



Statement of Environmental Effects for a Development Application at
282 Auburn Street Goulburn

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Planning considerations prepared by Flossiy Rutter DA Angels Phone 0400 480 781

Change of use of the premises at 282 Auburn Street Goulburn

The following Statement of Environmental Effects is submitted to support the development application for change of use of the Shop at 282 Auburn Street Goulburn. Currently the property is a heritage listed building under the Goulburn Mulwaree Local Environmental Plan 2009.(GMLEP2009)

The plans have been prepared by axo+design studio.

The Proposal

The proposal is for the use as a nail salon with minor internal changes, including changes to the layout according to the plans submitted.

There is no plan to change the original heritage building, the streetscape elevation, nor any part of the curtilage. The shopfront elevation is shown in the drawings, showing restrained signage, including one overhead sign which is as approved in the original development approvals.

Site Suitability

The site is situated in an E2 Commercial zone, and the building currently situated on the land is local heritage.

Zone E2 Commercial Centre

1 Objectives of zone

- *To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.*
- *To encourage investment in commercial development that generates employment opportunities and economic growth.*
- *To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.*
- *To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To reinforce the status of Goulburn as a regional centre.*
- *To ensure the scale and density of development complements the desired future character of the commercial centre.*
- *To protect the historic importance of Goulburn central business district and the integrity of Goulburn's historic built form.*
- *To promote the vitality and vibrancy of the Goulburn central business district during the day and evening.*

2 Permitted without consent

Home occupations; Roads



3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

The application being a commercial premise is permitted with consent.

Heritage

Heritage considerations are discussed in the heritage report submitted separately.

Signage

Signage considerations are discussed in the heritage report submitted separately.

The development complies with all MGLEP 2009 controls.

Site location Map and Zoning plus heritage listing map.



The proposal is within the DCP guidelines of the area.



Other considerations under State Environmental Planning Policies which apply to this property.

Stormwater collection and control is unchanged from the original building consents..

The application does not require a BASIX certificate as it is a commercial premises.

Consideration has been given to the potential contamination of the site pursuant to State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards) as it applies to the site. The current use of the property for commercial premises purposes makes it unlikely that the continued use of the property for poses a risk.

Consideration has been given to State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP). There are no Biodiversity values noted on the planning maps for this site.

Consideration has been given to State Environmental Planning Policy (Transport and Infrastructure SEPP) 2021(Transport SEPP). The transportation infrastructure exists. There is no close transportation infrastructure that would require acoustic analysis.

Considerations under clause 4.15 of Environmental Planning and Assessment Act, 1979

Planning Agreements

No planning agreements apply to this land.

Regulations

The Development Application has been made in accordance with the requirements contained in the Environmental Planning and Assessment Regulation 2000.

Likely Impacts

The development will have no adverse impact on the availability of services, vehicular access, use of common facilities, and open space in the area of Goulburn.

Suitability of the site

The site is presently a vacant premises. The proposed use is permitted under this zoning.



Impact on the Built Environment

The development will have minimal impact on the built environment. The proposal is consistent with normal developments found in commercial localities in the Goulburn Mulwaree Local Council area.

Public Interest

The proposal is not considered to be in conflict with Goulburn Mulwaree Local Environmental Plan 2009.(GMLEP2009) Council and meets with the objectives of GMLEP 2009 for E2 zoning. Approval of the proposal would be in the public interest.

Submissions

We will consider any submissions that are put forward to Council after the notification period had ended.

Summary

The proposal seeks Council's consent to a development application seeking approval for the Change of use for a commercial space in Goulburn Mulwaree Local Environmental Plan 2009.(GMLEP2009) The proposal will satisfy all requirements of the GMLEP 2009, Public Health Legislation and accessibility requirements.

The proposal satisfies the relevant heads of consideration under Section 4.15 of the Environmental Planning & Assessment Act, 1979.

The proposal is for a commercial premises which fits into the objectives of the E2 zoning in a Commercial area. This beauty salon will provide services to the local community and will add to the commercial activity of this area.

It is considered that the proposal provides an appropriate response to the planned development of the area and will assist in the orderly and economic development of the area. Accordingly, the application should be recommended for approval.

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