK

3.1 Environmental Planning and Assessment Act 1979

Table 1 provides a summary of potentially relevant sections of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and identifies where further discussion is required and provided in this report.

Table 1 – EP&A Act considerations

EP&A Act Section		Comment	Section of the report addressed
1.7	Requirement to consider Section 7.2 of the Biodiversity Conservation Act 2016	The proposed development is unlikely to significantly effect threatened species or ecological communities or their habitats.	N/A
4.5	Designation of consent authority	Goulburn Mulwaree Council.	
4.10	Designated development	The development does not involve designated development.	N/A
4.14	Certain bushfire prone land	The development is not identified as being bushfire prone.	N/A
4.15	Evaluation	The proposal is in the public interest.	4 – Impact Assessment
4.21	Concept development applications	The development does not involve a concept development application.	N/A
4.32	Crown development	The development does not involve Crown development.	N/A
4.46	Integrated development	The proposal does not involve integrated development.	N/A
4.65	Existing uses	The proposal does not rely upon existing uses for permissibility.	N/A

3.2 Goulburn Mulwaree Local Environmental Plan 2009

At a local level, the applicable plan is the *Goulburn Mulwaree Local Environmental Plan 2009* (LEP).

Through a review of available LEP mapping, the following is known about site specific constraints – refer **Table 2**.

Table 2 – LEP mapping

Constraints		Applies	Relevance/Section of the report addressed
Land Zoning Map	R1 General Residential	Yes	The change of use of the building to Health Consulting Rooms is permissible in the R1 General Residential zone.
Lot Size Map	Not Applicable	No	
Floor Space Ratio Map	Not Applicable	No	
Height of Buildings Map	Not Applicable	No	
Land Reservation Acquisition Map	Not Applicable	No	
Heritage Map	Not Applicable	No	
Natural Resources Sensitivity Land Map	Not Applicable	No	
Scenic and Landscape Values Map	Not Applicable	No	
Key Sites Map	Not Applicable	No	
Urban Release Area Map	Not Applicable	No	
Additional Permitted Uses Map	Not Applicable	No	
Active Street Frontages Map	Not Applicable	No	
Flood Planning Land Map	Not Applicable	No	
Drinking Water Catchment	Applicable	Yes	4.9

Other mapped constraints identified through a review of the NSW planning portal spatial viewer, and other available mapping are outlined in **Table 3**.

Table 3 – Other

Constraints		Applies	Relevance/Section of the report addressed
Bushfire prone land	Not Applicable	No	
Biodiversity values	Not Applicable	No	

Other relevant LEP clauses requiring considering are discussed in **Table 4**.

Table 4 – LEP clauses

Clause		Comment	Section of the report addressed if applicable
2.3	Zone objectives and Land Use Table	<p>The land subject to this development is contained within the R1 General Residential Zone:</p> <p>To provide for the housing needs of the community.</p> <ul style="list-style-type: none"> ○ To provide for a variety of housing types and densities. ○ To enable other land uses that provide facilities or services to meet the day to day needs of residents. ○ To maintain the economic strength of commercial centres by limiting the retailing of food and clothing. 	<p>With respect to the objectives of the R1 Zone for a change of use, the proposal complies with the objectives of the zone by:</p> <p>Enabling a land use that provides ancillary health consulting services to meet the day to day needs of residents within the locality.</p>
2.7	Demolition requires development consent	Minor demolition works are required to enable fit for purpose alterations and additions.	4.7 and Appendix A
7.1A	Earthworks	Minor earthworks will be carried out on the subject site, involving shaping a suitable surface for carparking.	4.16 and Appendix F

3.3 Goulburn Mulwaree Development Control Plan 2009

Compliance with the relevant requirements of the DCP is demonstrated via the detailed assessment provided in Appendix B. The following matters require additional clarification or assessment.

Table 5 – DCP matters requiring further assessment

DCP matter requiring further assessment	Section of the report addressed
3.6.2 – Table 3.2 Off-street Parking Requirements	4.2

On the basis of the assessment in **Appendix B** and the further discussion in relevant sections referenced in Table 5, it is considered that the proposed development is consistent with the relevant provisions of the DCP.

3.4 Goulburn Mulwaree Development Contributions Plan 2021

The Goulburn Mulwaree Development Contributions Plan 2021 is the applicable contributions plan for the subject site.

3.5 State Environmental Planning Policy

Table 6 outlines those State Environmental Planning Policies (SEPP) are relevant to the proposed development and identifies where these are discussed further in this report.

Table 6 – SEPP relevance

State Environmental Planning Policy	Relevant sections	Reason for relevance	Section of the report addressed if applicable
Biodiversity and Conservation 2021	Part 6.5	Sydney Drinking Water Catchment	4.9
Hazards and Resilience 2021	Chapter 4	The proposal does not trigger the provisions of the SEPP	5.1
Transport and Infrastructure 2021	2.119 2.122	Frontage to a classified Road Traffic generating development	4.2 and Appendix G

4. IMPACT ASSESSMENT

Pursuant to clause 24 of the EP&A Regulation, this section outlines the environmental impacts of the proposed development, and any measures required to protect the environment or lessen the harm to the environment.

The impacts have been identified through an assessment of the proposed development against the provisions of Section 4.15(1)(b) of the EP&A Act and the *Application Requirements* (Department of Planning and Environment 2022).

This section also addresses the consideration at Section 4.15(c) and Section 4.15(e) of the Act that relate to the suitability of the site for the development.

4.1 Context and Setting

The development site is located within an established residential area. Surrounding development in the locality is characterised by residential land uses and ancillary service provision businesses associated with the Goulburn Base Hospital. The proposal allows for the use of an existing building to supplement the provision of ancillary health consulting services within the hospital precinct.

4.2 Access, Transport and Traffic

The development has primary frontage to Goldsmith Street and a secondary frontage to Prell Street. The site has existing vehicle ingress and egress from Prell Street.

Section 3.6.2 Specific Land use requirements stipulate that off-street parking shall be calculated in accordance with Table 3.2 or you may take the option of undertaking a traffic and parking study.

The proposed development is supported by a Traffic and Parking Assessment Report prepared by Lyle Marshall and Partners Pty Ltd **Appendix G**. It concludes that the site is considered to be a favourable location for health consulting rooms in close proximity to Goulburn Base Hospital and the provision of 6 off-street parking spaces on the site is considered satisfactory. The small traffic generation will have no adverse effect on the amenity and level of service.

4.3 Public Domain

The proposed development will have landscaping as indicated in the attached landscape plan prepared by Susan Read Landscapes **Appendix E**, which will make a positive contribution to the public domain.

4.4 Servicing

Services are available to the site and are existing as part of the existing developed area.

4.5 Hours of Operation

The health consulting rooms will operate from 8.30am to 6.30pm Monday to Friday and 8.30am to 4.30pm Saturdays and Sundays.

4.6 Staffing

The proposal will include a provision of 3 fulltime staff.

4.7 Demolition

Demolition works are identified on Sheet DA.102A prepared by Nordan Jago Architects **Appendix A**. Works include the removal of the metal garage and external concrete pathways, removal of a covered patio and bedroom and internal walls to ensure the structure is fit for purpose. All proposed demolition works are to comply with AS 2601.

4.8 Waste

The proposal requires demolition and construction works. A waste management plan will be provided at Construction Certificate application stage.

4.9 Stormwater

A Stormwater Management plan has been prepared by Greenview Consulting **Appendix F**. The plan demonstrates the effective management of stormwater for the site.

4.10 BCA Compliance

A BCA Assessment Report has been prepared by STAC Consulting **Appendix C**. The report confirms that the architectural documentation has been reviewed by an appropriately qualified Registered Building Surveyor and the identification of any BCA compliance issues that require resolution / attention at Construction Certificate application stage.

4.11 Natural Hazards

There are no known natural hazards identified for the proposal.

4.12 Technological Hazards

There are no known technological hazards associated with the suitability of the site for the intended purpose of health consulting rooms.

4.13 Safety, Security and Crime Prevention

The guidelines prepared by the NSW Department of Urban Affairs and Planning (DUAP 2001) identify four (4) Crime Prevention Through Environmental Design (CPTED) principles to be considered in a Development Application to ensure developments do not create or exacerbate crime risk. The four key principles of the guidelines include surveillance, access control, territorial reinforcement, and space management.

The proposal would increase surveillance of the public realm and offer improvement to the current CPTED situation at the site as a result of the proposal.

4.14 Social Impact

As defined by the NSW Government Office on Social Policy, social impacts are significant events experienced by people as changes in one or more of the following are experienced:

- > peoples' way of life (how they live, work or play and interact with one another on a day-to-day basis);
- > their culture (shared beliefs, customs and values); or
- > their community (its cohesion, stability, character, services and facilities).

The proposal will have a positive social impact on the community by increasing access to available ancillary health consulting services in the Goulburn area.

4.15 Economic Impact

The proposed development will have a small, but positive economic impact on the locality as the provision of ancillary health consulting services will assist participation in the workforce and boost local productivity.

4.16 Site Design and Internal Design

The proposed development has a site design that reinforces the public domain and integration into the existing streetscape with the operational and safety matters that determine the layout and operations of the health consulting rooms.

Minor leveling at the rear of the existing structure will be required to satisfy the stormwater and carparking construction requirements **Appendix F**.

The proposed change of use to health consulting rooms has been designed to keep all vehicular movements including parking to Prell Street at the rear of the structure, therefore minimising disturbance to the existing streetscape aspect from the identified heritage conservation zone on the opposite side of Goldsmith Street.

4.17 Construction Impacts

Construction impacts would be short-lived and manageable. The following standard construction management measures would be implemented to ensure impacts to the locality are minimised:

- > Standard construction hours (7 am to 6 pm Monday to Friday and 8 am to 1 pm Saturday and at no times on public holidays) would be implemented.
- > Avoiding dust generating activities during windy and dry conditions; and
- > Maintaining all equipment in good working condition such that the construction contractor and site manager ensure the prevention of the release of smoke by construction equipment, which would be in contravention of Section 124 of the Protection of the Environment Operations Act 1997 and Clause 16 of the Protection of the Environment Operations (Clean Air) Regulation 2010.

Given the nature of the identified proposed works, it is not anticipated that the proposed works/development will result in any significant construction impacts.

4.18 Cumulative Impacts

It is not anticipated that the development would result in any cumulative impacts. Additional stormwater runoff including pollutants from carpark operations are addressed as per the stormwater management plan and mitigation measures prepared by Greenview Consulting **Appendix F**.

5. CONCLUSION

5.1 Suitability of the site

The site is suitable for the proposed use of the existing structure as health consulting rooms. The site does not contain any environmental constraints that would preclude its use for health consulting rooms.

5.2 The Public Interest

The use of the site for health consulting rooms is in the public interest. If the use of the site is not supported, an alternate location would need to be found to meet the demand for the provision of such services in the local area, leading to additional costs and loss of service for the community in such a close location to the Goulburn Base Hospital.

5.3 Conclusion

The developments the subject of this SEE seeks approval for the for a change of use from a dwelling to health consulting rooms and alterations and additions at 119 Goldsmith Street, Goulburn.

The SEE has considered the development against the relevant consideration 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 the 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.

REFERENCES

Table 7 - References

References
Appendix A Architectural Plans by Nordan – Jago Architects dated 21 October 2024.
Appendix C BCA Assessment Report by STACC dated 18 December 2024.
Appendix D Section J Report by Greenview Consulting dated 5 November 2024.
Appendix E Landscape Plan by Susan Read Landscapes dated May 2024.
Appendix F Stormwater Management Plans by Greenview Consulting dated 22 November 2024.
Appendix G Traffic and Parking Impact Assessment by Lyle Marshall and Partners dated December 2024.

APPENDIX A

PROJECT DRAWINGS

APPENDIX B

DCP COMPLIANCE TABLE

Table 8 – Development Control Plan Matters and Assessment

Objective/requirement	Standard	Assessment	Compliance?
<p>Section 1.8</p> <p>Variations to Controls</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"> a) Whether there will be any detrimental impact on the amenity of the existing and future residents. b) Whether there will be any detrimental impact on the amenity of the area c) That nature and size of the departure d) The degree of compliance with other relevant requirements 		<p>See Sec 3.3, 4.2 and Appendix G</p>

Objective/requirement	Standard	Assessment	Compliance?
	e) The circumstances of the case, including whether the particular provisions unreasonable and /or unnecessary f) Priorities identified on a site analysis of being more importance than what is being departed from. g) Whether non-compliance will prejudice the objectives of the zone and the aims of this plan.		
Section 3.2 European (Non-Indigenous) Heritage Conservation	To conserve and enhance the heritage significance and qualities of heritage items conservation areas and archaeological remains and relics.	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.	YES
Section 3.6 Vehicular Access and Parking	Objectives: <ul style="list-style-type: none"> 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. Ensure the design of parking and servicing areas is efficient, safe, convenient, discrete, and suitably landscaped. Minimise nuisance caused by traffic movement, generation, and servicing.	Carparking is proposed at the rear of the existing structure, therefore reducing any potential impact of adjoining areas. The development has primary frontage to Goldsmith Street and a secondary frontage to Prell Street. The site has existing vehicle ingress and egress from Prell Street. Section 3.6.2 Specific Land use requirements stipulate that off-street parking shall be calculated in accordance with Table 3.2 or you may take the option of undertaking a traffic and parking study.	YES

Objective/requirement	Standard	Assessment	Compliance?
		The proposed development is supported by a Traffic and Parking Assessment Report prepared by Lyle Marshall and Partners Pty Ltd Appendix G . It concludes that the site is considered to be a favourable location for health consulting rooms in close proximity to Goulburn Base Hospital and the provision of 6 off-street parking spaces on the site is considered satisfactory. The small traffic generation will have no adverse effect on the amenity and level of service	
Section 3.7 Crime Prevention through Environmental Design	<ul style="list-style-type: none"> Enhance and improve community safety within the Goulburn Mulwaree local government area. Create a physical environment that encourages a feeling of safety. Address community concerns with regard to issues of community safety and crime prevention. Reduce the level of crime within the Goulburn Mulwaree local government area. Prevent the opportunity for criminal activity. <p>Ensure that new development promote CPTED</p>	The proposal would increase surveillance of the public realm and offer improvement to the current CPTED situation at the site as a result of the proposal.	YES
Section 7.1 Utility Services	To provide satisfactory utility services to the development site.	Unaffected by the subject proposal.	YES

Objective/requirement	Standard	Assessment	Compliance?
Section 7.3.1 and 7.3.2 Drainage and Soil and Water Management	To ensure that potential impacts of development on the water quality of the catchment can be quantified and evaluated in the context of ESD.	Minor changes are proposed to the building footprint and proposed car park area; the design provided by Greenview Consulting provides for a neutral and/or beneficial effect on water quality.	YES

APPENDIX C

BCA CAPABILITY REPORT

APPENDIX D

SECTION J REPORT

APPENDIX E

LANDSCAPE PLAN

APPENDIX F

CIVIL AND STORMWATER DESIGN

APPENDIX G

TRAFFIC AND PARKING IMPACT ASSESSMENT