

Urban Design Report

20-24 Lockyer St, Goulburn NSW

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Acknowledgement of Country

We respectfully acknowledge the Traditional Custodians of the land and waters of Country, The Gundungurra people whose connection to Country is ongoing and pay our respects to Elders past and present.

Our team is committed to working with Traditional Custodians on matters of land, water, language and cultural heritage.

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Planning Proposal Overview

This report has been prepared in support of a planning proposal relating to land known as 20-24 Lockyer Street, Goulburn.

The planning proposal would provide for the rational expansion of existing industrial lands located to the north of the site and would enable development for a range of industrial and employment uses. Specifically, the intended outcomes of the planning proposal are as follows:

- To permit additional industrial development in a location which provides for the logical expansion of employment lands located to the north of the site;
- Provide a land use framework which facilitates new industrial and employment uses which can service the local economy as well as leverage Goulburn's proximity to the Metropolitan centres of Canberra and Sydney;
- Provide a viable alternative to the current industrial supply of lands on offer in Southwest Sydney and Canberra; and
- Facilitate additional employment opportunities within the Goulburn LGA.

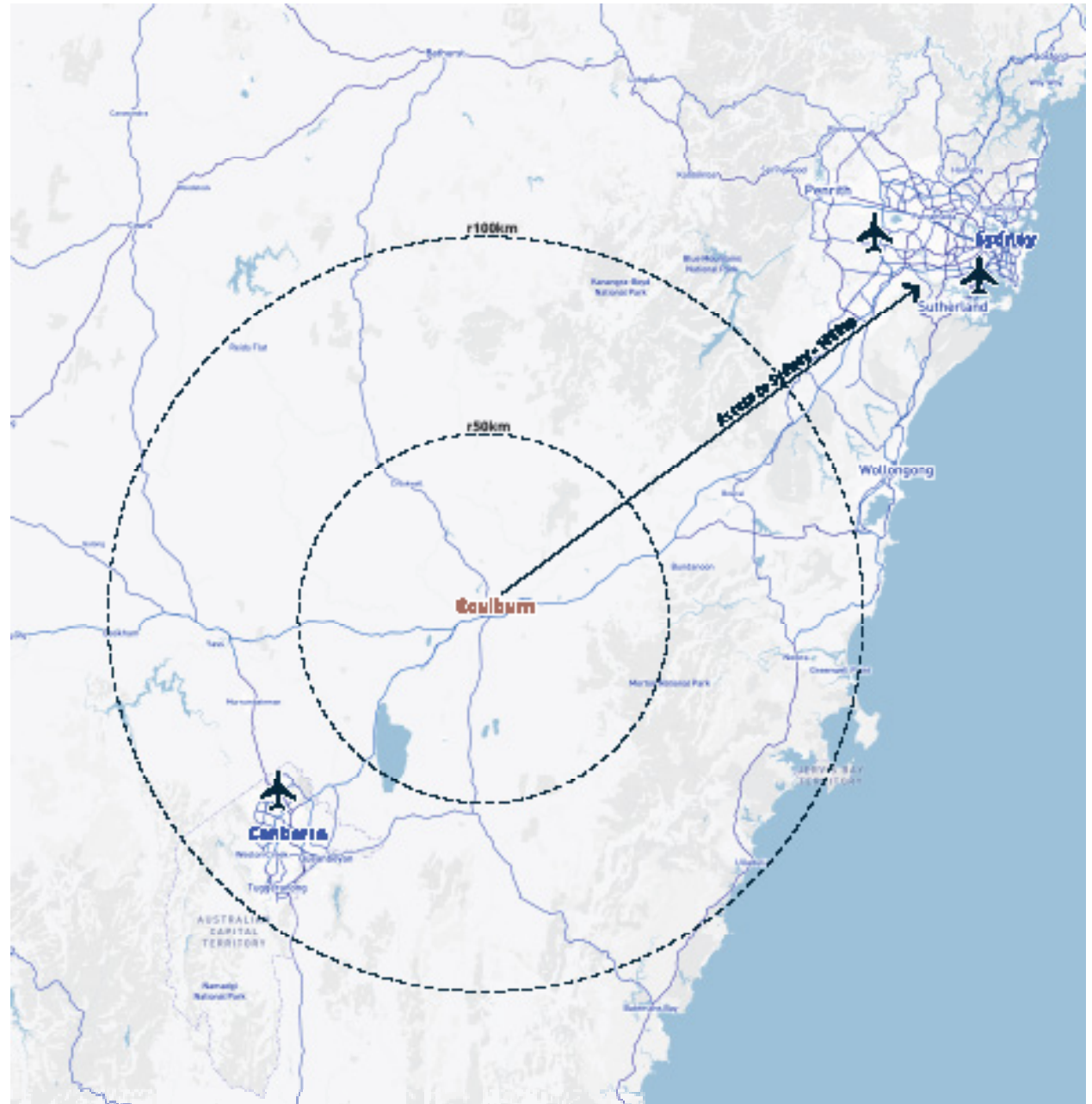
The planning proposal seeks to achieve the above by rezoning the land E4 General Industrial under the Goulburn Mulwaree Local Environmental Plan 2009 and introducing a new minimum 1-hectare lot size requirement.

Strategic Context

The site comprises part of an area identified as the South Goulburn Industrial Precinct within the Council's employment lands strategy. In the strategy it was identified for rezoning.

The location of the site provides opportunities to strengthen relationships and opportunities with Western Sydney and Canberra to grow the Goulburn Mulwaree local economy.

Provides an opportunity for affordable employment lands where Sydney-based industries can relocate and expand.



Local Context & Site Description

The site is located at 20-24 Lockyer Street, Goulburn and consists of one lot being legally described as Lot 2 of DP1238214. It is irregular in shape with a total area of approximately 12.353ha and a frontage to Lockyer Street of approximately 235m.

The site is fragmented into two pieces of land on either side of Lockyer Street and is generally undeveloped. It has an undulating topography and is broadly cleared of any development or vegetation.

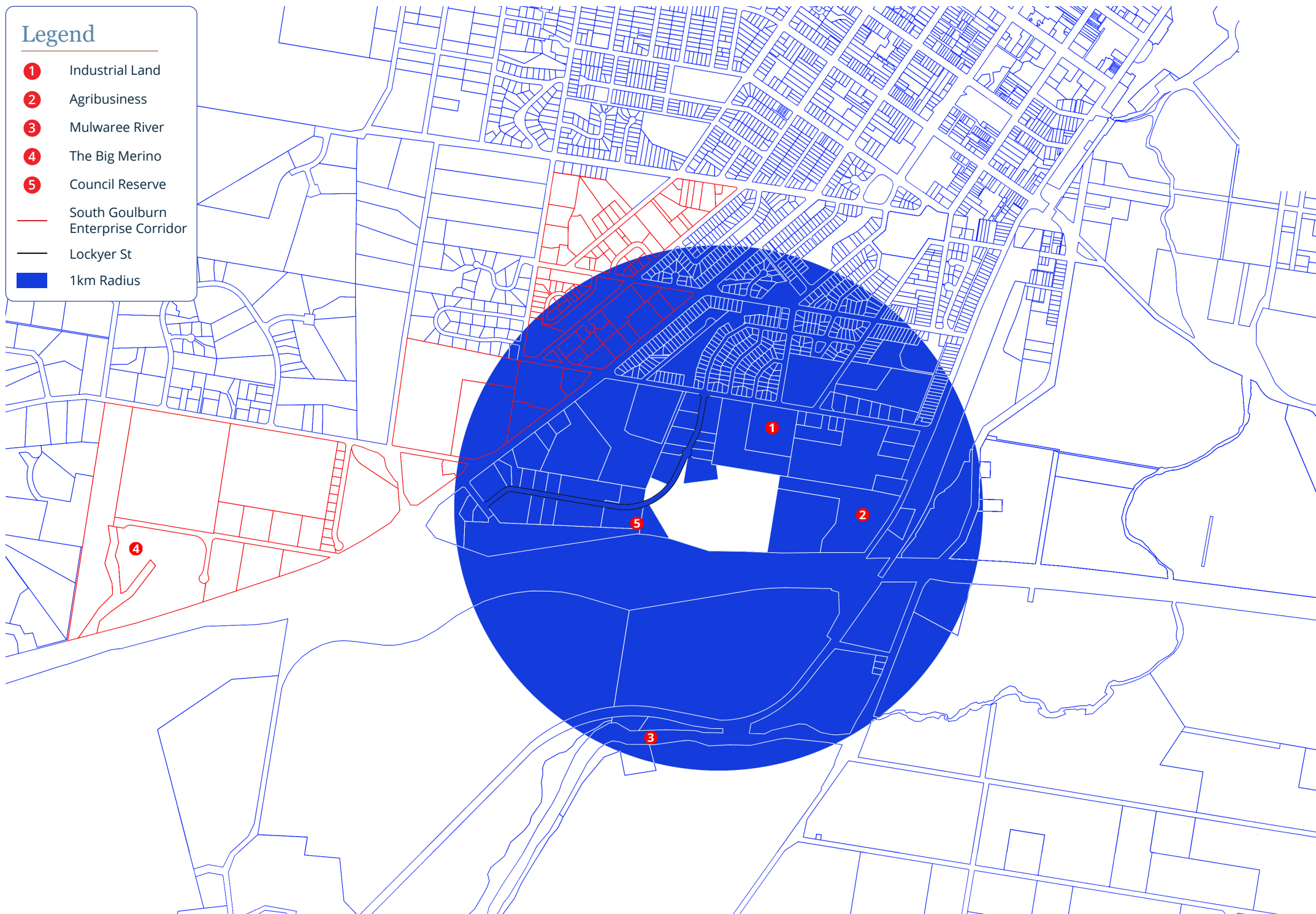
Surrounding land can be described as follows:

- **North:** The site is bound to the north by industrial developments, and vacant land which is zoned for industrial uses.
- **South:** Running parallel to the southern boundary of the site is the Hume Highway (M31) which provides connections to both Sydney and Canberra.
- **East:** Adjoining land also zoned for rural purposes. Beyond this along Sloane Street, land is zoned for industrial purposes.
- **West:** Pockets of recreationally zoned land are located. Beyond this, land comprises the South Goulburn Enterprise corridor.



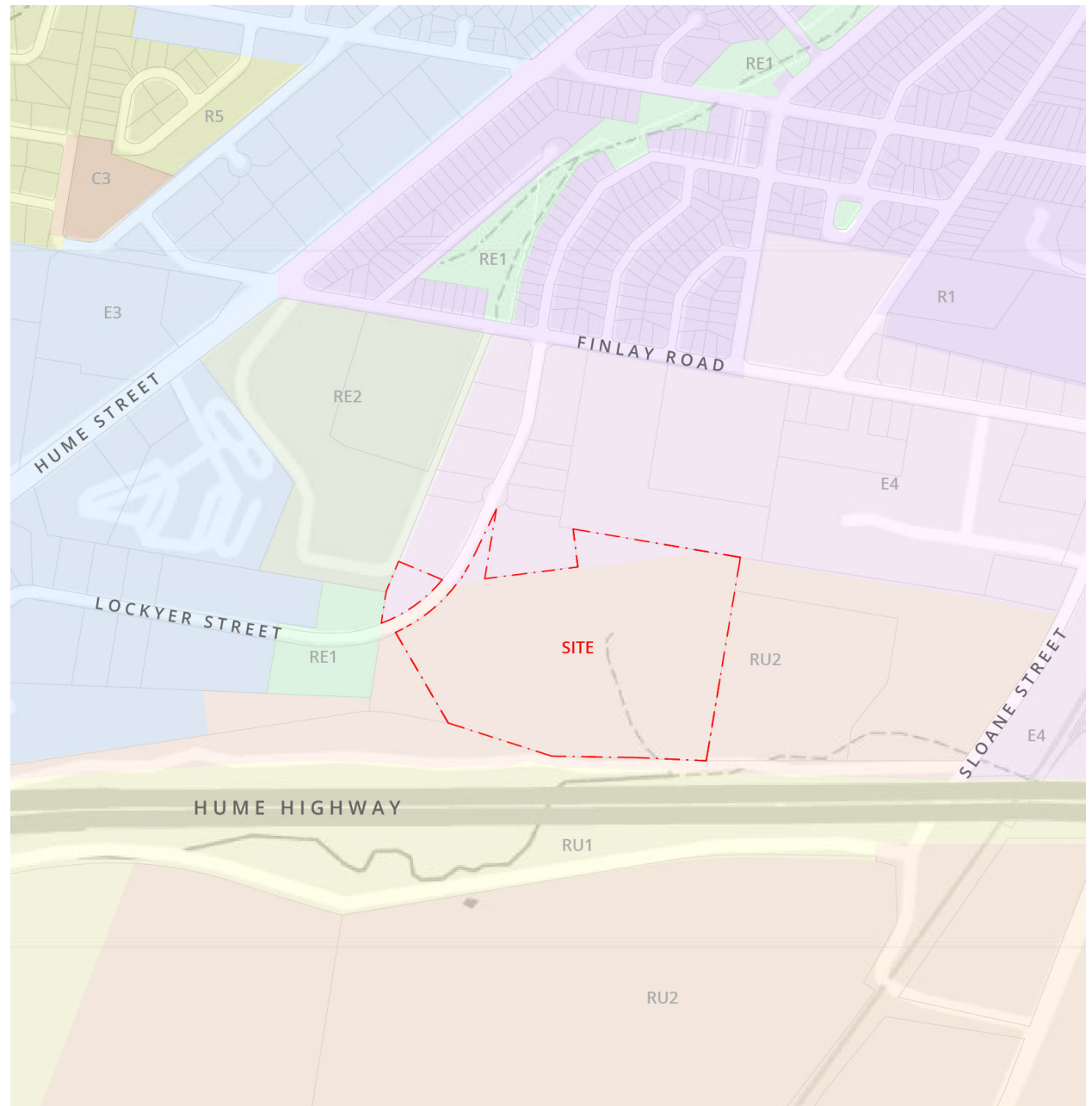
Legend

- ① Industrial Land
- ② Agribusiness
- ③ Mulwaree River
- ④ The Big Merino
- ⑤ Council Reserve
- South Goulburn Enterprise Corridor
- Lockyer St
- 1km Radius



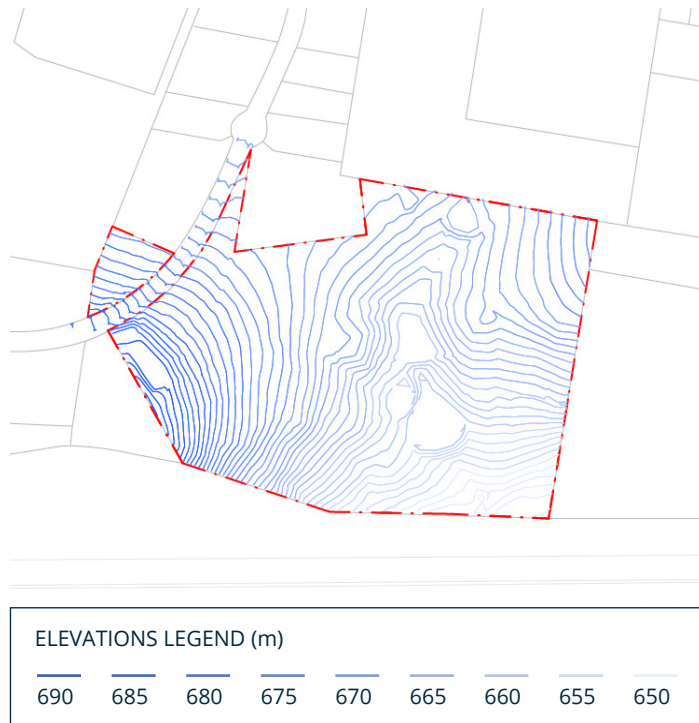
Local Planning Context

The primary local planning instrument applying to the site is the Goulburn Mulwaree Local Environmental Plan 2009 (GMLEP 2009). Under GMLEP 2009, the subject site is zoned E4 General Industrial on the portion of land north of Lockyer Street, while the remainder of the land is zoned RU2 Rural Landscape. For the RU2 portion of land, a minimum lot size of 100ha also applies.



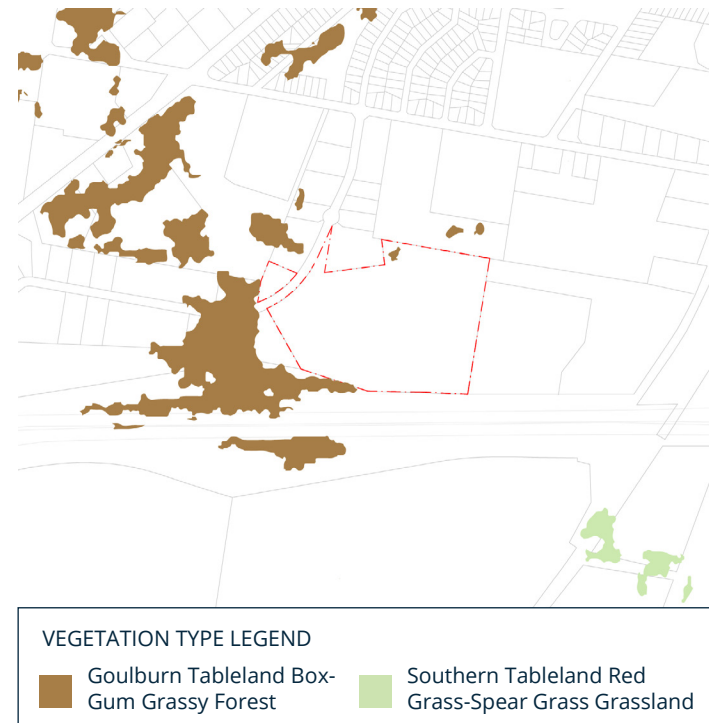


Site Characteristics



CONTOURS

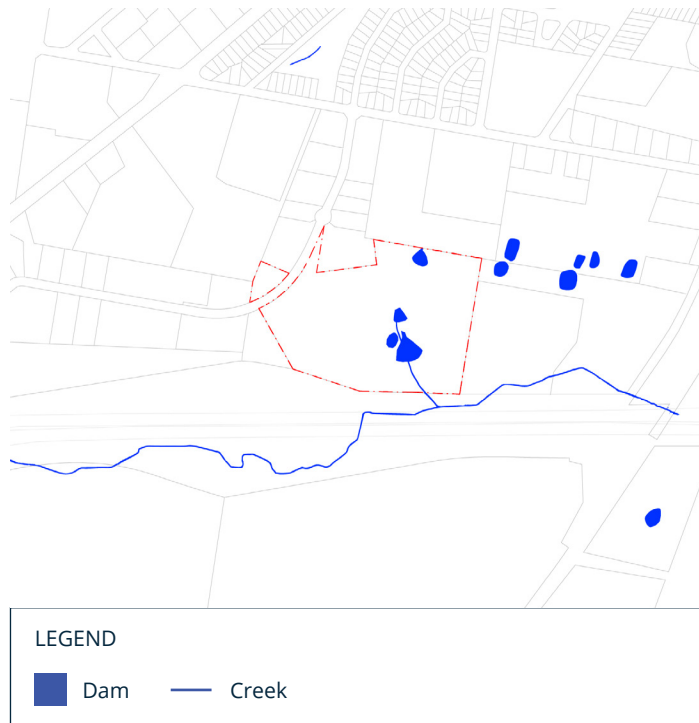
The Site has an undulating topography which ranges from 650m to 690m above sea level.



VEGETATION

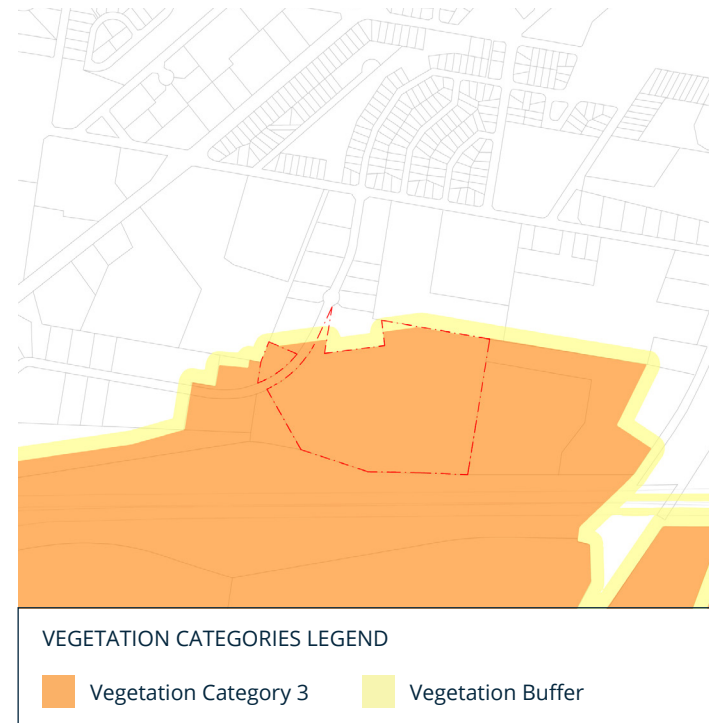
The site's western boundary backs onto grassy woodlands. While the site itself is mainly clear of vegetation.

Site Characteristics



WATERCOURSES

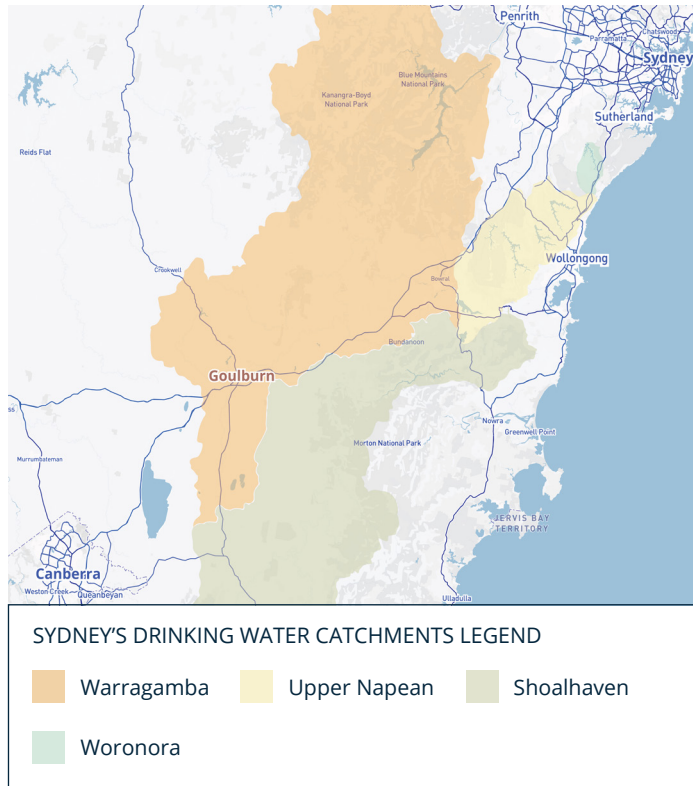
A number of small damns are identified across the site and a creek runs below the south boundary



BUSHFIRE PRONE LAND

The site comprises category 3 bushfire prone land in accordance with the relevant mapping.

Site Characteristics



DRINKING WATER

The site is located within the Sydney Drinking Water Catchment under the Biodiversity SEPP.

OTHER CONSIDERATIONS

CONTAMINATION

The subject land is not understood to be contaminated.

BIODIVERSITY

The site is not biodiversity constrained.

ABORIGINAL HERITAGE:

Aboriginal heritage constraints have not been identified at the site.

Our Vision



Achieving Our Vision

The proposal seeks to provide new employment lands within a strategically identified location in the Goulburn Mulwaree LGA.

The subject site would provide new affordable employment lands that would appeal to both local industry already within the Goulburn LGA as well as business who are currently Sydney-based and looking to relocate due to costs pressures associated with the second airport and growth pressures of the Greater Sydney Region more generally.



Intended Outcomes



Permit additional industrial development in a location which provides for the logical expansion of employment lands located to the north of the site



Provide a land use framework which facilitates new industrial and employment uses which can service the local economy, as well as, leverage Goulburn's proximity to the Metropolitan centres of Canberra and Sydney



Provide a viable alternative to the current industrial supply of lands on offer in Southwest Sydney and Canberra

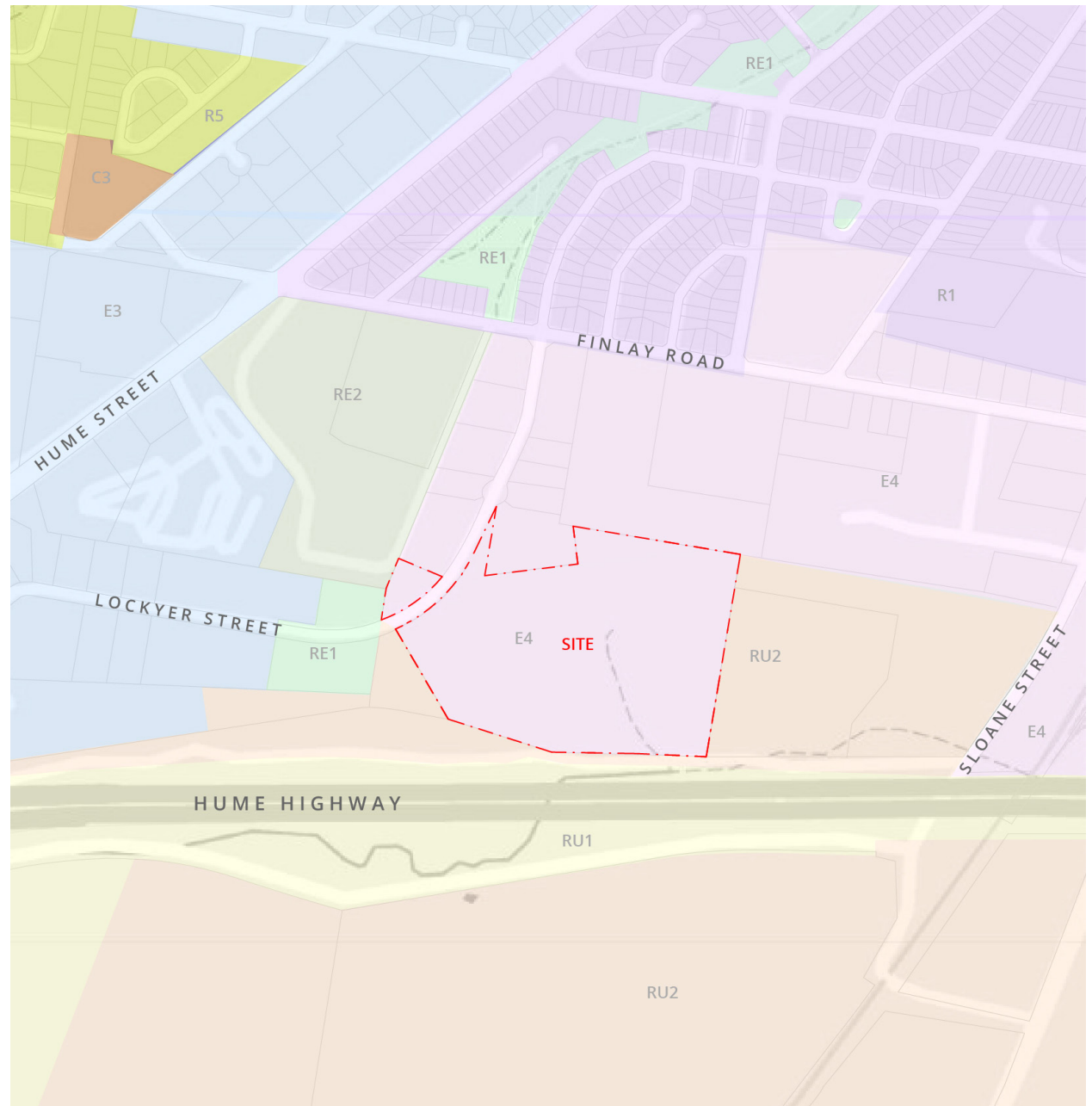


Facilitate additional employment opportunities within the Goulburn LGA

Proposed LEP Amendment

The planning proposal seeks to amend the GMLEP as follows:

- Rezone the land the E4 General Industrial
- Introduce a new minimum 1-hectare lot size requirement.



Indicative Concept Masterplan

An indicative concept masterplan has been prepared to provide an indication of the development outcome which could be achievable under the proposed amended LEP controls.

In summary, the development proposed provides for the following:

- 8 x lots varying in size between approx. 1ha and 2.7ha accessed from a new access road off Lockyer Street;
- Approximately 48,800sqm of industrial floor space across the site;
- Approximately 540 car parking spaces according with Council's DCP rates; and
- Rear OSD basin along the southern boundary in response to stormwater requirements

To the right, a summary of the indicative concept masterplan is provided, while the masterplan layout is shown on the following page of this report.

The concept masterplan has been informed by the relevant specialist studies and strategies which accompany the planning proposal.



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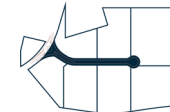
lots varying in size
between approx.
1ha and 2.7ha

123,566 m²

Total Site Area

48,800 m²

≈ Industrial floor
space across the
site



6,588 m²

new access road
off Lockyer Street

110,778 m²

Net Developable
Area

540

≈ Car parking spaces



6,200 m²

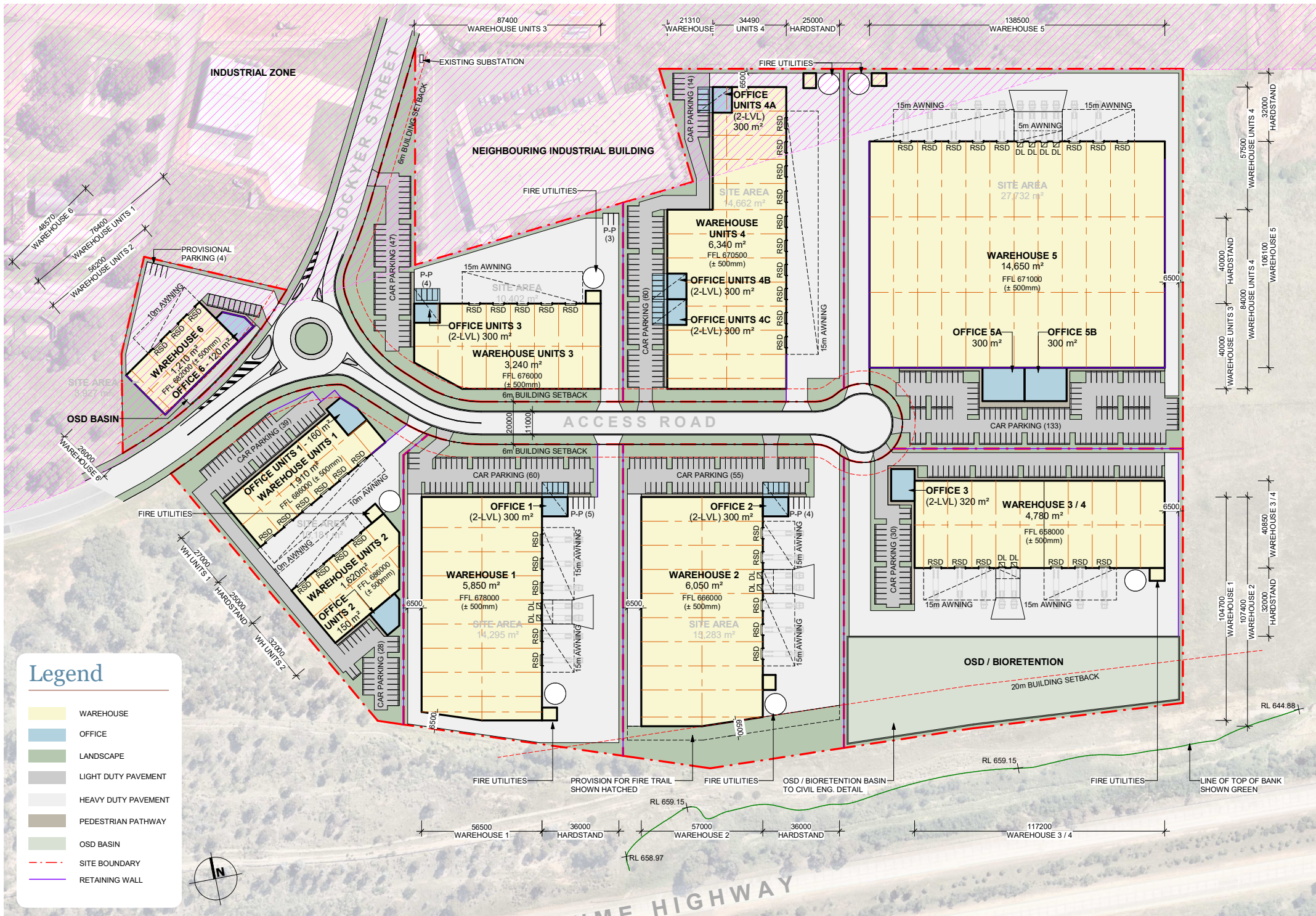
OSD basin

1:0.5

≈ FSR

13.7 m

≈ Height in Meters

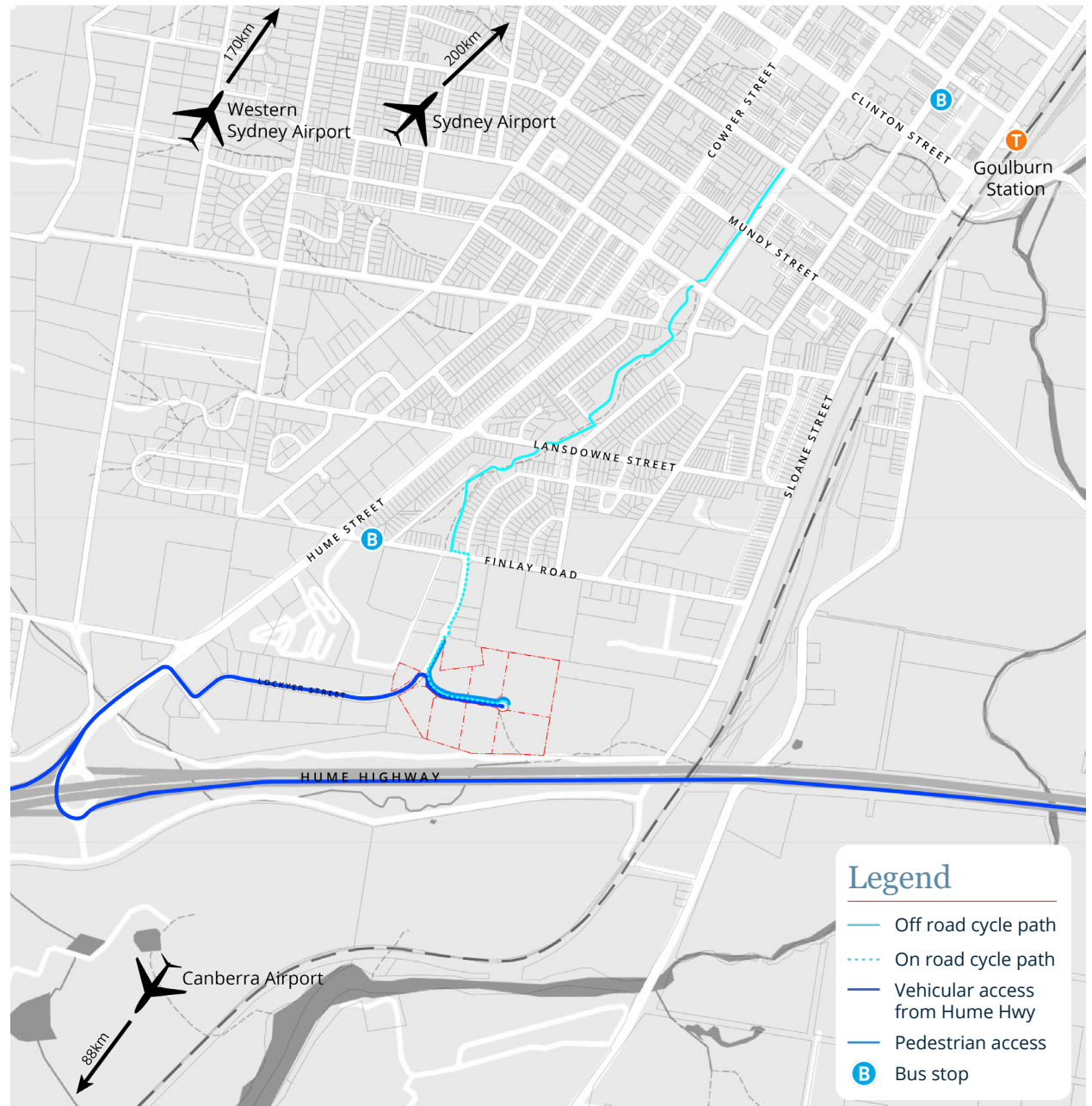


Access & Connectivity

The site is situated in between Sydney and Canberra Cities. It is 200km from Sydney airport, 170km from Western Sydney airport and 88km from Canberra Airport. Access to and from these cities is also possible via train. Goulburn Train Station is only 3km from site, in the Goulburn CBD.

The 823 bus route travels through Goulburn City and includes a stop on Finlay rd, within 600m distance from site. Finlay rd is also the access point to the off road bike lane through the city. From this access point, there is 400m of on road cycling to access the site.

Within the site, the proposed bisecting road creates a central access strategy and connects pedestrians, cyclists and vehicles to each of the lots.



Streetscape & Public Domain

The proposed estate looks to introduce key urban design principles which prioritise high quality open space areas.

The new access road creates a singular, simple spine connection to the estate allowing for high quality landscape treatment to interweave from the main entry point through to each estate pad. This is enhanced by a 6m building setback breaking down bulk and scale and providing safe and efficient circulation for pedestrian, cyclists and vehicles



ESD & Comfort

The proposed development utilises and looks to promote design solutions to reduce energy and resource consumption within the development.

These include:

- Solar panels to be installed for the warehouses, where practicable. The solar panels will be visually unobtrusive, installed only on the available North facing roof space of the warehouses and within the approved building height restrictions.
- End-of-trip facilities, including showers and bike racks, encouraging sustainable transportation choices and a healthy work-life balance.
- Warehouse design, construction and operation to utilise energy efficient building design. (4-star Green Star equivalent)
- Rainwater tanks used to collect roof water from the site's warehouses and stored to meet demand for irrigation and internal non-potable uses.
- OSDs designed and sited in consideration of stormwater management.
- Encouraged use of materials that are recycled or considered of high environmental sustainability standard where practical and possible.
- Use of native species to blend proposed landscaping in the development with that of the existing area.

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