



STATEMENT OF ENVIRONMENTAL EFFECTS FOR THE PROPOSED NEW INDUSTRIAL BUILDING AND TORRENS TITLE SUBDIVISION 49 KNOX STREET GOULBURN NSW 2580

Prepared by:	Tim Lee Architects
Property:	49 Knox Street, Goulburn
Issue date:	Revision A Issued 22/5/2025



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 Industrial sheds and Torrens Title Subdivision.

This Statement of Environmental Effects has been prepared to assess the proposed redevelopment of the site known as Lot 1 DP 1294866 49 Knox Street, Goulburn NSW.

The site is located within the E3 productivity support Zone. The site is currently partially occupied by Delly's Plumbing offices and workshop area with the majority of the site vacant. The site is accessed off Knox Street, there is a 10m easement to Drain water along the Southwestern edge of the site.

The application is supported by the following documentation

- Architectural Plan Set
- Section J Assessments prepared by ACT Sustainable systems
- Stormwater Management prepared by Adams and associates
- Ahims Report
- BVMT Report.

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, the scale of the work does not trigger a separate Biodiversity assessment. 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)

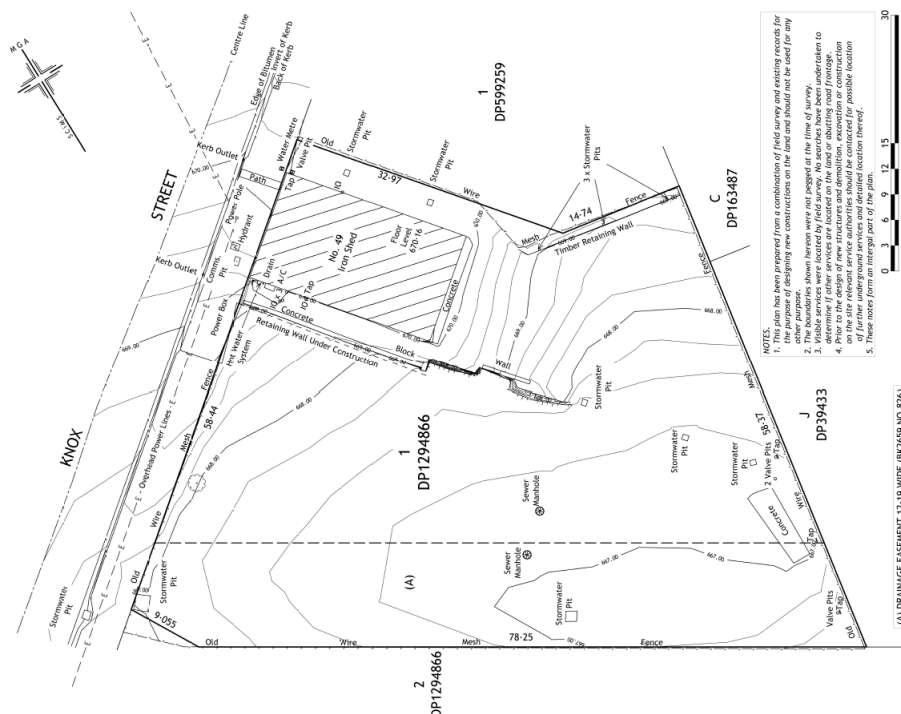


Figure 2 – existing Site plan (Premise surveying)

The proposed development is for:

New industrial sheds, parking and Torrens Title subdivision of the site.

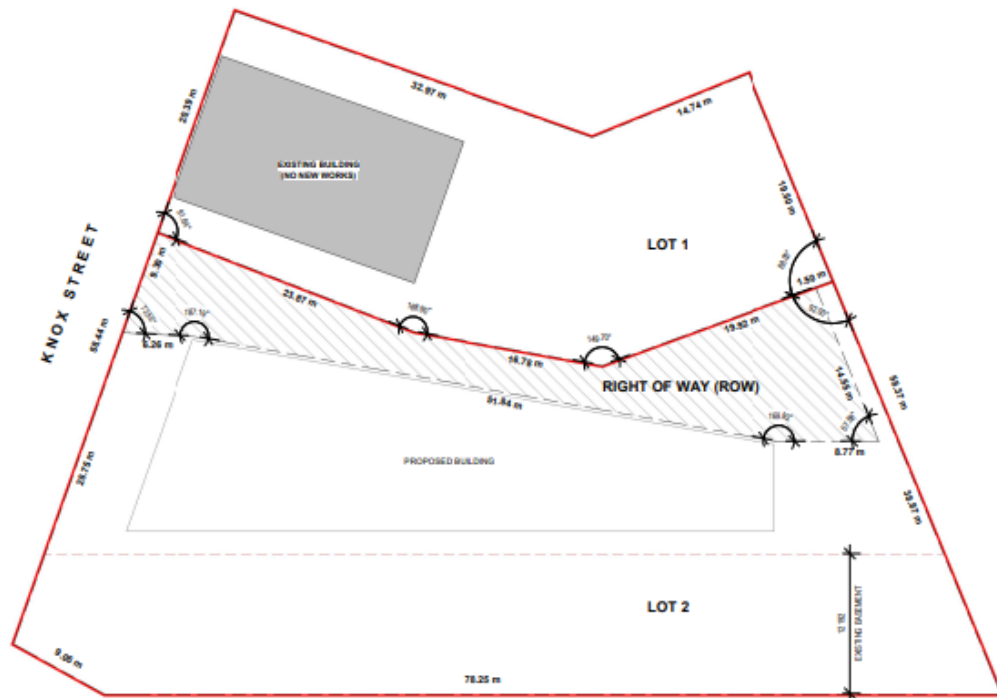


Figure 3 – Proposed Subdivision plan (TLA)

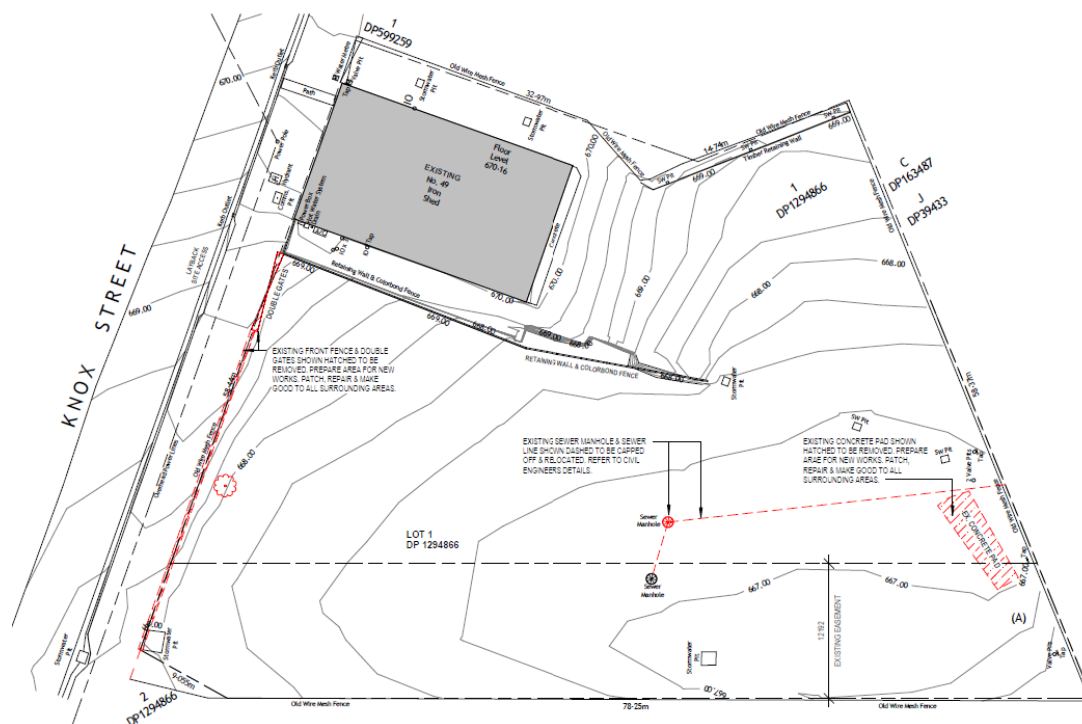


Figure 4 – Proposed Sewer relocation (TLA)

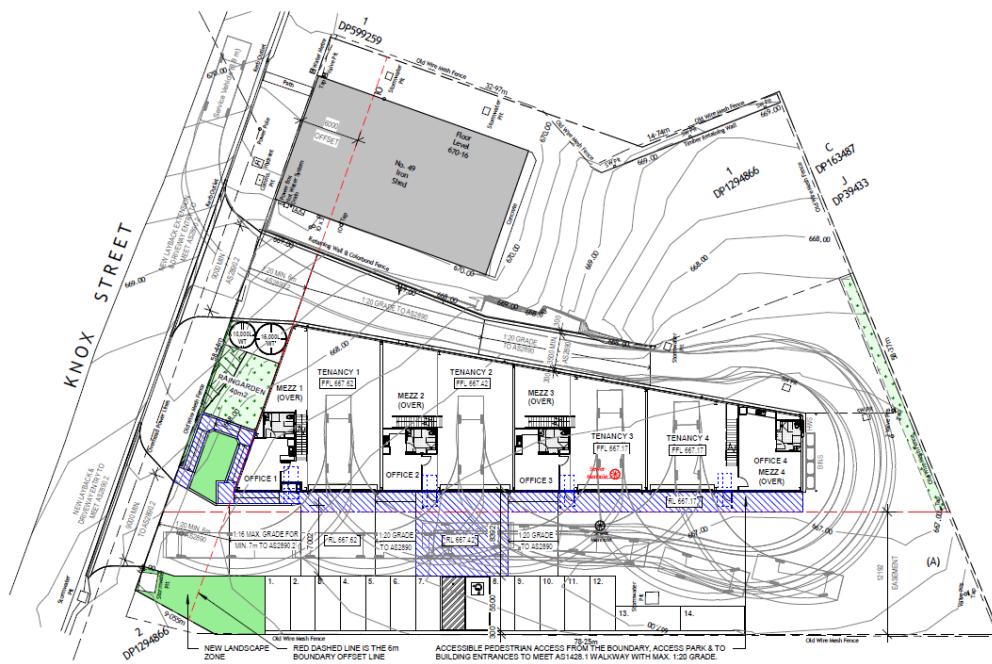


Figure 5 – Proposed Site plan (TLA)

Proposed works as per the attached plan drawing DAR-06

New works detail drawings DAR-07 – DAR-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)

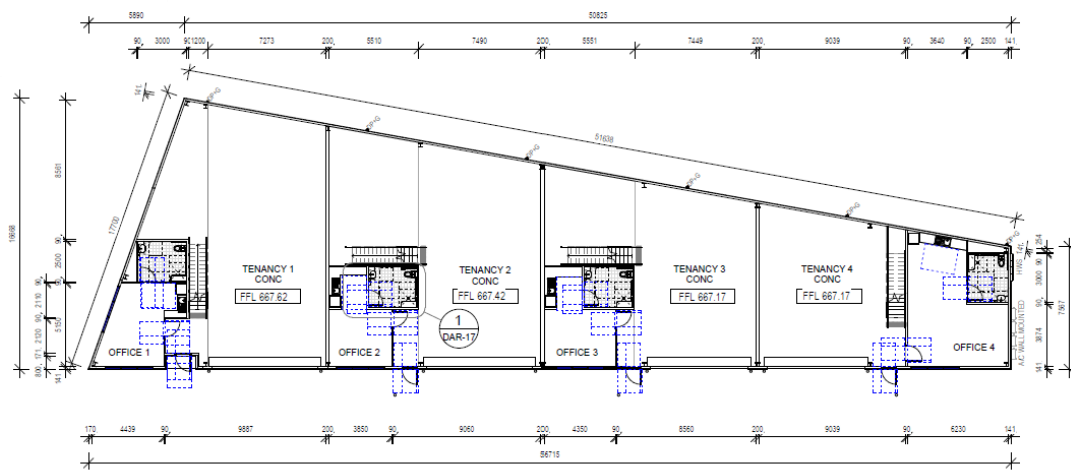


Figure 6 – proposed new shed Ground Floor plan – TLA

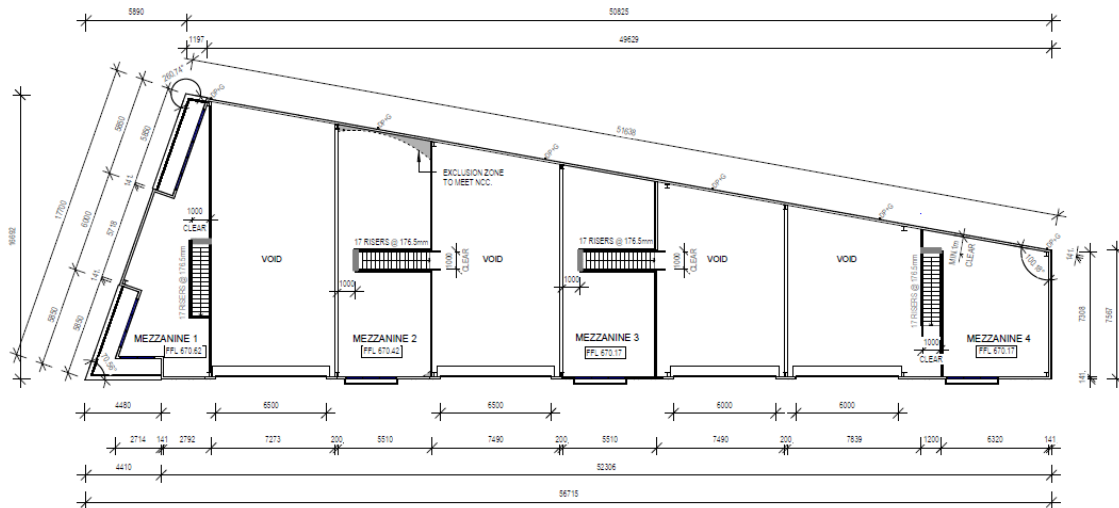


Figure 7 – proposed new shed First Floor plan – TLA

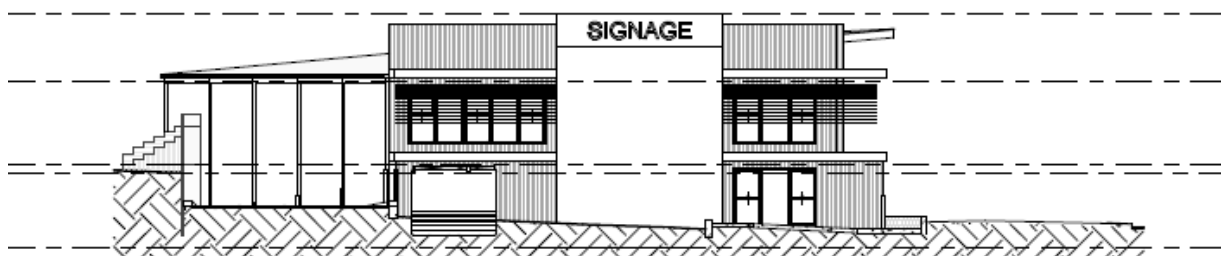


Figure 8 – Proposed Knox Street elevation – TLA



Figure 9 – Proposed internal site elevation looking north -TLA

The proposed works will realise the commercial value of the property while keeping the existing plumbing business and yard spaces.

SITE DESCRIPTION

LOCATION

49 Knox Street, Goulburn NSW.

Lot 1 DP 1294866.

DESCRIPTION

The site is in a well-established area and is the current storage facility for Dellys Plumbing. The original use is unknown.



Figure 10 – Knox Street Elevation, approaching from the North (Google maps)



Figure 11 – Knox Street Elevation, looking at the site. (Google maps)



Figure 12 – Knox Street Elevation – looking from the South (Google maps)

LOCAL CONTEXT



Figure 13 – Aerial view – E3 precinct around Knox Street (Google maps)

Aerial view of the immediate neighborhood. The E3 precinct contains a variety of manufacture and building related businesses, there are fabrication workshops and vehicle repair stations all focused around the lots bordered by Knox Street, Robinson Street, Lansdowne and Mary Streets. There is a residential precinct to the East and to the North and a new precinct to the Southwest.

The site is located 64m from the nearest residence to the North. The fall of the land coupled with addressing the new unit entries to the South will mitigate noise and movement in and around the site from those dwellings located along Mary Street. The precinct is already subject to multiple heavy vehicle movements. The proposed units will allow a large rigid vehicle only (10m) access to the rear of the property and proposed tenants will require separate development applications for individual businesses.



SITE CONSTRAINTS

The sites constraints are:

- The existing 10m easement along the southern boundary
- The proposed development will require relocation of the Sewer manhole to allow the building footprint to be achieved – the line is a local site sewer and not a council main.
- The adjoining site setbacks and use will be relied on for the proposed new shed building.
- The existing power lines along the Knox Street frontage will need clearances to be maintained.
- The existing businesses to the north (Delly's Plumbing) will need access to their yard and will maintain separation from the proposed new development

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

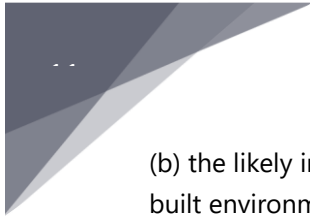
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not 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 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 25, the Site is zoned **E3 Productivity Support**.



Zone E3 Productivity Support

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day-to-day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.

2 Permitted without consent

Roads

3 Permitted with consent

Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; **Business premises**; Centre-based child care facilities; Community facilities; **Depots**; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; **Industrial retail outlets**; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; **Office premises**; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; **Storage premises**; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; **Warehouse or distribution centres**; **Wholesale supplies**; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Heavy industrial storage establishments; Helipads; Home-based child care; Home businesses; Home occupations (sex services); Industries; Jetties; Marinas; Moorings; Mooring pens; Open cut mining; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

The proposed new building works are consistent with the objectives of the E3 Zone and are permissible.


GOULBURN MULWAREE COUNCIL LOCAL ENVIRONMENT PLAN

Section 4 GMC LEP

Clause	Standard	Proposed development	Compliance
4.1 minimum lot size	No minimum lot size is applicable in this Zone	The site has building permission.	Complies
4.3 height of buildings	Currently unavailable in LEP mapping. Assume a max height of 8.5m	Max height 8.45m	Complies
4.4 Floor space ratio	0.8/1	The existing site is 3577sqm. Proposed Lot 3, 2056sqm. Proposed Total building area will be 899.63sqm representing 0.43% of the site area	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...	N/A	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 setback with nearby buildings.	N/A	N/A
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 should be retained in any new development.	N/A	N/A
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

Not Applicable

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 material and finish.

The proposed development is consistent with this objective.

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

The proposed development will provide Photovoltaic Cell arrays to supplement power usage.

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 Knox Street elevation

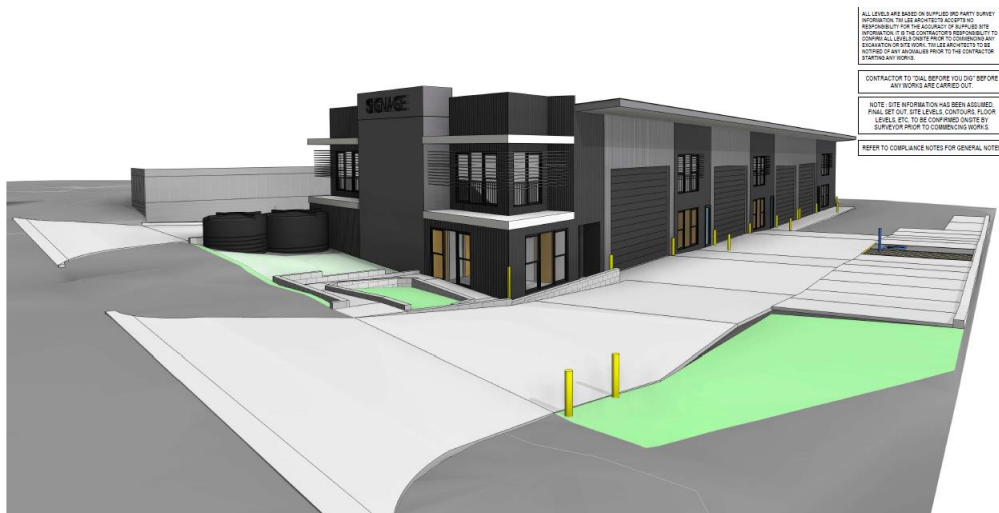


Figure 15 – Conceptual visualization of the proposed Knox Street elevational treatment (TLA)

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 that 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 within a well-developed industrial business area. The proposed building form and massing is consistent with that already developed within the precinct.



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 meets the setback requirements of the GMC DCP and of the NCC for fire separation.

4.2.5 Height – Industrial

The proposed development will have a maximum 8.45m 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/ offices

4.2.8 – Air Pollution

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

4.2.9 – Mixed use development – industrial and residential

Not Applicable

OTHER CONSIDERATIONS

Beyond the applicable standards set out in the relevant parts of the LEP and DCP, the following considerations are also of relevance to the proposed development.

LIKELY IMPACTS OF THE DEVELOPMENT

The impacts of the proposed Development on both the natural and built environments is examined against the relevant controls set out in the applicable DCP chapters.

The proposed Development is considered to have planning merit in the context of that assessment.

The social and economic impacts of the development are projected to be positive in both the short and the long term. In the short term, the proposed development will create jobs and contribute positively to the economy of the building and related consultative industries.

Access and Traffic

The proposed development benefits from suitable access arrangements to and from Knox Street.

The proposed development will not have any adverse impact on traffic generation or safety.



Natural Hazards

The Site is not constrained or affected by natural hazards such as acid sulphate soils, or flood controls.

The site is not Bushfire affected

Utilities

The Site has access to all necessary utilities, including electricity and telecommunications, Gas, water and 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 industrial sheds meet the objectives of the LEP and are consistent with the intent of the relevant DCP Controls. The overall suggestion is that the proposed address to Knox Street will be in keeping with the existing streetscape and provide visual and physical articulation enhancing the overall street appeal of the proposal.

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 Knox Street elevation contained within the presented Architectural documentation prepared by tim lee Architects be completed as documented.

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