

STATEMENT OF ENVIRONMENTAL
EFFECTS FOR THE PROPOSED NEW
SHEDS AND ATTACHED CARPORT,
BUILDING INFORMATION CERTIFICATE
FOR AN EXISTING SHED
TO LOT 1 IN DP 1306310.

2 MURAC STREET GOULBURN NSW 2580

Prepared by:	Tim Lee Architects
Property:	2 Murac Street, Goulburn NSW 2580
Issue date:	Revision A Issued 20-3-2025



EXECUTIVE SUMMARY

BACKGROUND

This Statement of Environmental Effects has been prepared by Tim Lee Architects.

The Statement is in support of the Development Application made in accordance with the Environmental Planning and Assessment Act 1979 to Goulburn Mulwaree Council for the proposed new sheds (Warehouse/ Storage), attached carport and Building Information Certificate for the existing unapproved shed works.

This Statement of Environmental Effects has been prepared to assess the proposed redevelopment of the site known as Lot 1 DP 1306310, 2 Murac Street, Goulburn.

The site is located at the edge of the E4 General Industrial Zone adjacent to the Goulburn Correctional Centre. The site is currently residential. There is a small Garage/Shed located to the Southeast corner of the site (the corner of Murac and Maud Streets). The residential property occupies the western half of the allotment and is a three-bedroom detached masonry dwelling, detached double garage, shed and carport. The dwellings existing vehicle accommodation is accessed from Murac Street.

The application is supported by the following documentation:

- Architectural Plan Set
- Nathers Assessment prepared by ACT Sustainable Systems
- Hydraulic Assessment prepared by Adams & Associates – Hydraulics

The proposed development has been assessed against the relevant State Environmental Planning Policies, the standards of the Goulburn Mulwaree Local Environment Plan 2009 and controls of the Goulburn Mulwaree Development Control Plan 2009 (amended 2022).

Preliminary checks against the Boset and Ahims sites revealed no indigenous sites of significance, and the site is not located within an area of biodiversity significance. There is no significant excavation negating any archaeological requirement.

The proposed development is presented to Goulburn Mulwaree Council for consideration and is recommended for approval.

PROPOSED DEVELOPMENT



Figure 1 – Existing Aerial Photograph (Google Maps)

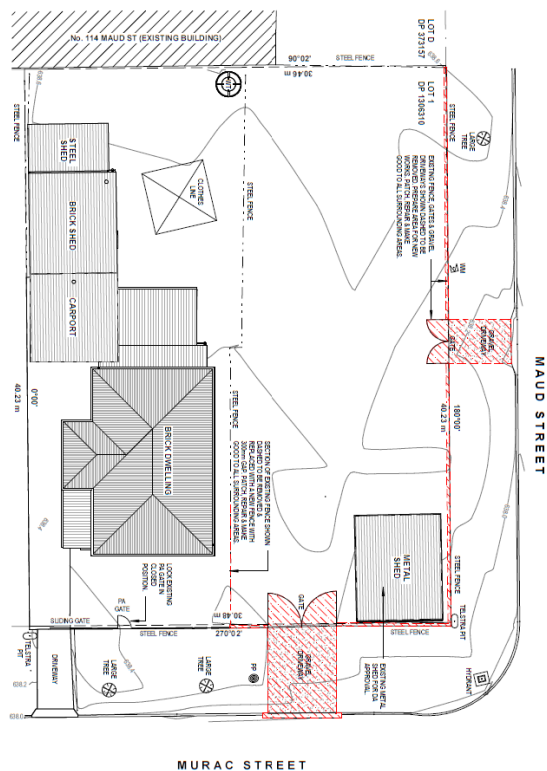


Figure 2 – Existing Site plan (TLA)

The proposed development is for:

Development Application for new Sheds & attached Carport and DA/Building Information Certificate for the existing unapproved steel framed and clad Shed (corner of Murac and Maud Streets) and associated site works.

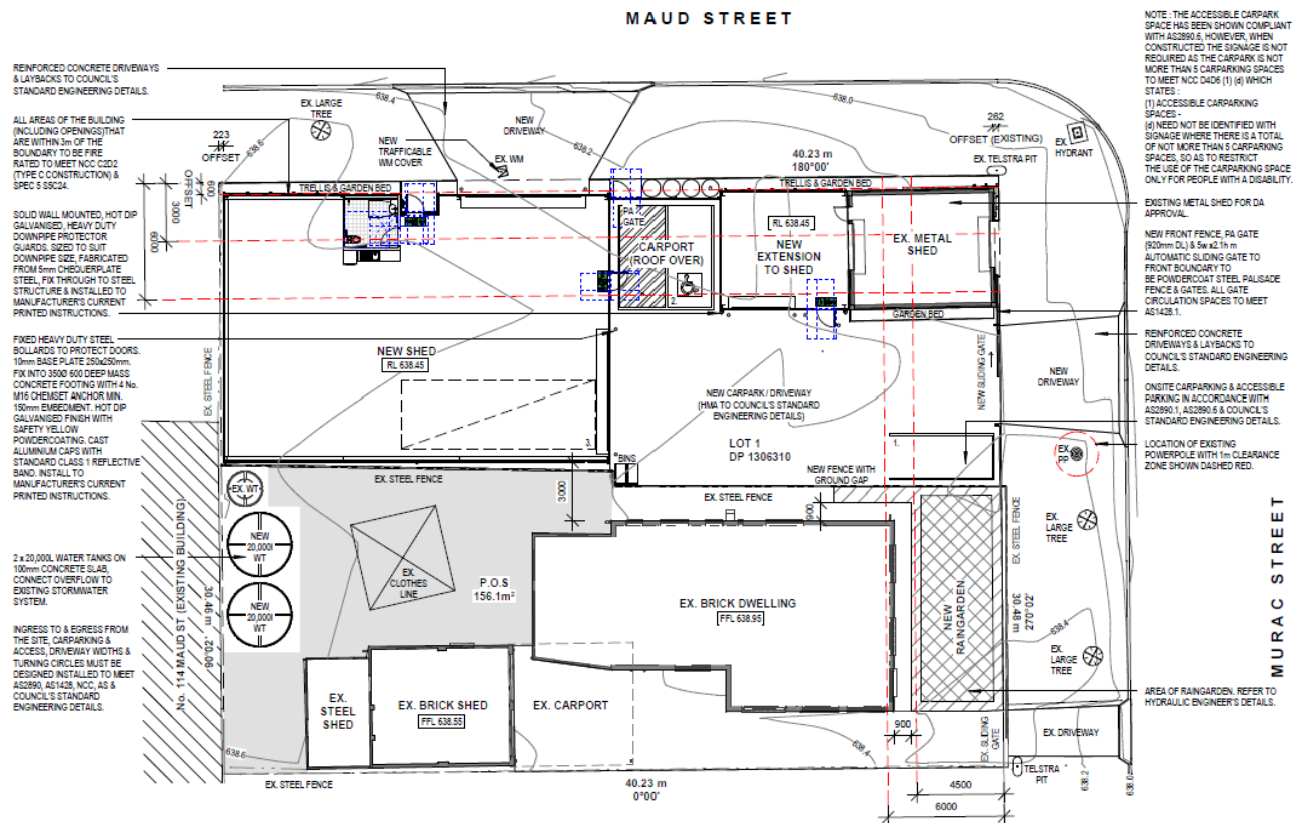


Figure 3 - Proposed Site Plan (TLA)

Proposed works as per the attached plan drawing DA-06

New works detail drawings DA-07 – DA-14 inclusive

The works will include the following construction methodologies:

- Concrete slab on ground (new sheds)
- Steel framing for new sheds to shed manufacturers detail
- Profiled sheet steel walling to external walls to match the existing shed construction
- Colorbond finished profiled sheet steel roofing, fascia's gutters, flashings and trims
- Plasterboard internal wall linings – 6mm compressed cement to wet areas
- P4/ R11 rated floor tiles to wet areas
- Floor finishes as per the drawing set
- Aluminum framed windows
- Steel framed doors (external)

The proposed works will realise the commercial value of the property while retaining the existing Shed and Residential Building. The Residential Building and associated outbuildings will be retained for residential occupation. The existing shed is utilised by the owner for storage.

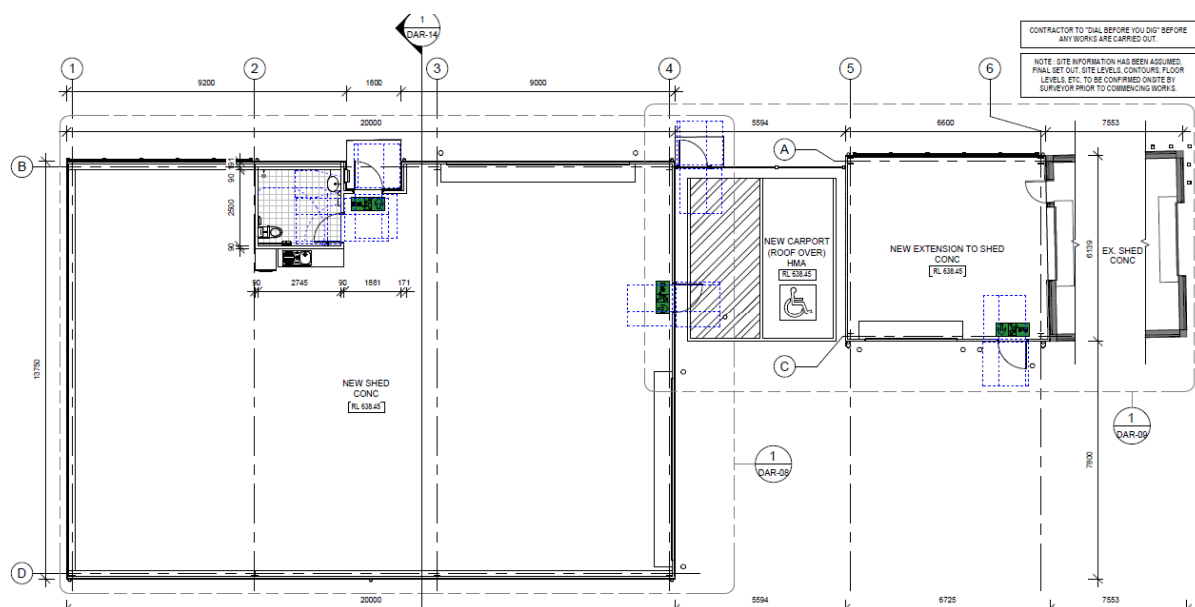


Figure 4 – Proposed New Shed Floor Plan (Existing Shed is to the right) – TLA

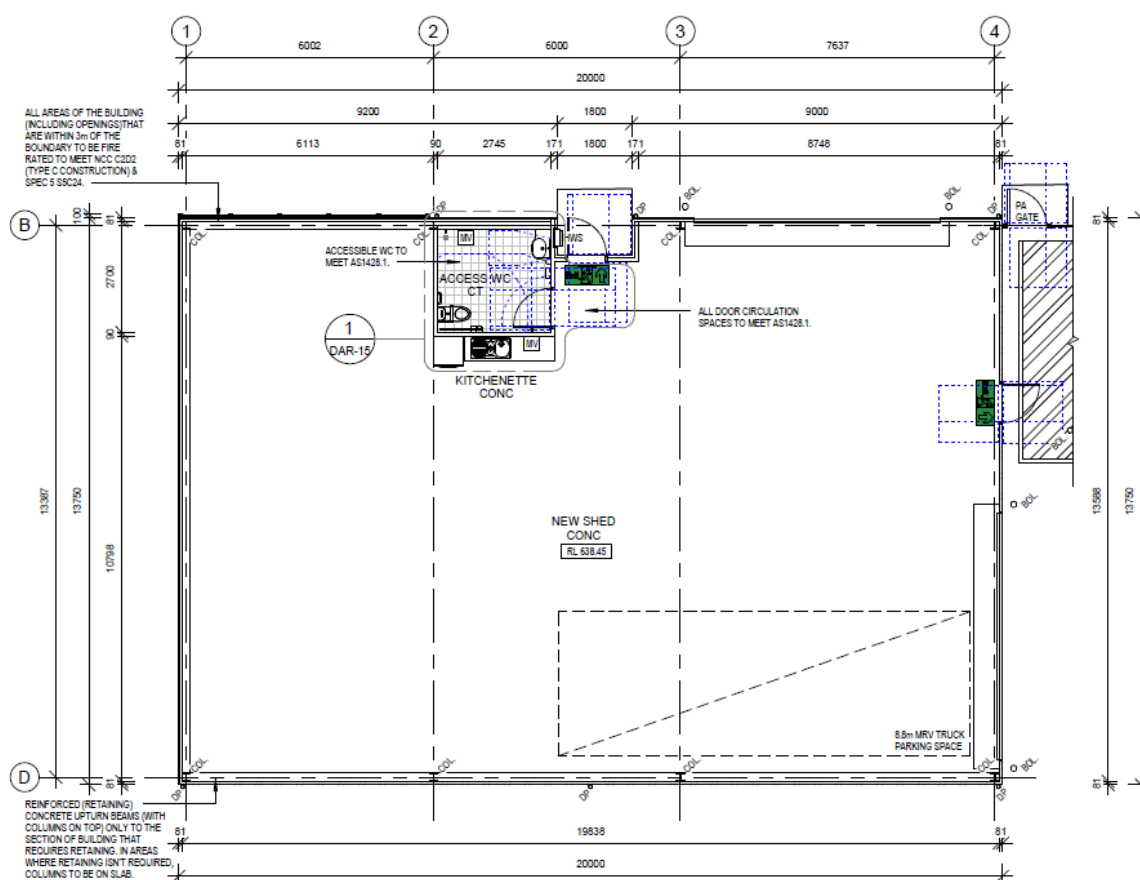


Figure 5 – Detail New Shed Floor Plan – TLA

SITE DESCRIPTION

LOCATION

2 Murac Street Goulburn NSW.

Lot 1 DP 1306310, Site Area: 1228 sqm.



Figure 9 – Detail Site Plan (Six Maps)

DESCRIPTION

The site is well established and has been in continuous use for over 50 years. The original use is unknown. The current residential property appears to have been established in the 1960's. The masonry dwelling displays detailing and finishing typical of this post war boomer development of the Goulburn Region, to the rear of the house are existing garaging and carports.

The adjoining vacant area of land has been unoccupied since the lot was established. The current owner allows a long-haul transport operator to park vehicles on the property. The trucks access the site from both Maud and Murac Streets.



Figure 10 – Murac Street Elevation (Google Maps)



Figure 11 – Maud Street Elevation (Google Maps)



Figure 12 – Maud Street Elevation – looking to the South (Google maps)

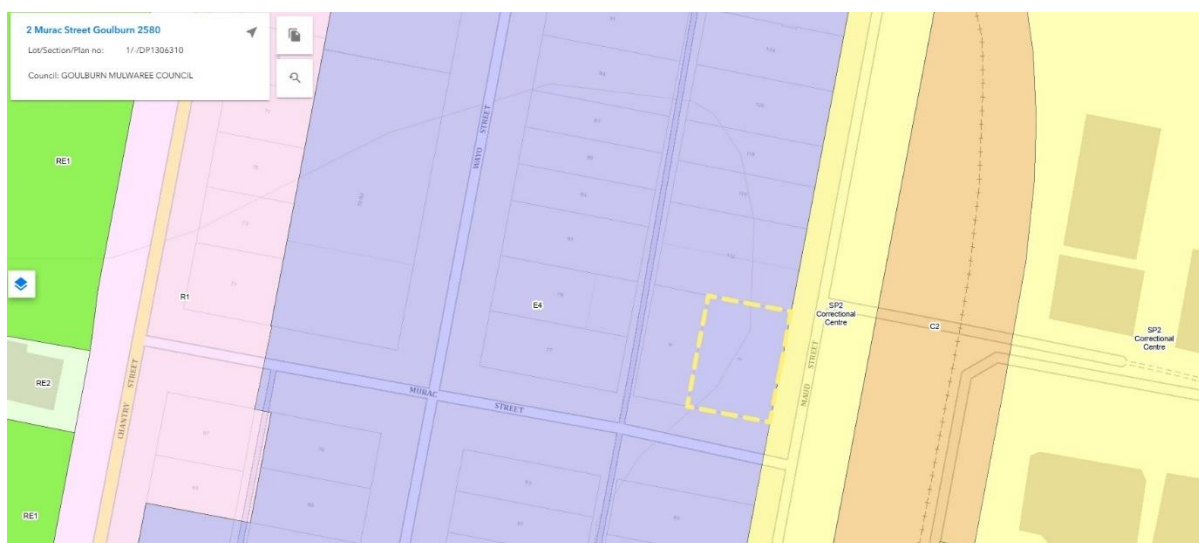


Figure 13 – Land Zone E4 – General Industrial (NSW Planning Portal)

LOCAL CONTEXT



Figure 14 – Aerial View – E4 Precinct around Maud Street (Google maps)

Aerial view of the immediate neighborhood. The Maud Street precinct is dominated by the Goulburn Correctional Facility. The remainder of the immediate area is dominated by vehicle repair and maintenance facilities. There is a residual residential component specifically established as part of the Goulburn Supertex textile mills – the mill provided housing for employees.

Key aspects of the Supertex Textile Mills history in Goulburn:

Establishment and Production:

Supertex Industries Pty Ltd was established in the 1940s and had factories in both Punchbowl and Goulburn. The Goulburn factory focused on manufacturing chenille from raw cotton and producing finished products.

Closure:

The Goulburn Factory closed in 2012, marking the end of 48 years of textile manufacturing in the city.

Significance:

Supertex was one of only a few chenille manufacturers in the world. The Goulburn Factory played a role in the local economy and contributed to Goulburn's manufacturing history.

Local Impact:

The factory's closure, after 48 years of operation, had a noticeable impact on the local community and workforce.

Historical Context:

Goulburn, as a city, had a long history of manufacturing, with various industries contributing to its development. Supertex, with its chenille production, was part of this industrial landscape.

The proposed building works are not on land previously owned or use by the Factory.



SITE CONSTRAINTS

The site constraints are:

- The revised land zoning allows light industrial only – the existing residence will be retained under the existing use rights.
- The proposed development will require extension of the sewer connection (the extension will be within the constraints of the site and not involve a new main, manhole access or new junction.
- The adjoining site setbacks and use will be relied on for the proposed new shed building.
- The existing eucalypt to the north-eastern edge of the site is to be retained.

RELAVENT LEGISLATION

This Statement is prepared in accordance with the following legislation. Council policies and planning instruments: (a) Environmental Planning Assessment Act 1979 (EPA Act) (b) Applicable State Environmental Planning Policies (SEPP) (c) Goulburn Mulwaree Local Environmental Plan 2009 (LEP) (d) Goulburn Mulwaree Development Control Plan 2009 (DCP).

ENVIRONMENT PLANNING AND ASSESSMENT ACT 1979

The Environmental Planning and Assessment Act 1979 (EPA Act) is the principal source of planning law in New South Wales, from which all applicable instruments, plans, controls and policies derive their authority. It is pursuant to section 4.15(1) of the EPA Act that the determining authority must assess the development application before it.

The mandatory considerations are set out as follows:

(1) Matters for consideration—general in determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—

(a) the provisions of—

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

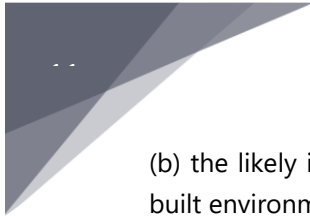
(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4, and

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

(v) (Repealed)

that apply to the land to which the development application relates,

- 
- (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,
 - (c) the suitability of the site for the development,
 - (d) any submissions made in accordance with this Act or the regulations,
 - (e) the public interest.

Although Section 4.15(1) of the EPA Act establishes mandatory considerations, it is not an exhaustive list. It is open to the determining authority to avail itself of additional relevant information in the assessment of a development application. However, Council must not consider irrelevant considerations or else fall into jurisdictional error.

STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policies (SEPPs) are the highest tier of environmental planning instruments and usually prevail to the extent of any inconsistency with a Local Environmental Plan to either permit or restrict certain development on land to which the particular SEPP applies.

A SEPP may also provide criteria for consideration in addition to the standards and controls contained in the applicable LEP and DCP.

On 1 March 2022, 11 new SEPPs commenced, repealing and replacing 45 former SEPPs. These 11 new SEPPs immediately apply to pending and new development applications as there are no saving or transitional arrangements provided which apply to this application.

The following table provides detail regarding the applicable SEPPs to the Site and their relevance to the Proposed Development. The table also includes an additional reference to the former relevant SEPP(s) that the new SEPP replaces

State Environmental Planning Policy Relevance SEPP – Planning Systems 2021 Replacing former relevant SEPP • SEPP (State & Regional Development) 2011


Not relevant

SEPP – Biodiversity and Conservation 2021 Replacing former relevant SEPPs • SEPP No 50 – Canal Estate Development • SEPP (Koala Habitat Protection) 2020 • SEPP (Koala Habitat Protection) 2021 SEPP (Sydney Drinking Water Catchment) 2011

Not Relevant

SEPP – Resilience and Hazards 2021 Replacing former relevant SEPPs • SEPP No 33 – Hazard and Offensive Development • SEPP No 55 – Remediation of Land

Not Relevant – The proposed use will maintain and improve the existing compacted gravel coverage. The proposed sheds will require new concrete slabs sealing the ground beneath and there is no proposed land use within the area of works requiring additional site investigation. There is no record of a potentially contaminating use of the property.



SEPP – Transport and Infrastructure 2021 Replacing former relevant SEPPs • SEPP (Infrastructure) 2007
• SEPP (Educational Establishments and Child Care Facilities) 2017

Not Relevant

SEPP – Industry and Employment 2021 Replacing former relevant SEPP • SEPP No 64 – Advertising and Signage Not relevant

SEPP – Resources and Energy 2021 Replacing former relevant SEPPs • SEPP (Mining, Petroleum Production and Extractive Industries) 2007 Not relevant SEPP – Primary Production 2021 Replacing former relevant SEPPs • SEP (Primary Production and Rural Development) 2019

Not relevant

SEPP – Precincts – Regional 2021 Replacing former relevant SEPPs • SEPP (State Significant Precincts) 2005

Not relevant

SEPP (Exempt and Complying Development Codes) 2008

Not relevant

SEPP No 65 – Design Quality of Residential Apartment Development

Not relevant

SEPP (Building Sustainably Index: BASIX) 2004

Not relevant

SEPP (Housing) 2021

Not relevant

SEPP (Vegetation in Non-Rural Areas) 2017

Not Relevant

GMC LEP 2009

The Local Environmental Plan applicable to the Site is the Goulburn Mulwaree Local Environmental Plan 2009 (LEP). The consent authority for the purposes of the LEP is the Council.

Part 2 of the LEP provides detail regarding permitted or prohibited development within a zone. Clause 2.1 and 2.2 of this Part state the zones applicable to this LEP and provide maps on which zones are listed. As shown above in Figure 13, the Site is zoned **E4 General Industrial**.

Zone E4 General Industrial

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

2 Permitted without consent

Roads

3 Permitted with consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Medical centres; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; 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; Moorings; Mooring pens; Recreation facilities (major); **Residential accommodation**; Retail premises; Water recreation structures; Wharf or boating facilities

The proposed new building works are consistent with the objectives of the E4 Zone and are permissible. The Existing house will be retained under existing use provisions contained in Division 4.11 Existing Uses - Environmental Planning and Assessment Act 1979 No. 203

Section 4 GMC LEP

Clause	Standard	Proposed development	Compliance
4.1 minimum lot size	1500sqm LEP Minimum lot size map	The site has building permission. The proposal is for alterations and additions only	Complies
4.3 height of buildings	Currently unavailable in LEP mapping. Assume a max height of 8.5m	Max height 5.6m	Complies
4.4 Floor space ratio	N/A	The existing site is 1226sqm. The proposed total building area & DA/BIC existing shed will be 391sqm, plus the existing house and garages at 256sqm TOTAL building area 647sqm	Complies

5.10 Heritage Conservation	Development consent is required for any of the following— (e) erecting a building on land— (i) on which a heritage item is located or that is within a heritage conservation area, or ... f) subdividing land— (i) on which a heritage item is located or that is within a heritage conservation area, or	Not Applicable	
5.11 Bushfire Hazard reduction	Note— The Rural Fires Act 1997 also makes provision relating to the carrying out of development on bush fire prone land.	N/A	
5.21 Flood planning	5.21 Flood planning ... (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	The site is not flood prone	Complies
7.1A Earthworks	(2) Development consent is required for earthworks, unless— (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.	Earthworks are of a minor nature. Not more than 500mm of cut is proposed	Complies
7.2 Terrestrial BioDiversity	(2) This clause applies to development on land that is identified as "Biodiversity" on the Terrestrial Biodiversity Map...	Site is not on land identified "Biodiversity" on the Terrestrial Biodiversity Map.	Complies

GMC DCP COMPLIANCE TABLE - HERITAGE

Clause no.	Control	Proposed Development	Compliance
3.16, 3.17	A development or project has the potential to impact upon Aboriginal cultural heritage values if it involves ... disturbance to the ground surface or to sediments below the ground surface...	The Site has not been subject to a comprehensive Aboriginal heritage assessment in the last 5 years. However, an Aboriginal Heritage Information Management System (AHIMS) search has been conducted. No Aboriginal sites are recorded in or near of the Site (i.e. within 50 meters) and no Aboriginal places have been declared in or near the Site (i.e. within 50 meters).	Aboriginal Heritage Impact assessment is not considered necessary

3.2.55	The demolition of heritage items and contributory buildings or building elements within heritage conservation areas or heritage streetscapes, will not be supported in most cases, unless adequately justified to the satisfaction of Council and in accordance with the requirements below. This includes the removal of trees and vegetation.	N/A	N/A
	Any infill or replacement development would need to respect the heritage value and significance of the area and comply with the other relevant requirements of Goulburn Mulwaree LEP and DCP 2009.	N/A.	N/A
3.2.5.6	Goulburn Mulwaree LEP 2009 requires the submission of a satisfactory heritage impact statement for heritage items, land within the vicinity of a heritage item or for works within a heritage conservation area before Council grants development consent	N/A	N/A
3.3.1A	The side and front setbacks are to be typical of the spacing of buildings both from each other and from the street, such that the rhythm of buildings in the streetscape is retained (Figure 3.1). Current front and side setbacks should be maintained where there is no established set back with nearby buildings.	Discussed under section 4.2	See discussion DCP Section 4.2
3.3.1B	Except as allowed by "car parking" and "fences" in sections 3.3.1.2 and 3.3.1.3 below, no new structures should be built forward of the established street building line.	No structures are forward the building line	Complies
3.3.1C	An adequate curtilage including landscaping, fencing and any significant trees, are to be retained	N/A	N/A
3.3.1D	The established landscape character of the locality including height of canopy and density of boundary landscape plantings	N/A	N/A

	should be retained in any new development.		
3.3.1E	Development in the vicinity of a Heritage Item should respect the visual curtilage of that Item and protection of views to and from the item.	N/A	N/A
3.3.1F	New developments must respect the existing significance of the streetscape and the vicinity.	N/A	N/A

PRINCIPAL DEVELOPMENT CONTROLS - URBAN

4.1 RESIDENTIAL DEVELOPMENT

Generally, not applicable apart from the following clauses:

4.1.2 Sheds and other ancillary structures

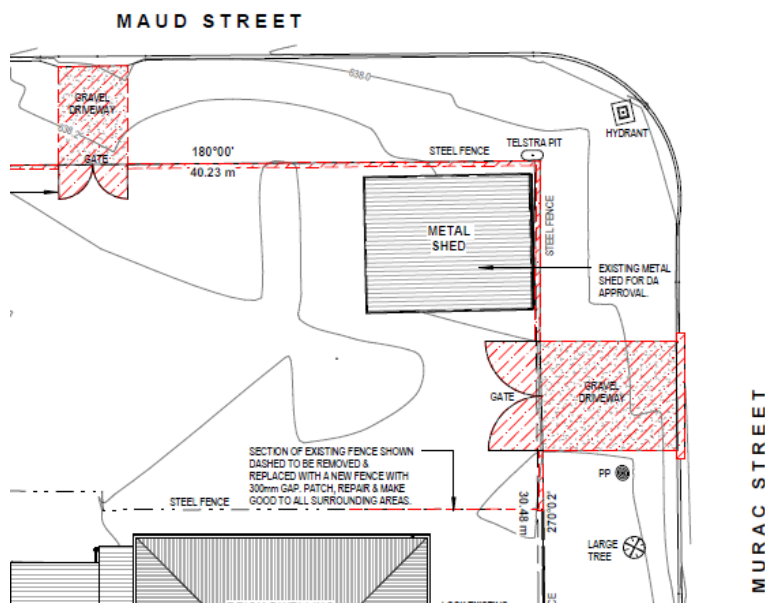
Sheds and other ancillary structures to residential development (e.g. car ports) must adhere to the height limits outlined in Table 4-1 below:

Table 4-1: Height limits

Setback	Height limit
0-1m	2.4m
1m	3m
2m or greater	3.6m

Note: A shed means an outbuilding, usually for a specific purpose such as storage and is a building that cannot be used for a habitable purpose

The existing shed is currently situated on the south eastern corner of the site,



Existing storage shed, 600mm off the Eastern boundary and approximately 200mm off the Southern boundary.

The shed is proposed to be retained – refer to section 4.2.4 building setbacks Industrial for further discussion.

Figure 15 – Detail site section showing the location of the existing Storage Shed proposed to be retained and subject of a BI Certificate (TLA)

4.2 NON-RESIDENTIAL DEVELOPMENT - RETAIL, COMERCIAL AND INDUSTRIAL

Clause 4.2 – Noted

4.2.1 – Retail and Commercial

Not Applicable

4.2.2 – Design Principals – Industrial

Objectives

Encourage a high standard of architectural design which contributes to a visually cohesive character.

The proposal has made use of articulation in the building facades, varied materials and finishes.

The proposed development is consistent with this objective.

Encourage building design which allows energy efficient development and good solar access.

The existing solar access for the residential component of the site is maintained and meets the minimum winter solstice access requirements.

Controls:

Large blank wall surfaces visible from a public place (eg road) shall be articulated by structural variations and/or blend of external finishes.

The proposed development makes use of stepped façade elements and strong articulation in the Maud Street elevation.



Figure 16 – Conceptual visualization of the proposed Maud Street elevational treatment (TLA)

Prominent elevations and 'areas of visual importance' are to have a building form of significant architectural and design merit, with special attention to scale, form, external finishes, setbacks, height limits and landscaping.

The proposed development has made use of varied roof and ridge heights. The overall scale matches that of the surrounding developments.

Areas of visual importance include:

- *gateway entries to the city, township or village*
- *developments than can be viewed from residential and public areas*
- *Heritage Conservation Area and heritage items*

Prominent elevations include:

- *arterial road frontage*
- *public reserve exposure.*
- *Visual*

The proposal is adjacent to the main Goulburn Correctional Centre building which has great heritage significance. However, the visual separation from the main gate coupled with the ongoing development of the Correctional Centre precinct has provided significant visual barriers preventing a direct association with the main areas of heritage significance. Riversdale Homestead is also close by the site, however there is no visual connection due to planting and landform.

The proposed alterations and additions comply with the intent of the document.

4.2.3 Visual quality – industrial

Objectives

Identify areas of visual importance.

Limit external storage of goods.

Controls

External storage areas shall not be visible from a public place.

External storage areas are to be:

- *located behind a building, or*
- *suitably screened (with dense landscaping and/or solid fencing);*

In assessing development applications involving external storage of goods, Council shall take into consideration:

- *height and arrangement of stored goods*

The proposed development meets the intent of this clause – no storage of materials will be permitted outside the confines of the proposed and existing warehouse/ storage buildings.

4.2.4 Building setbacks – industrial



Objectives

Objective

Provide an open streetscape which will enhance visual quality of development and the urban landscape.

Controls

All setback areas are to be landscaped (refer to Figure 4-11).

No parking will be permitted within setback areas.

Minimum requirements:

- *frontage – 6 metres;*
- *side and rear – setbacks required for corner allotments (secondary road frontage) and in areas of visual importance.*

Note: Setback distances are proportionally related to required building materials so as to satisfy wall fire ratings – refer to Building Code of Australia for details

The proposed development will provide required fire rating of all building materials to meet the requirements of the NCC C2D2 for Type C construction for all elements within 3m of a boundary or existing structure.

The proposed address for the development is Murac Street with secondary address to Maud street. The Murac address will essentially remain as existing, the setbacks will remain unchanged, and these meet the requirements for the dwelling – the existing Shed will undergo a Building Information Certificate process, however, the South and East walls are greater than the minimum 6m from a fire source – in this instance the fire source would be considered to be the opposite side of the roadway.

The existing setbacks of the shed do not meet those required under the GMC DCP, however, the proposed redevelopment of this site will remove the fencing and provide opportunities for additional planting and visual relief for the structure.

The remaining proposed new structures will also employ a similar division of physical, visual and planted articulation of the facade elements to break down the presence of the structure against the eastern boundary. The following images provide a short photo essay of the existing and proposed streetscape. The main argument supporting the proposed development is the significant consistency zero setback elevational treatments to the majority of the existing industrial buildings in Maud Street.

We strongly suggest the proposed eastern setback treatment is consistent with the existing building form of the majority of the street and in keeping with the intent of the industrial zoning of the property.



Figure 17 – Detailed aerial view of the site showing the location of the existing storage shed proposed to be retained and subject of a BI Certificate (Google Maps)



Figure 18 – Detailed street view showing the existing storage shed proposed to be retained and subject of a BI Certificate (Google Maps)



Figure 19 – Detail Eastern site elevation of the proposed new and existing storage sheds (TLA)



Figure 20 – Visualization of the new Intersection corner – open fencing, additional elements to articulate and provide visual relief (TLA)



Figure 21 – Detail eastern view – the existing setbacks and forms will be similar, but provide greater visual relief, enhancing the overall aesthetic appeal of the intersection. (Google Maps)



Figure 22 – View looking to the East from Murac Street (Google Maps)



Figure 23 – View of the intersection looking to the South. The existing fencing and massing will essentially remain on the current setbacks but be altered to allow for planting and other elevational treatments (Google Maps)



Figure 24 – Existing view looking to the North. The current bland site corner will be enhanced – refer to visualizations included in this document, the open fencing of the existing residence to the south will also be introduced to the new development (Google Maps)

The proposed main site address from Murac Street will maintain the existing streetscape virtually unchanged. The proposed new buildings will align on the Maud Street frontage and provide a well-articulated street presence that is carried across the majority of the western streetscape of Maud Street. The proposed development does ask the eastern setback be varied to 600mm from the building line to allow for landscaping, while we acknowledge this is a departure from the control, the cumulative massing of Maud Street is of similar proportion with less visual articulation than that proposed in the new development of the subject site. There is a strong argument the proposed development will have little impact on the overall streetscape. In addition, the heavily articulated elevation treatments will add visual character and provide a future development benchmark for the area.

4.2.5 Height – Industrial

The proposed development will have a maximum 5.7m height at the ridge, this is in keeping with surrounding development and well under suggested height limits

4.2.6 External Materials and Finishes – Industrial

Building on previous discussion, the proposed development will allow greater site landscaping along the boundary, provide a variety of elements counterpointing the basic shed form creating articulation in the overall façade and greatly breaking down the overall mass of the proposed development.


4.2.7 – Noise and Vibration

Not Applicable – the proposed development is for storage/ warehousing

4.2.8 – Air Pollution

Not Applicable - the proposed development is for storage/ warehousing.

4.2.9 – Mixed use development – industrial and residential



The site is not Bushfire affected.

Utilities

The Site has access to all necessary utilities, including electricity and telecommunications, gas, water, stormwater and sewer.

SUTABILITY OF THE SITE FOR REDEVELOPMENT

The suitability of the site for the proposed development is also largely assessed against relevant provisions of applicable DCP provisions.

THE PUBLIC INTEREST

The proposed development has both strategic and planning merit. It is accepted that all development poses an impact of some degree. In this case, the proposed development does not pose an unacceptably adverse impact on the natural or built environment. It is consistent with the objects of the EPA Act and sits within the framework of the planning scheme in NSW, regardless of any strict non-compliance with a standard or standards. It would be in the public interest to approve the proposed development. To do otherwise would be contrary to the intentions and objectives of the EPA Act, to promote development of this kind.

CONCLUSION

The proposed development has been assessed against the applicable legislative documents, SEPP's and the Goulburn Mulwaree LEP and DCP.

The proposed new sheds (Warehouse/ Storage) attached carport and building information certificate for the existing unapproved shed works, meets the objectives of the LEP and intent of the relevant DCP Controls. The highlighted issues of reduced Maud Street setback and reduced separation between the proposed warehousing and existing residential building have been discussed. The overall suggestion is that the proposed address to Maud Street will be in keeping with the existing streetscape and provide visual and physical articulation enhancing the overall street appeal of the proposal. The existing residence is protected visually and physically (the new shed will contain sufficient fire rating against boundaries to meet the NCC requirements for fire safety).

Assessment against areas beyond section 4.15 of the EPA Act has been undertaken. In the context of this assessment the proposed development meets the required standards and is recommended for approval with the provision that the proposed articulation and visual enhancement of the Maud Street elevation contained within the presented Architectural documentation prepared by Tim Lee Architects be completed as documented, and the mandated fire treatments and protective elements be added to the existing residence.

The documentation package is presented to Goulburn Mulwaree Council for consideration.