

Statement of Environmental Effects

**Lot 2, Section 117 in DP758468
36 Chantry Street,
Goulburn, NSW 2580**

This Statement of Environmental Effects
has been prepared to support a
Development Application for alterations
and additions to an existing education
centre and incorporation of a hostel

10 April 2025

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TABLE OF CONTENTS

1	INTRODUCTION.....	6
2	SITE DETAILS	7
2.1	SITE DESCRIPTION	7
2.2	SITE CONTEXT	8
2.3	EXISTING DEVELOPMENT	9
2.4	SUITABILITY OF THE SITE.....	10
3	PROPOSED DEVELOPMENT.....	11
3.1	OPERATIONAL DETAILS	12
3.1.1	<i>NDIS Support Programs</i>	<i>12</i>
3.1.2	<i>School Leaver Employment Supports (SLES)</i>	<i>12</i>
3.1.3	<i>Short-term Accommodation</i>	<i>12</i>
3.1.4	<i>Medium-term Accommodation</i>	<i>13</i>
3.1.5	<i>Staff.....</i>	<i>13</i>
3.1.1	<i>Overnight supervision of temporary residents.....</i>	<i>13</i>
3.1.2	<i>Hours of operation</i>	<i>13</i>
3.2	BCA/DDA REQUIREMENTS	13
3.3	TRAFFIC AND PARKING.....	14
3.4	ACOUSTIC IMPACT	14
3.5	LANDSCAPING.....	14
3.6	SITE CONTAMINATION	14
3.7	WASTE MANAGEMENT	14
3.8	STORMWATER	15
4	PERMISSIBILITY	16
4.1	OVERVIEW	16
4.2	DEVELOPMENT APPROVAL HISTORY.....	16
4.3	EXISTING USE CONFIRMATION	17

4.4	SHORT AND MEDIUM TERM ACCOMMODATION – HOSTEL USE	19
4.4.1	Application of Clause 5.3	19
4.4.2	Consistency with RE2 and R1 zone objectives	21
5	RELEVANT PLANNING CONTROLS	22
5.1	STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021	22
5.2	STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021	22
5.3	GOULBURN MULWAREE LOCAL ENVIRONMENTAL PLAN 2009	23
5.3.1	Zoning.....	23
5.3.2	Principal Development Standards.....	24
5.3.3	Miscellaneous Provisions	24
5.3.4	Additional Local Provisions	24
6	S.4.15 PLANNING ASSESSMENT	25
6.1	ENVIRONMENTAL PLANNING INSTRUMENTS.....	25
6.2	PROPOSED ENVIRONMENTAL PLANNING INSTRUMENTS.....	25
6.3	DEVELOPMENT CONTROL PLANS	25
6.4	ANY PLANNING AGREEMENT	26
6.5	THE REGULATIONS	26
6.6	LIKELY IMPACTS	26
6.6.1	Impacts on the Natural Environment	27
6.6.2	Impacts on The Built Environment.....	27
6.7	SUITABILITY	27
6.8	SUBMISSIONS.....	27
6.9	PUBLIC INTEREST	27
6.10	DEVELOPMENT CONTROL PLANS	28
7	CONCLUSION	29
	APPENDIX 1 –DEVELOPMENT CONTROL CONSISTENCY SUMMARY TABLE	30
	APPENDIX 2 – THRIVE AND INSPIRE CENTRE OVERVIEW	32

FIGURES

FIGURE 1: AERIAL (SOURCE: NSW SPATIAL DATA PORTAL EXPLORER)	7
FIGURE 2: LOCAL CONTEXT (SOURCE: NSW SPATIAL DATA PORTAL EXPLORER).....	8
FIGURE 3: REGIONAL CONTEXT (SOURCE: NSW SPATIAL DATA PORTAL EXPLORER)	8
FIGURE 4: DETAILED AERIAL (SOURCE: NSW SPATIAL DATA PORTAL EXPLORER)	9
FIGURE 5: EXISTING FLOOR PLAN (SOURCE: ALGORRY ZAPPIA & ASSOCIATES)	10
FIGURE 6: PROPOSED FLOOR PLAN (SOURCE: ALGORRY ZAPPIA & ASSOCIATES)	12
FIGURE 7: ZONING OF SUBJECT SITE (SOURCE: NSW PLANNING PORTAL)	23

1 Introduction

This report has been prepared as a Statement of Environmental Effects (SoEE) to accompany a Development Application for interior alterations and additions to an existing building for its continued use as an education centre. The proposal also includes the conversion of a portion of the building to provide short- and medium-term accommodation for people requiring transition support and immediate access to structured life skills programs

The existing building has been operating lawfully as an 'education centre' since consent was granted in 1976. The proposed internal alterations will allow for the ongoing provision of education, job and life skills training generally targeted at individuals with a disability or those experiencing a period of personal transition.

The subject site is formally known as Lot 2, Section 117 in DP 758468, otherwise known as 36 Chantry Street, Goulburn, with a total site area of approximately 1,720 m². The site is zoned RE2 – Private Recreation under *Goulburn Mulwaree Local Environmental Plan 2009*.

This report is submitted in accordance with Clause 24(1) of the *Environmental Planning and Assessment Regulation 2021*. The purpose of this SoEE is to provide a description and general information about the site and the proposed development, and provides the following information:

- Description of the site, surrounding development and the wider locality;
- Description of the proposed development;
- Assessment of the proposed development in accordance with all statutory controls and Council's Development Control Plan (DCP); and,
- A broader environmental assessment of the proposal, having regard to the matters for consideration contained within Section 4.15 of the Environmental Planning and Assessment Act, 1979.

Provided with this SoEE are architectural plans and supporting documentation to enable the determination of the development application.

It is considered that this application appropriately addresses the key planning and development provisions applying to the site and it is therefore recommended that this development application be determined as approved.

The site, proposal and development controls are fully discussed, and with the Section 4.15 summary assessment of the proposal, forms the required Statement of Environmental Effects.

2 Site Details

2.1 Site Description

The subject site is formally known as Lot 2, Section 117 in DP 758468, commonly known as 36 Chantry Street, Goulburn, with a total site area of approximately 1,720 m². It comprises a single-storey, brick building with two access driveways and some vegetation and landscaping within the front and side setbacks.

The subject site is located 2.3km north east of the Goulburn central town centre, within the local government area of Goulburn Mulwaree Council. The land is located on the western side of Chantry Street, between North Park and the Tully Park Early Birds Gold Club. It is regular in shape with a frontage of 29.94 metres to Chantry Street, a southern side boundary of 59.07 metres, a northern side boundary of 58.79 metres, and a rear boundary of 28.59 metres.



Figure 1: Aerial (source: NSW Spatial Data Portal Explorer)

An aerial photograph of Hume, Victoria, Australia. The town center is visible in the middle-left, characterized by a dense grid of buildings and streets. Surrounding the town are vast, flat agricultural fields, some of which are irrigated, creating a patchwork of different shades of brown and green. A prominent road, labeled 'Hume Highway', runs diagonally across the lower half of the image. Another road, partially labeled 'ad', runs horizontally across the upper left. A blue location pin is placed in the town center, marking the location of the Hume Community Centre. The overall terrain is relatively flat, with some darker, possibly wooded or undeveloped areas on the right side.

Figure 3: Regional Context (source: NSW Spatial Data Portal Explorer)

The subject site is an excised lot adjoined by the North Park oval and the Tully Park Early Birds Golf Club with an immediate locality characterised by predominantly residential development

and industrial uses. It is in proximity to Goulburn Correctional Centre and the Charles Sturt University Campus.

2.3 Existing development

Existing development comprises:

- A large brick facility building containing:
 - Offices
 - Training and student rooms
 - Amenities areas including kitchens and bathrooms
 - Storage rooms
- Two driveways and various concrete footpaths
- Associated landscaping

See Architectural Plans accompanying this application for more detail of the existing structure.



Figure 4: Detailed Aerial (source: NSW Spatial Data Portal Explorer)

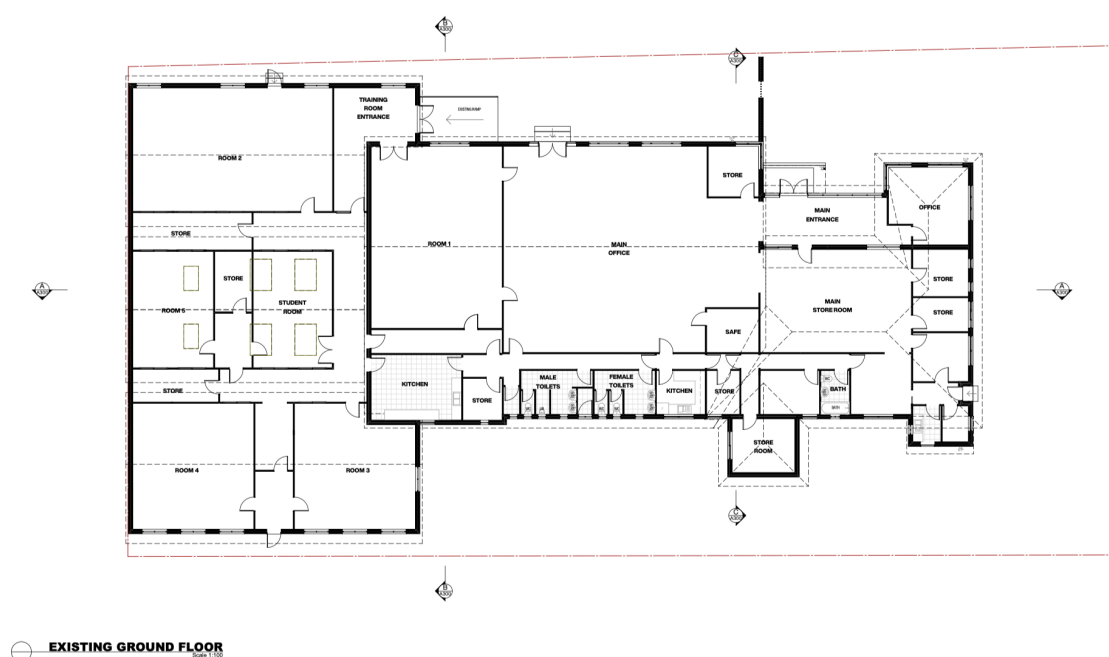


Figure 5: Existing Floor Plan (source: Algorry Zappia & Associates)

2.4 Suitability of the site

The site presents key features that support the proposed alterations and introduction of short term accommodation opportunities that key site-specific opportunities of the proposed alterations and short term accommodation. Specifically the site:

- Continues the existing use of the subject site without exterior changes to the building;
- is located in an area with planning controls that enable consideration of development near zone boundaries (clause 5.3) permitting the proposed accommodation component.
- is of a suitable size and configuration to accommodate development of the scale proposed; and,
- is capable of supporting development as proposed without generating visual or environmental impacts as demonstrated by continued long standing use of the building.

3 Proposed Development

The proposed development involves internal alterations and additions to the existing building to facilitate continued occupation and use of the building as an 'education centre' as per the original 1976 development approval. Additionally, a portion of the building is proposed to be converted to provide short and medium term accommodation to support people accessing on-site education and life-skills programs.

The applicant provides a succinct summary of the proposed development's vision (see Appendix 2):

Welcome to the Thrive and Inspire Centre, where our mission is to empower individuals and enrich lives through a blend of innovative training programs, essential support services, and opportunities for networking and collaboration. Our state-of-the-art facility in Goulburn is designed to foster community connections, enhance personal growth, and provide a nurturing environment for all who walk through our doors.

The building alterations required to achieve the vision of the Thrive and Inspire Centre are summarised below:

- No external building works proposed except for removal of a single door on the northern elevation;
- Reconfiguration of existing training rooms to improve internal circulation and functionality for staff and clients. The changes introduce a variety of flexible activity spaces adopting best practice design principles for the sensory and mobility needs of clients
- Various office spaces
- One meeting room
- Entrance and reception
- One large recreation room containing four 'activity zones'
- Sensory room
- Theatre room
- Accessible amenities – bathrooms and kitchens
- Short term accommodation - Seven habitable rooms for participants and one for a carer
- Associated kitchen, lounge, media and dining room

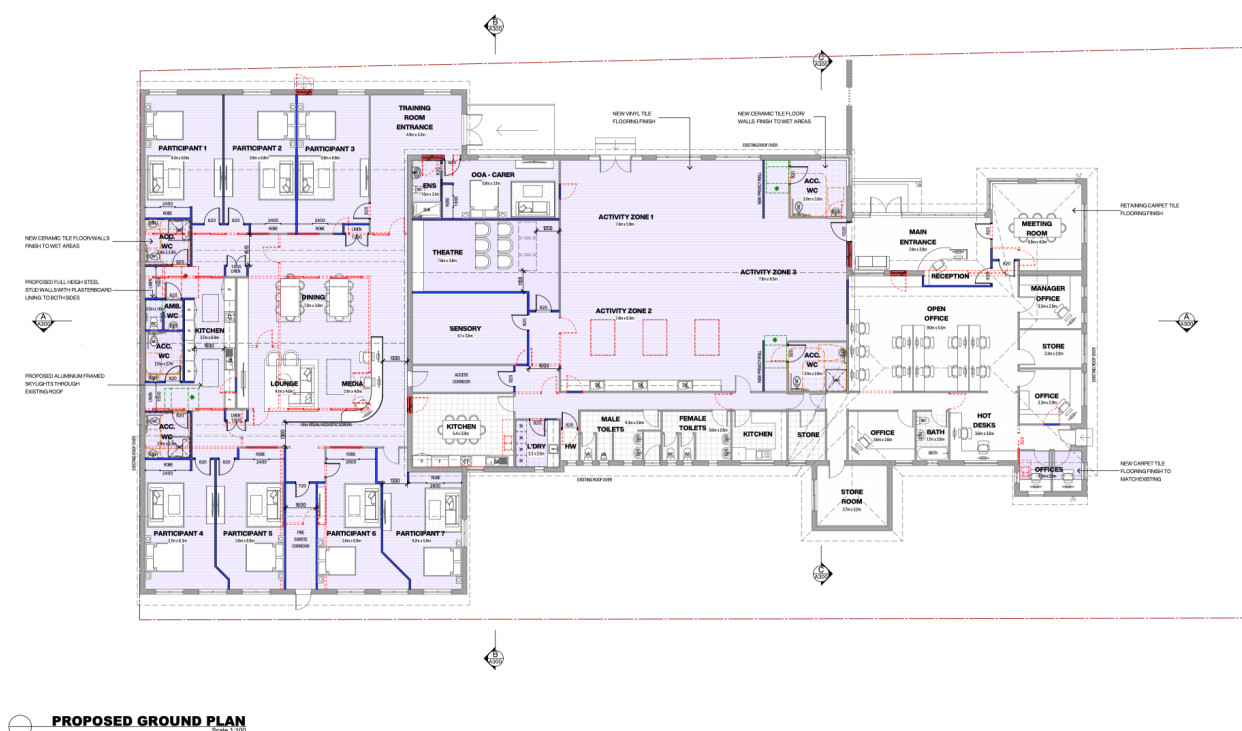


Figure 6: Proposed Floor Plan (source: Algorry Zappia & Associates)

3.1 Operational details

The development will provide a range of NDIS support programs, employment support services, specifically School Leaver Employment Supports (SLES), as well as short- and medium-term accommodation for individuals with disabilities and transition living:

3.1.1 NDIS Support Programs

- Tailored skill-building support plans to meet individual needs and goals.
- Daily living assistance for activities designed to enhance independence for individuals.

3.1.2 School Leaver Employment Supports (SLES)

- Workshops on resume writing, interview skills and job searching.
- Providing placements with local businesses for practical experience.
- Individualised career coaching and goal-setting
- Workshops for skill development in communication, teamwork and problem-solving.

3.1.3 Short-term Accommodation

- Accessible, comfortable, fully furnished and secure rooms for short-term stays
- Opportunities available for support services and individual care assistance.

- Opportunities for engagement in recreational and social activities.

3.1.4 Medium-term Accommodation

- Accessible, comfortable, fully furnished and secure rooms for medium-term stays.
- Opportunities available for support services, community resources and individual care assistance.
- Opportunities for engagement in recreational and social activities.
- Designed to promote independence and skill development for individuals transitioning between different living arrangements.

3.1.5 Staff

- 12 full time staff in total
- Education centre: 10 staff providing administrative support and professional services to operate the centre
- Hostel: 2 staff providing 24/7 service and supervision

3.1.1 Overnight supervision of temporary residents

- 2 staff members will be in attendance 24/7 providing support and supervision of short term residents;
- Such staff members are professionally qualified in community service delivery.

3.1.2 Hours of operation

- Education centre: Monday- Friday from 9am – 5pm
- Hostel: 24 hours - 7 days

3.2 BCA/DDA requirements

The proposed development, involving no physical changes to the existing exterior of the subject site, will have no impact on compliance with the Building Code of Australia 2022 (BCA 2022) and relevant access to premises standards for the building's exterior.

The proposed interior alterations have been designed to comply with the relevant BCA 2022 requirements and can be enforced subject to conditions of consent. With the centre's vision being to provide support services, personal care and accessible accommodation for individuals with disabilities, the interior alterations have been designed to comply with all access to premises standards.

3.3 Traffic and parking

The proposed development, seeking no substantial change to the existing use of the site in terms of intensity, will have minimal additional traffic and parking impacts on the surrounding area.

This proposal seeks no change to the existing parking arrangements, although noting that the existing site does not comply with the relevant off-street parking rates. Historically, it has been acknowledged by Council in previous development consents (DA 96/84) that it is not possible to accommodate more on-site parking. Accordingly, Council has permitted the continued use of the road reserve for vehicular parking associated with the site, and this arrangement has been employed for over 40 years without issue.

3.4 Acoustic Impact

The proposed development, seeking no substantial change to the existing use of the site in terms of intensity, will have minimal acoustic impacts on the surrounding area. The subject site has been continually operating as an education centre for many years without issue.

The subject site, although located in a recreation zone and in proximity to an industrial zone, is surrounded by many residential uses, so the acoustic impacts of the proposed development on surrounding uses will be minimal.

Accordingly, the acoustic impacts of surrounding developments on the subject site are not out of character for the area and should not preclude approval of the proposed development.

3.5 Landscaping

The proposed development, involving no physical changes to the existing exterior of the subject site, will have no impact on the existing landscape treatments on site, or on surrounding sites.

3.6 Site contamination

The proposed development seeks no change from its current use to a more sensitive land use and involves no physical changes to external areas of the site. Therefore, the site is unlikely to present significant contamination risks during construction or operations.

3.7 Waste management

The proposed development, involving no physical changes to the existing exterior of the subject site, seeks no changes to the existing roadside Council collection procedure.

All internal construction waste management procedures and practices will be undertaken in accordance with the relevant standards and can be enforced subject to conditions of consent.

3.8 Stormwater

The proposed development, involving no physical changes to the existing exterior of the subject site, seeks no changes to the existing stormwater and wastewater management procedures

4 Permissibility

4.1 Overview

The proposed development involves alterations and additions to an existing building to facilitate the continued use of the site as a lawfully established education centre, and the conversion of a portion of the building to provide short and medium-term accommodation. The accommodation component is best defined as a hostel.

The permissibility of the two elements is considered feasible as follows:

- The alterations and additions to the education centre rely on the provisions for existing uses under Division 4.11 of the Environmental Planning and Assessment Act 1979 (NSW) and Part 7 of the Environmental Planning and Assessment Regulation 2021 (NSW).
- The hostel component is proposed under Clause 5.3 - Development Near Zone Boundaries of the Goulburn Mulwarree LEP, which allows consideration of land uses that are not permitted in the subject zone but are permissible in an adjoining zone.

4.2 Development Approval history

The current building has occupied the site since at least 1948, first as a dwelling house and later converted to a golf club house.

The current use of the site was approved as an 'education centre' in 1976. The building has operated in that capacity continuously, providing community education and training programs for almost five decades.

The following table details the building permit and development application history for the land.

Application No	Description	Date of Determination
BA 225/48	Additions to club house	23 September 1948
BA 150/50	Additions to club house	22 June 1950
BA 239/51	Building permit for 'Additions' – being a new bedroom to the existing Tully Park Golf Club building	14 September 1951
BA 276/55	"Shed" (the following items are drawn from a BA history card which	8 December 1955

Application No	Description	Date of Determination
	does not expand on the details of the approved works)	
BA 193/59	"Additions to club house"	5 November 1959
BA 66/85	"Garage"	5 March 1985
BA 96/85	"Additions"	10 May 1985
DA 113/75	Consent granted to Southern Tablelands Education Centre (STEC), for an 'Education Centre'. Proposed internal alterations to the former golf club house, on-site parking and a change of use to the education centre.	6 January 1976
DA 96/84	Additions to the rear of the existing education centre building, being three demountable buildings relocated from the NSW Police Academy. The buildings facilitated the expansion of services offered by the STEC	29 January 1985
DA 97/84	Placement of a fourth relocated demountable building to the west of the STEC complex, on the adjoining North Park for use by STEC and community sports groups. The building was to remain under Council's control with delegation granted to STEC for use when not used by sports groups.	29 January 1985

4.3 Existing Use Confirmation

Existing use rights, in general terms, operate to allow the continuation of a 'lawful purpose' (i.e. a lawfully commenced land use), which, due to changes to town planning zoning or land use tables, becomes prohibited. Existing use rights also allow for the expansion and / or intensification of an existing use and offers limited scope for change of use.

At some point, the was zoned from 5(a) Special Use Education under the Goulburn Planning Scheme Ordinance 1961, which permitted education centres, to RE2 – Private Recreation. The current the RE2 zone prohibits 'educational establishments', which appears to be the closest

equivalent land use reflective of the site's historic and current use of 'education centre' approved in 1976. In fact, the RE2 zone does not include any other land uses that reflect the current or proposed use. This is why the application must address the site's existing use status and the 'rights' afforded under those provisions.

The Act does not require that the 'lawful purpose' be a currently defined land use under an existing LEP. Various Land and Environment Court decisions confirm that a lawful purpose is that which is defined by the existing development consents.

The 1976 development consent (DA113/75) approved the use of the site as an 'education centre' with the later 1985 development consents (DA94 – DA95/84) approving further development 'educational purposes'. Since that time, the site has been used continuously to provide community education, including literacy and numeracy programs, workplace safety and job training, and other community-focused training programs.

As argued above the current land use is consistent with the definition of 'existing use' and can access the 'rights' afforded to existing uses under s4.66 of the Act. The proposed alterations and additions are permissible under section 163(1)(a)-(c) of the EP&A Regulation which allows for enlargement, expansion, intensification, alteration or rebuilding of a lawful existing use.

The following summary confirms the lawful and continuous use of the site as an 'education centre' offering education and training programs to the community:

- Development consent was granted in in 1976 (DA113/75) for an 'education centre', providing education and training programs to the community.
- A 1984 newspaper article referenced the services of the Southern Tablelands Education Centre (**STEC**), including literacy and numeracy classes, a computer lab, and conference facilities.
- In 1985, development consents (DA84 and DA94/1984) approved four relocatable buildings for use in conjunction with the existing education facilities. Planning reports from that time referred to the site as an "existing educational establishment" and "educational facility" and described its continuing educational function.
- Council's rates records will confirm continuous lawful occupation of the site for education purposes.
- More recently, Allen's Training has operated from the site, continuing the lawful use as an education centre through adult education and workplace training programs offered in classrooms and conference facilities

4.4 Short and Medium Term Accommodation – Hostel Use

The development application proposes conversion of part of the existing building to provide seven single rooms for short and medium term accommodation. This accommodation support high need participants undertaking life skills, vocational or transitional support programs offered by the education centre. The nature of the accommodation; providing single rooms, overseen by support providers, with shared amenities is consistent with the definition of a 'hostel' under Goulburn LEP.

4.4.1 Application of Clause 5.3

While 'hostel' is not a permitted land use in the RE2 Private Recreation zone, it is permitted with consent in the adjoining R1 – General Residential zone. The site is within 50 metres of the R1 zone boundary, and as such, Clause 5.3 – Development Near Zone Boundaries of the GMLEP provides an option for Council to consider the proposed hostel use.

Clause 5.3 is reproduced in part below:

5.3 Development near zone boundaries

*(1) The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable **a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.***

(2) This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is 50 metres.

(3) This clause does not apply to—

(a) land in Zone RE1 Public Recreation, Zone C1 National Parks and Nature Reserves, Zone C2 Environmental Conservation, Zone C3 Environmental Management or Zone W1 Natural Waterways, or

(aa) land in Zone C4 Environmental Living, or

(b) land within the coastal zone, or

(c) land proposed to be developed for the purpose of sex services or restricted premises.

(4) Despite the provisions of this Plan relating to the purposes for which development may be carried out, development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that—

(a) the development is not inconsistent with the objectives for development in both zones, and

(b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.

The key term in the objective of clause 5.3 is to enable a 'more logical and appropriate development on the site'. In this case, incorporating a small-scale accommodation component within the existing education centre is both logical and appropriate. It responds directly to the needs of vulnerable members of the community who are already engaging with the centre for life skills and support programs.

While the RE2 zone prohibits 'hostels,' it is significant that it permits 'backpackers' accommodation,' a land use which, like a hostel, provides short-term, shared accommodation. This indicates that temporary residential uses are not considered by Council, responsible for preparation of the LEP and associated land use tables, to be inconsistent with the objectives of the RE2 zone.

It is also relevant to consider the alternative, that under the RE2 zone, the existing education centre could be converted or rebuilt to be used wholly for a backpackers accommodation building. Such a change in use could introduce a higher level of activity to the site and locality, with increased numbers of visitors, traffic movements, and associated operational issues such as noise, no limit to hours of operations, deliveries. In contrast, the current proposal, best defined as a hostel, proposes just seven rooms, and will be available only to clients of the education centre. It will not create a new or standalone destination or increase the intensity of activity above what is already expected for the education centre land use.

An alternative way to consider the proposal is to compare it with the scenario of a new hostel proposed on a site in the R1 zone, possibly on a site previously only used as a single dwelling. Such a new development could introduce significant change in character, increased visitor traffic, and potential conflicts with adjoining residential uses. Community perception will be highly sensitive to the possible dramatic change in land use intensity of the immediate precinct. To restrict application of the flexibility offered by Clause 5.3 due to possible amenity or incompatibility concerns would be inconsistent with the purpose of the clause, particularly as a new hostel on an R1 site could potentially generate greater impact than the small-scale proposal to be integrated into the existing building.

The site has operated as a community education centre for decades without adverse impact. It is well separated from surrounding residential areas and bordered a recreation oval, and a golf course. These characteristics limit neighbourhood impact in terms of noise or increased visitation.

Permitting a small-scale accommodation component within the existing education centre, most appropriately defined as a 'hostel', is a logical and appropriate planning outcome, particularly when considered in the context that 'backpackers' accommodation' is a permitted use in the RE2 zone. A small-scale hostel component is consistent with the objectives of both the RE2 and R1 zones, and would complement the site's established community services and would not introduce any unreasonable amenity impacts.

4.4.2 Consistency with RE2 and R1 zone objectives

The respective objectives of each zone are addressed below:

R1 Genera Residential

1 Objectives of zone

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To maintain the economic strength of commercial centres by limiting the retailing of food and clothing.*

RE2 – Private Recreation

1 Objectives of zone

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The proposed hostel is consistent with these objectives. The accommodation will be:

- Modest in scale (seven rooms only),
- Contained entirely within the existing building footprint,
- Does not propose any external alterations or expansion
- Is complementary to the centre's main services
- Supports program participants already attending the centre,
- Managed in a way that does not increase the intensity of onsite uses or introduce increased activity to the current site operations.

5 Relevant Planning Controls

The relevant environmental planning instruments and development controls are outlined below and comment on compliance provided.

5.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 – Remediation of land of *State Environmental Planning Policy (Resilience and Hazards) 2021* applies to this development and section 4.6(1) specifies the consent authority consider land contamination before consenting to development. The proposed development seeks no change from its current use to a more sensitive land use and no physical changes to the existing exterior of the building and subject site are involved. Historically, the site has also been free from any elements of significant environmental concern.

Due to the absence of any changes in the subject site's use and exterior, as well as its history, it can be considered suitable to accommodate the development as proposed.

5.2 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 6 – Water catchments of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* applies to this development, as the subject site is located within the Sydney Drinking Water Catchment. As such, the consent authority must consider in its decision the impacts on water quality and flow caused by this development proposal.

No changes to the existing stormwater management procedures are involved in this development proposal. Previous operations and development on the site have occurred without adverse physical impacts on the catchment as a result. Continued compliance with the relevant requirements can be effectively ensured by the application of conditions of consent.

No changes are involved in the subject site's use or its impervious surface areas, and therefore, the existing stormwater and water quality management procedures can easily accommodate the scale of the proposed development. Therefore, these can be considered to satisfactorily ensure that no adverse impacts are transmitted to the Sydney Drinking Water Catchment.

5.3 Goulburn Mulwaree Local Environmental Plan 2009

The clauses and provisions relevant to the subject site and the proposed development within the *Goulburn Mulwaree Local Environmental Plan 2009* are addressed below.

5.3.1 Zoning

The subject site is zoned RE2 – Private Recreation pursuant to the above instrument. The zoning map and land use table are reproduced below.

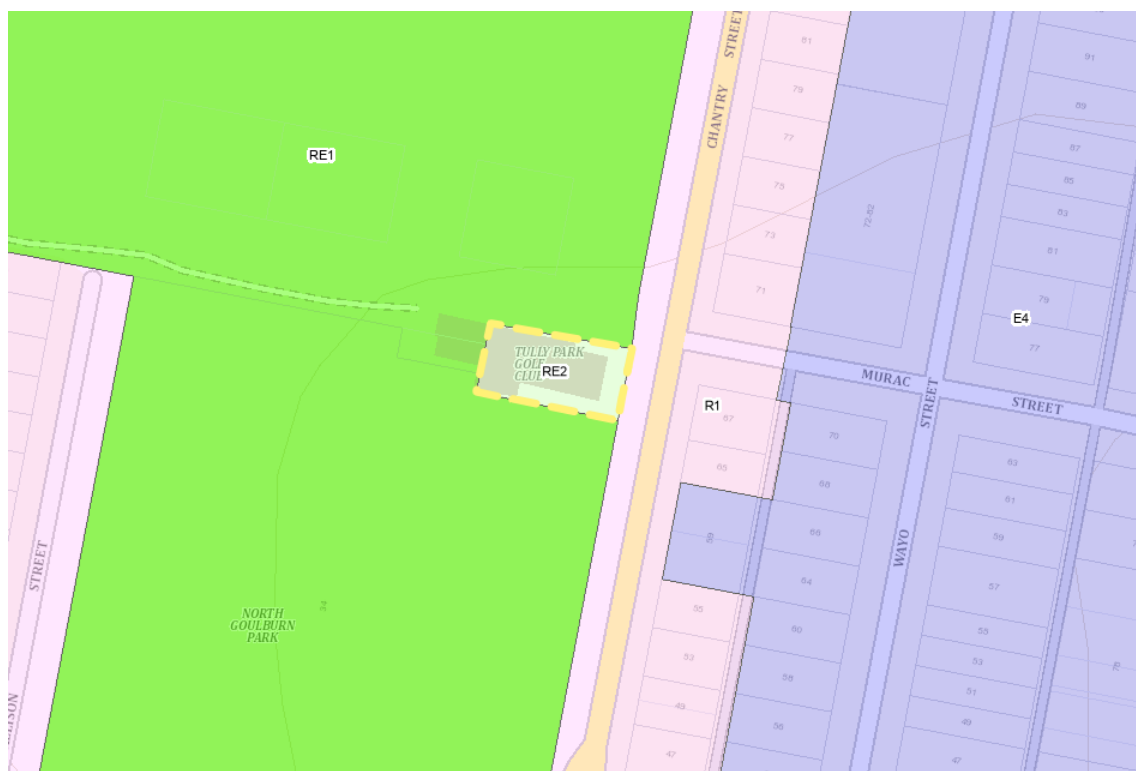


Figure 7: Zoning of subject site (source: NSW Planning Portal)

1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Environmental facilities; Environmental protection works; Roads

3 Permitted with consent

Amusement centres; Animal boarding or training establishments; Aquaculture; **Backpackers' accommodation**; Bed and breakfast accommodation; Camping grounds; Caravan parks; Centre-based child care facilities; **Community facilities**; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Food and drink premises; Function centres; Helipads; Information and education facilities; Kiosks; Markets; Neighbourhood shops; Office premises; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres;

Sewerage systems; Signage; Water recreation structures; Water recycling facilities; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

The development as proposed is consistent with the objectives of the RE2 – Private Recreation zone as it provides a diverse range of opportunities for recreational and educational activities as part of its support programs. Since the subject site has already been developed significantly, the objectives concerning private open space and the protection of the natural environment are considered not relevant to this proposal.

As can be seen in the Land Use Table above, community facilities and backpackers' accommodation are permissible with consent in the RE2 – Private Recreation zone pursuant to the *Goulburn Mulwaree Local Environmental Plan 2009*. While this proposal is neither a community facility or backpackers' accommodation as defined under the current LEP, the proposed land uses, that is, the continuation of the existing educational facility (as originally approved), and hostel align well with these permitted land uses. It is argued that this is worthy of consideration when considering the appropriateness and consistency with zone objectives.

5.3.2 Principal Development Standards

Part 4 of the *Goulburn Mulwaree Local Environmental Plan 2009* sets out principal development standards. Those relevant to the subject site and the proposed development are addressed below.

Control	Comment
4.1 Minimum subdivision lot size Not specified	N/A – no control specified for the subject site on the <i>Lot Size Map</i> .
4.3 Height of buildings Not specified	N/A – no control specified for the subject site on the <i>Height of Buildings Map</i> .
4.4 Floor space ratio Not specified	N/A – no control specified for the subject site on the <i>Floor Space Ratio Map</i> .

5.3.3 Miscellaneous Provisions

Part 5 of the *Goulburn Mulwaree Local Environmental Plan 2009* sets out some miscellaneous provisions involving different forms of development or development in sensitive or hazardous areas. None are relevant to this proposal.

Application of the provisions of Clause 5.3 Development Near Zone Boundaries is sought and has been addressed above in Section 4.4.

5.3.4 Additional Local Provisions

Part 7 of the *Goulburn Mulwaree Local Environmental Plan 2009* sets out some additional provisions for consideration such as biodiversity, mineral resources and active street frontages, none of which are relevant to this proposal.

6 s.4.15 Planning Assessment

In determining the environmental effects of a development proposal, the consent authority is required to consider those matters relevant as listed in section 4.15 of the *Environmental Planning and Assessment Act 1979*. These matters are listed below with commentary where required.

6.1 Environmental Planning Instruments

Clause 4.15(1)(a)(i) requires the consideration of the provisions of any relevant environmental planning instruments. The relevant environmental planning instruments have been identified and discussed in Section 4 of this statement. This proposal is permissible subject to the provisions of the *Goulburn Mulwaree Local Environmental Plan 2009*, and it is considered that the provisions of all other relevant environmental planning instruments have been satisfactorily addressed within Section 4 of this statement.

6.2 Proposed Environmental Planning Instruments

Clause 4.15(1)(a)(ii) requires the consideration of the provisions of any proposed instrument. At the time of preparing this application, no draft planning instruments were applicable to this proposal.

6.3 Development Control Plans

Clause 4.15(a)(iii) requires the consideration of the provisions of any relevant development control plan. The *Goulburn Mulwaree Development Control Plan* applies to this proposal, and it is considered that the proposal is consistent with the relevant aims and objectives of the DCP. A summary of the relevant controls prescribed by the DCP and commentary is provided at **Appendix 1**.

While the DCP is a relevant consideration when determining this proposal, Council is reminded that the proclamation of the *Environmental Planning and Assessment Amendment Act 2012* on 1 March 2013 confirmed the status and weight that should be placed on development control plans when making a determination of a development application. The amendments to the *Environmental Planning and Assessment Act 1979* clarified the purpose, status and content of development control plans (DCPs), and how they are to be taken into account during the development assessment process.

The Amendment Act makes it clear that the **principal purpose of a DCP is to provide guidance to a consent authority** on land to which the DCP applies.¹

The Amendment Act reinforces that the **provisions contained in a DCP are not statutory requirements and are for guidance purposes only**. Furthermore, it should be noted that the weight a consent authority gives to a DCP in assessing a development application will depend on a number of factors, including whether the DCP provides a sensible planning outcome.

The Amendment Act confirms that Council can confidently apply development control plans **flexibly** and if a development application does not comply with provisions in a DCP, a consent authority **must be flexible** in the way it applies the controls and also allow for reasonable alternative solutions to achieve the objectives of those standards.

Reference should be made to Appendix 1 of this Statement.

6.4 Any Planning Agreement

Clause 4.15(1)(a)(iia) requires the consideration of the provisions of any planning agreement. This proposal is not subject to any planning agreement.

6.5 The Regulations

Clause 4.15(1)(a)(iv) requires the consideration of the relevant matters of the *Environmental Planning and Assessment Regulation 2021*. The relevant clauses contained in Part 4 – Determination of development applications are considered to be satisfied in relation to the proposed development.

6.6 Likely Impacts

Clause 4.15(1)(b) requires the consideration of the likely impacts of development, including impacts in the natural and built environment, as well as the social and economic impacts in the locality. The relevant matters are addressed below.

¹ State of New South Wales through the Department of Planning & Infrastructure, 18 March 2013, Planning System Circular, PS 13-003.

6.6.1 Impacts on the Natural Environment

The proposed development is considered to have negligible impacts on the natural environment within its locality. The proposal does not include any changes to the exterior of the site, and is limited to interior alterations only, so is no loss of vegetation is involved.

6.6.2 Impacts on The Built Environment

The proposed development is considered to have minimal negative impacts on the built environment within its locality. This proposal, involving only interior alterations to the existing building, will present no visual impacts in terms of bulk and scale, privacy and overshadowing.

The proposed alterations do not represent an enlargement or intensification of the subject site and so is highly unlikely to result in unacceptable acoustic or traffic and parking impacts.

In terms of social and economic impacts, the development will create job opportunities in its construction and operation, and the Goulburn community will benefit from a range of support services, training programs and associated amenities.

6.7 Suitability

Clause 4.15(1)(c) requires the consideration of the suitability of the site for development. The existing development site and adjacent development do not provide any significant constraints which would render the site unsuitable for the development as proposed. Further, the use of the existing site is not subject to change and all alterations are limited to the interior of the building.

6.8 Submissions

Clause 4.15(1)(d) requires the consideration of any submissions made in reference to this proposal. Any relevant submissions will require consideration by the consent authority in the determination of this proposal. The applicant will also seek the opportunity to respond to submissions if received after exhibition of this proposal.

6.9 Public Interest

Clause 4.15(1)(e) requires the consideration of the public interest. The public interest is best achieved by the orderly and economic use of land for permissible purposes that do not impact unreasonably on development and/or enjoyment of surrounding land. In this case, it is

considered that this proposal presents an efficient, orderly and economic use of land while satisfying the need for:

- an appropriately designed and dynamic community facility providing valuable support services and life skills training to the Goulburn community; and,
- continued recreational and educational uses of the land that do not detract from nearby uses.

6.10 Development Control Plans

Section 4.15(3A) allows the consideration of provisions in a development control plan but requires flexibility in the application of any provision and to allow reasonable alternative solutions that can achieve the objects of those provisions.

Since the proposed development is a unique land use, and is limited to interior layout alterations, many of the design provisions included in the *Goulburn Mulwaree Development Control Plan 2009* are not relevant to this proposal. Those controls that are relevant have been evaluated against this proposal, with compliance achieved.

Reference should be made to Appendix 1 for a summary of the relevant development controls and this proposal's compliance with those controls.

7 Conclusion

This proposal continues the long-standing use of the site as an education centre, which has operated since 1976. The internal alterations will improve the functionality of the building to provide enhanced education and training programs to the local community.

The short-term accommodation component, that is consistent with the definition of 'hostel' will be available for participants of the centre, particularly those who need additional support to access essential community living skills. While 'hostel' is not a permitted land use in the RE2 zone, it is permitted with consent in the adjoining R1 General Residential zone. Clause 5.3 of the Goulburn Mulwaree LEP provides a mechanism for Council to consider and permit this use.

The alterations and additions and introduction of the accommodation component will not increase the intensity of the existing use to a greater level than currently experienced. The new centre operations are compatible with both the objectives of the RE2 and R1 zones, and will ensure continuation of the role the site plays in providing inclusive, community focused services.

The proposed development is considered consistent with the planning framework, zone objectives and development controls and warrants Council approval.

Appendix 1 –Development Control Consistency Summary Table

The following table summarises the **most relevant** development controls in the *Goulburn Mulwaree Development Control Plan 2009* and compliance with such controls. Note that only those provisions considered applicable to the proposed modification are included in the assessment table.

Clause	Control/Guidance	Comment	Consistency
Part 1 – Preliminary			
1.1 – 1.10	This part comprises the administrative elements of this plan, including the name of this plan, the date of adoption, the purpose of this plan, the land to which this plan applies, and the relationship of this plan to other relevant planning policies and instruments.	Noted – this DCP applies to the subject site.	YES
Part 2 – Plan Objectives			
2.1 General development objectives			
	This section sets out the general objectives of this plan, guiding future development.	Noted – the proposed development is not inconsistent with the stated objectives.	YES
Part 3 – General Development Controls			
3.1 Indigenous Heritage and Archaeology			
3.1.1 – 3.1.9	This section sets out the requirements for consideration of impacts on indigenous heritage and archaeology from proposed developments.	N/A – the proposed development is highly unlikely to impact upon Aboriginal cultural heritage values.	N/A
3.2 European (Non-Indigenous) Heritage Conservation			
3.2.1 – 3.2.6	This section sets out policies concerning heritage items, streetscapes and conservation areas.	N/A – the subject site of the proposed development does not include a heritage item and is not located within a heritage conservation area or located within the vicinity of a heritage item or heritage conservation area.	N/A
3.5 Landscaping			
3.5.1 Landscape plan design requirements	Development proposals over \$250,000 value are to be accompanied by landscape plans prepared by a qualified landscape architect, designer or other suitably qualified person.	N/A – the proposed development does not involve changes to the existing landscaping on the subject site.	N/A
3.5.3 Non-residential development	All major non-residential developments require a landscape plan.	N/A – the proposed development, being limited to interior alterations only, cannot be considered a major non-residential development.	N/A
3.5.6 Setbacks	All setbacks are to be landscaped.	Complies – the proposed development does not involve changes to the existing landscaped setback.	YES
	No parking will be permitted within setback areas.	Complies – the proposed development does not involve changes to the existing function of the setback.	YES
3.6 Vehicular access and parking			
3.6.1 – 3.6.2	This section sets out policies to provide sufficient and convenient parking for residents, visitors and service vehicles.	See Section 4.6 of this Statement for a discussion on the historical parking arrangements for this site.	YES
3.8 Flood Affected Lands			
3.8.1 – 3.8.3	This section specifies development controls for development occurring within land that is identified as flood	N/A – the subject site of the proposed development is not identified as flood prone or potentially flood affected.	N/A

Clause	Control/Guidance	Comment	Consistency
	prone or as potentially flood prone.		
3.9 Tree and vegetation preservation			
3.9.1 – 3.9.14	This section specifies requirements for development seeking the removal or pruning of vegetation.	N/A – the proposed development does not involve the removal or pruning of vegetation.	N/A
3.10 Dryland salinity			
		N/A	N/A
3.11 Waterbody and wetland protection			
		N/A	YES
3.12 Groundwater			
		N/A	YES
3.13 Basic landholder riparian rights for subdivision			
		N/A	YES
3.14 Biodiversity management			
		N/A	YES
3.15 High Environmental Conservation Value areas			
		N/A	YES
3.16 Stormwater pollution			
		N/A	YES
3.17 Bushfire risk management			
3.18 Urban Servicing (Water and Sewer)			
			YES
Part 4 – Principal Development controls (Urban)			
4.1 Residential development			
4.1.1 – 4.1.19	This section applies to residential development, residential development in business zones and miscellaneous development in residential zones.	N/A – the proposed development is not residential development, and the subject site is not in a residential zone.	N/A
4.2 Non-residential development – retail, commercial and industrial			
4.2.1 – 4.2.9	This section applies to new business, industrial and other non-specified residential development.	N/A – the proposed development is not retail, commercial or industrial development and as such, none of the specified controls apply.	N/A

Appendix 2 – Thrive and Inspire Centre Overview

Thrive and Inspire Centre

Empowering Growth and Enriching Lives

Introduction

Welcome to the Thrive and Inspire Centre, where our mission is to empower individuals and enrich lives through a blend of innovative training programs, essential support services, and opportunities for networking and collaboration. Our state-of-the-art facility in Goulburn is designed to foster community connections, enhance personal growth, and provide a nurturing environment for all who walk through our doors.

At the Thrive and Inspire Centre, we are committed to creating a dynamic space that caters to diverse needs, supports independence, and promotes overall well-being. Join us in our journey to inspire and thrive together!

This development will include meeting rooms and office hubs designed to facilitate independent and life skills training, as well as opportunities to collaborate with Goulburn Jail, hospital and other community providers.

While our primary focus is on creating a dynamic space that enhances the quality of life for people with disabilities and provide valuable services to the community, the development will also feature rooms for Short Term Accommodation (STA) and Medium Term Accommodation (MTA).

Key Features and Benefits

1. Programs of Support (NDIS):

- Skill building: Tailored support plans to meet individual needs and goals.
- Daily Living Assistance: Support with daily activities to enhance independence.
- Community Participation: Encouraging active engagement in community activities and events.
- Activities of interest: Community led programs

2. School Leaver Employment Supports (SLES):

- Job Readiness Training: Workshops on resume writing, interview skills, and job searching.
- Work Experience Opportunities: Placements with local businesses to gain practical experience.
- Career Planning: Individualised career coaching and goal-setting.
- Skill Development Workshops: Training in areas such as communication, teamwork, and problem-solving.

3. Short Term Accommodation (STA):

- Fully furnished rooms designed for short-term stays.
- Comfortable and accessible accommodation for individuals with disabilities.
- Support services and personal care assistance available.
- Opportunities for people to engage in recreational and social activities.

4. Medium Term Accommodation (MTA):

- Secure and comfortable living spaces for medium-term stays.
- Ideal for individuals transitioning between different living arrangements.
- Access to support services and community resources.
- Emphasis on promoting independence and skill development.

5. Opportunities for Networking and Collaboration:

- Co-location with local amenities such as Goulburn Jail and the hospital.
- Collaboration with local community organisations and service providers.
- Opportunities to engage in joint projects and initiatives.
- Enhancing community connectivity and resource sharing.

Community Benefits

- Economic Impact: The development will create job opportunities during construction and operation, boosting the local economy.
- Enhanced Services: Community members will benefit from a range of support services, training programs, and amenities.
- Social Integration: The development will foster a sense of community and inclusion by providing shared spaces and opportunities for social interaction.
- Improved Quality of Life: By offering essential services and opportunities for networking, the development will significantly enhance the quality of life for individuals and families in the Goulburn community.

Conclusion

This building development in Goulburn represents a unique opportunity to create a dynamic and inclusive community space that meets the diverse needs of the community. With a focus on support services and life skills training, this project will provide valuable services and contribute to the overall well-being of the Goulburn community. The inclusion of Short Term Accommodation (STA) and Medium Term Accommodation (MTA) rooms ensures that we cater to a wide range of needs, further enhancing the value of this development.

We look forward to bring this vision to life and make a positive impact on the community.