



Statement of Environmental Effects

Accompanying a Development Application for a

New Storage Shed Development

At

Lot 90 DP1119204

27 Ross Street, Goulburn

October 2024

Statement of Environmental Effects
Proposed Industrial Development 27 Ross Street, Goulburn

1. Introduction

This Statement of Environmental Effects has been prepared by Tim Lee Architects to accompany a Development Application for the site at Lot 90 DP 1119204, 27 Ross Street, Goulburn. The application is being lodged by Goulburn Building Products Pty Ltd, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Goulburn Mulwaree Local Environment Plan 2009 as amended, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended) and Clause 4.55 of the Environmental Planning and Assessment Act

The Development is to be undertaken substantially in accordance with:

- Architectural drawing set prepared by Tim Lee Architects
- This SOEE
- Storm water management plan prepared by Adams Hydraulics
- Sowdes – Flood Study
- LandEco – Flora & Fauna Study
- Park Transit – Traffic Report
- Note the building will not be conditioned – No Section J is required.

2. Site description and analysis

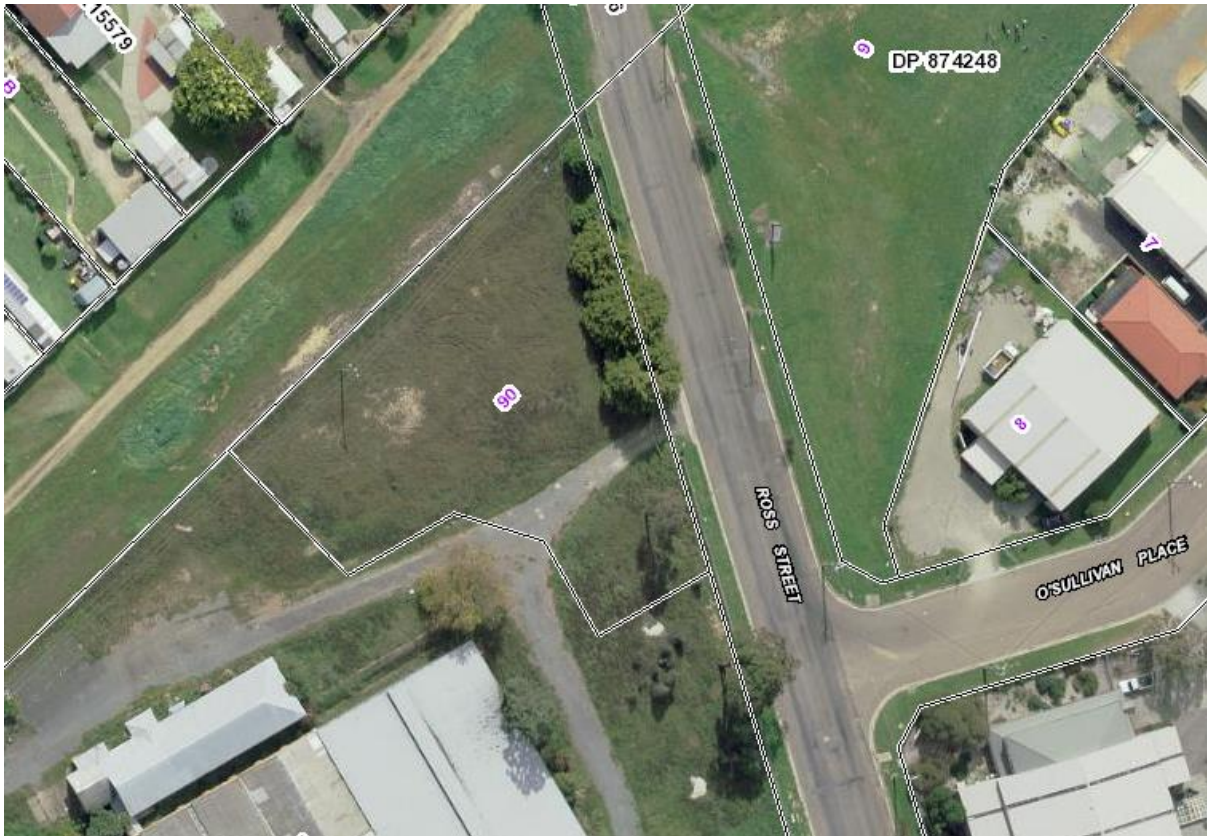
2.1 Site characteristics

The site is undeveloped.

The site falls diagonally to the Northwest corner dropping approximately 1m.

There is a 5m wide easement running the full length of the western boundary.

Statement of Environmental Effects
Proposed Industrial Development 27 Ross Street, Goulburn



Aerial view (six maps)



View across the site from the rail reserve. (Google maps)



View of the existing building to the South of the property.

2.2 Surrounding development

The industrial subdivision has been completed for some time. The area is heavily developed to the Eastern side of the street. The Western side of Ross Street has been slower to be fully developed. There is a Tilt Panel building to the South of the subject site; The Medical Hub occupies a substantial portion of land near the site and an old factory adjacent to the site. The factory is not operational. The Brewer Street extension is currently undeveloped.

3. Details of proposal

The proposed development will construct 39 storage sheds of varied size in three separate blocks across the site.

The sheds will not be conditioned spaces.

The sheds meet the compartmentalisation requirements of the BCA.

The development will also include appropriate parking and access for articulated vehicles.

The area under the large electrical easement to the west will remain clear.

3.1 Proposed works

Pre-Construction

- Topsoil will be stripped and stockpiled on site
- Site establishment works will be completed

New Building works

- Construction of new sheds
- Associated pavement, retaining walls and fencing
- Pavement and parking
- Site works
- Landscaping

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

(a) the provisions of:

(b) (i) any environmental planning instrument

State Environmental Planning Policies

Local Environmental Plan

Zone IN1 General Industrial

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.

2 Permitted without consent

Roads

3 Permitted with consent

Depots; Extensive agriculture; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Markets; Medical centres; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Rural supplies; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; **Any other development not specified in item 2 or 4.**

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Eco-tourist facilities; Educational establishments; Exhibition homes; Exhibition villages; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Pond-based aquaculture Recreation facilities (major); Residential accommodation; Restricted premises; Retail premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

storage premises means a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre. (b) home industry,

(c) artisan food and drink industry.

Note—

Light industries are a type of industry—see the definition of that term in this Dictionary.

The proposed development permissible in this zoning.

(iii) any development control plan

Goulburn Mulwaree Development control plan 2021 – section 3.0

Section 3 of the DCP is compiled with and no variation is requested.

Parking provision as per table 3.2

Not Applicable in this instance – there is no permanent on-site parking. Tenants will park in front of the shed to load or unload items as required.

Goulburn Mulwaree Development control plan 2021 – section 4.1 Not Applicable

Goulburn Mulwaree Development control plan 2021 – section 4.2

4.2.1 General – Noted

4.2.2 Design principals industrial

The shed is detailed to address the street.

The façade of the tenancy has corporate branding breaking down the overall bulk and scale of the development. The site is not in a heritage conservation zone.

The site is not considered to be a gateway site and has a medium level of exposure.

The objectives of the industrial design principals are considered to be complied with.

4.2.3 Visual Quality

Refer to the attached Architectural documentation, and

The street elevation is articulated with a composite material treatment emphasising the building entries against the darker sheet steel shed material.

The proposed building materials are all low maintenance and easily cleaned/ washed down, if required

4.2.4 Building setbacks

Front setback: the sheds are on average over 6m from the front boundary. The landscaped buffer zone will be planted to screen the development behind. The buffer varies from 3.6 to 6m.

Side setbacks vary

Rear setback varies. Where sheds are built to the boundary or within 3m of the boundary appropriate fireproofing for Type C construction has been designed.

The building setbacks comply with the requirements of the site

4.2.5 Building height

The site has an 8m height limit. The proposed building will be 6.3m at the ridge height

4.2.6 External Materials

The external materials on all sheds will be colorbond treated sheet steel. The articulated elements to the street façade will be composite sheet board. This is considered to meet the requirements of this clause.

4.2.7 Noise and vibration – Industrial

The sites do not adjoin any residential areas. The use is for storage only. No manufacturing or similar operations are allowable on the site.

4.2.8 Air Pollution – Industrial

Not applicable, there are no processes on site that will generate Air pollution.

4.2.9 Mixed use Development Industrial and residential development

Not applicable

Hours of operation (site generally)

The site access is 24 hours. Tenants will have a pass code for the gate and access to their individual shed only.

Staff

Actual staff numbers are not known at this stage.

Parking

Not applicable

Rubbish collection.

Not Applicable

(iia) 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

Not Applicable

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

Not Applicable

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

Not Applicable

(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,

Not Applicable

(c) The suitability of the site for the development,

The subdivision was developed with the express purpose of this type of end use. The development is considered appropriate for the area and for the site

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

Not Applicable

(e) the public interest.

Statement of Environmental Effects
Proposed Industrial Development 27 Ross Street, Goulburn

The new development will allow new business opportunities to be created in an area that is currently underdeveloped and underutilised. The proposed development is considered to be appropriate and beneficial for the area.

5.0 Conclusion

The proposed redevelopment of the now vacant lot in the industrial subdivision will provide a new Storage facility of high quality that will reactivate a portion of the industrial area currently underutilised and underdeveloped.

The application is presented to Goulburn Mulwaree Council for consideration.