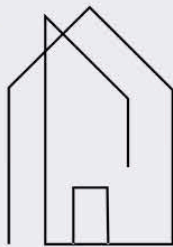


# VISION PROPERTY DEVELOPMENT HUB



## STATEMENT OF ENVIRONMENTAL EFFECTS

## Statement of Environmental Effects

Proposed Development: Co-living housing  
Subject Land: Lot 16 DP 1084067 - 61-63 Bradley Street, Goulburn  
Client: Yarrabee Property Group Pty Ltd

Version	Date	Changes
Version 1	17/12/2024	Issued to client

This analysis was prepared based on the following plan and document versions:

Author	Plan	Page	Date	Job
ACT Sustainable Systems	Section J Report	1-20	25/10/24	-
Adams & Associates	Stormwater Management Concept Plan	1	04/11/24	01-36215
Neo Consulting	Preliminary Site Investigation	1-71	29/09/24	N10042
Quantum Traffic	Traffic Impact Assessment Report	1-21	09/12/24	24-0401
Tim Lee Architects	Architectural Plans Rev A	1-30	06/12/24	0624-1688
Tim Lee Architects	Plan of Management (Proposed)	1-9	Nov 2024	-
Tim Lee Architects	Statement of Heritage Impact	1-52	Jul 2024	-
Ventura Building Services	BCA Report	1-106	11/12/24	VBS24-9681

Prepared by:



Patrick Fitzsimmons  
**Town Planner, Managing Director**  
**VISION Property Development Hub Pty Ltd**

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# Statement of Environmental Effects

## Abbreviations

The Act – Environmental Planning and Assessment Act 1979

CBD – Central Business District

Council – Goulburn Mulwaree Council

CPTED – Crime Prevention Through Environmental Design

DCP – Goulburn Mulwaree Development Control Plan 2009

DPHI – NSW Department of Planning, Housing and Infrastructure

EPI – Environmental Planning Instrument

Housing SEPP – State Environmental Planning Policy (Housing) 2021

LEP – Goulburn Mulwaree Local Environmental Plan 2009

LSPS – Goulburn Mulwaree Council Local Strategic Planning Statement

SEE – Statement of Environmental Effects

SIA – Social Impact Assessment

UFHS – Goulburn Urban and Fringe Housing Strategy

Vision – Vision Property Development Hub

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## 1. Executive Summary

Vision Property Development Hub (Vision) has been commissioned by the landowners to prepare this Statement of Environmental Effects (SEE) to address the planning controls, environmental context, development plans and specialist reporting prepared for a proposed development to demolish the rear portion of a pair of attached houses, outbuilding and fencing at 61-63 Bradley Street Goulburn. The proposal also changes the use of 61 Bradley Street to a coffee shop and proposes construction of a three storey residential addition to be utilised as co-living housing, incorporating 30 sole occupancy units and ground floor car parking. The proposal is described as a mixed use development comprising a coffee shop and co-living housing.

The proposed development arranged by Tim Lee Architects has been designed to retain the existing residential dwellings at the front of the site to maintain their contribution to the Bradley Street streetscape. The additions have been designed to incorporate materials and built features that are consistent with the finishes of the attached dwellings that will remain on the site, that are also similar in scale and character to neighbouring residential dwellings in the Bradley Street precinct and the immediately adjacent streets.

The application is accompanied by a Statement of Heritage Impact, architectural plans and a Plan of Management to govern the operation of the co-living housing development, all prepared by Tim Lee Architects. Also submitted with the application is a BCA Report, Preliminary Site Investigation, Stormwater Management Concept Plan and Traffic Impact Assessment Report.

This SEE gives consideration to the design of the proposed development in its locality and the existing building on the site, as well as the site layout and utility connections. It considers the development's consistency with development controls in place in the Goulburn Mulwaree local government area. Reference is made to the strategic planning documents adopted by Goulburn Mulwaree Council (GMC) including the Local Strategic Planning Statement (LSPS) and the Urban and Fringe Housing Scheme (UFHS) and to reference the strategic intent of those documents for the subject area. Review of these adopted documents confirms a clear need for the provision of smaller housing in a central location of Goulburn to cater for the population and to make up for the shortage of that type of housing presently in place in the Goulburn local government area. The strategic intent outlined in those documents is for medium density housing to be provided close to the Goulburn CBD.

Through the preparation of this SEE and review of the specialist documentation and plans prepared for submission to Council, it is confirmed that the development has been designed to comply with the height limitations and floor space ratio (FSR) of the *Goulburn Mulwaree Local Environmental Plan 2009* (LEP) applicable to the site, and constitutes a permissible form of development in the MU1 Mixed Use zone.

It is recommended that the development can be approved subject to conditions of consent that will require the submission of further information suitable to allow for construction, and items to be satisfied prior to operation of the proposed co-living housing.

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## 2. Proposed Development

Tim Lee Architects have prepared a development design to construct a co-living housing development incorporating two existing attached dwellings and accessed via North Street at the rear at the property addressed 61-63 Bradley Street, Goulburn.

The proposed co-living house development proposes to retain the majority of the single storey attached residential dwellings positioned at the front of the site facing Bradley Street. The development includes demolition of a rear portion of both of those attached dwellings and the removal of some internal walls and replacement of doorways to allow them to be converted into a coffee shop and part of a communal living area in the eastern dwelling that would be addressed 61 Bradley Street and a manager's office, bathrooms and the remainder of a communal living area in the remaining portion of the dwelling that would be addressed 63 Bradley Street. The development also includes demolition of a small shed, an internal fence, and boundary fencing.

The existing pitched roof extending east to west and the existing verandah on the front of the building facing Bradley Street is to be retained along with the brick walls that partly enclose the two covered front verandahs. The dividing wall which divides the two attached units and covered verandahs at the front of the building is also to be retained to maintain the appearance of the attached single storey residential dwellings, as are the firewalls protruding through the front of the roof visible from Bradley Street, further maintaining its appearance as attached single storey dwellings. The side wall of 61 Bradley Street is to be retained, as is the side wall of 63 Bradley Street attached to the neighbouring residential dwelling on the western side. An access ramp is to be constructed in the front setback of 61 Bradley Street to make the development accessible and a landscape plan is submitted with the Development Application to display how landscaping will soften the appearance of the ramp.

Attached to the rear of the attached residential dwellings at 61-63 Bradley Street is a proposed three storey residential development, with a rooftop terrace area designed to meet the requirements of co-living housing. The addition is configured into stairwells providing access to the development, one enclosed within the building footprint behind an area immediately adjoining the existing single storey dwellings with a pitched roof including an open plan area at the ground floor. Units 1 to 15 are located on the first floor, with units 16-30 on the second floor. The development also features a staircase attached at the rear of the building immediately adjacent to North Street at the northern end of the site, constructed of steel and clad with security mesh panels.

The three storey building additions include galvanised roof sheeting, face brick as well as glass balustrade to provide a barrier on the rooftop terrace. The design incorporates 8 individual sole occupancy units on each of the first and second floors on the eastern side of the building and 7 individual units including an accessible unit on each of the first and second floor on the western side of the addition, bringing the total number of sole occupancy units to 30. The rooftop terrace contains an open area with pitched roofing extending part way up the terrace to provide a barrier and covering the second storey of the additions. The rooftop terrace area is open and contains a timber pergola with no roof.

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Pedestrian access to the development is available via Bradley Street or North Street and vehicle access is available via an entryway in North Street. Bin storage for the development is to be in a single point contained within the ground floor car parking area. This is a communal bin storage area and as per the Plan of Management, the Operator is responsible for placing the waste and recycling bins on the kerb side location on collection day and for returning the bins to the collection area once emptied. The Operator is also responsible for cleaning the bins.

The ground floor car parking area contains 18 individual standard vehicle parking spaces including 3 bays fitted with electric vehicle charging points, one accessible car parking space, and an area set aside for the parking of motorcycles and pushbikes. The car parking area is accessed via a single point of entry at the rear of the site underneath the building directly from North Street.

The three storey additions are set back 3 metres from the western and eastern side boundaries and are built to the rear property boundary adjoining North Street road reserve for the full property width. Renders provided with the development display the intended finished including sliding louvre privacy screens on all proposed residential units on the first and second floor to provide privacy to both occupants of the sole occupancy units of the development and the private open area and living areas of the neighbouring residential dwellings not only adjoining but also in the vicinity of the site.



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### 3. Site Description and Surrounding Land Use

#### 3.1 Bradley Street



Image 1: Bradley Street (Source: Google Maps, 2024)

Below are images of the two attached, single storey residential dwellings that are currently constructed on the site. These single storey, brick buildings with a single pitched roof are typical of many of the buildings located within the immediate vicinity of the site in Bradley Street. The site is adjoined on the western side by another single storey brick building which maintains the same roofline and has an addition constructed in the front boundary setback.





Image 2(L): 61-63 Bradley Street & Image 3(R): 65 Bradley Street (Source: Vision Property Development Hub, Oct 2024)

Two allotments west of the site located at 67 Bradley Street is another very similar building with a single pitch running parallel with the road and a verandah spanning the full width of the building. One allotment further to the west located at 69 Bradley Street is a small brick home with one gable end facing the roadway.



Image 4(L): 67 Bradley Street & Image 5(R): 69 Bradley Street (Source: Vision Property Development Hub, Oct 2024)

On the allotment east of the site at 57 Bradley Street is a small, brick dwelling with tiled roof and a garage that adjoins the eastern wall of the site. One allotment further east at 55 Bradley Street is a larger, single storey home consisting of rendered brick with a number of gable ends as well as a bay window facing Bradley Street and adjoining Oliver Street on its eastern side.



Image 6(L): 57 Bradley Street & Image 7(R): 55 Bradley Street (Source: Vision Property Development Hub, Oct 2024)

Further east of the site is a number of commercial buildings constructed to the front property boundary of two storey and single story construction and utilised for auto repairs and associated office as well as retail premises located at 49 to 53 Bradley Street. Further east of this at the intersection of Denison and Auburn Street, addressed 10 Auburn Street, is a modern building utilised by Supercheap Auto.

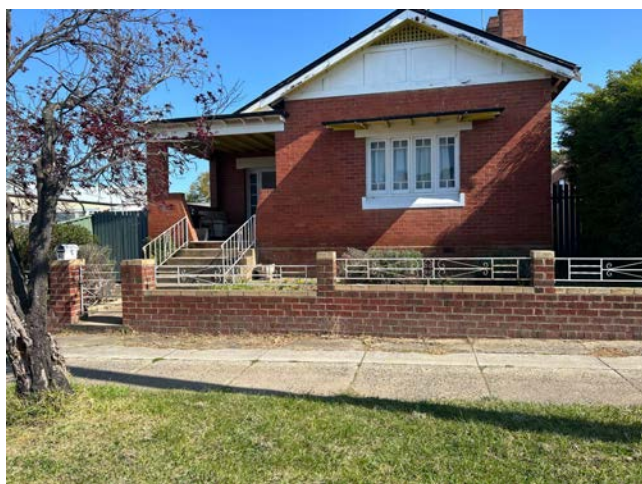


Image 8: 49-53 Bradley Street & 10 Auburn Street (Supercheap Auto) (Source: Google Streetview, Apr 2024)



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Directly opposite the site is two single storey, residential brick dwellings set back behind the front boundary fences, consisting of brick and rail and post and rail with colourbond steel and tile roofs. East of those buildings is a series of single storey residential dwellings with a variety of brick construction, chimneys and various colour schemes as well as both tile and steel roofs, picket brick and post and rail fencing extending from 62 Bradley Street to 70 Bradley Street.



*Image 9(L): 62 Bradley Street & Image 10(R): 64 Bradley Street (Source: Vision Property Development Hub, Oct 2024)*



*Image 11(L): 66 Bradley Street & Image 12(R): 68 Bradley Street (Source: Vision Property Development Hub, Oct 2024)*





Image 13: 70 Bradley Street (Source: Vision Property Development Hub, Oct 2024)

Extending west on the southern side of Bradley Street is also a single storey, brick dwelling that is utilised as a solicitor's offices, adjoining Hampshire Lane, addressed 76 Bradley Street. A dwelling is located at 78 Bradley Street and at the intersection of Bradley Street and Bourke Street.



Image 14 (L): 76 Bradley Street & Image 15 (R): 235 Bourke Street (Source: Vision Property Development Hub, Oct 2024)



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Further east of the series of residential dwellings extending from 62 to 78 Bradley Street, located at 58 Bradley Street is the first of commercial style buildings in the form of a shed next to a vacant allotment built with two heights and a single pitch and a large roller door facing Bradley Street.



*Image 16: 58 Bradley Street (Source: Vision Property Development Hub, Oct 2024)*

Extending further east at 404 Auburn Street is a series of commercial tenancies constructed in a single building next to the eastern end of Hampshire Lane. These buildings represent the start of Auburn Street.



*Image 17: 404 Auburn Street (Source: Google Streetview, Apr 2024)*



Overall, the existing character of land use within the immediate vicinity of the subject site in Bradley Street is single storey residential dwellings leading into the commercial area and the Goulburn CBD, approximately four properties from the subject site on both sides of the road. This commercial precinct is distinctly different from the residential dwellings on both sides of Bradley Street, comprising buildings that are clearly commercial and some of which include parapet walls utilised for business advertising and shed style construction. This positions the subject site to be within close proximity of the CBD.

### 3.2 North Street and Taylor Street



Image 18: North Street and Taylor Street (Source: Google Maps, 2024)



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The site is adjoined at the rear by North Street which has a barrier kerb on both sides and a pedestrian footpath on one side of the street. At the intersection of North Street and Bourke Street is a 2 storey brick home orientated towards Bourke Street. The laneway in the immediate vicinity of the site is characterised by a variety of sheds and fencing styles as well as a large building currently utilising the back portion of the site containing and operating as Goulburn Engineering which completes steel fabrication.



*Image 19: North Street viewed from Bourke Street (Source: Google Streetview, Feb 2024)*



*Image 20: Goulburn Engineering viewed from North Street (Source: Google Streetview, Feb 2024)*

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North Street extends into Taylor Street which extends away from the site in a northern direction. On both sides of the street for approximately 40 metres is sealed bitumen car parking and the rear of sheds and fencing. On the eastern side of Taylor Street is a number of small dwellings, some of which are built up to the barrier kerb. On the western side appears to be undeveloped land and a shed.



*Image 21: Taylor Street viewed in a southern direction (Source: Google Streetview, Feb 2024)*

The single storey dwellings, all towards North Street, continue until the residential development fronting Lithgow Street at the northern end of Taylor Street. It can be said that the character of North Street and the southern end of Taylor Street is industrial and contains an engineering workshop as well as sheds associated with residential properties and areas within the road reserve for parking until partway along Taylor Street. The character on the eastern side only is a series of residential dwellings extending from 9 Taylor Street to 21 Taylor Street.





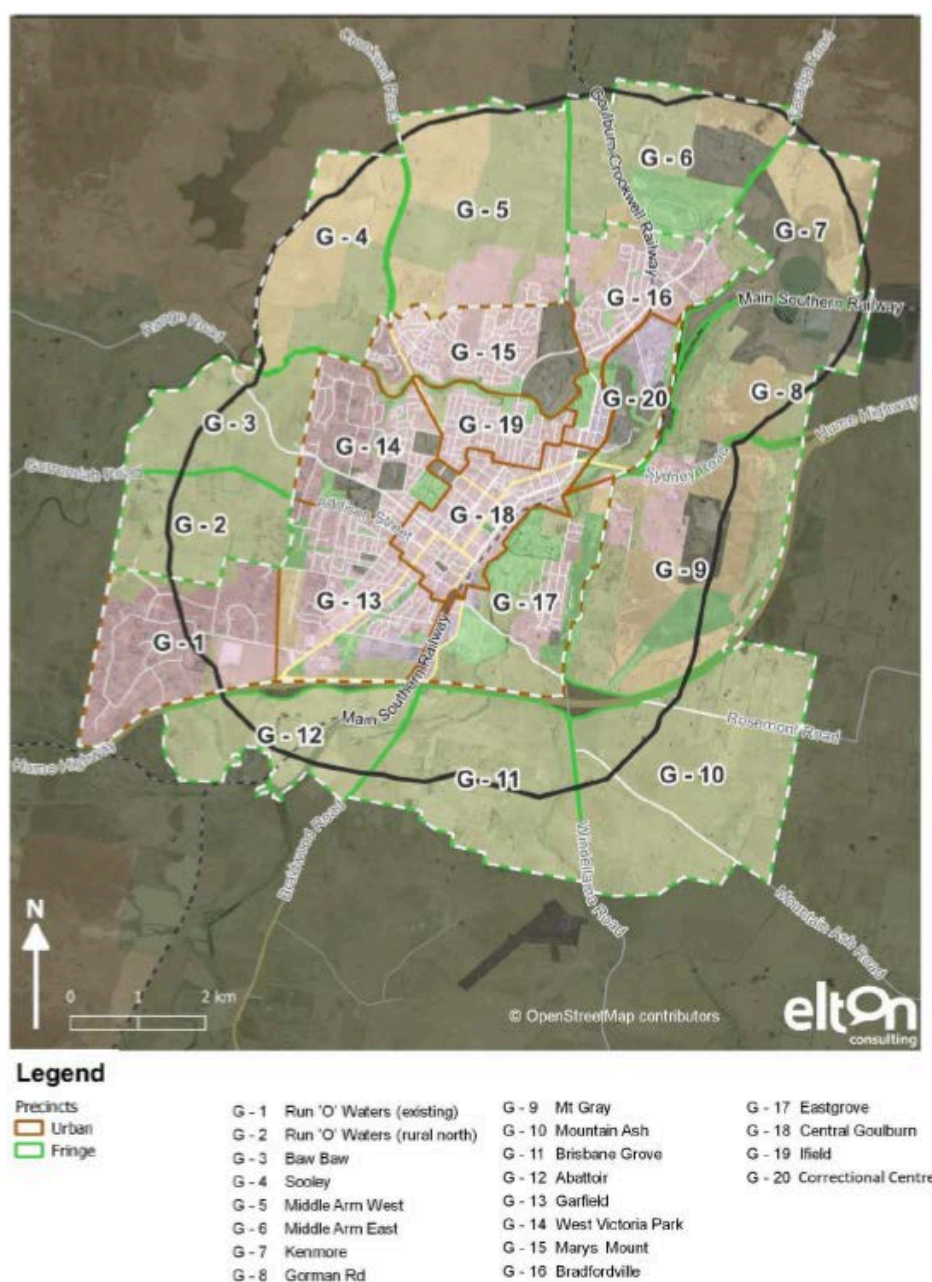
*Image 22: (L-R) 13 & 15 Taylor Street (Source: Google Streetview, Feb 2024)*

## 4. Strategic Planning Documents

### 4.1 Urban and Fringe Housing Strategy - Goulburn and Marulan (UFHS)

Section 1.6 of the UFHS includes the vision and guiding principles of the UFHS. One of those guiding principles is to encourage higher density residential development closer to the Goulburn CBD. The subject site is displayed as being in Section G-18 Central Goulburn of Figure 4: Goulburn Urban and Fringe Precincts, an extract included below.

**Figure 4** Goulburn Urban and Fringe Precincts



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Section 4 of the UFHS includes the key recommendations of the document. Section 4.3.1 is included below:

*Goulburn is expected to provide 2,795 dwellings or 80 percent of the new housing to 2036. This will be in the form of both serviced residential land and large lot residential development. In addition, it has been assumed that 7 percent of new dwellings will be in the existing urban area as infill. The recommendation to include a new R3 Medium Density Residential zone may provide additional stimulation for redevelopment in the Goulburn City Centre.*

Section 5 of the UFHS includes actions and their recommended implementation. Strategy A4 is included below:

Strategy	Action	Implementation Outcome	Timeframe	Responsibility
A4 Provide opportunities for increase in densities closer to the town centre of Goulburn	A4-1 Consider an amendment to the GMLEP to provide for additional R3 Medium Density zone in the Central Goulburn Character Area	An increase in the number of infill development, including multi-dwelling housing within 400m of the City Centre	Medium	Council
	A4-2 Review local provisions to encourage multi-dwelling housing closer to the Goulburn CBD (refer also B6)		Short	Landowner/ Council

As stated above, the implementation outcome of the action of changing the zone to R3 Medium Density zone in the central Goulburn character area, which includes the subject site, is to increase the number of infill developments including multi-dwelling housing within 400 metres of the city centre. The location of this development, 130 metres west of Auburn Street, fits within this nominated area, with the timeframe for making this change identified as medium.

The strategy identifies the area containing the site as centrally located within the Goulburn area, in close proximity to the CBD, and makes recommendations that infill housing development take place in this location.

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## 4.2 Local Strategic Planning Statement (LSPS)

Goulburn Mulwaree Council has adopted a Local Strategic Planning Statement (LSPS) with the last addendum being made on the 1st of February, 2022, the document in full is available on Council's website.

Section 1 includes the introduction and purpose of the LSPS and confirms it sets out a 20 year vision for the future of the Goulburn Mulwaree Local Government Area (LGA) as it grows and changes. The LSPS is, therefore, a strategic document that provides direction and focus for the growth of the LGA.

The LSPS includes 10 planning priorities and includes *Planning Priority 4: Housing*, a complete extract of which is included below:

### Planning Priority 4: Housing

#### Existing Situation

Housing in Goulburn Mulwaree is primarily located within Goulburn, although in recent years Marulan has been rapidly growing. Overall the population has been growing steadily over the last decade at around 1.3% per annum. The focus on housing provision is largely on Goulburn and Marulan being the only two urban areas which are serviced with reticulated town water and sewer services. Furthermore, these areas provide better access to employment, services and public transport.

There is very little diversity of housing in Goulburn and Marulan which is an issue which needs attention. Goulburn Mulwaree's population is aging and the household size projected to fall between now and 2036. These factors will drive a greater demand for a diversity in dwelling types. In the Goulburn Mulwaree, the

'lowest' income quartile was the largest group in 2016, comprising 31 per cent of households with income, therefore there is an identified need for affordable and social housing. Waiting times for public housing for dwellings under three bedrooms in size is between 5 and 10 years and three-bedroom properties have wait times of 2 to 5 years. This indicates there is a significant lack of public housing in general, and particularly studio and one bedroom dwellings available within Goulburn. Combined with the increasing number of lone person households, there is expected to be a higher demand for one bedroom dwellings. Accordingly, Council will continue to advocate for increased affordable and social housing provision and to consider changes to planning provisions where necessary to facilitate this form of housing.



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Council's Draft Urban and Fringe Housing Strategy vision is of the delivery of housing that:

- Encourages higher density residential development closer to the Goulburn CBD.
- Relies on the already zoned urban land to continue to deliver infill and medium density housing in suitable locations.
- Considers sites on a merits-basis where serviced lots within the existing urban footprint become surplus to needs, or the land uses change.
- Maximises the use of existing infrastructure and minimises the cost of development to Council and the community.
- Encourages and meets the demand for a range of lot sizes and dwelling types.
- Provides adequate open space, green linkages, and opportunities for walking and cycling.
- Considers opportunities for larger lots, especially around Marulan, with a suitable supply of land for this purpose provided for to 2036, identified within the Strategy.
- Recognises that rural residential subdivision is land intensive, therefore proposals to rezone to urban residential or to reduce minimum lot sizes outside the areas nominated in this Strategy will generally not be considered by Council.
- Avoids environmentally sensitive areas and areas of high value conservation and natural hazards.
- Meets the strategic direction articulated in the Regional Plan.
- Council will continue to review planning controls provisions to better utilise existing urban areas for housing whilst also providing for employment lands, open and green spaces.

### Challenges for Land Use

- Sustained population growth and aging essential infrastructure such as community and public housing.
- Aging population and reduction in household size over time.
- Lack of diversity in housing stock in relation to affordability, size, style and adaptability.
- Significant areas of relative disadvantage in the Socio- Economic indexes for Areas (SEIFA) (ABS).
- Social housing is aging and waiting times are significant, studio and one-bedroom properties have the longest wait time of more than 10 years.
- Access to services for residents in rural areas.
- Rural residential development is land intensive and potentially causes land use conflict with rural land uses.
- Meeting housing supply and type for a growing population.
- Identifying constraints and opportunities for residential development in the villages.

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## Vision 2040

*A range and diversity in housing type, which is contextual and affordable and is primarily centred around Goulburn and Marulan.*

### Planning Principles

- Goulburn continues to be the focus of housing growth for the region.
- Collaborate on housing affordability and social housing provision with NSW Government and Not for Profit housing providers.
- Identify fully serviced precincts within or in proximity to the CBD where medium to higher density residential development is suitable.
- Ensure that residential development is supported by relevant infrastructure.
- Facilitate a broader range of housing types to meet the needs of a changing population – ageing, smaller households etc.
- Housing is contextual, well designed and liveable.

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## Actions - Planning

	Action	Timeframe
4.1	Implement and monitor an Urban and Fringe Housing Strategy	Short
4.2	Review planning provisions to improve aged, social and affordable housing supply.	Short - Medium
4.3	Prepare a Villages Strategy, to identify what if any capacity the relevant villages have for further growth.	Medium
4.4	Monitor the take up of shop top housing, and housing supply/demand in the CBD.	Ongoing

## Actions - Council General

- Continue to work with NSW Land and Housing Corporation and the Department of Family and Community Services on Place Plans.
- Continue to work with Government and Non-Government Organisations on the provision of affordable and social housing.
- Promotion of Goulburn Mulwaree as a lifestyle alternative.

It can be seen from the description of the existing situation included in paragraph 2 on page 23 of the LSPS that there is an identified lack of diversity in housing in Goulburn and Marulan, described as an issue that requires attention. The description of the existing situation goes on to state that an aging population in the Goulburn Mulwaree LGA's population is resulting in a fall in household size projected to occur from now until 2036. The description goes on to confirm that these factors will drive a greater demand for diversity in dwelling types.

The LSPS makes reference to the then draft *Urban and Fringe Housing Strategy (UFHS)* (since adopted) and confirms that its vision is to deliver, amongst a number of outcomes, the framework for, as per bullet point one, encouraging higher density residential development closer to the Goulburn CBD.

Another goal, Priority 4 of the LSPS, is to maximise the use of existing infrastructure and minimise the cost of development to Council and community and to encourage and meet the demand for a range of lot sizes and dwelling types as well as to provide open space, green linkages and

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opportunities for walking and cycling.

Priority 4 goes on to list some of the challenges for land use including, amongst other points, a lack of diversity in housing stock in relation to affordability, size, style, and adaptability. Also identified is that current social housing is aging and waiting times are significant. Studio and 1 bedroom properties have the longest waiting time of up to 10 years.

Priority 4 identifies the planning principles including continuing to work on housing growth for the region, collaborating on housing affordability and social housing with government agencies, identifying fully serviced precincts in proximity of the CBD where medium or high density residential development is suitable, and ensuring development is supported by relevant infrastructure as well as facilitating a broader range of housing types to meet the needs of a changing population and ensuring that housing is contextual and well designed and livable.

Planning Principle 4 contains the actions to achieve goals which include implementation of the UFHS in the short term which has already taken place.

As noted above, the UFHS nominates the subject site in Section G-18 as being within an area recommended for a new R3 Medium Density Residential zone.

It is clear that the strategic documents identify a need for diversity of housing, in particular housing with a smaller capacity, to be provided to meet the needs of the Goulburn Mulwaree LGA population and that the response to this demand has been to identify the subject area amongst other areas in close proximity to the CBD for rezoning to allow for a higher density of residential occupation.

The proposed development, which retains the existing buildings located at the front of the site and attached to what is effectively 3 storey additions to the back of those buildings with a rooftop terrace is consistent with the recommended and intended future use of land in that vicinity.

The development is therefore consistent with the strategic intent for transition of that part of Goulburn close to the CBD.

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## 5. State Environmental Planning Policy (Housing) 2021

The development design and information contained in the specialist reports listed in this SEE have been considered against the controls included in the *State Environmental Planning Policy (Housing) 2021 Chapter 3 Part 3 Co-living housing* (Housing SEPP). This review has concluded that the provisions of the Housing SEPP can be utilised on the subject land.

The development has been designed by Tim Lee Architects to meet the requirements contained in Chapter 3 Part 3 of the Housing SEPP code and comments have been included in consideration of each of the controls along with an extract of those controls in Appendix E of this SEE.

It is concluded through the analysis contained in Appendix E that the development can meet the standards and controls of the Housing SEPP, and that the provisions of this Environmental Planning Instrument (EPI) can be utilised as part of the required considerations under *Section 4.15 Evaluation of the Environmental Planning and Assessment Act 1979* (the Act).

## 6. Specialist Reporting

This report was prepared with reference to specialist reports listed in the table on page 2 of this SEE and listed below:

- Section J Report - ACT Sustainable Systems
- Stormwater Management Concept Plan - Adams & Associates
- Preliminary Site Investigation Report - Neo Consulting
- Traffic Impact Assessment Report - Quantum Traffic
- Plan of Management (Proposed) - Tim Lee Architects
- Statement of Heritage Impact - Tim Lee Architects
- BCA Report - Ventura Building Services

## 7. Social Impact Assessment

As confirmed in Part 8 of this SEE, the development does not constitute state significant development or designated development so does not require the preparation of an Environmental Impact Assessment (EIA) or application to NSW Major Projects team or adherence to the guidelines prepared by NSW Department of Planning, Housing and Infrastructure (DPHI) applicable to the development that is prepared for State Significant Development (SSD) or State significant Infrastructure (SSI).

However, it is recognised that the development represents a substantial development in the vicinity involving construction of 30 single occupancy rooms as part of a co-living housing development. The development also includes the conversion of an existing building into a cafe on the ground floor and use of areas as co-living and co-work areas. The development brings with it increased pedestrian

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and vehicle traffic as well as the potential for additional noise to the site.

It is, therefore, considered appropriate that a Social Impact Assessment (SIA) is undertaken. The NSW Government has prepared a Social Impact Assessment guideline applicable to state significant development which we have utilised as a basis for giving consideration to potential social impacts from the development in the vicinity. The guideline includes a recommended approach to identifying and categorising potential social impacts. Consideration of the potential for social impact is included in Appendix E to this report.

## 8. Integrated and Designated Development

Section 4.46 of the Act identifies integrated development under subsection (1) as being development listed in the table included in that section. The table makes reference to a number of other Acts that require the issue of permits for specific development described in the third column of the table. The site of the proposed development and the development proposed do not require a separate authority or permit to be issued in accordance with the provisions of the table included in subsection (1). Accordingly, the development does not constitute integrated development.

Section 4.10 of the Act defines designated development as development identified in an environmental planning instrument or the associated regulations as being designated. The *NSW Environmental Planning and Assessment Regulation 2021 Schedule 3 Designated development* includes a list of development types in Part 2 of the Schedule that constitute designated development. The proposed co-living development is not identified as designated development within that Part.

Accordingly, the development does not constitute designated development.

## 9. State Significant and Regionally Significant Development

*Chapter 2 State and regional development of State Environmental Planning Policy (Planning Systems) 2021* defines what constitutes state significant development and regionally significant development in Part 2.2 and Part 2.4. Both Part 2.2 and 2.4 make reference to *Schedule 1 State significant development—general* and *Schedule 6 Regionally significant development*.

Section 2.6 of Part 2.2 confirms that development listed in Schedule 1 of the State Environmental Planning Policy represents state significant development. Review of Schedule 1 confirms that the proposed co-living development does not constitute state significant development in accordance with the criteria contained in Schedule 1 and, therefore, does not represent state significant development.

The site is not identified in Schedule 2 of the SEPP as *State Significant Development - Identified Sites* or *Schedule 4 State Significant Infrastructure - Specified Development on Specified Land*.



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Section 2.19 of Part 2.4 of the Policy confirms that development identified in Schedule 6 of the Policy constitutes regionally significant development. Review of Schedule 6 confirms that the proposed co-living development does not meet the criteria for regionally significant development under Schedule 6 so does not represent regionally significant development in accordance with Part 2.4.

The development, therefore, does not represent regional or state significant development.

## 10. Legislation

### 10.1 Environmental Planning and Assessment Act 1979 (NSW) - Biodiversity

Section 1.7 of the Act gives effect to the consideration of part 7 of the NSW Biodiversity Conservation Act 2016. Accordingly, consideration of part 7 of the NSW Biodiversity Conservation Act 2016 and associated regulation is required and is provided below:

The land is not mapped as containing any sensitive native environments. The development does not involve the removal of native vegetation that would exceed the thresholds defined under Section 7 of the NSW Biodiversity Conservation Act 2016 and associated Regulation. Preparation of a Biodiversity Development Assessment Report is not required.

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## 10.2 Section 4.15 Evaluation

### (1) Matters for consideration—general

#### (a) the provisions of:

##### (i) any environmental planning instrument

The Housing SEPP includes the following provision in Section 8 which confirms that this EPI prevails over all other Environmental Planning Instruments which includes the Goulburn Mulwaree Local Environmental Plan 2009 (LEP). Accordingly, we have addressed the provisions of the Housing SEPP *Chapter 3 Part 3 Co-living housing* first and addressed the remaining EPI's including the LEP and the zone objectives in this SEE.

### **8 Relationship with other environmental planning instruments**

*(1) Unless otherwise specified in this Policy, if there is an inconsistency between this Policy and another environmental planning instrument, whether made before or after the commencement of this Policy, this Policy prevails to the extent of the inconsistency.*

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### 10.2.1 State Environmental Planning Policies

The following State Environmental Planning Policies are considered relevant to the development:

SEPP	COMMENTS
SEPP (Biodiversity and Conservation) 2021	See below.
SEPP (Exempt and Complying Development Codes) 2008	Not applicable
SEPP (Housing) 2021	See below.
SEPP (Industry and Employment) 2021	Not applicable
SEPP (Planning Systems) 2021	Not applicable
SEPP (Precincts – Central River City) 2021	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable
SEPP (Precincts - Regional) 2021	Not applicable
SEPP (Precincts – Western Parkland City) 2021	Not applicable
SEPP (Primary Production) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	See below.
SEPP (Resources and Energy) 2021	Not applicable
SEPP (Sustainable Buildings) 2022	Not applicable
SEPP (Transport and Infrastructure) 2021	Not applicable

#### 10.2.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

##### ***Chapter 4 Remediation of land***

##### ***Section 4.6 Contamination and remediation to be considered in determining development application***

*(1) A consent authority must not consent to the carrying out of any development on land unless—*

*(a) it has considered whether the land is contaminated, and*

*(b) 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*

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*proposed to be carried out, and*

*(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

**Comments:**

The front half of the site has been used for residential purposes. Inspection of the site confirms the rear portion of the site has an established use for an industrial activity associated with large industrial buildings to the north east. It appears to be an industrial or commercial holding yard for the storage of materials associated with a metal engineering fabrication company.

A preliminary site investigation report was prepared by Neo Consulting and submitted with this application. The report details how the site investigation was undertaken and makes recommendations that include a precautionary measure of removing top fill soil and measures for onsite excavation during construction and unexpected finds. The report concludes that the site is suitable for the proposed development, provided the recommendations of Section 15 of that report are undertaken. No further reporting beyond the recommendations of that report are necessary in accordance with the NSW Managing Land Contamination Planning Guidelines.

#### **10.2.1.2 State Environmental Planning Policy (Housing) 2021**

**Comments:**

Appendix E of this SEE provides a detailed assessment of the development design against the provisions of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) and concludes that the development could be undertaken on the subject land in accordance with the controls and provisions of the SEPP. Any Council determination would be accompanied by conditions that would need to be met either prior to construction, prior to operation or as conditions of deferred commencement in accordance with the Act.

#### **10.2.1.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021**

### ***Chapter 6***

### ***Part 6.5 Sydney Drinking Water Catchment***

**Comments:**

The land is located within the Sydney Drinking Water Catchment. A Water Cycle Management Study can be prepared by a suitably qualified consultant and submitted with any application inclusive of recommendations.

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### 10.2.2 Goulburn Mulwaree Local Environmental Plan 2009 (LEP)

*Section 2.3(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.*

The land is zoned MU1 Mixed Use. Construction of co-living housing and use of the site for a coffee shop is permitted in the zone.

#### **Dictionary**

**co-living housing** means a building or place that—

(a) has at least 6 private rooms, some or all of which may have private kitchen and bathroom facilities, and

(b) provides occupants with a principal place of residence for at least 3 months, and

(c) has shared facilities, such as a communal living room, bathroom, kitchen or laundry, maintained by a managing agent, who provides management services 24 hours a day,

but does not include backpackers' accommodation, a boarding house, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

#### **Note—**

Co-living housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

**food and drink premises** means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—

(a) a restaurant or cafe,

(b) take away food and drink premises,

(c) a pub,

(d) a small bar.

#### **Note—**

Food and drink premises are a type of **retail premises**—see the definition of that term in this Dictionary.

#### **Comments:**

A coffee shop, which forms part of the development, falls under the definition of a food and drink

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premises, which is a type of retail premises, which is a type of commercial premises, which is listed as permissible development in the MU1 Mixed Use zone.

## **Objectives of the plan**

### **Zone MU1 Mixed Use**

#### **1 Objectives of zone**

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.*
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- To reinforce the status of Goulburn as a regional centre.*
- To maintain and enhance the heritage significance of Goulburn and the integrity of Goulburn's historic built form.*
- To integrate business, office, residential and retail land uses to maximise public transport patronage and encourage walking and cycling.*

#### **Comments:**

The co-living housing development design includes a coffee shop business on the ground floor directly consistent with one of the zone objectives. Direct consistency with that objective means the development is also consistent with another objective to reinforce the status of Goulburn as a regional centre and does this by providing ground floor business and a market responsive form of housing being made available.

The development will not result in conflict with neighbouring land use zones, all of which are also in the MU1 Mixed Use zone in north, east, and western directions including adjoining allotments and for many more allotments in all of those directions. South of Bradley Street is the E2 Commercial Centre zone so having co-living housing in close proximity to the commercial centre is a positive outcome allowing for easy access for people to attend employment within the commercial centre of Goulburn making it consistent with another objective aimed at minimising land use conflict.



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The retention of the existing buildings at the front of the site provides a diverse and attractive street frontage which will attract pedestrian traffic to the location and contributes to the vibrancy of the area and improves access to the building by installation of a ramp and contributes to a functional street by providing direct access to the existing concrete footpath located on the same side of Bradley Street as the development, making it consistent with that objective which aims for a diverse and attractive street frontage.

Including a small scale coffee shop on the ground floor as a reuse and incorporation of the existing building contributes to a diversity of business availability which will generate employment and provide a facility for residents of the co-living housing. By retaining the existing attached dwellings and maintaining their built form at the front of the site, the development as a whole will provide a form of housing that is market responsive whilst maintaining, enhancing and contributing positively to the heritage significance of Goulburn and the integrity of its historic built form. The additions to the existing building have been designed to include pitched roofs to integrate the building design with the pitched roofs of the buildings in the immediate vicinity of the site in Bradley Street and the single pitched roof design incorporated into the attached dwellings at the front of the site, consistent with another of the zone objectives.

Lastly, the development integrates a form of residential land use with a business opportunity in the form of a cafe on the ground floor and provision of a co-workspace which can effectively function as offices in a central location immediately adjacent to the central business district of Goulburn, facilitating and maximising the use of available public transport and encouraging walking and cycling within the central area of Goulburn through the use of existing footpaths located on both sides of Bradley Street extending in both an east and western direction and the existing sealed road network available for cycling. The location of the site relative to the E2 Commercial Centre zone facilitates the use of public transport, which is available in the form of a bus stop within 400 metres of the site, walking and cycling to the commercial centre, which commences 130 metres east of the site on Bradley Street.

Overall, the mixed use development comprising a coffee shop and co-living housing is consistent with the objectives of the MU1 Mixed Use zone.

### **Clause 4.3 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.*

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(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.*

**Comments:**

The development includes the construction of a three storey building and a rooftop terrace. The definition of a storey is included in the LEP as follows:

*storey means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include—*

*(a) a space that contains only a lift shaft, stairway or meter room, or*

*(b) a mezzanine, or*

*(c) an attic.*

The *Height of Buildings Map* sheet HOB\_001D adopted with the LEP shows the subject site as being in Area K of the map, meaning the land has an applicable building height of 10 metres.

The rooftop terrace contains an unroofed pergola. As included in the definition of a storey, the lift shaft and stairwell do not create a storey as it is defined in the LEP Definitions.

Clause 5.6 Architectural roof features addressed below confirms that the hipped roof, fire staircase and lift shaft can all be incorporated in the rooftop terrace area as architectural roof features without resulting in a variation to subclause 4.3(2) above. Consideration of these features are included in detail under Clause 5.6 in this SEE.



Image 23: Height of Buildings Map. (Source: NSW Planning Portal Spatial Viewer, accessed 16/09/2024)

#### **Clause 4.4 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.

#### **Comments:**

See Clause 4.5 Calculation of floor space ratio and site area below.

As shown in the image below, the floor space ratio for the land is 1.5:1 confirmed in *Floor Space Ratio Map* sheet FSR\_001D where the subject land is identified in Section S as having an FSR of

1.5:1. The development plans submitted with the application nominate a floor space ratio of 1.32:1. The development is consistent with clause 4.4.



Image 24: Floor Space Ratio map. (Source: NSW Planning Portal Spatial Viewer, accessed 16/09/24)

#### **Clause 4.5 Calculation of floor space ratio and site area**

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

- (a) to define **floor space ratio**,
- (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to—
  - (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
  - (ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and
  - (iii) require community land and public places to be dealt with separately.

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(2) **Definition of “floor space ratio”** The **floor space ratio** of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

### **Dictionary**

**gross floor area** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement—

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

(3) **Site area** In determining the site area of proposed development for the purpose of applying a floor space ratio, the **site area** is taken to be—

(a) if the proposed development is to be carried out on only one lot, the area of that lot, or

(b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

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*In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.*

**Comments:**

The total site area is 1,269.55 square metres.

**(4) Exclusions from site area** *The following land must be excluded from the site area—*

*(a) land on which the proposed development is prohibited, whether under this Plan or any other law,*

*(b) community land or a public place (except as provided by subclause (7)).*

**Comments:**

No areas excluded.

**(5) Strata subdivisions** *The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.*

**Comments:**

No strata subdivision is proposed.

**(6) Only significant development to be included** *The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.*

**Comments:**

No additional allotments included.

**(7) Certain public land to be separately considered** *For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.*

**Comments:**

No public land included.



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*(8) **Existing buildings** The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.*

**Comments:**

The area of the two existing residential buildings are incorporated in the floor space ratio calculation.

*(9) **Covenants to prevent “double dipping”** When development consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.*

**Comments:**

The author is not aware of any circumstances that would have resulted in this development constituting “double dipping”.

*(10) **Covenants affect consolidated sites** If—*

*(a) a covenant of the kind referred to in subclause (9) applies to any land (**affected land**), and*

*(b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,*

*the maximum amount of floor area allowed on the other land by the floor space ratio fixed for the site by this Plan is reduced by the quantity of floor space area the covenant prevents being created on the affected land.*

**Comments:**

The application does not propose a consolidated site. The author is not aware of any existing covenants relating to consolidated sites that would affect the land.

*(11) **Definition** In this clause, **public place** has the same meaning as it has in the Local Government Act 1993.*

**Comments:**

Based on the above, the floor space ratio calculated for the development is 1.32:1. The development is consistent with clauses 4.4 and 4.5 without variation.

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## **Clause 5.6 Architectural roof features**

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

*(a) to provide flexibility in the application of standards for height limitations to allow architectural roof features to exceed the standard in certain circumstances.*

### **Comments:**

The roof design of the development incorporates a hipped roof at the front of the development facing Bradley Street. This pitched roof is included in order to screen the stairwell and elevator shaft from the street view as much as possible. The hipped roof is included to be consistent with the roofing design of other residential dwellings in the immediate vicinity as well as to provide screening. The remainder of the pitched roof extending along the building and enclosing the rooftop terrace area is at a height of 9.867 metres, meaning it is below the applicable maximum height level of the LEP. The design could incorporate a roof at the front of the building which matches that of the remaining roof to bring the design below the maximum building height level applicable under the LEP of 10 metres, however it is beneficial to the streetscape to incorporate the architectural roof feature of the hipped roof as it is designed so it is, therefore, considered to be an architectural roof feature. This architectural roof feature does not create an additional storey to that of the third floor containing co-living housing units and does not contain any defined attic space. It is incorporated as a feature.

*(2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent.*

*(3) Development consent must not be granted to any such development unless the consent authority is satisfied that—*

*(a) the architectural roof feature—*

*(i) comprises a decorative element on the uppermost portion of a building, and*

*(ii) is not an advertising structure, and*

*(iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and*

*(iv) will cause minimal overshadowing, and*

### **Comments:**

As other roof designs could be incorporated to make that roofing feature to make the development below the maximum building height of 10 metres, it is considered that the hipped roof represents an architectural roof feature that has been incorporated to contribute positively to the streetscape. The development does not incorporate any advertising structures and could be considered a decorative element of the uppermost part of the building.



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*(b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.*

**Comments:**

Clause 5.6(3)(b) confirms that items such as plant, lift motor rooms, fire stairs and the like are all items that would be positioned on a roof and may be above the building height and confirms that those items should be contained in or supported by the roof feature and that it is fully integrated into the design of the roof feature. This has been achieved with the gable roof at the front of the building which integrates into the fire stairwell and lift stack that protrudes into the rooftop terrace area providing access. It is appropriate that the gable end be incorporated into the development as a roof feature.

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### **Clause 5.21 Flood planning**

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

- (a) to minimise the flood risk to life and property associated with the use of land,*
- (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- (c) to avoid adverse or cumulative impacts on flood behaviour and the environment,*
- (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.*

*(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—*

- (a) is compatible with the flood function and behaviour on the land, and*
- (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- (d) incorporates appropriate measures to manage risk to life in the event of a flood, and*
- (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*

*(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—*

- (a) the impact of the development on projected changes to flood behaviour as a result of climate change,*
- (b) the intended design and scale of buildings resulting from the development,*
- (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,*
- (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.*

*(4) A word or expression used in this clause has the same meaning as it has in the Considering Flooding in Land Use Planning Guideline unless it is otherwise defined in this clause.*

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(5) *In this clause—*

***Considering Flooding in Land Use Planning Guideline*** means the *Considering Flooding in Land Use Planning Guideline* published on the Department's website on 14 July 2021.

***flood planning area*** has the same meaning as it has in the *Flood Risk Management Manual*.

***Flood Risk Management Manual*** means the *Flood Risk Management Manual*, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.

**Comments:**

As shown in the image below, the land is identified as Flood Planning Constraint Category 4 (FPCC4) on the preliminary Overland Flow Flood Study Mapping. As part of a Pre-Development Application consultation with Council, it was confirmed that identifying flood evacuation points from the site would be appropriate without any further flood study being required. Flood evacuation points to exit the flood planning area have been included in the plan set on drawing number A-29.



Image 25: Preliminary Overland Flow Flood Study mapping. (Source: Goulburn Mulwaree Overland Flow Flood Study, accessed 16/09/2024)

**Clause 7.1A Earthworks**

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

(a) *to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land,*

(b) *to allow earthworks of a minor nature without separate development consent.*

(2) *Development consent is required for earthworks, unless—*

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*(a) the work is exempt development under this Plan or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, or*

*(b) the consent authority is satisfied the earthworks are of a minor nature.*

*(3) Before granting development consent for earthworks, the consent authority must consider the following matters—*

*(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*

*(b) the effect of the proposed development on the likely future use or redevelopment of the land,*

*(c) the quality of the fill or of the soil to be excavated, or both,*

*(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,*

*(e) the source of any fill material or the destination of any excavated material,*

*(f) the likelihood of disturbing Aboriginal objects or other relics,*

*(g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*

**Comments:**

The topography of the site is relatively flat, and the amount of earthworks will be minimal and any potential impacts can easily be identified and mitigated through the implementation of a soil and erosion control plan to be submitted prior to construction commencing.

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**Clause 7.6 Gross floor area of shops in Zone E3 and MU1**

*Development consent must not be granted for development for the purpose of shops unless the gross floor area does not exceed—*

*(a) if the development is on land in Zone MU1 Mixed Use—450 square metres, or*

*(b) if the development is on land in Zone E3 Productivity Support—150 square metres.*

**Comments:**

The ground floor of the proposed development incorporates space for a commercial coffee shop. A coffee shop is a type of food and drink premises separately defined to a shop. There are many other commercial land uses that differ from the definition of a shop and so the development can incorporate a commercial activity that is not inconsistent with clause 7.6.

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**(ii) any proposed instrument that is or has been the subject of public consultation under this Act.**

A search of the NSW Planning Portal did not reveal any draft environmental planning instruments that would replace the *Goulburn Mulwaree Local Environmental Plan 2009* exhibited prior to the date of this analysis. Likewise, the planning portal did not reveal any Development Control Plan that had been exhibited prior to the date of preparation of this analysis.

Review of the public exhibition and notices section of the Goulburn Mulwaree Council website did not reveal any development control plan on exhibition on the date this analysis was prepared.

**(iii) any Development Control Plan (DCP)**

### **10.2.3 Goulburn Mulwaree Development Control Plan 2009**

#### ***Part 1.8 Variations to controls***

Extract:

*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.*

*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.*

*Some of the relevant factors in determining whether a departure from this plan is warranted include:*

- (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) the nature and size of the departure*
- (d) the degree of compliance with other relevant requirements*
- (e) the circumstances of the case, including whether the particular provision is unreasonable and/or necessary*
- (f) priorities identified in a site analysis of being of more importance than what is being departed from*

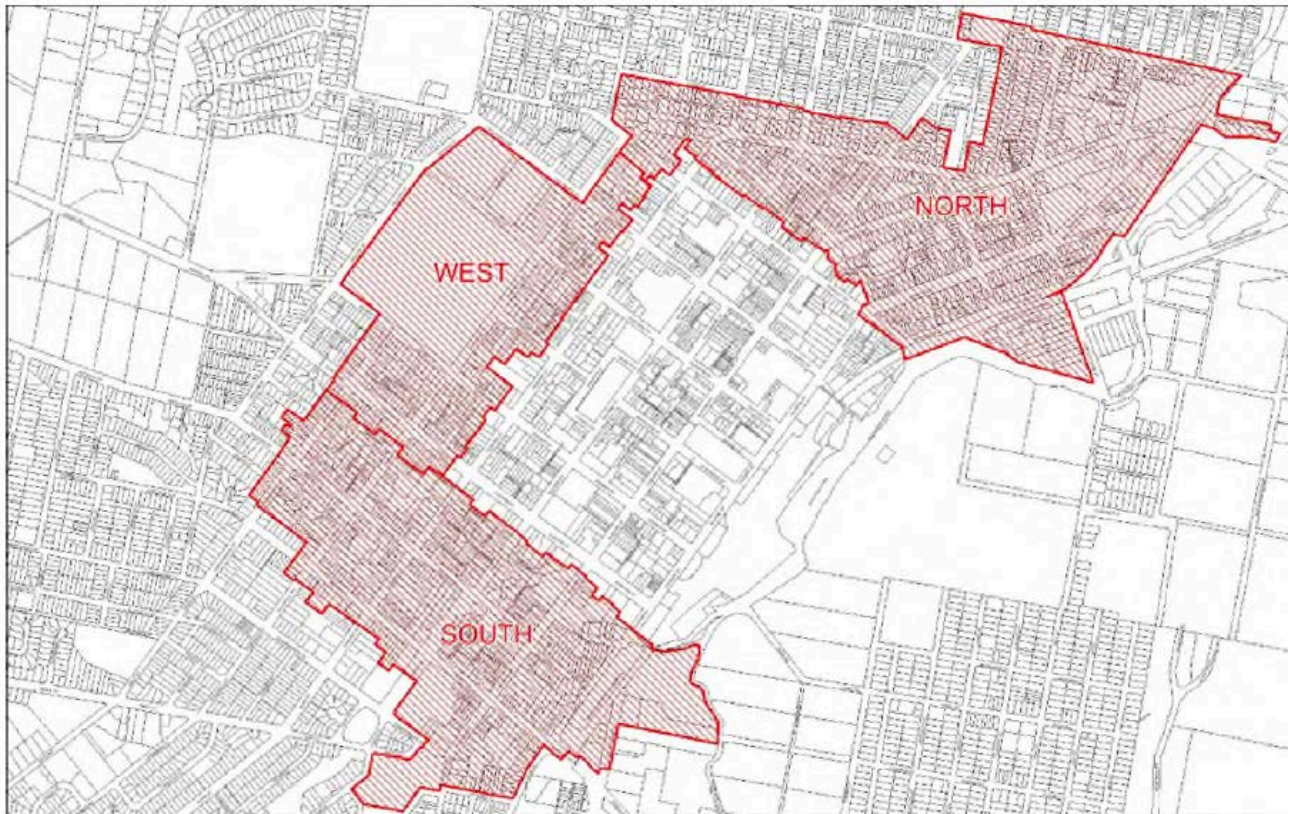
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(g) whether non-compliance will prejudice the objectives of the zone and the aims of this plan

### **Part 3 General Development Controls**

#### **3.2 European (Non-Indigenous) Heritage Conservation**

The site is included in the Goulburn Housing Heritage Conservation Area (north) as depicted in Figure 3.2.2 included below.



**Figure 3.22:** Goulburn Housing Heritage Conservation Areas

*Image 26: Extract of Figure 3.22 of the DCP, page 104.*

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

A Statement of Heritage Impact (SOHI) has been prepared and submitted with the application that addresses the controls contained in Section 3.3 of the DCP. The SOHI concludes that the redevelopment of the site including the removal of the steel fabrication shop storage area at the rear of the site, retention of the facade of the existing dwellings, and construction of the new co-living development will positively redevelop the existing site and provide Goulburn with currently unavailable housing typology.

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Based on the finding of the SOHI, the development is consistent with the objectives and controls contained in Part 3.3. The SOHI is listed in a table of references on Table 2 of this SEE, and should be referred to when considering this development.

#### *3.3.24.7 Controls for future development*

This section of the DCP states that the scale of future development in terms of storeys should be limited to 2 to 3 storeys in the Mixed Use area, and a floor space ratio of 1.5:1 in the Mixed Use area. Additionally, development is to maintain existing setbacks, especially for new development, which is achieved in the design. Development should maintain consistent frontages for residential lots, which is achieved in the design through the retention of the existing dwellings. Access to the site is not from Bradley Street, which maintains the street trees already in place adjacent to the site. The car parking is located so as to have the least impact on the streetscape by being behind the existing residential dwellings and at ground level. The existing brick fence at the front of the site can be maintained, and the existing entry through the front fence can be utilised as demonstrated on the site plan. Roofing materials, along with pitched roofs, are incorporated to match the existing dwellings on the site that are to be retained as part of the development. The roof designs are simple. The facades of the existing buildings are to be retained. The finishes of the existing dwellings are to be maintained through the retention of the two existing attached residential dwellings located at the front of the site.

#### *3.5 Landscaping*

A landscaping plan has been prepared and submitted with the application (drawing reference A-30).

#### *3.6 Vehicular access and parking*

The development provides 18 car parking spaces as shown on the development plans, including one accessible parking space and motorcycle/bicycle parking. The requirements for onsite parking are determined in the Housing SEPP (see Appendix E) and met by the development design. The Housing SEPP overrides any requirements of this DCP, no further consideration is required.

#### *3.7 Crime prevention through environmental design*

The development is consistent with the principles of CPTED in that it will provide lighting throughout the development to ensure the safety of residents and visitors, provides additional opportunities for casual surveillance of the street due to the design of the front of the development facing Bradley Street that does not include any high fences that minimises the opportunities for intruders to hide.

The car park design is open on 1.5 sides, ensuring there are no entrapment areas within this carpark area and passive surveillance is possible. All parking spaces including the accessible parking space have been designed in accordance with the relevant Australian Standard, and the accessible parking space is located in close proximity to the entrance of the building. The car park will be appropriately lit and signage provided.



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The communal living area and communal open space areas all provide opportunity for natural surveillance, in that they are both areas that will be actively used by residents. Waiting areas for elevators are close to the communal living areas which will be areas of active uses. Seating will be provided in both the communal living and open space areas.

Entrances to the development will include appropriate directional signage and will be easily recognisable as access points. Security cameras could be included as part of development and co-living housing is required to have a person employed to manage the facility 24 hours 7 days.

### *3.8 Flood affected lands*

The land is identified as being located on land potentially subject to overland flooding and is determined to be Flood Planning Constraint Category 4 (FPCC4). Whilst few flood-related development constraints are applicable in this area, an evacuation plan has been prepared for the development, which demonstrates that residents can be effectively evacuated in the event of a flood.

The Plan of Management prepared and submitted with this application states that:

*“An evacuation plan must be clearly displayed in each room and the common rooms. A floor plan must be permanently fixed to the inside of the door of each sleeping area clearly indicating the required escape routes.”*

Drawing A-29 provides escape egress plans for each level of the development.

### *3.9 Tree and vegetation preservation*

The development does not involve the removal of any significant tree or other vegetation.

### *3.16 Stormwater pollution*

A Stormwater Management Concept Plan has been prepared and submitted with the application. This plan includes a rain garden and bioretention basins that ensure no pollution from the development will enter waterways via the stormwater management system.

### *3.18 Urban Servicing (Water and Sewer)*

The development can connect to Council’s reticulated water system in Bradley Street and Council’s reticulated sewer network from North Street.

The development is consistent with Part 3 of the DCP without variation.

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## **Part 4 - Principal Development Controls - Urban**

### **4.1 Residential development**

#### **4.1.1 Site planning, bulk, scale and density**

The site adjoins Bradley Street, which contains an existing footpath. Bradley Street is a two-way sealed road, providing vehicle, cycle and pedestrian connection to that network.

Public open space is available at the Mulwaree River's edge and Belmore Park.

The buildings address the Bradley Street frontage.

The proposed building is immediately adjacent to a two-storey height industrial style building located to the north-east of the site. This large industrial style building already contributes to the streetscape as viewed from Bradley Street, and is prominent in the view of North Street and Taylor Street at the rear. The surrounding neighbourhood character is already contributed to by the large buildings located at 7 North Street, adjoining the site and immediately adjacent 4 Oliver Street that is connected to the building at 7 North Street, providing an existing character in the area of smaller residential buildings adjacent to larger buildings located in the mixed use zone and on the fringe of the Goulburn CBD. The MU1 Mixed Use zone is the equivalent of the B4 Mixed Use zone and meets the percentage of residential development allowed in that zone, which is 100%. Subclause 4.1.1 (i) the NSW Housing SEPP prescribes a minimum area for units, and the DCP cannot implement a more onerous control for floor area in accordance with the Act. The site is within good walking distance of public transport, being less than 400 metres to a bus stop. The site is within good walking distance of a shopping area in the CBD.

The development is consistent with the provisions of Section 4.1.1.

#### **4.1.3 Rain gardens**

The development incorporates a rain garden and bioretention basin on the eastern side of the development as demonstrated on the Stormwater Management Concept Plan prepared and submitted with the application.

#### **4.1.4 Cut and fill**

The site is relatively flat and does not require any large amounts of cut and fill. cut and fill needed can be catered for without negative impact.

#### **4.1.6 Number of storeys**

This is addressed in the provisions of the LEP. The provisions of the DCP cannot be more onerous than the LEP in accordance with the Act.

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#### 4.1.7 Solar access

This is addressed in the provisions of the Housing SEPP. The provisions of the DCP cannot be more onerous than the Housing SEPP in accordance with the Act.

#### 4.1.9 Private open space

This is addressed in the provisions of the Housing SEPP. The provisions of the DCP cannot be more onerous than the Housing SEPP in accordance with the Act.

#### 4.1.10 Setbacks

The proposed rear setback is 3 metres from North Street, which is less than the required 6 metre minimum rear setback. As can be seen from the image below, the majority of development along North Street is built to the boundary, meaning the 3 metre setback in this instance will not be inconsistent with the surrounding streetscape.



*Image 27: View of North Street at the rear of the development demonstrating many structures built to the rear boundary. (Source: Google Streetview, accessed 19/12/2024)*

Additionally, as shown in the image below, the adjoining industrial development on Lot 2 DP 224020 appears to be built to the boundary on 3 sides, developing a character of uses in the area that are closer than 6 metres from any rear boundary. The variation is appropriate in this instance and any impact from the development would not be lessened by enforcing a 6 metre rear setback in this instance given the existing land uses.



Image 28: Lot 2 DP 224020 addressed 7 North Street Goulburn built to the boundary on 3 sides. The subject site is shown outlined in yellow. (Source: SIX Maps, accessed 19/12/2024)

The front setback is maintained through the retention of the front of the existing residential dwellings on the site. The side setbacks of the existing buildings being retained are built to the boundary and remain unchanged. The first and second storey components of the development are setback 3 metres from the side boundaries.

#### 4.1.11 Views

The location of the three-storey development will not interrupt any significant views in the vicinity, and will be immediately adjacent to a two-storey industrial style building in the north-east corner and large buildings that are visible from Bradley Street in the immediately adjacent CBD. The topography of the area identified during inspection of the site confirms that whilst the three storey building will appear prominent in the view from the immediately surrounding area, it is appropriately positioned as a building within close proximity and located in an area identified for increased residential density. The two storeys of sole occupancy units themselves contain adjustable screens that can be used to provide privacy for the tenants and also privacy for neighbouring property owners.

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It is noted that the development is under the height limitation and within the limits of the floor space ratio applicable to the site under the LEP.

#### *4.1.12 Traffic safety and management*

A Traffic Impact Assessment Report has been prepared and submitted with the application. This report concludes that the additional traffic volume generated by the development onto the local road network is not expected to cause congestion on or around the site, or any unreasonable amount of queuing. The report also concludes that there are no traffic engineering reasons why the proposed development should not be approved, subject to appropriate conditions.

#### *4.1.14 Energy efficient siting and layout*

This is addressed in the provisions of the Housing SEPP. The provisions of the DCP cannot be more onerous than the Housing SEPP in accordance with the Act.

#### *4.1.13 Site Facilities*

The development allows for the storage of waste and recycling bins within the car park area as shown on the development plans. Bin collection will be from North Street.

Mailboxes - The nature of the co-living housing, which will house residents for a term of 3, 6 or 12 months (as per the Plan of Management), does not require mailboxes for each individual unit. Any mail will be received and distributed through the Manager's Office on the ground floor.

#### *4.1.14-17 Energy efficient siting and layout, External window shading and internal and external lighting, Insulation and Space heating and cooling*

The submission of any future construction certificate will be accompanied by a Section J report that demonstrates the development's requirements for energy efficient design and construction. A BCA Report has been prepared and submitted with the application demonstrating the development's compliance with the applicable sections of the BCA.

#### *4.1.18 Working hours - residential and business*

The operation of the coffee shop attached to the residential development can comply with the hours of operation requirements of the DCP, and not operate outside of 7.30am and 6.00pm Monday to Friday and 7.30am and 1pm on Saturday.

#### *4.2 Non-residential development - retail, commercial and industrial*

The existing attached residential dwellings on the site fronting Bradley Street are being retained. They are single storey buildings with a ground floor that becomes available for commercial use that can comply with section 4.2.

With the exception of the rear setback, the development is consistent with the remaining controls of Part 4 of the DCP without variation.



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## Chapter 8 Site Specific Provisions

The site is located within the Goulburn City Business District depicted on Figure 8-1-1 located on page 309 of the DCP.



*Image 29: Extract of Figure 8-1-1 Land to which Plan applies - Goulburn City Business District, with subject land outlined in yellow. (Source: Goulburn Mulwaree DCP 2009, p309)*

A Statement of Heritage Impact has been prepared and submitted with the application. This report demonstrates that the development is consistent with the objectives of the Goulburn City Business District, in that it provides attractive development and a type of housing that is not currently available in the city, without diminishing from the city's built and natural heritage.

The development is consistent with Part 8 of the DCP without variation.

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(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F.

The applicant has not entered into any planning agreement or draft planning agreement.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

## **10.2.4 Environmental Planning and Assessment Regulation 2021**

### ***Part 4 - Division 1 Determination of development applications—the Act, s 4.15(1)(a)(iv)***

#### ***Clause 61 Additional matters that consent authority must consider***

*(1) In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures.*

*(2) In determining a development application for the carrying out of development on land that is subject to a subdivision order under the Act, Schedule 7, the consent authority must consider—*

*(a) the subdivision order, and*

*(b) any development plan prepared for the land by a relevant authority under that Schedule.*

*(3) In determining a development application for development on the following land, the consent authority must consider the Dark Sky Planning Guideline—*

*(a) land in the local government area of Coonamble, Gilgandra, Warrumbungle Shire or Dubbo Regional,*

*(b) land less than 200 kilometres from the Siding Spring Observatory, if the development is—*

*(i) State significant development, or*

*(ii) designated development, or*

*(iii) development specified in State Environmental Planning Policy (Planning Systems) 2021, Schedule 6.*

*(4) In determining a development application for development for the purposes of a manor house or multi dwelling housing (terraces), the consent authority must consider the Low Rise Housing Diversity Design Guide for Development Applications published by the Department in July 2020.*

*(5) Subsection (4) applies only if the consent authority is satisfied there is not a development control plan that adequately addresses the development.*

*(6) In determining a development application for development for the erection of a building for residential purposes on land in Penrith City Centre, within the meaning of Penrith Local Environmental Plan 2010, the consent authority must consider the Development Assessment*

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*Guideline: An Adaptive Response to Flood Risk Management for Residential Development in the Penrith City Centre published by the Department on 28 June 2019.*

(7)–(8) (Repealed)

**Comments:**

The proposal does involve demolition of a building and therefore the requirements of AS 2601 do not need to be considered in accordance with Clause 61(1).

The subject land is not subject to a subdivision order under the Act, Schedule 7, therefore Clause 61(2) is not applicable.

The *Dark Sky Planning Guideline* does not apply to Goulburn Mulwaree and therefore Clause 61(3)(a) and (b) are not applicable.

The development does not include a manor house or multi dwelling housing (terraces), therefore Clause 61(4) is not applicable (subject to subclause (5)).

The development is not located within the Penrith City Centre.

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## **62 Consideration of fire safety**

*(1) This section applies to the determination of a development application for a change of building use for an existing building if the applicant does not seek the rebuilding or alteration of the building.*

*(2) The consent authority must—*

*(a) consider whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use, and*

*(b) not grant consent to the change of building use unless the consent authority is satisfied that the building complies, or will, when the development is completed, comply, with the Category 1 fire safety provisions that are applicable to the building's proposed use.*

*(3) Subsection (2)(b) does not apply to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.*

### **Comments:**

At the completion of the development the building(s) will be structurally adequate and category 1 fire safety measures will be adequate for the building's use.

***Category 1 fire safety provision means the following provisions of the Building Code of Australia, namely, EP1.3, EP1.4, EP1.6, EP2.1, EP2.2 and EP3.2 in Volume One of that Code and P2.3.2 in Volume Two of that Code.***

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### **63 Considerations for erection of temporary structures**

*In determining a development application for the erection of a temporary structure, the consent authority must consider whether—*

- (a) the fire protection and structural capacity of the structure will be appropriate to the proposed use of the structure, and*
- (b) the ground or other surface on which the structure will be erected will be sufficiently firm and level to sustain the structure while in use.*

#### **Comments:**

The proposal does not involve the erection of a temporary structure and therefore the requirements to consider fire safety and structural adequacy is unnecessary.



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#### **64 Consent authority may require upgrade of buildings**

*(1) This section applies to the determination of a development application that involves the rebuilding or alteration of an existing building if—*

*(a) the proposed building work and previous building work together represent more than half of the total volume of the building, or*

*(b) the measures contained in the building are inadequate—*

*(i) to protect persons using the building, if there is a fire, or*

*(ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or*

*(iii) to restrict the spread of fire from the building to other buildings nearby.*

*(2) The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.*

*(3) In this section—*

***previous building work*** means building work completed or authorised within the previous 3 years.

***total volume of a building*** means the volume of the building before the previous building work commenced and measured over the building's roof and external walls.

#### **Comments:**

The proposal does involve alteration of an existing building that represents more than half the total volume of the building and therefore the requirement to consider the upgrading of buildings into total or partial conformity with the Building Code of Australia will need to be considered.

The measures within the building at the completion of the project will be adequate to protect the building and facilitate safe egress from the building and restrict spread of fire.

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## 67 Modification or surrender of development consent or existing use right

Not applicable.

## 75 Fulfilment of BASIX commitments

*It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled—*

*(a) BASIX development,*

*(b) BASIX optional development, if the development application was accompanied by a BASIX certificate.*

### Comments:

The development does not constitute BASIX affected development as it is not a Class 1 building under the NCC.

## 76 Deferred commencement consent

### Comments:

Not applicable.

## 85 Co-living housing

*(1) This section applies to development permitted under State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 3.*

*(2) It is a condition of the development consent that from the day on which an occupation certificate is issued for the development—*

*(a) the co-living housing must be managed in accordance with a plan of management by a managing agent who is contactable 24 hours a day, and*

*(b) notice of a change to the plan of management must be given to the consent authority no later than 3 months after the change, and*

*(c) private rooms and communal living areas in the co-living housing must contain appropriate furniture and fittings, maintained in a reasonable state of repair, for the use of residents.*

### Comments:

A Plan of Management has been prepared and submitted with the application.

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**(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,**

### **Context and Setting**

The area is characterised by single storey residential dwelling, adjacent to some single storey commercial uses and larger buildings that represent the start of the Goulburn CBD in the southeastern direction. The site is adjacent to a larger industrial style building adjoining the northeast of the subject site. The area is of mixed use and the mixed use zone is applied accordingly.

The proposed development retains the existing attached dwellings at the front of the site, including their finished materials and architectural features so they can continue to contribute to the Bradley Street streetscape. The three story additions with rooftop terrace have incorporated features of the attached dwellings on the site and, thereby, features similar to other neighbouring dwellings including pitched roofing, steel construction and face brick. As discussed in this SEE, the development complies with the limitations of the controls contained in the LEP and DCP and is consistent with the adopted strategic plans for the area which aim to provide a higher density and variety of housing in proximity to the Goulburn CBD.

Compliance is also achieved with the majority of the controls of Council's DCP with very minor or little variation. Therefore, the development is considered to be appropriate in design and scale in the location and consistent with the intended transition of that location to accommodate higher density residential land use.

### **Access, Transport and Traffic**

Vehicle access to the development will be gained via North Street on the northeastern side. North Street is a sealed access, two way street. Vehicle waste collection can occur from North Street for the development which contains large common bins rather than individual bins for the units. Vehicle access to the carparking area on the ground floor is gained via North Street with no vehicle access available from Bradley Street, allowing the two attached dwellings to remain in place. Pedestrian access to the site can be gained from either North Street or through the building to be retained addressed 63 Bradley Street.

### **Public Domain**

Future residents of the site would be able to make use of existing public facilities available to the residents of Goulburn including Belmore Park located within the CBD area of Goulburn and the river frontage to Mulwaree River. The development can utilise existing community facilities located within the CBD and nearby in Bradley street. The development can utilise the existing footpaths to access the CBD and to travel west on Bradley Street and where footpaths continue in a southern direction. The infrastructure is capable of catering for the increased traffic to and from the site and no negative impact on aspects of the public domain are anticipated.

### **Utilities**

A Traffic Impact Assessment is prepared and submitted with the application, confirming the development can appropriately cater for traffic to and from the site using the existing road network as well as a stormwater management plan demonstrating how stormwater will be managed. NBN

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and electricity connection are available to the site and it is appropriate for Council to provide conditions that detailed civil design be provided prior to any Construction Certificate. Therefore, utility connections can be considered appropriate and available to the development.

**Heritage**

A Statement of Heritage Impact is submitted with the application and addresses the provisions of heritage precinct contained in the DCP and concludes that the development, which retains the attached residential dwellings at the front of the site, is consistent with those controls and provisions. An AHIMS search did not reveal any recorded items of Aboriginal Heritage Significance on the land or adjacent road reserve.

AHIMS Web Service search for the following area at Lot : 16, DP:DP1084067, Section : - with a Buffer of 50 meters, conducted by Beth Johnstone on 02 July 2024.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

(Source: NSW Government AHIMS Web Services, accessed 02.07.24)

### **Water**

A stormwater management concept plan has been prepared, demonstrating how stormwater will be managed for the site. It is appropriate that Council include conditions that civil design be provided to demonstrate how reticulated water is managed prior to the commencement of construction.

### **Soils**

It is appropriate that a soil and erosion control plan be provided to Council prior to commencement of any construction. A preliminary investigation report considering prior potential contamination of



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the site provides recommendations for the removal, disposal and replacement of 100mm of soil and recommendations on how to manage the site.

### **Air and Microclimate**

The development is not of a type that would typically result in any negative impact on air or microclimate within the vicinity. A residential land use would not be inconsistent with the surrounding residential land use. The Plan of Management submitted with the application confirms that house rules must be provided to all residents and there is a no smoking policy for the facility. The car parking area is open on 2 sides so that fumes from vehicles can escape without being effectively funnelled in any one direction. The Plan of Management can include provisions to ensure vehicles are in acceptable working order. It is normal practice and appropriate for Council to require a Construction Management Plan to be prepared prior to any construction commencing, detailing how any dust is to be managed on the site during the construction process. The development can, therefore, be undertaken without unmitigated potential impacts on air and microclimate.

### **Flora and Fauna**

No impacts identified.

### **Waste**

The site can be connected to Council's reticulated sewerage network and details of this connection can be provided with detailed construction plans prior to any construction commencing. Council's waste collection service can be undertaken in North Street for the facility.

### **Energy**

The development does not constitute BASIX development as it is not a Class 1 building but is a Class 3 building in accordance with the NCC. An assessment under Section J is prepared and provided to Council.

### **Noise and Vibration**

The site has the potential to have noise impacts on neighbouring residential dwellings. This is mitigated through the Plan of Management which is required to be implemented for the potential operation of the development. The Plan of Management and the requirements for co-living housing require that a manager of the facility is available on a 24 hour, 7 day a week basis. This Plan of Management also includes measures to limit noise from individual residents, ensuring any noise cannot be heard beyond the limits of their sole occupancy unit.

### **Natural Hazards**

The site is mapped in the overland flood mapping as being flood affected. Consultation with Council's staff as part of a Pre-Development Application inquiry process confirmed that the flood hazard category meant it was appropriate to have a plan demonstrating a route of evacuation away from the flood hazard category. An escape plan showing a marshalling point has been included in sheet A-29. Any alterations to this plan showing additional routes to any other areas away from flood affected land in the Probable Maximum Flood can be included as a condition of consent.

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### **Technological Hazards**

A preliminary site investigation report has been prepared, making recommendations for how the site should be treated.

### **Safety, Security and Crime Prevention**

The provisions of CPTED have been addressed in addressing the DCP.

### **Social and Economic Impacts on the Locality**

The development will provide housing in an appropriate location relative to the CBD in a mixed use zone. Construction of the development will have positive economic benefits and the construction of the medium density housing in a three storey building with a rooftop terrace area is appropriate, consistent with the strategic housing policies for Goulburn. A Social Impact Assessment has been prepared with reference to guidelines for state significant development to identify potential social impacts and the implementation of mitigation measures. The construction of the development has the potential to improve the economic value of immediate neighbouring sites as they are in the vicinity of the CBD and within the area identified by Council in their strategic documents for increased density of housing.

### **Site Design and Internal Design**

The design retains the existing attached dwellings at the front of the site which will be utilised for pedestrian access to the facility and provides vehicle access from the rear of the site via North Street. The site dimensions allow for 3m setbacks on either side of the proposed additions and a 3m setback to the building itself at the rear of the site. The location and overall internal design and site layout is considered appropriate to cater for the development.

### **Construction**

Consideration of construction can be completed with final design and specialist reporting. A BCA compliance report has been prepared confirming the development can comply with the Building Code of Australia.

### **Cumulative impacts**

As part of a Social Impact Assessment, cumulative impacts have been identified and mitigation measures nominated through the implementation of the Plan of Management.

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**(c) the suitability of the site for the development**

The site is appropriately positioned, relative in close proximity to the Goulburn CBD and other facilities and areas of public outdoor space as well as footpath and road networks that make the site suitable for the proposed increase of residential occupants in that location. The site has a relatively flat grade and has frontage to public roadways at Bradley Street and North Street, meaning the residential dwellings at the front of the site can be retained and vehicle access still effectively provided. The development can be constructed to incorporate stormwater management provisions displayed on the stormwater management plan, landscaping as displayed in the architectural plans, and a development that is designed to comply with the height limitations and achieve the floor space ratios required by planning controls. The site is, therefore, considered suitable for the proposed development.

**(d) any submissions made in accordance with this Act or the regulations,**

Council will exhibit the development in accordance with the Community Consultation Policy.

**(e) the public interest**

The strategic plans identified in this report and previously exhibited by Council for comment and adopted by Council identify the area as being appropriate for rezoning to the R4 Medium Density Residential zone to further facilitate higher density residential land use in that location. This allows for efficient access to the CBD and associated employment services in the vicinity as well as utilising the utilities already available which makes for efficient servicing of public infrastructure. This development has been designed to be within the current planning controls, meaning it is within the limitations of what is presently permitted in the land use zone, height limits and floor space ratio applicable to the site. It is also representative of the objectives of the transition of the area to cater for a greater amount of residential occupation in that locality, supported by the strategic planning documents.

Accordingly, as the site is appropriately serviced and positioned to cater for the proposed development, it is considered to contribute positively to the public interest.

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## 11. Conclusion

Through preparation of this SEE with reference to the architectural plans and other specialist reporting listed in this document, it is concluded that the development is appropriate as it is proposed. The development meets the height limits and floor space ratios included in the LEP, and is generally consistent with the controls contained in the DCP. The development is designed to comply with the provisions of the Housing SEPP for co-living housing and incorporate design appropriate to be sympathetic to the character of the heritage precinct.

As the development will be connected to and have available utilities appropriate to service the development and provide services on the site for the development including on site car parking and all other amenities required for such a development, it will not have a negative impact in the vicinity. The development is consistent with the strategic documentation adopted by Council, seeking to transition the area containing the site to an area that has increased residential density to provide for a variety of housing that is presently lacking but in demand in the Goulburn area.

The development should, therefore, be approved subject to conditions for the provision of detailed information needed prior to construction commencing or any deferred commencement conditions required for specialist reporting.

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## Appendix A - Requirements of the Approved Form Guide

### **a. The environmental impacts of the development**

The site will remain a residential site with one of the two existing dwellings being converted into a food and drink premises (coffee shop) and the potential environmental impacts of the development have been considered through the preparation of this SEE.

### **b. How the environmental impacts of the development have been identified**

The site was inspected as part of the preparation of the development application and potential environmental impacts including social impacts have been identified and mitigation measures recommended.

### **c. The steps to be taken to protect the environment or to lessen the expected harm to the environment**

As per a. and b., specific measures are required as detailed throughout the SEE.

### **d. Any matters required to be indicated by any guidelines issued by the Planning Secretary**

No specific guidelines relevant to the application have been issued by the planning secretary.

### **e. Drawings of the proposed development in the context of surrounding development, including the streetscape**

The context and setting of the surrounding area and the streetscape of Bradley Street and North Lane have been considered and addressed as part of the SEE.

### **f. Development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations**

The plans submitted with the application are sufficient to allow for assessment of the proposal.

### **g. Drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context**

The plans submitted with the application are sufficient to allow for assessment of the proposal which is of a design and scale appropriate to the area containing mixed uses.

### **h. If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts**

The area is designed to retain existing buildings that contribute to the existing streetscape,



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incorporate design features to be sympathetic to that existing building on the site and the streetscape, including finishes and architectural features and makes reference to the identified future context made likely by the strategic planning documents adopted by Council.

**i. Photomontages of the proposed development in the context of surrounding development**

Photomontages in the form of photos of nearby buildings and labelling their location is included in this SEE.

**j. A sample board of the proposed materials and colours of the facade**

A sample board of colours is not provided, however indicative colours to match the existing dwelling are included in 3 renders prepared by Tim Lee Architects.

**k. Detailed sections of proposed facades**

The plans submitted are adequate for comprehensive assessment of the development and included detailed sections that allow assessment of the development. The elevations include 3D renders and labels of proposed finishes.

**l. If appropriate, a model that includes the context.**

A model is not necessary in this instance as the 3D renders provide a good visual representation of the proposed development and its scale.

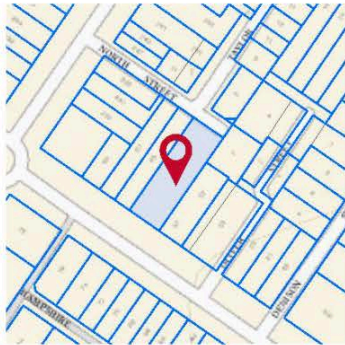
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## Appendix B - NSW Property Report



# Property Report

63 BRADLEY STREET GOULBURN 2580



## Property Details

Address: 63 BRADLEY STREET GOULBURN 2580  
Lot/Section 16/-/DP1084067  
/Plan No:  
Council: GOULBURN MULWAREE COUNCIL

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Goulburn Mulwaree Local Environmental Plan 2009 (pub. 6-8-2021)
Land Zoning	MU1 - Mixed Use: (pub. 24-2-2023)
Height Of Building	10 m
Floor Space Ratio	1.5:1
Minimum Lot Size	NA
Heritage	Goulburn City Conservation Area Significance: Local
Land Reservation Acquisition	NA
Foreshore Building Line	NA

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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## Property Report

63 BRADLEY STREET GOULBURN 2580

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Subject Land (pub. 16-12-2022)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

### Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Land near Electrical Infrastructure	This property may be located near electrical infrastructure and could be subject to requirements listed under ISEPP Clause 45. Please contact Essential Energy for more information.
Local Aboriginal Land Council	PEJAR
Regional Plan Boundary	South East and Tablelands

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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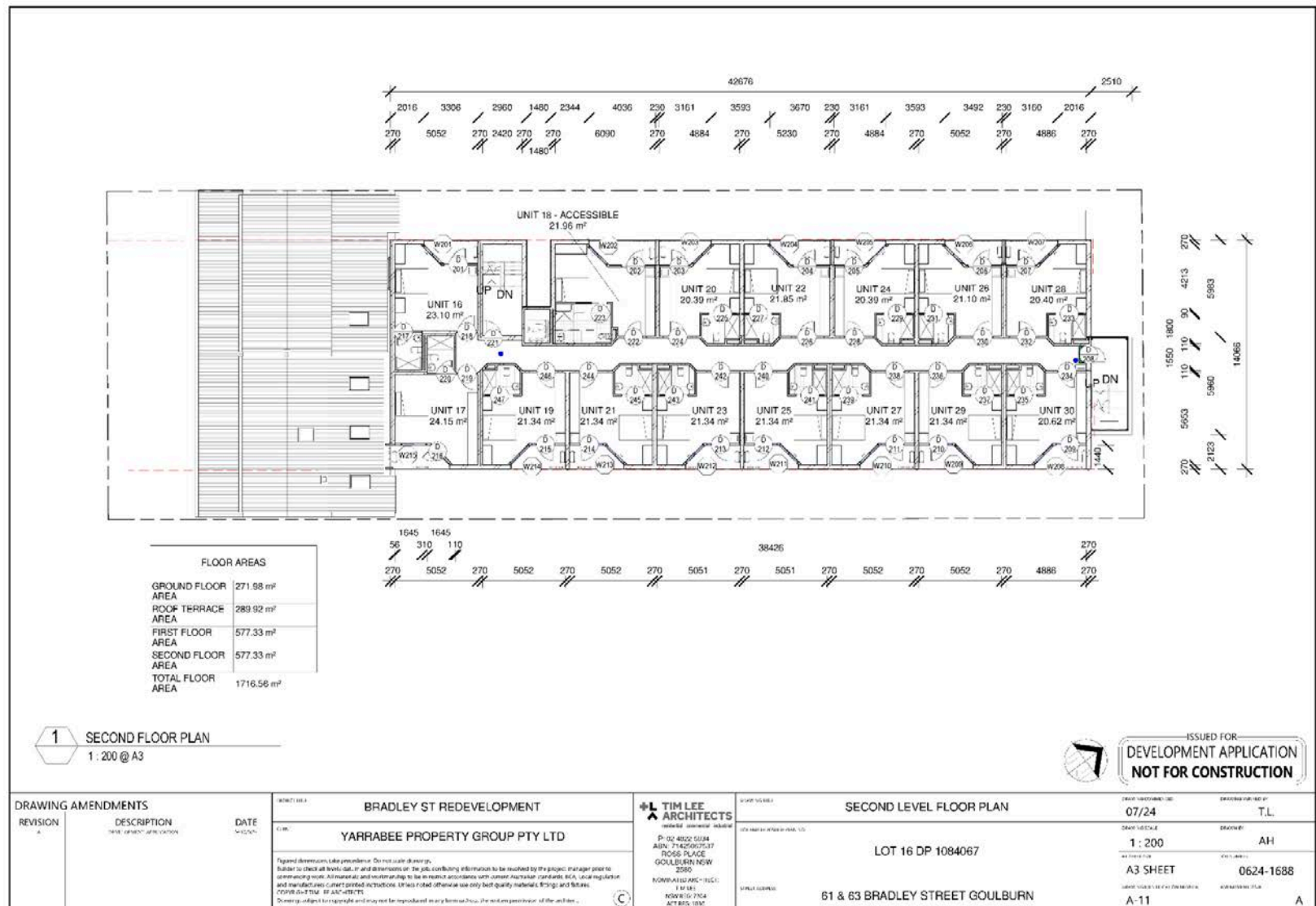
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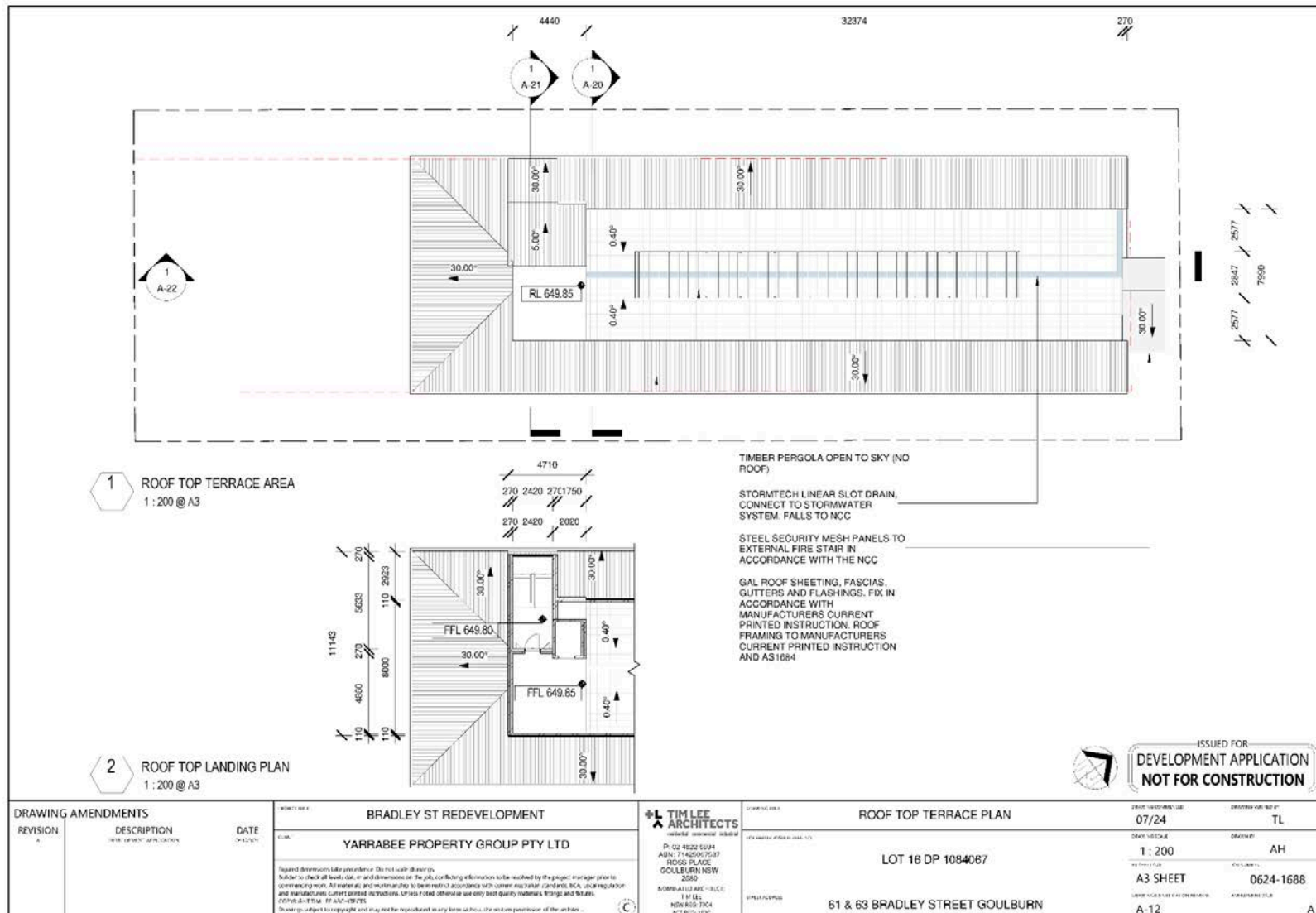
## Appendix C - Extracts of Plans



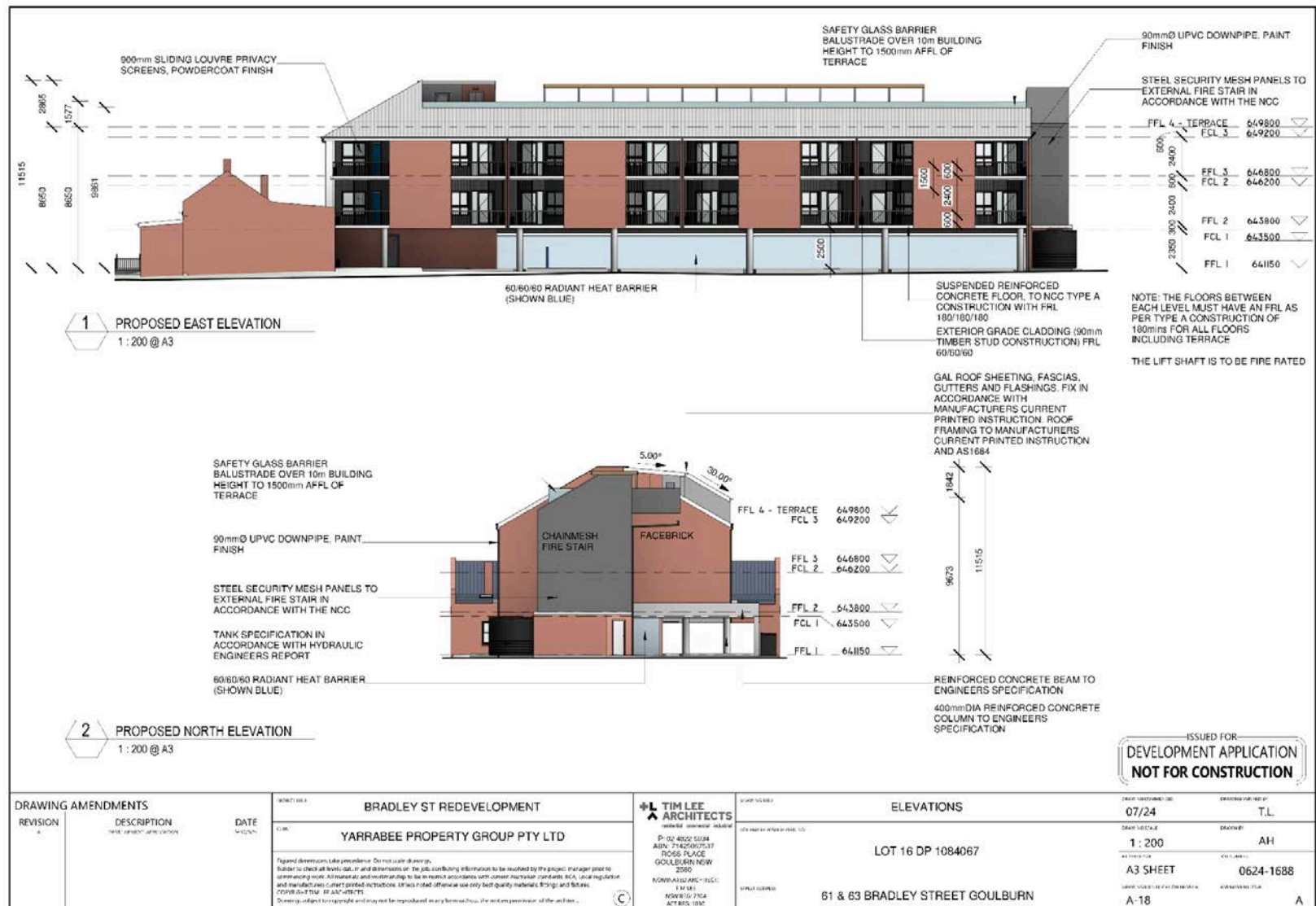








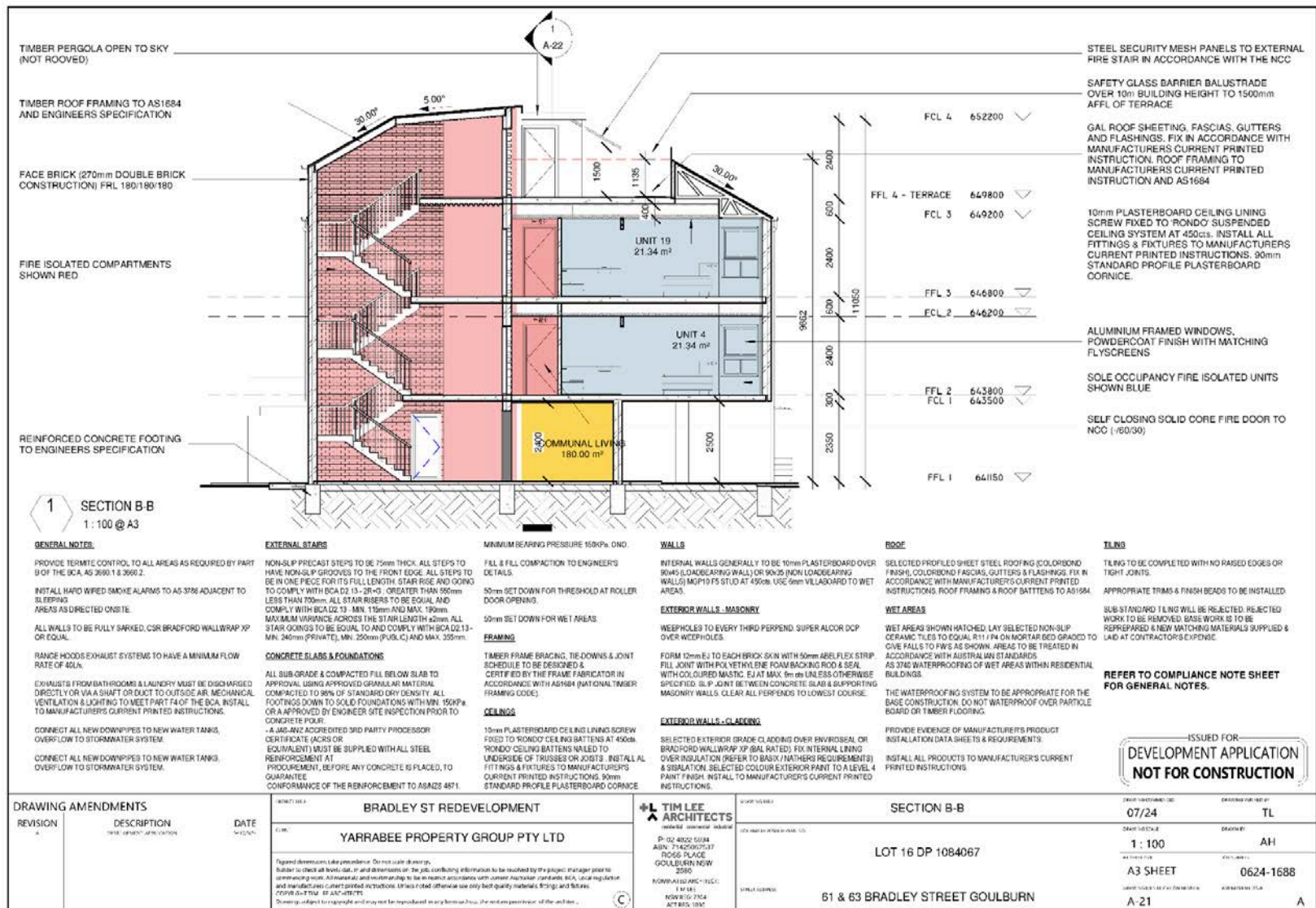




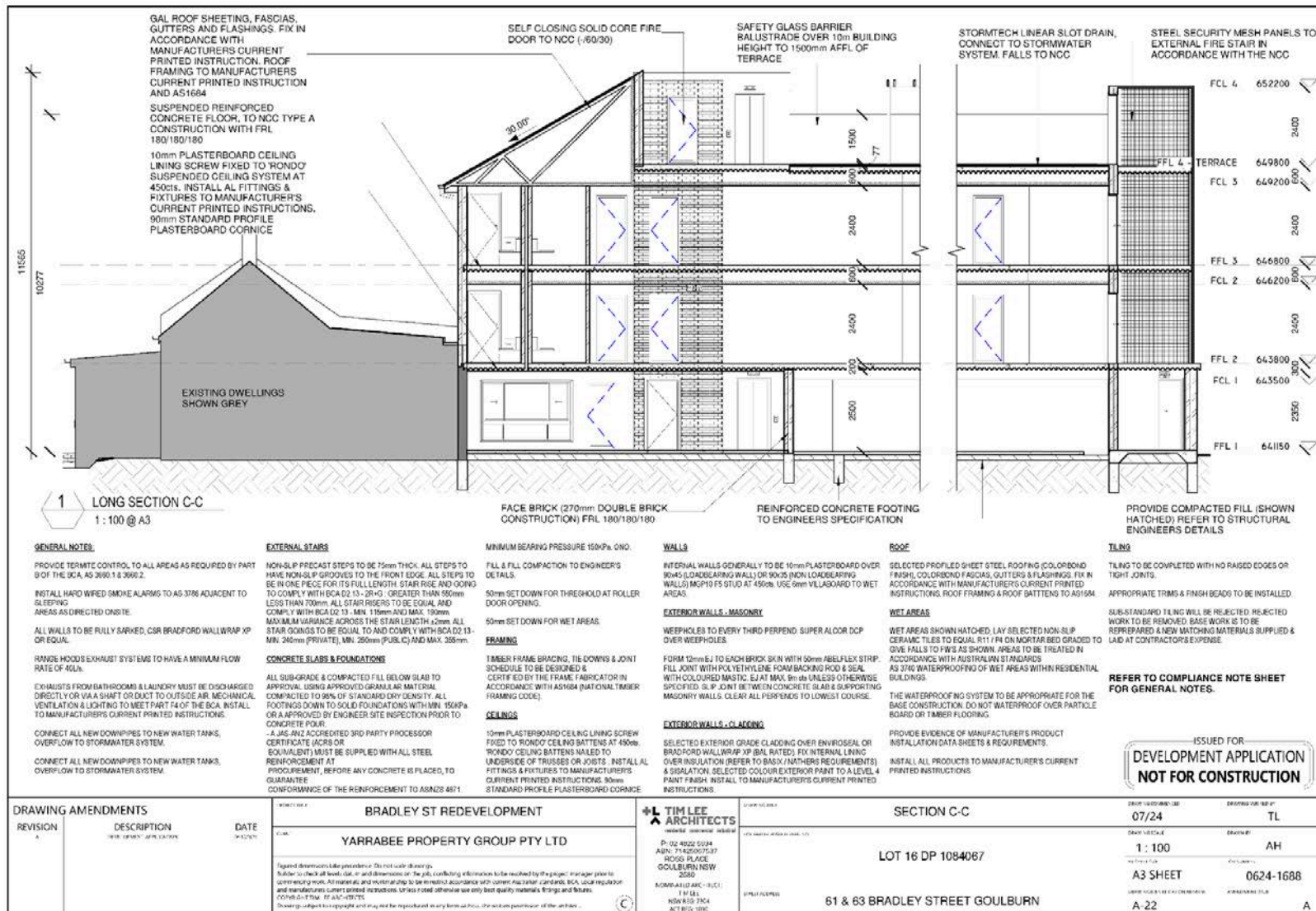


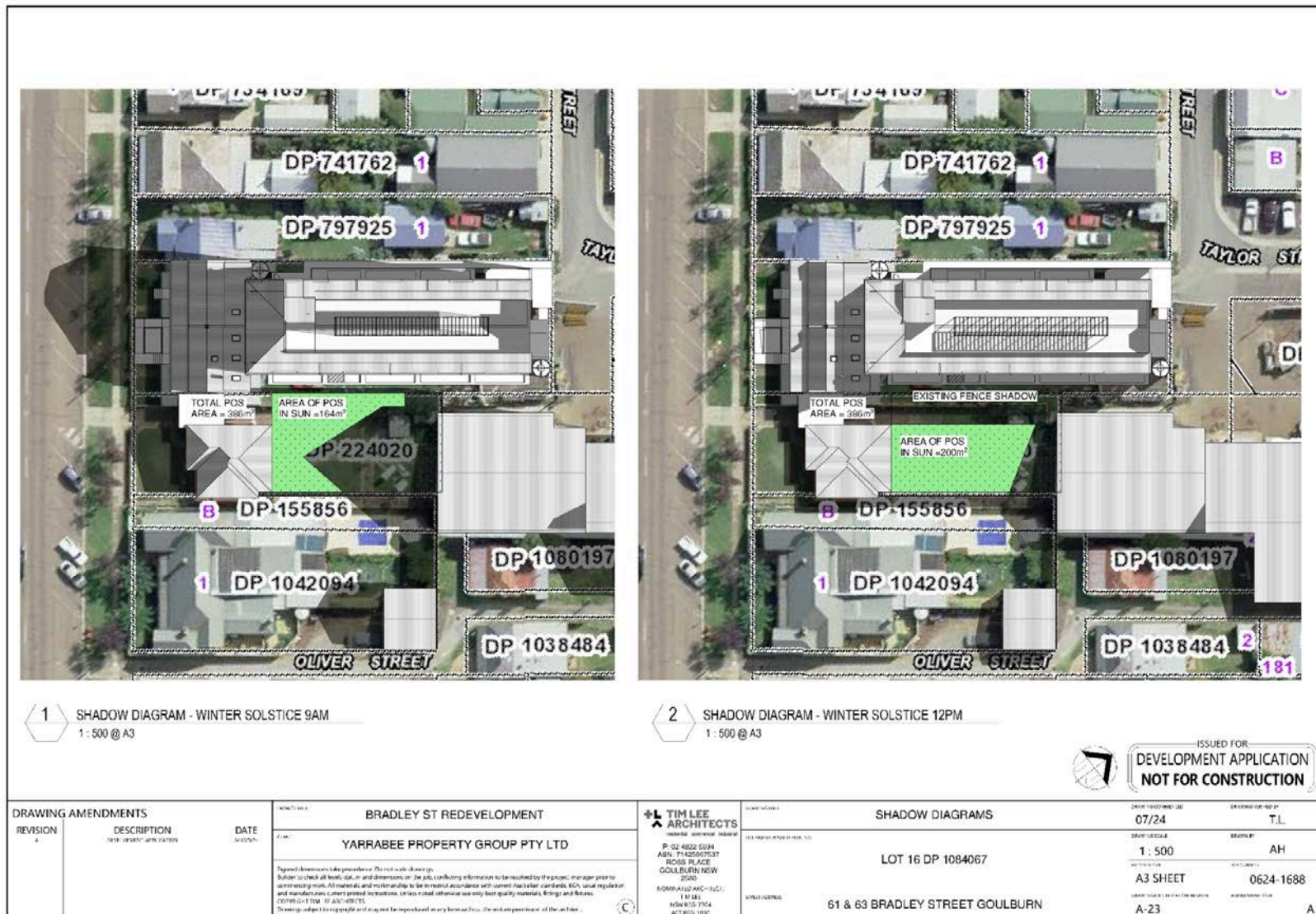
















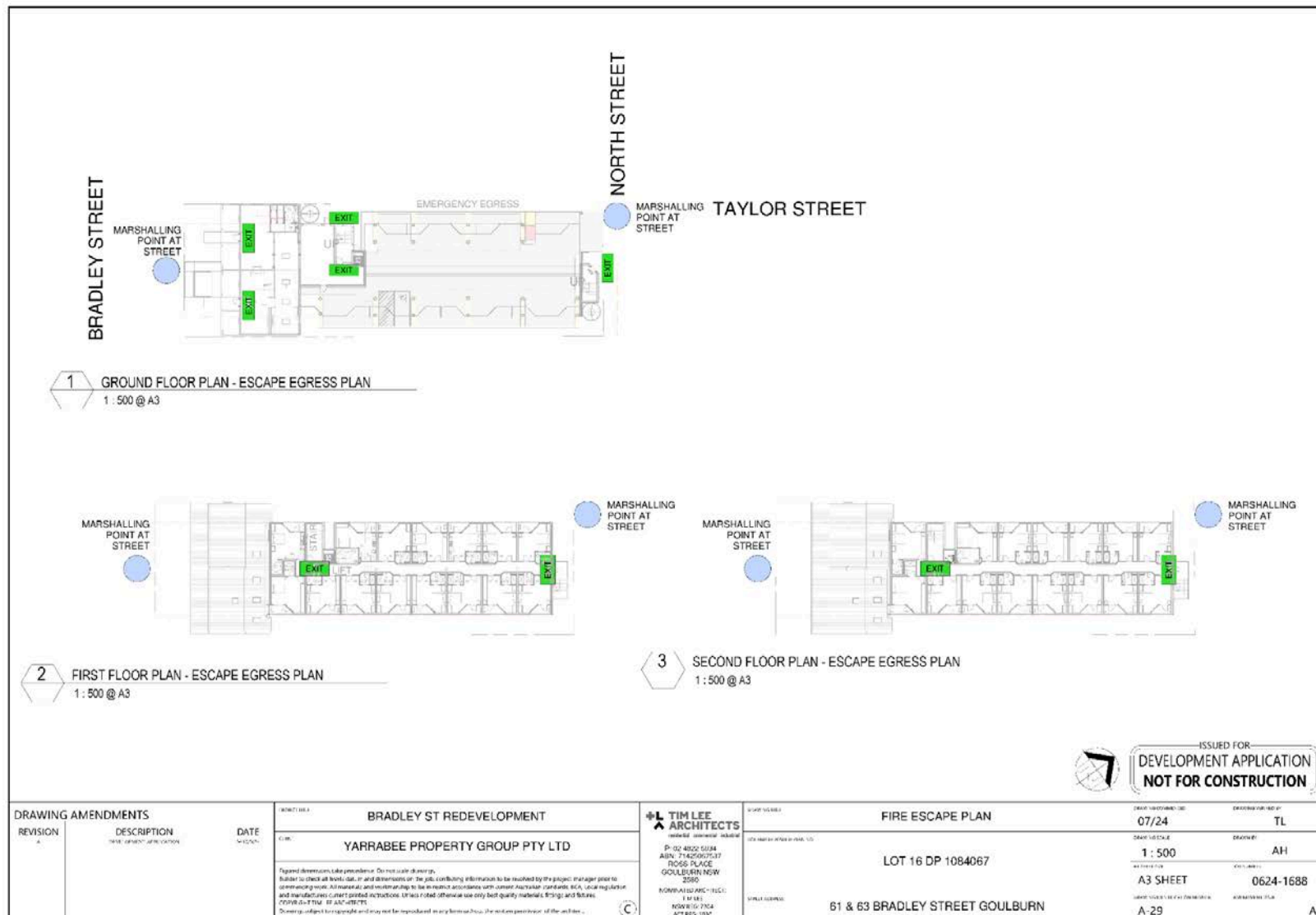


ISSUED FOR—  
DEVELOPMENT APPLICATION  
NOT FOR CONSTRUCTION

DRAWING AMENDMENTS			PROJECT NO. 3		BRADLEY ST REDEVELOPMENT		 <b>TIM LEE ARCHITECTS</b> REGISTERED ARCHITECTS		DRAWING NO. 101		SHADOW DIAGRAMS	
REVISION	DESCRIPTION	DATE	CHECKED	YARRABEE PROPERTY GROUP PTY LTD		P: 02 4922 5344 A: 02 4926 7537 2055 PLAGE GOLLEBERG NSW 2590 KONGARILLI (MCH +11C1)		DATE PREPARED BY (DATE, YYY)		DRAWING PREPARED BY		
A								07/24		T.L.		
									DRAWN BY		AH	
									1:500		A3 SHEET	
									61 & 63 BRADLEY STREET GOULBURN		0624-1688	
									A 25			











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## Appendix D - Social Impact Assessment

The Guideline states:

*‘The SIA aims to identify, predict and evaluate likely social impacts arising from a project and propose responses to the predicted impacts.’*

The objective of this Social Impact Assessment is to provide greater certainty and transparency for the residents of the area surrounding the development with regards to what potential social impacts have been identified, evaluated, what the chosen response is and the monitoring and management processes proposed. It is recognised that the location, design and scale of the development contributes to potential for social impacts so this assessment aims to identify potential social impacts, both positive and negative, directly or indirectly related to the development.

As stated above, the guideline is designed for state significant development which typically is much larger in scale than the proposed development or of a land use type with potential for a greater amount of impacts to a community or area. Accordingly, the components of the guideline have been applied where appropriate.

It is hoped that, through the preparation of this Social Impact Assessment, it gives stakeholders and community members greater confidence that the potential for social impacts has been identified and that there is a process proposed to be in place through a Plan of Management to address any concerns.

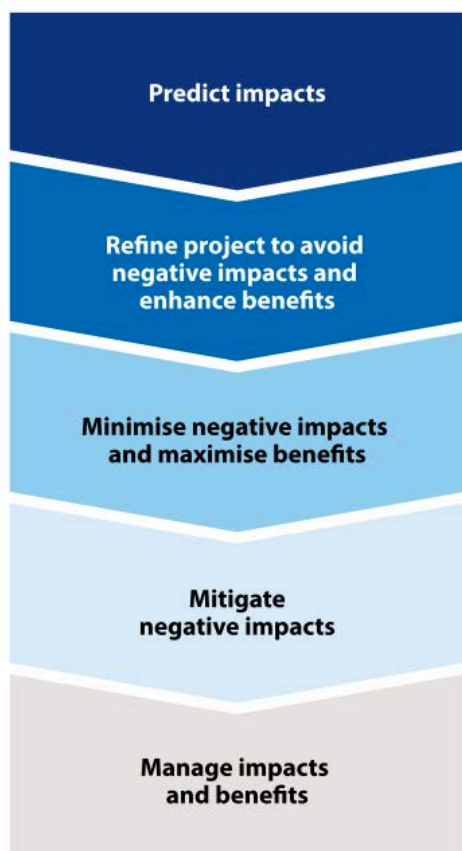


Figure 2: Managing social impacts

(Source: NSW Government Social Impact Assessment Guideline, February 2023)

Above is a figure showing the overall steps for undertaking a social impact assessment with the major steps that will be identified below.

## 1. Predict impacts

The Guideline states that, in order to predict impacts, the social locality is to be considered. Preparation of this SEE, inspection of the site from the property, and the neighbouring land uses from the adjacent streets, confirms that the locality is characterised by residential development with some business and industrial land uses and is immediately adjacent to the Goulburn CBD.

The site and locality are nearby a number of facilities including outdoor recreation areas in the form of Howard Park at the intersection of Auburn and Lagoon Street, health services facilities at the intersection of Bradley and Bourke Street, auto repair businesses on Auburn Street, a variety of commercial businesses beginning in the CBD area approximately 100 metres east of the site in the buildings on the corner of Auburn and Bradley Street, solicitors located diagonally opposite the site at the intersection of Bradley Street and Hampshire Lane, Goulburn Engineering located at the rear of the site and currently utilising the back portion of the site fronting Taylor Street and North Street.

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Identifying surrounding land uses allows for consideration to be given to what the potential social impacts may be from the development on those land uses, both positive and/or negative and how they may reasonably be perceived or experienced at those sites, which led to being able to identify mitigation measures and ongoing monitoring and reporting measures.

Given the development is for residential accommodation limited to 30 sole occupancy units, it is reasonable to state that potential impacts from the development are confined to the immediate neighbouring area but no impacts are likely to be incurred in the wider area of Goulburn or the township as a whole as a result of the development.

The nature of the development with sole occupancy units in its locality in close proximity to a variety of services means it has the potential to have a positive impact on people who may be vulnerable or require smaller housing in a central location adjacent to services in a co-living style of accommodation. The locality and its accessibility with existing footpaths, street network and the buildings' construction accessibility itself means it is likely to contribute positively to people in the Goulburn area who may be experiencing those social situations. Whilst the development is not designed to cater only for persons who may be vulnerable, it does have the potential to provide appropriate housing for people in these social situations with positive outcomes.

The built form of the development retaining the existing attached dwelling at the front of the site means it retains a tangible measure contributing to the existing streetscape within the immediate precinct of the site which contains mainly single storey residential dwellings. The design of the building to incorporate features consistent with the existing buildings at the front of the site contributes positively to the streetscape while providing much needed residential accommodation in an appropriate location. The UFHS identifies the area for increased residential density given its proximity to the CBD, meaning the area is identified for transition to a greater volume of residential accommodation. The history of the area for residential use immediately adjacent to the CBD is evident through the residential buildings in place in Bradley Street, resulting in positive outcomes in line with adopted strategic planning policies.

The area surrounding the site incorporates a mixture of residential land use amongst business activities which, given its proximity to the CBD area of Goulburn, is likely to have been the character of the area for a great length of time. Providing residential accommodation in the locality is consistent with the historical and current use of the area for residential accommodation adjacent to the CBD can provide accommodation for people working in that vicinity, contributing to the way of life in that location, having a positive outcome.

The process for assessing the proposed development is through the Development Application process undertaken by Council which includes a period of public exhibition in which people can make submissions if they would like to identify a potential impact they would like addressed.

The development, which is consistent with the intent of the UFHS for increased residential occupancy in close proximity to the CBD, increases the value of that land and potentially increases the value of immediately neighbouring properties who can also prepare and submit proposals to utilise their land for similar residential development that also increases the residential occupancy of that immediate area with a potentially positive economic outcome.

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The development will alter the appearance of the site from the surrounding area by having a three storey component to it. The outcome of this, whether it be positive or negative, is very subjective but the development has been designed to retain the existing buildings at the front of the site so the history of the site's appearance is not completely removed and the development is designed with features such as the gable roof at the end of the 3 storey development facing Bradley Street to appear consistent with the existing house design. The development is designed to be consistent with the intended transition of the area to accommodate a greater density of residential accommodation in accordance with the UFHS.

The development is designed to be retained entirely within the site and is centrally located to provide efficient access to health services which provides for the health and wellbeing of future residents of the proposed development. The development removes an area at the rear of the site that is presently leased to a neighbouring industry on an adjoining site utilised for engineering, manufacturing and metal fabrication. This has a potential impact negatively on the operation of that business.

The scale of the building means it has potential impact on neighbouring buildings and view of the building from the surrounding area as it is larger than the immediately adjoining and adjacent buildings, having the potential to impact the view of the site from the surrounding area with a potentially negative social outcome.

The co-living component of the development has the potential to overlook the private open space and potentially living areas through the rear elevations of the neighbouring building adjoining and immediately adjacent to the site with potential negative impacts.

The development could potentially create noise through increased occupancy at the site and increased motor vehicle movements to and from the site. This has the potential to impact the surrounding land uses and the health and wellbeing of neighbouring land uses.

The traffic to and from the site could have more cumulative social impact as the effect of increased traffic to and from the site has the potential to increase noise and frequency of traffic movements to the site. The noise potential from activities from the residents also has the potential for negative cumulative social impacts.

The development has the potential to alter the culture of the immediately surrounding area as the development purpose is to provide 30 sole occupancy units and a commercial cafe to people who can stay at the accommodation for set periods of time but may not become permanent residents of the building meaning there is a regular change in residential occupation of the building. Regular change in occupation of the building by different residents has the potential to negatively impact the immediate community as it could change the culture in the immediate and surrounding area as it could become more transient in nature.

A specific component with the potential to have a negative impact is lighting for the development which will need to be provided for regular use of the building by residents but also for security.

All of the above points have the potential to impact the way of life in the immediate vicinity of the

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site but not necessarily the wider area of Goulburn given the scale of the development incorporating 30 sole occupancies.

Given the scale of the development, it is not considered necessary to undertake a wider analysis of the community through a wider analysis of the Goulburn community. The exhibition process that will be undertaken by Council will provide opportunity for the community to make submissions to and contact Council to highlight any aspects they would like considered. This is considered to be an appropriate amount of community consultation for a development of this type and scale. Persons in the community who wish to make a submission are welcome to speak with Council staff or ask for clarification on any information relating to potential social impacts.

## **2. Refine project to avoid negative impacts and enhance benefits**

Consideration of potential social impacts have been implemented in the design of the development in the following ways:

A Plan of Management prepared by Tim Lee Architects is submitted with the application detailing how the proposed development would be managed and the managers' and owners' responsibilities as well as the responsibilities of the guests and visitors policy to ensure the capacity of the development is not exceeded, responsibilities for the ongoing maintenance and waste management and cleaning at the facility, measures for safety and security, as well as house rules to be provided to the tenants and acoustic measures and controls. Lastly, the Plan of Management includes a complaints process and processes for registration of residents and guests to the site including 24/7 management availability.

The development is designed to provide sliding louvre privacy screens on all of the units to assist with providing privacy for both the residents at the facility and neighbouring properties. The design plans also identify the location of entry and exit to the site via the rear lane with no vehicle access from Bradley Street, meaning access can be managed.

The additions have not been designed to be constructed to the property boundary, providing some separation between the three storey addition with rooftop terrace and the immediate adjoining properties. Landscaping has been displayed on the development plans to demonstrate how landscaping will be installed to soften the appearance of the development from within the development but also to contribute positively to the streetscape of Bradley Street.

## **3. Minimise negative impacts and maximise benefits**

The Plan of Management has measures implemented to minimise negative impacts and maximise benefits of the land use by providing individual and communal facilities appropriate for future residents of the site including parking and amenities, a rooftop terrace area for socialising, common areas for socialising, access to the ground floor cafe as well as identified marshaling points in an emergency event in Taylor Street and Bradley Street.



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The implementation of the Plan of Management will be the principal measure for minimising any negative impacts and maximising the benefits of the site through its efficient operation.

Any potential social impacts from changing the character of the view from surrounding areas is minimised by the design which incorporates finishes and design features consistent with buildings on the site and already constructed on Bradley Street such as pitched steel roofing.

#### **4. Mitigate negative impacts**

The implementation of the Plan of Management will be the principal tool for mitigating any negative impacts from the proposed development on the surrounding land uses.

As part of the Construction Certificate process, information can be provided to ensure impacts are mitigated including lighting and stormwater drainage.

Potential impacts on privacy in neighbouring sites from the balconies and sole occupancy units can be effectively mitigated through the use of sliding louvre privacy screens to be installed on all sole occupancy units.

Potential noise from the development is to be managed by staff of the facility as detailed in the Plan of Management.

The operation of co-living housing means there must be a staff member managing the facility and available on a 24 hour, 7 day a week basis. Having this person manage the site means they can effectively and efficiently ensure any noise is attended to and the house rules that stem from the Plan of Management are being adhered to by the residents.

Part of the Plan of Management is that it can be edited and must be designed to be enforceable and, if additional mitigation measures are needed to address a particular social impact, those can be included and implemented into the Plan of Management.

#### **5. Manage impacts and benefits**

The implementation of the Plan of Management includes steps and measures to manage potential impacts including a process for receiving and dealing with complaints. Implementing the Plan of Management will allow for the efficient operation of the facility which will maximise its benefits, providing accommodation in an appropriate location nearby the Goulburn CBD.

#### **CBD and Surrounds Transformation Survey**

Goulburn Mulwaree Council have published a survey response report titled *CBD and Surrounds Transformation Survey* undertaken from the 19th of March to the 5th of May, 2024. The report

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includes a number of survey questions and comments received including:

1. *"Do you agree or disagree with the following statement: You or someone you know would benefit from smaller 1 or 2 bedroom acc..."*

Of 53 responses, 38 responses equalling 71.7% agreed with this statement.

2. *"On a scale of 1 to 5, how important is providing a mix of housing types in Goulburn?"*

Of 53 responses, 21 responses equalling 39.6% answered *"Extremely Important (The diversity of housing types is a top priority and is considered critical for the well-being and sustainability of the community)."*

3. Question number 3 included space for further comments.
4. *"Do you think that Goulburn CBD could accommodate taller buildings?"*

Question 4 is not relevant to the development as it is not located in the CBD.

5. *"What would you consider a suitable height limit for buildings in Goulburn CBD?"*

Question 5 is not relevant to the development as it is not located in the CBD.

6. *"Do you think areas directly adjacent Goulburn CBD could accommodate taller buildings?"*

Of 53 responses, 37 responses equalling 69.8% answered yes.

7. Question number 7 included space for further comments.
8. *"Have you or someone you know struggled to buy a property in Goulburn due to rising property prices?"*

Of 53 responses, 34 responses equalling 64.2% answered yes.

9. *"Do you live in a property in Goulburn which has more bedrooms than your current needs?"*

Of 53 responses, 38 responses equalling 71.7% answered no.

10. Question number 10 included space for further comments.
11. *"On a scale of 1 to 5 how important is maintaining Goulburn's Heritage?"*

Of 53 responses, 32 responses equalling 60.4% answered *"Extremely important (preserving heritage is seen as crucial to the community's identity. Extensive effort is dedicated to maintaining historical sites. Development is significantly influenced by the need to protect heritage assets.)"*

12. *"Do you think that Auburn Street's commercial shop fronts should be retained for retail and commercial use?"*

Question 12 is not relevant to the development as it is not located on Auburn Street.

13. *"On a scale of 1 to 5 how important is maintaining the continuous row of shop fronts along Auburn Street?"*

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Question 13 is not relevant to the development as it is not located on Auburn Street.

14. Question number 14 included space for further comments.

15. *"Would you or someone you know consider moving in or around Goulburn CBD if accommodation of a suitable size and price became available?"*

Of 53 responses, 41 responses equalling 77.4% answered yes.

16. Question number 16 included space for further comments.

It was chosen not to reproduce this Council document into the Statement of Environmental Effects, but the information included is relevant to the development and the percentages of responses that are supportive of a variety of housing in the immediate vicinity of the CBD is clear from this survey. A complete copy of the survey report is included on Council's website.

## Appendix E - State Environmental Planning Policy (Housing) 2021

Clause Number	Legislation Extract	Vision Comment	Compliant
<b>Chapter 1 Preliminary</b>			
<b>3</b>	<p><b>Principles of Policy</b></p> <p><i>The principles of this Policy are as follows—</i></p> <ul style="list-style-type: none"> <li><i>(a) enabling the development of diverse housing types, including purpose-built rental housing,</i></li> <li><i>(b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,</i></li> <li><i>(c) ensuring new housing development provides residents with a reasonable level of amenity,</i></li> <li><i>(d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,</i></li> <li><i>(e) minimising adverse climate and environmental impacts of new housing development,</i></li> <li><i>(f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,</i></li> <li><i>(g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,</i></li> <li><i>(h) mitigating the loss of existing affordable rental housing.</i></li> </ul>	The development is consistent with the principles of this Policy.	Yes

Clause Number	Legislation Extract	Vision Comment	Compliant
7	<b><i>Land to which this Policy applies</i></b> <i>This policy applies to the State.</i>	Goulburn is located within the applicable area.	Yes
<b>Chapter 3 Diverse Housing</b>			
<b>Part 3 Co-living housing</b>			
67	<b><i>Co-living housing may be carried out on certain land with consent</i></b> <i>Development for the purposes of co-living housing may be carried out with consent on land in a zone in which—</i> <i>(a) development for the purposes of co-living housing is permitted under another environmental planning instrument, or</i> <i>(b) development for the purposes of residential flat buildings or shop top housing is permitted under Chapter 5 or another environmental planning instrument.</i> <b>Example—</b> <i>Co-living housing may be used as off-campus student accommodation.</i>	The construction of co-living housing is permissible in the MU1 zone under the Goulburn Mulwaree Local Environmental Plan 2009 (LEP).	Yes
<b>Non-discretionary development standards—the Act, s 4.15</b>			
68	<b><i>Non-discretionary development standards—the Act, s 4.15</i></b> <i>(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</i>	Residential flat buildings are permissible in the MU1 zone.  <i>Floor Space Ratio</i> Required FSR: 1.5:1 (plus 10%)	FSR: Yes



Clause Number	Legislation Extract	Vision Comment	Compliant
	<p><b>Note—</b> See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</p> <p>(2) The following are non-discretionary development standards in relation to development for the purposes of co-living housing—</p> <p>(a) for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—</p> <p>(i) the maximum permissible floor space ratio for residential accommodation on the land, and</p> <p>(ii) an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,</p> <p><del>(b) for co-living housing containing 6 private rooms—</del></p> <p><del>(i) a total of at least 30m<sup>2</sup> of communal living area, and</del></p> <p><del>(ii) minimum dimensions of 3m for each communal living area,</del></p> <p>(c) for co-living housing containing more than 6 private rooms—</p> <p>(i) a total of at least 30m<sup>2</sup> of communal living area plus at least a further 2m<sup>2</sup> for each private room in excess of 6 private rooms, and</p> <p>(ii) minimum dimensions of 3m for each communal living area,</p> <p>(d) communal open spaces—</p> <p>(i) with a total area of at least 20% of the site area, and</p> <p>(ii) each with minimum dimensions of 3m,</p>	<p>The plans nominate a FSR of 1.32:1.</p> <p><i>Communal living area</i> Minimum communal living area of 78m<sup>2</sup> (30 + (2*24)). Communal living (GF): 180m<sup>2</sup> Each communal living area has a minimum dimension of 3 metres.</p> <p><i>Communal open spaces</i> Required to be at least 253.91m<sup>2</sup> (20% of 1269.55). Roof terrace: 258.67 m<sup>2</sup> (this is the area minus the service area in the terrace) The communal open space has a minimum dimension of 3 metres.</p>	<p><i>Communal living area:</i> Yes</p> <p><i>Communal open</i></p>

Clause Number	Legislation Extract	Vision Comment	Compliant
	<p><i>(e) unless a relevant planning instrument specifies a lower number—</i>  <i>(i) for development on land in an accessible area—0.2 parking spaces for each private room, or</i>  <i>(ii) otherwise—0.5 parking spaces for each private room,</i>  <i>(f) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,</i>  <i>(g) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.</i></p> <p><b>Extract Included by Vision from Housing SEPP Dictionary:</b></p> <p><b>accessible area</b> means land within—  <i>(a) 800m walking distance of—</i>  <i>(i) a public entrance to a railway, metro or light rail station, or</i>  <i>(ii) for a light rail station with no entrance—a platform of the light rail station, or</i>  <i>(iii) a public entrance to a wharf from which a Sydney Ferries ferry service operates, or</i>  <i>(b) (Repealed)</i>  <i>(c) 400m walking distance of a bus stop used by a regular bus service, within the meaning of the Passenger Transport Act 1990, that has at least 1 bus per hour</i></p>	<p><i>Car parking</i>  The land cannot be considered an accessible area. Whilst it is located within 400m of a bus stop, this stop is not used by a regular service (defined as 1 bus per hour servicing the bus stop between 6am and 9pm each day from Monday to Friday, both days inclusive, and 8am and 6pm on each Saturday and Sunday). The local service does not run hourly and there is no service on Sundays.</p> <p>Therefore the development is required to have 0.5 parking spaces for each private room, or 15 parking spaces (30 rooms). The development provides 18 parking spaces.</p>	<p><i>space: Yes</i></p> <p><i>Car parking: Yes</i></p>

Clause Number	Legislation Extract	Vision Comment	Compliant
	<p><i>servicing the bus stop between—</i></p> <p><i>(i) 6am and 9pm each day from Monday to Friday, both days inclusive, and</i></p> <p><i>(ii) 8am and 6pm on each Saturday and Sunday.</i></p> <p><b>Included by Vision from Housing Standard Instrument Dictionary:</b></p> <p><b><i>gross floor area</i></b> means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—</p> <p><i>(a) the area of a mezzanine, and</i></p> <p><i>(b) habitable rooms in a basement or an attic, and</i></p> <p><i>(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—</i></p> <p><i>(d) any area for common vertical circulation, such as lifts and stairs, and</i></p> <p><i>(e) any basement—</i></p> <p><i>(i) storage, and</i></p> <p><i>(ii) vehicular access, loading areas, garbage and services, and</i></p> <p><i>(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and</i></p> <p><i>(g) car parking to meet any requirements of the consent authority (including access to that car parking), and</i></p>		

Clause Number	Legislation Extract	Vision Comment	Compliant
	<p>(h) any space used for the loading or unloading of goods (including access to it), and</p> <p>(i) terraces and balconies with outer walls less than 1.4 metres high, and</p> <p>(j) voids above a floor at the level of a storey or storey above.</p>		
<b>Standards for co-living housing</b>			
<b>69</b>	<p><b>Standards for co-living housing</b></p> <p>(1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that—</p> <p>(a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m<sup>2</sup> and not less than—</p> <p>(i) for a private room intended to be used by a single occupant—12m<sup>2</sup>, or</p> <p>(ii) otherwise—16m<sup>2</sup>, and</p> <p>(b) the minimum lot size for the co-living housing is not less than—</p> <p>(i) for development on land in Zone R2 Low Density Residential—600m<sup>2</sup>, or</p> <p>(ii) for development on other land—800m<sup>2</sup>, and</p> <p>(iii) (Repealed)</p> <p>(c) for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing—</p> <p>(i) will not contain more than 12 private rooms, and</p> <p>(ii) will be in an accessible area, and</p>	<p><b>Floor area</b> Each unit, which is designed to be used by a single occupant, is between 19.46m<sup>2</sup> and 24.15m<sup>2</sup>.</p> <p><b>Minimum lot size</b> The site area is 1269.55m<sup>2</sup>.</p> <p>(d) The development provides an appropriate workspace for the manager in the co-work space</p> <p>(e) Section 4 of SEPP Housing confirms that the MU1 Mixed Use zone is treated as a business zone in that policy. Therefore subclause (e) applies.</p>	<p><b>Floor area:</b> Yes</p> <p><b>Min lot size:</b> Yes</p>

Clause Number	Legislation Extract	Vision Comment	Compliant
	<p><i>(d) the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and</i></p> <p><i>(e) for co-living housing on land in a business zone—no part of the ground floor of the co-living housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and</i></p> <p><i>(f) adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and</i></p> <p><i>(g) each private room will be used by no more than 2 occupants, and</i></p> <p><i>(h) the co-living housing will include adequate bicycle and motorcycle parking spaces.</i></p> <p><i>(2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—</i></p> <p><i>(a) the front, side and rear setbacks for the co-living housing are not less than—</i></p> <p><i>(i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or</i></p> <p><i>(ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and</i></p> <p><i>(b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and</i></p> <p><i>(c) at least 3 hours of direct solar access will be provided between 9am and 3pm</i></p>	<p>As shown on the development plans, no part of the ground floor that fronts Bradley Street will be used for residential purposes.</p> <p>(f) Each room contains bathroom, kitchen and laundry facilities as displayed.</p> <p>(g) Each private room is designed to accommodate a single occupant.</p> <p>(h) The development provides bicycle/motorcycle parking as shown on the development plans.</p> <p>(2)(b) The minimum separation distance required between buildings up to 4 storeys high is 6, 9 or 12 metres. Separation distance with neighbouring sites is divided evenly between the sites (different allotments). No separation is required</p>	



Clause Number	Legislation Extract	Vision Comment	Compliant
	<p><i>at mid-winter in at least 1 communal living area, and</i></p> <p><i>(d), (e) (Repealed)</i></p> <p><i>(f) the design of the building will be compatible with—</i></p> <p><i>(i) the desirable elements of the character of the local area, or</i></p> <p><i>(ii) for precincts undergoing transition—the desired future character of the precinct.</i></p> <p><i>(3) Subsection (1) does not apply to development for the purposes of minor alterations or additions to existing co-living housing.</i></p>	<p>where a blank wall is incorporated into either building. The part of the development that is 3 storeys high is located 3 metres from both side boundaries. The applicable guideline is the Apartment Design Guide published by NSW Planning and Environment.</p> <p>(c) The roof terrace will receive at least 3 hours of direct solar access at mid-winter as demonstrated in the shadow diagrams.</p> <p>(f) The area is proposed to undergo a transition into higher density residential development and the proposed development is consistent with this transition and the desired future character of the precinct. The transition. The transition of the area is supported by the recommendations of the <i>Urban and Fringe Housing</i></p>	

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Clause Number	Legislation Extract	Vision Comment	Compliant
		<i>Strategy - Goulburn and Marulan</i> addressed in this SEE.	
<b>70</b>	<b><i>Subdivision</i></b> <i>Development consent must not be granted for the subdivision of co-living housing into separate lots.</i>	The development does not involve any subdivision component	Yes