



STATEMENT OF ENVIRONMENTAL EFFECTS FOR THE PROPOSED ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING 'KINTARA', 61 VERNER STREET, GOULBURN NSW 2580

Prepared by: Tim Lee Architects
Property: Lot 2 DP 1242185
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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 partial demolition and alterations and additions to “Kintara” 61 Verner Street Goulburn NSW 2580.

This Statement of Environmental Effects has been prepared to assess the proposed redevelopment of the site known as Lot 2 DP 1242185, 61 Verner Street, Goulburn.

The lot is located on the Southwest edge of the Goulburn CBD. The Site is within the E2 Commercial Core. Kintara is part of a significant group of heritage listed commercial, educational and religious buildings along the western edge of the Commercial centre of Goulburn

The application is supported by the following documentation

Architectural plan set 0612 – 1365

- Drawing numbers 000 through 002 inclusive
- Cost assessment Prepared by Mitchell Brandtman
- Statement of Heritage Impact prepared by Tim Lee Architects
- This SOEE

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).

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

DESCRIPTION

The site comprises two adjoining parcels of land. The corner shaped allotment and site of “Kintara” known as 61 Verner Street Goulburn, the lot is described as Lot 2 DP 1242185 and is 716.86sqm. “Kintara” is a single storey detached heritage building of brick, timber construction with a sheet steel roof. The site has 19.62m frontage to Verner Street and 36.5m to Bourke Street.

The adjoining allotment is described as Lot 1 DP 1242185. The lot is an irregular shape and contains the Abbey Motel and associated buildings, Café, parking and landscape areas.

PROPOSED DEVELOPMENT

The proposed development is for:

- a. Partial demolition of internal partitioning, flooring, ceilings and the like necessary for the proposed alterations
- b. Construction of new partitioning as per the architectural plan set
- c. New servicing as per the architectural plan set
- d. New access ramps and pathways
- e. New emergency ambulance hardstand and verge crossing as per the architectural plan set



Figure 3 – existing street elevation (TLA)



Figure 4 – existing Bourke Street elevation (TLA)

“KINTARA”

Construction Summary:

Existing Dwelling

- Full masonry construction
- Cut, timber framed double hip roof to the main dwelling
- Cut timber framed gable end roof over the front room facing Verner Street
- Timber sheet and shingle gable end infil detail.
- Timber framed skillion roof to rear (North) of the building
- Timber framed windows and doors externally to the whole of the building
- Cement render and tiled finishes to the bathroom areas
- Timber framed roof structure, sheeted in galvanized corrugated iron
- Timber feature entry door

LOCAL CONTEXT

Streetscape character and visual character

The surrounding area is characterized by a mix of commercial building types of varying built form with historical value including the Hume Conservatorium (formally Goulburn Technical School) at 160 Bourke Street, opposite the subject site to the north west constructed Circa 1937, St Peter’s and Paul’s old cathedral opposite the subject site constructed Circa 1900, and to the south of the site the

former St Patrick's school building constructed circa 1910, now roses Café. To the rear of the subject site is the 2 storey St Patrick's Technical school building , now the regional universities centre.



Figure 5 – View looking South along Bourke Street (Google maps)



Figure 6 – View looking North Along Bourke Street (google Maps)



Figure 2 – View looking East Along Verner Street (google Maps)



Figure 8 – View Looking West along Verner Street (Google Maps)



Figure 9 – Detail View of the subject site taken from the Roundabout intersection of Bourke and Verner Streets (Google Maps)

Existing Vegetation

Existing vegetation in the streetscape consists of grassed front yards and established exotic and native ornamental trees and shrubs.

Topography

The site topography is consistent with a fall of approximately 300mm across the site from east to west.

Views

There are no significant sweeping vistas into or out of the site, the building is surrounded by larger 2 storey building massing blocking middle and distant views.

The building does sit within a significant heritage streetscape and is an important contributory element within this area.

Heritage items nearby

	Heritage item	Address	Lot and DP	Significance	
1	Baptist Church (1887)	164 Bourke Street	Lot 164, DP 1136680	Local	I177
2					
	Hume Conservatorium (formerly Goulburn Technical College, 1901)	160 Bourke Street	Lot 1, DP 1250714	Local	I176
3					
	2-storey former school building (formerly part of St Patrick's Technical School)	91 Bourke Street	Lot 3, DP 1242185	Local	I170
4					
	Saint Patrick's School (1914)	57 Verner Street	Part of Lot 1, DP 1242185	Local	I538
5					
	St Peter's and Paul's Catholic Cathedral (1887), former Roman Catholic Bishop's residence, presbytery, St Brigid's School, landscape setting, stone building and fence (1909)	42 Verner Street	Lot 2, DP 91238	Local*; State	I537

SITE CONSTRAINTS

Figures 9 to 15 are extracts from the Goulburn Mulwaree Council Local Environment Plan Mapping



Figure 10 – Site Zone – E2 GMC LEP Maps



Figure 11 – Floor Space Ratio – 2:1 GMC LEP Maps



Figure 12 – Building height limit 15m GMC LEP Maps

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

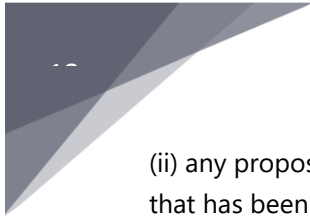
The Environmental Planning and Assessment Act 1979 (EPA Act) is the principal source of planning law in New South Wales, from which all applicable instruments, plans, controls and policies derive their authority. It is pursuant to section 4.15(1) of the EPA Act that the determining authority must assess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

Refer to Paragraph A below

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

Refer to Paragraph B below

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

A) SEPP RESILIENCE AND HAZARDS 2021

The State Environmental Planning Policy (Resilience and Hazards) 2021 (SEPP RH) repeals and replaces three (3) former SEPPs, including the: State Environmental Planning Policy (Coastal Management) 2018, State Environmental Planning Policy 33 – Hazardous and Offensive Development and State Environmental Planning Policy 55– Remediation of Land.

Most of the existing provisions from the former SEPPs have been consolidated into chapters 2, 3 and 4 of the SEPP RH.

Chapter 4 of the SEPP RH applies to the Proposed Development.

Chapter 4 Remediation of Land

Chapter 4 of the SEPP RH (Chapter 4) aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment. Pursuant to Chapter 4, Council must consider the Proposed Development and assess the extent of any contamination on the Site and any required remediation works.

There is no evidence to support any claim that the land or dwelling contains any hazardous materials.

B) SEPP TRANSPORT AND INFRASTRUCTURE 2021

The State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP TI) repeals and consolidates four (4) former SEPPs, including the: State Environmental Planning Policy (Infrastructure) 2007, State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017, State Environmental Planning Policy (Major Infrastructure Corridors) 2020 and State Environmental Planning Policy (Three Ports) 2013.

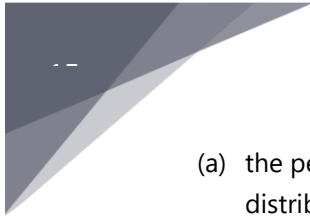
Chapter 2 of the SEPP TI is applicable to the proposed development.

Chapter 2 Infrastructure Chapter 2 of the SEPP TI (Chapter 2) aims to assist public and private providers and the community they support to simplify the process of providing infrastructure such as hospitals, roads, railways, emergency service, water supply and electricity delivery.

The proposed development will have no effect on those development controls mentioned in Part 3 Division 1 to Division 26 (other than clause 45) of the Infrastructure SEPP. Of particular note is clause 102 of the SEPP TI. With regard to this clause, the Site is not adjacent to a freeway, tollway or any other road identified on the TfNSW website as having a volume of more than 20,000 vehicles and therefore Council does not need to consider the Proposed Development's effect on road noise or vibration.

The Proposed Development complies with the SEPP TI.

Clause 45 of the Infrastructure SEPP requires Council to provide written notice to the authority in the following circumstances: 45 Determination of development applications—other development (1) This clause applies to a development application (or an application for modification of a consent) for development comprising or involving any of the following—

- 
- (a) the penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,

The proposed works do not alter the external building envelope and do not propose any new structure that may interfere with the existing overhead power lines around the perimeter. External works consist of a new Access pathway new Ramp and new verge crossing and emergency ambulance hard stand. Workers will need to be aware of the overhead lines in relation to these works. However, no referral to Energy providers should be required.

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 details 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 9, the Site is zoned E2 Commercial Centre.

The applicable Land Use Table does identify the use of Medical Centre as Permitted with consent in the zone. Therefore, the use of the Site for the purpose of a dwelling house is a permitted use in the Zone E2 Commercial Centre

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

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Moorings; Mooring pens; Open cut mining; Recreation facilities (major); Residential accommodation; Rural industries; Service stations; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

The proposed medical centre is permissible on the Zone.

GMC LEP Compliance.

Clause	Standard	Proposed development	Compliance
4.1 minimum lot size	No minimum lot size in the E2 zone	Alterations and additions	Complies
4.3 height of buildings	15	Max height 4.5m	Complies
4.4 Floor space ratio	N/A	Alteration to an existing building with no floor space increase	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 ...	Refer to Attached SOHI	Refer SOHI
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.	N/A	
7.2 Terrestrial Biodiversity	(2) This clause applies to development on land that is identified as “Biodiversity” on the Terrestrial Biodiversity Map...	N/A	

HISTORY

The Site is in a Heritage Listed in Schedule 5 of the GMC LEP. Consequently, Council must consider the effect of the Proposed Development on the heritage significance of the area.

Clause 5.10 of the LEP provides the following regarding Councils' obligation under this clause.:

(1) Objectives

The objectives of this clause are as follows:

*“(a) to conserve the environmental heritage of Goulburn Mulwaree, and
(b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views,”*

(2) Requirement for consent

Development consent is required for any of the following:

“(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance),

- (i) a heritage item,*
- (ii) an Aboriginal object,*
- (iii) a building, work, relic or tree within a heritage conservation area.*

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,”

(4) Effect on heritage significance

“The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This sub clause applies regardless of whether a heritage management document is prepared under sub clause (5) or a heritage conservation management plan is submitted under sub clause (6).”

(5) Heritage impact assessment

The consent authority may, before granting consent to any development:

*“(a) on land on which a heritage item is situated, or
(b) on land that is within a heritage conservation area, or
(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."

Tim Lee Architects have been engaged by the owners to consider the impact that this new development (alterations and additions) has on the heritage curtilage surrounding "Kintara" and the effect of the proposed alterations and additions on the existing building. In accordance with the above clauses, the proposed works meet the conservation objectives; however, there will be a potential impact on the heritage significance of the immediate precinct.

The highest level of impact related to the demolition of the existing dwelling without complete recording of the structure.

Refer to separate Statement of Heritage impact.

GMC DCP COMPLIANCE TABLE

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	CBD developed site
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.		Refer to SOHI
	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.	The relevant requirements of the LEP and DCP are dealt with in this SEE.	Complies
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	A heritage impact statement has been submitted with this application.	Complies
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	N/A	

	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.		
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	Refer to the SOHI	Complies
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.	Landscape Plan prepared by Tim Lee Architects submitted with the application.	Complies
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.	Refer to SOHI	Complies
3.3.1F	New developments must respect the existing significance of the streetscape and the vicinity.	Heritage Impact Statement prepared by Tim Lee Architects is submitted with the application.	Complies
3.3.1G	Use design elements that exist in the streetscape to guide the design of new structures.		Complies
3.3.1H	Ensure scale and size of development is compatible with neighboring development and the streetscape generally.		Complies
3.3.6A	The allotment and building spacing, including frontage widths, side and front boundary setbacks must not impact adversely on vistas and views to and of heritage items and Heritage Conservation Areas. In particular, the principal elevations of buildings must not be interrupted or obscured.	Heritage Impact Statement prepared by Tim Lee Architects is submitted with the application.	Complies
3.3.6B	The setting of a heritage item and a satisfactory curtilage, including important landscape and garden elements, must be retained	Refer to the SOHI	Complies
3.3.6C	The subdivision must not require rearranged vehicular access and car parking (on or off the site of the proposal) that would adversely affect	N/A	

	the principal elevation of the heritage item or components of a Heritage Conservation Area		
3.3.6D	Landscape quality of the streetscape in Heritage Conservation Areas must be retained.	Landscape Plan prepared by Tim Lee Architects submitted with the application.	Complies
3.3.6E	The contours and any natural features of the site have been retained and respected	Refer to SOHI – No earthworks are being undertaken	Complies
3.3.6F	Subdivision must comply with the minimum allotment size requirements for Goulburn Mulwaree LEP 2009.	N/A	
3.3.6G	The essential qualities of the streetscape and building style(s) on which the locality's heritage depends, are preserved in the new development.	Refer to SOHI	Complies
3.3.6H	Subdivision applications for land either in the vicinity of or on which Heritage Items are situated or in Heritage Conservation Areas are required to be accompanied by adequate plans, showing the building envelopes, curtilage siting and setbacks of the proposed buildings	N/A	
3.3.6I	THE subdivision plan must be prepared by a registered surveyor and must show the exact dimensions of the proposed subdivision lots and the location of the heritage item	Noted	Complies
3.3.7A	Both street frontage elevations must be considered on corner allotments as shown in Figure 3.2 below	Noted	Complies
3.3.7B	Significant parts of the original building must be retained, including main frontage and side frontage	N/A	
3.3.7C	The scale of additions and alterations must respect the existing ridge or eaves heights	N/A	
3.3.7D	Where additions are attached, detailing including finishes and materials must be appropriate to the original	N/A	
3.3.7E	Where additions are detached or commercial development is proposed, contemporary solutions must respect the scale, bulk and detailing of the original without poor mimicry	N/A	

3.3.7F	Car parking must be located to the rear of the secondary street frontage. Double garages forward of the building line are not acceptable;	Refer to Traffic impact assessment report	complies
3.3.7G	Fencing to the secondary street frontage must not exceed 1800mm in height	N/A	
3.3.7H	Landscaping is required to both street boundaries, and a landscaping concept plan is required with the submission of a development application;	N/A	
3.3.7I	New development must be located to minimize impact on existing prominent trees.	N/A	
3.3.12B	New work should: 1) Adopt a simple character which uses external finishes, colours and textures which complement the heritage fabric, rather than mimic inappropriate heritage decoration and/ or detailing;	See architectural plans prepared by Tim Lee Architects submitted with the application.	Complies
	2) Select materials to be compatible, but not necessarily matching the materials of the building;	Refer to the architectural planning documentation	Complies
3.3.12B	New work should: 3) Use materials that complement the period and style of the heritage item	Refer to the Architectural Planning documentation	Complies
	New work should: 4) Employ finishes that are compatible with the heritage significance and character of the heritage item they adjoin or of development in the street or Heritage Conservation Area;	See architectural plans prepared by Tim Lee architects submitted with the application	Complies
	New work should: 5) Use traditional colour schemes and contrasting tones for alterations and additions.	Refer to the architectural planning set.	Complies
3.3.13A	The scale (including height, bulk, density and number of stories) of the new work must relate visually to the scale of adjacent buildings which are Heritage Items or are located in a Heritage Conservation Area. In this regard, unless it can be clearly demonstrated that greater scale would be appropriate in the individual circumstances, new buildings and additions are to be of the same scale as the surrounding development.	N/A	
3.3.13B	New developments should avoid overshadowing of existing heritage items or contributory architecture	N/A	

3.3.13C	Extensions must not visually dominate or compete with the original scale of the existing buildings to which they are added or altered	N/A	
3.3.13D	New buildings must not visually dominate, compete with or be incompatible with the scale of existing buildings of heritage significance or contributory value either on the site or in the vicinity of the proposal.	N/A	
3.3.13E	New buildings and extensions should have a similar massing, form and arrangement of parts to existing buildings of heritage significance in any Heritage Conservation Area. See Figure 3.7 for development that does not respect the massing and form	N/A	
3.3.13F	New work and extensions should respect the proportions of major elements of significant existing fabric including doors, windows, openings and verandahs.	N/A	
3.3.13G	More specifically: 1) Where buildings or dwellings are single storey, second storey additions are not encouraged	N/A	
	More specifically: 2) Creation of attic space within the existing roofline is preferred;		
	More specifically: 3) Existing rooflines may be extended to the rear and dormers may be added to the extension, provided development does not impact negatively on the streetscape and the character of the house. In particular, the roof silhouette should remain		
	More specifically: 4) Additions at the side of the house may be acceptable providing it is setback a minimum of 5 metres from the front building line and softened by planting and vegetation		
3.3.14A	Maintain traditional roof forms and materials	Existing roof retained unaltered	Complies
3.3.14B	Use appropriate profile gutters in the maintenance of older buildings. Quad, half round and ogee gutters are the most appropriate profiles, depending on original details Perforated box gutters are not appropriate in a historical context.	N/A	

3.3.14C	Roofs of extensions should be carefully related to the existing roof in materials, shape and pitch. Replacement materials must match the existing in colour, materials, finish and details	N/A	
3.3.14D	All chimneys must be retained internally and externally and where necessary repaired, even if the fireplace is no longer used. Demolition of chimneys is not favored unless necessary for structural reasons.	All existing chimneys are to be retained intact	Complies
3.3.14E	Minimise large, blank areas of roofing in new developments to reduce the impact on the existing building and adjoining properties.	Existing building – N/A	Complies
3.3.14F	New buildings must have roofs that reflect the orientation, size, shape, pitch, eaves, ridge heights and bulk of existing roofs in the locality and must be in proportion with the proposed building.	Noted	
3.3.14G	Attic rooms must use compatible roof forms that retain the streetscape appearance of the existing building and must not adversely affect significant views or vistas	N/A	
3.3.14H	Skylights or other structures attached to the exterior of the roof should avoid being located where visible from the street or on the principal elevation of buildings.	N/A	
3.3.16D	In new buildings they must be compatible with the proportions, position and size of those typical of the locality. Vertical proportions should be featured in window design.	Vertical proportions are featured in most windows.	Complies
3.3.16E	Timber windows should be used for restoration of traditional buildings. Modern aluminum framed windows are not acceptable	Existing windows are retained and where required restored	Complies
3.3.17A	Two storey façades must only be used where surrounding development is of a predominantly two storey scale.	N/A	
3.3.17B	Limit bay widths to match those of surrounding significant development.	N/A	
3.3.17C	Alteration of the form and materials of principal elevations is not appropriate. Removal of the external skin or rendering of exterior walls is	N/A	

	not appropriate unless associated with acceptable reconstruction works.		
3.3.17D	In altering existing houses, original sun hoods, blinds, awnings and skirts to principal elevations should be retained and repaired. Authentic construction or reconstruction is supported.	N/A	
3.3.17E	In altering existing buildings, original verandahs / façades are to be retained and restored.	N/A	
3.3.17F	account the significance and design of verandahs / façades in the locality, the methods of their incorporation in building designs and their harmonizing role in streetscapes.	The area has mix of single and double storey Commercial and residential properties	Complies
3.3.17G	Alteration to original façades which are of heritage significance is not supported.	The original heritage elements are to be celebrated	
3.3.17H	The proposed works are to be sympathetic to and/or not detract from the style, character and significance of the building and place. Designs, whose massing, details, materials and colours reflect the type of façade historically used in each locality, without insistence upon replication, are encouraged.	Refer to Architectural plan set	Complies
3.3.17I	Avoid blank exteriors by avoiding tilt slab construction and encouraging staggering of the façade through vertical elements.		Complies
3.3.17J	Retain and repair/restore original shopfronts. Authentic reconstruction is encouraged. Original timber and metal shopfront framing must be retained	N/A	
3.3.17K	Use active shopfronts to the street to activate the footpath and create interest.	N/A	
3.3.17L	Provide details of materials, finishes, profiles and colours for façades including any proposed signage.	Refer to Architectural plan set	Complies
3.3.18A	The introduction of car parking must not impact on the setting or character of the heritage item or Heritage Conservation Area.	The proposed Development on internal car parking complies with the objectives of this chapter – Refer to attached Traffic assessment.	Complies

3.3.18B	Early garages, carports and sheds must be retained wherever possible as they contribute to the character of heritage items and Heritage Conservation Areas	N/A	
	Garages and carports should generally be kept separate from the house. Attachment of garages and carports to the buildings they service is generally not favored unless the structure is located at the rear of the building and is not visible from the surrounding streets, or it is set well back from the front façade and unobtrusively attached. In those cases, a simple carport under a continuation of the roofline may be appropriate	Garages are attached and located to the rear of the original building.	Complies
3.3.18D	Garages and carports must be of a simple design, must use traditional pitched roof forms and must match the roof pitch, form and materials of the main building as closely as possible. The design must respect vertical proportions. Double width horizontal doors are unacceptable. Garages and carports must not dominate existing buildings on site	Garages are roofed as for the main dwelling elements	Complies
3.3.18E	Garages and carports must be of a simple design, must use traditional pitched roof forms and must match the roof pitch, form and materials of the main building as closely as possible. The design must respect vertical proportions. Double width horizontal doors are unacceptable. Garages and carports must not dominate existing buildings on site	Refer to the architectural drawing set	Complies
3.3.18F	The location of car parking must respect the existing vegetation and original garden layouts on the site	Noted	Complies
3.3.18G	In relation to access: 1) Existing rear lane access is to be utilised in preference to front access;	N/A	
	In relation to access: 2) Existing side vehicular access is to be utilised;	N/A	
	In relation to access: 3) Driveways are to be to side boundaries and not central;	Emergency ambulance hardstand will be to the side of the existing building	Complies
	In relation to access: 4) Development which removes existing access must	N/A	

	not preclude future carports or garages behind the building line		
3.3.18H	In relation to location: 1) Open stand car spaces may be provided forward of the building line;	N/A	
	In relation to location: 2) Garages and carports are to be located behind the building alignment wherever physically possible	N/A	
3.3.18I	In relation to scale: 1) Maximum width of a driveway at street frontage is to be 3.5m;	The emergency Ambulance access rive will be 3m wide – to comply with the requirements for NSW emergency vehicle access.	Complies
	In relation to scale: 2) Garages and carports are to occupy no more than 20% of street frontages	N/A	
	In relation to scale: 3) Carparking structures should be diminutive in scale in relation to the residence;	Noted	Complies
	In relation to scale: 4) Structures forward of the building line must be designed to minimise their bulk with a maximum eave's heights of 2400mm. Flat roof structures of sympathetic materials and detail are acceptable	N/A	
3.3.18J	In relation to appearance: 1) Materials, form, and details of car parking structures are to harmonise with and be subservient to the residence;	N/A	
	In relation to appearance 2) A similarity in colour of garage doors and wall surfaces may reduce impact to street and therefore is favoured	N/A	
	In relation to appearance 3) Structures forward of the building line must be screened with vegetation;	N/A	
	In relation to appearance 4) Garage doors and structures are to be recessed behind the primary façade to create a shadow line	N/A	
3.3.19A	Original fencing and gates must be retained. If fences and gates are in good condition they can be maintained; if not they can be reconstructed with new, matching	Noted	Complies

	elements. Any good sections of the old fence should be integrated.		
3.3.19B	New fencing on heritage properties must be of a traditional design, with modest height and not solid in order to allow views of the garden and front of the building. The design may be based on photographic evidence, or if this is not available, the design must be appropriate to the age and style of the house.	New proposed fencing will match the adjoining Roses Cafe	Complies
3.3.19C	New fencing must be consistent with traditional fences in the streetscape	Refer above	Complies
3.3.19D	On new developments simple fencing styles that harmonise with the heritage streetscape may be appropriate.	As above	
3.3.19E	New fencing must respect the traditional hierarchy of fences for the front, side and rear boundaries	Proposed front fence meets the requirement	Complies
3.3.19F	Fence heights must be consistent with the heights of the predominant fences in the street. Generally, height should be 1.2m forward of the front building setback, and 1.8m elsewhere.	Refer to the Architectural plan set	Fences comply
3.3.19G	Metal panel fences, spear tops, and aluminum lace panels are generally inappropriate in the heritage environment. Refer to Figure 3.17 for examples of suitable fencing	Refer to SOHI	Complies
3.3.20A	Keep hard surfaces to a minimum. As a guide, 70% of the area forward of the building line should be soft landscaped.	Noted	Complies
3.3.20B	Screening of hard surfaced areas with vegetation is encouraged.	N/A	
3.3.20C	Garden structures are to be appropriate to primary buildings in terms of scale, style, and materials.	N/A	
3.3.20D	Retain all mature or semi-mature plantings in the front and side gardens.	N/A	
3.3.20E	Hedges along front and side boundaries (forward of building line) should be maintained at not more than 1200mm in height.	N/A	
3.3.20F	Ensure Historic trees and vegetation are retained, where not in danger	N/A	

3.3.20G	New development should: 1) Include a front garden with lawn, shrub and tree elements;	Existing established plantings will be retained	Complies
	New development should: 2) Limit hard paving to only paths and driveways;		Complies
	New development should: 3) Use simple fencing that complements the streetscape and architectural features of the area.	N/A	
3.3.21	Not Applicable to this development		Archaeological Assessment is not required
3.3.24			
Scale	1-2 storeys	Single storey	Complies
	3-3 storeys in a mixed-use area	N/A	N/A
Subdivision	Maintain traditional subdivision layout and grid street pattern.	N/A	
	Limit subdivision in residential areas that detracts from heritage significance of the area and views to and from significant buildings.	N/A	
Setbacks	Maintain existing setbacks, especially for any new development	N/A	
Frontage	Maintain consistent frontages for residential lots	N/A	
Landscaping	Maintain tree lined street trees and significant landscaping.	N/A	
	Ensure front landscaping is maintained, including settings of historic homes.	N/A	
	Infill development should include large garden areas with at least one tree per dwelling to retain the landscape setting.	N/A	
Carparking	Car parking should be located at the rear or located where the least impact to the streetscape and heritage significance of the area	N/A	
Front Fencing	No or low front fencing in residential areas.	N/A	
Roof	Ensure original roof form and materials are maintained. Retain existing chimneys.	N/A	
	New development should include simple roofs with similar pitches to existing, especially in residential areas – over 27.5 degrees	N/A	
Facade	Maintain and restore existing facades, especially in mixed use areas	N/A	

Height	Transition zone (RU6) Has no overall height limit. However, an assumed 8.5m limit has been adopted	N/A	
Design	Street facing prominent gables, hipped or pitched corrugated iron or tile roofs, timber framed windows, front verandahs, asymmetrical façades, and face brick finished	N/A	
	Attic rooms can be considered to the rear of items or within new buildings where not visible or obtrusive from the front façade or streetscape.	N/A	
3.5.1	Development proposals over \$250,000 value are to be accompanied by landscape plans prepared by a qualified landscape architect, designer or other suitable qualified person	N/A	
3.5.2	Developments of two or more dwellings require a landscape plan	N/A	
3.5.4	For infill development that abuts an existing public street, the application should demonstrate how the development fits in with the existing streetscape and makes efficient use of the site The site layout and building design enables the use of features of the site such as views, existing vegetation and landmarks	N/A	
3.5.5	Design fences to respect the architectural character of the house and heritage context. Design fences to take account of streetscape, privacy and security issues, and to enhance entrances to the site and building. Use fences to define the edge between the street and semipublic front garden space.	Noted	Complies
	Original fencing should be retained where possible and, if damaged, should be repaired rather than replaced	Noted	Complies
	Fencing shall complement any original fencing relating to the architectural style of the dwelling or found on adjoining properties and in the wider streetscape in terms of style, height and materials	Noted	Complies
	Where side fences project in front of the building line ensure that they complement the scale of the	N/A.	

	adjoining front fence and function of the front yard		
	The height limit for front fences should coincide with that of neighbouring dwellings, measured from the finished footpath level at any point adjacent to the fence to the top of the main part of the fence. This does not include supporting posts or mailboxes.	N/A	
	Where there is a change in ground level along the street boundary, the higher of the two levels will be taken when measuring fence heights: · fencing over 1.2 metres in height shall be 50% transparent; or where there is dual street frontage, consideration may be given for the allowance of a higher side fence to ensure privacy.	N/A	
	All controls are subject to the provision of adequate sight lines for emerging vehicles to enable surveillance of pedestrians.	All controls are subject to the provision of adequate sight lines for emerging vehicles to enable surveillance of pedestrians. Refer to traffic impact assessment report	Complies
	Integrate the design of fences, with the location of mailboxes, nameplates and street numbering the use of intervening fences/walls setback from the front property boundary is discouraged and should not be used to determine the measuring point for the building envelope	Noted	Complies
3.5.6	All setbacks are to be landscaped	N/A	
	No parking will be permitted within setback areas	N/A	
	In front setbacks for developments facing a classified road or a public place plant trees with a mature height of a least 8 metres	N/A	
	Trees must be a least 3 metres in height at the time of planting.	N/A	Complies
3.6.1	The layout and design of access, parking and service areas should address the needs of the site occupants and visitors as well as respecting the amenity of the area.	N/A	

	Account should be taken of potential noise disturbance, pollution and light spillage.	N/A	
	Car parking areas can have a significant impact on the streetscape and should therefore be carefully designed having regard to landscaping, layout and location to ensure that parking and service areas are integrated sympathetically with the development and locality	N/A	
	Provision should be made for various modes of transport for employees and visitors to the site. Where parking is provided it must be in a safe and efficient manner, allowing for easy access for occupants, visitors and service vehicles, whilst ensuring the safety of pedestrians and other road users.	N/A	
	Where non-residential development is within or adjoining a residential zone, locate and design parking areas, servicing areas and the means of access/egress to: <ul style="list-style-type: none"> · minimise conflict between non-residential, residential and pedestrian traffic; · provide off-street parking and servicing of premises; respect the character of the existing residential areas and streetscape character by means of siting, design and landscaping. 	N/A	
3.6.1	Surface parking should be visually articulated by the use of soft and hard landscaping and the use of different surface treatments	N/A	
	Parking areas and accessways should be designed, surfaced and graded to reduce runoff and allow stormwater to drain into the site	Noted	
	Ventilate enclosed parking areas using natural ventilation techniques	N/A	
	Mechanically assisted parking facilities should not be provided	Noted	
	Ensure public car parking and service areas are well signposted or otherwise identified from the entry point.	N/A	
	Off-street parking shall be calculated in accordance with Table 3-2 or you	N/A	

	may take the option of undertaking a traffic impact and parking study		
3.7.1	all areas intended to be used at night should allow appropriate levels of visibility lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed. Moreover, lighting should clearly illuminate the faces of users of pathways streetlights should shine on pedestrian pathways and possible entrapment spaces as well as on the road lights should be directed towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points lighting should take into account all vegetation and landscaping that may act as a entrapment spot lighting should be designed so that it is difficult for vandals to break where appropriate use movement sensitive and diffused lights avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance illuminate possible places for intruders to hide as a guide areas should be lit to enable users to identify a face 15 metres away all lighting should be maintained and kept in a clean condition with all broken or burnt out globes replaced quickly use energy efficient lamps/fittings/switches to save energy	Noted	Complies
3.7.2	Each is independent as such no on-site lighting is required other than a standard front porch light. There is existing council street lighting on Lithgow and Taylor Street.	N/A	
	front fences should preferably be no higher than 1.2 metre. Where a higher fence is proposed, it will only be considered if it is constructed of open materials (eg. spaced pickets, wrought iron etc)	Height of fencing – 1.2m	Complies
	if noise insulation is required, install double glazing at the front of the	N/A	

	building rather than a high solid fence (greater than 1 metre)		
3.7.4	pathways should be direct – all barriers along pathways should be permeable (including landscaping, fencing etc) consider the installation of mirrors to allow users to see ahead and around corners – the installation of glass or stainless-steel panels in stairwells can also assist in this regard	N/A	
	entrapment spots adjacent to main pedestrian routes such as a storage area or small alley should be eliminated from all designs	N/A	
	if entrapment spots are unavoidable, they should be well lit with aids to visibility such as convex mirrors and locked after hours	N/A	
	to eliminate excuse making for individuals to loiter, avoid placement of seating near or adjacent to ATM's, public phone boxes, toilets, corridors, and isolated locations	N/A	
3.7.5	Landscaping	Existing established plantings retained.	Complies
3.7.8	Entrances		
	entrances should be at prominent positions and clearly visible and legible to the users	N/A	Complies
	design entrances to allow users to see into the building before entering	N/A	Complies
	entrances should be easily recognisable through design features and directional signage	N/A	Complies
	minimise the number of entry points – no more than 10 dwellings should share a common building entry	N/A	
	if staff entrances must be separated from the main entrance, they should maximise opportunities for natural surveillance from the street avoid blank walls fronting the street	N/A	
	in industrial developments, administration/offices should be located at the front of the building	N/A	
3.16.1	Long term pollution control		
3.16.2	Short term pollution control		
	During construction the potential to pollute is high. To reduce this risk Council may require: · On-site wheel and vehicle base cleaning facilities to	Management of risk to stormwater pollution include · Preparation of an Erosion and Sediment	Complies

	<p>reduce soil and contaminated material leaving the site · Protection of as much existing vegetation as possible to reduce erosion · Storage of building materials on-site to minimise stormwater contamination</p> <p>To ensure all potential water pollutants are controlled and dealt with on-site, Council may require devices such as:</p> <ul style="list-style-type: none"> · Effective bunding · Retention pits · Grease traps · Booms and trash racks · Silt and litter arrester pits · Situation ponds 	<p>Control Plan · Specific stockpile location for topsoil to manage any perceived erosion risks, · Specific waste storage location for construction waste which will be covered to minimize any perceived windblown litter risks.</p>	
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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 industry. In the long term, the proposed development will create additional housing or, at the very least, contribute to housing availability and place downward pressure on housing prices in a climate of relative housing unaffordability.

Access and Traffic


The proposed development benefits from suitable access arrangements currently in place in the CBD – refer to the attached traffic assessment. Access to the site is via an established network of footpaths. A new emergency hardstand for an ambulance is to be created as part of the works – refer to discussion in the attached traffic assessment.

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.

Utilities



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

SUITABILITY 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 development for alterations and additions to the dwelling known as "Kintara" for the purpose of a new medical practice meets the applicable planning standards and controls.

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.

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