

# MINUTES

## Ordinary Council Meeting

19 December 2023

**Order Of Business**

<b>1</b>	<b>Opening Meeting</b> .....	<b>5</b>
<b>2</b>	<b>Acknowledgement of Country</b> .....	<b>5</b>
<b>3</b>	<b>Councillors Declaration and/or Prayer</b> .....	<b>5</b>
<b>4</b>	<b>Apologies</b> .....	<b>5</b>
<b>5</b>	<b>Applications for a Leave of Absence by Councillors</b> .....	<b>5</b>
<b>6</b>	<b>Attendance by Audio Visual Link</b> .....	<b>5</b>
<b>7</b>	<b>Late Items / Urgent Business</b> .....	<b>6</b>
<b>8</b>	<b>Disclosure of Interests</b> .....	<b>6</b>
<b>9</b>	<b>Presentations</b> .....	<b>6</b>
	Nil	
<b>10</b>	<b>Public Forum</b> .....	<b>6</b>
<b>11</b>	<b>Confirmation of Minutes</b> .....	<b>6</b>
	11.1 Minutes of the Ordinary Meeting of Council held on 21 November 2023 .....	6
	11.2 Minutes of the Extraordinary Meeting of Council held on 28 November 2023 .....	6
<b>12</b>	<b>Matters Arising</b> .....	<b>7</b>
	Nil	
<b>13</b>	<b>Mayoral Minute(s)</b> .....	<b>7</b>
	Nil	
<b>14</b>	<b>Notice of Motion(s)</b> .....	<b>7</b>
	Nil	
<b>15</b>	<b>Notice of Rescission(s)</b> .....	<b>7</b>
	Nil	
<b>16</b>	<b>Reports to Council for Determination</b> .....	<b>7</b>
	16.1 Public Hearing - Proposed Council Land Reclassification of Lot 164 DP 250803, cnr Gibson Street and Howard Boulevard, Goulburn .....	7
	16.2 Goulburn CBD Health Check 2023.....	8
	16.3 Planning Proposal- 129 Marys Mount Road and 110-118 Middle Arm Road, Goulburn .....	8
	16.4 Planning Proposal - 44 Middle Arm Road, Goulburn .....	9
	16.5 2022/23 Statutory Annual Report .....	10
	16.6 Heritage Strategy .....	10
	16.7 Amendment to Development Application Advertising Fees.....	10
	16.8 Asset Management Strategy and Asset Management Plans .....	11
	16.9 Tender 2324T0001 Design and Construction Carr Confoy Pavilion.....	11
	16.10 VP360213 RFQ Plant 881/882 & 1023/1024 Truck and Dog Combinations .....	12
	16.11 VP358621 RFQ Plant 0085 Spray Seal Truck.....	12
	16.12 Council's Vision and Mission Statement .....	13
	16.13 Policy Review - Internal Reporting Policy .....	13

16.14	Community Safety Working Party Terms of Reference.....	13
16.15	Acting Chief Executive Officer .....	14
16.16	Long Term Financial Plan .....	14
16.17	Monthly Financial Report.....	14
16.18	Statement of Investments & Bank Balances.....	15
16.19	Delivery Program 2022 - 2026 Progress Report.....	15
16.20	Requests for Financial Assistance - Goulburn A P & H Society .....	15
16.21	Request for Financial Assistance - The Lieder Theatre Company .....	15
16.22	Corporate & Community Services Policy Review .....	16
16.23	Council's Operational Update - November 2023.....	16
<b>17</b>	<b>Closed Session .....</b>	<b>16</b>
17.1	Land Acquisition - Part 84 Bonnett Drive, Goulburn .....	17
<b>18</b>	<b>Conclusion of the Meeting .....</b>	<b>17</b>

**12 MATTERS ARISING**

Nil

**13 MAYORAL MINUTE(S)**

Nil

**14 NOTICE OF MOTION(S)**

Nil

**15 NOTICE OF RESCISSION(S)**

Nil

**16 REPORTS TO COUNCIL FOR DETERMINATION**

**16.1 PUBLIC HEARING - PROPOSED COUNCIL LAND RECLASSIFICATION OF LOT 164 DP 250803, CNR GIBSON STREET AND HOWARD BOULEVARD, GOULBURN**

**RESOLUTION 2023/285**

**Moved: Cr Daniel Strickland**

**Seconded: Cr Carol James OAM**

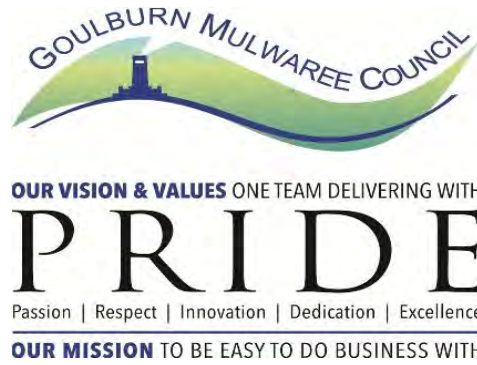
**That:**

1. The report of the Business Manager Property & Community Services on the Public Hearing – Proposed Council Land Reclassification of Lot 164 DP 250803, corner Gibson Street and Howard Boulevard be received.
2. 36 Howard Boulevard, Goulburn (Lot 164 DP 250803) be re-classified from ‘Community’ to ‘Operational’ land under the *Local Government Act 1993*.
3. A public notice be advertised informing of Council’s decision to reclassify the land referred to in point 2 above as ‘Operational’ land.
4. All submitters to the Public Hearing on 14 September 2023 be advised of Council’s decision and thanked for their interest in this matter.
5. Arrangements commence for 36 Howard Boulevard, Goulburn (Lot 164 DP 250803) to be re-zoned from RE1 – Public Recreation to R1 – General Residential.
6. Council accepts the NSW Land and Housing Corporation offer made in its letter dated 3 November, 2023 of \$170,000 for recreation improvements to be undertaken in the vicinity of 29 Gibson Street, Goulburn (Lot 257 DP 749419), subject to 36 Howard Boulevard (Lot 164 DP 250803) being rezoned and swapped for 29 Gibson Street, Goulburn (Lot 257 DP 749419). Any improvements would only be undertaken following consultation with local residents.
7. NSW Land and Housing Corporation also cover Council’s professional legal fees and disbursements (capped at \$3,500 inclusive of GST) for the transfer of 36 Howard Boulevard (Lot 164 DP 250803).

**CARRIED**

In Favour: Crs Carol James OAM, Daniel Strickland, Jason Shepherd and Peter Walker

Against: Crs Andrew Banfield, Steven Ruddell and Andy Wood



# **BUSINESS PAPER**

**Ordinary Council Meeting**

**19 December 2023**

**Aaron Johansson**  
**Chief Executive Officer**

We hereby give notice that an Ordinary Meeting of Council will be held on:  
 Tuesday, 19 December 2023 at 6pm  
 in the Council Chambers, Civic Centre  
 184 - 194 Bourke Street, Goulburn

**Order Of Business**

<b>1</b>	<b>Opening Meeting</b> .....	<b>5</b>
<b>2</b>	<b>Acknowledgement of Country</b> .....	<b>5</b>
<b>3</b>	<b>Councillors Declaration and/or Prayer</b> .....	<b>5</b>
<b>4</b>	<b>Apologies</b> .....	<b>5</b>
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<b>16</b>	<b>Reports to Council for Determination</b> .....	<b>23</b>
	16.1 Public Hearing - Proposed Council Land Reclassification of Lot 164 DP 250803, cnr Gibson Street and Howard Boulevard, Goulburn .....	23
	16.2 Goulburn CBD Health Check 2023.....	63
	16.3 Planning Proposal- 129 Marys Mount Road and 110-118 Middle Arm Road, Goulburn .....	67
	16.4 Planning Proposal - 44 Middle Arm Road, Goulburn .....	88
	16.5 2022/23 Statutory Annual Report .....	107
	16.6 Heritage Strategy .....	108
	16.7 Amendment to Development Application Advertising Fees.....	158

16.8	Asset Management Strategy and Asset Management Plans .....	160
16.9	Tender 2324T0001 Design and Construction Carr Confoy Pavilion.....	165
16.10	VP360213 RFQ Plant 881/882 & 1023/1024 Truck and Dog Combinations .....	167
16.11	VP358621 RFQ Plant 0085 Spray Seal Truck.....	169
16.12	Council's Vision and Mission Statement.....	171
16.13	Policy Review - Internal Reporting Policy .....	174
16.14	Community Safety Working Party Terms of Reference.....	201
16.15	Acting Chief Executive Officer .....	205
16.16	Long Term Financial Plan .....	206
16.17	Monthly Financial Report.....	208
16.18	Statement of Investments & Bank Balances.....	221
16.19	Delivery Program 2022 - 2026 Progress Report.....	226
16.20	Requests for Financial Assistance - Goulburn A P & H Society.....	227
16.21	Request for Financial Assistance - The Lieder Theatre Company .....	233
16.22	Corporate & Community Services Policy Review .....	243
16.23	Council's Operational Update - November 2023.....	257
<b>17</b>	<b>Closed Session .....</b>	<b>334</b>
17.1	Land Acquisition - Part 84 Bonnett Drive, Goulburn .....	334
<b>18</b>	<b>Conclusion of the Meeting .....</b>	<b>335</b>

**Cr Peter Walker**  
**Mayor**

**Aaron Johansson**  
**Chief Executive Officer**

**16 REPORTS TO COUNCIL FOR DETERMINATION**

**16.1 PUBLIC HEARING - PROPOSED COUNCIL LAND RECLASSIFICATION OF LOT 164 DP 250803, CNR GIBSON STREET AND HOWARD BOULEVARD, GOULBURN**

**Author:** Business Manager Property & Community Services  
Director Corporate & Community Services

**Authoriser:** Aaron Johansson, Chief Executive Officer

- Attachments:**
1. Letter from NSW LAHC [↓](#) 
  2. Public Hearing Report (separately enclosed) 
  3. Park Usage Observation Survey 20 January - 3 February 2023 [↓](#) 
  4. Park Usage Observation Survey 28 August - 1 September 2023 [↓](#) 

<b>Link to Community Strategic Plan:</b>	11. Our Community CO1 Facilitate and encourage equitable access to community infrastructure and services, such as health care, education and transport.
<b>Cost to Council:</b>	<ul style="list-style-type: none"> <li>- All costs associated with the public hearing held on 14 September 2023 met by NSW Land and Housing Corporation   Department of Planning and Environment (NSW LAHC).</li> <li>- Valuation fees were split for both parcels of land subject to this proposed land swap.</li> <li>- NSW LAHC will cover Council’s professional legal fees and disbursements (capped at \$3,500 inclusive of GST) for the transfer of 36 Howard Boulevard, Goulburn (Lot 164 DP 250803) to them, subject to this property being re-zoned from RE1 – Public Recreation to R1 – General Residential.</li> </ul>
<b>Use of Reserve Funds:</b>	Nil.

**RECOMMENDATION**

That:

1. The report of the Business Manager Property & Community Services on the Public Hearing – Proposed Council Land Reclassification of Lot 164 DP 250803, corner Gibson Street and Howard Boulevard be received.
2. 36 Howard Boulevard, Goulburn (Lot 164 DP 250803) be re-classified from ‘Community’ to ‘Operational’ land under the *Local Government Act 1993*.
3. A public notice be advertised informing of Council’s decision to reclassify the land referred to in point 2 above as ‘Operational’ land.
4. All submitters to the Public Hearing on 14 September 2023 be advised of Council’s decision and thanked for their interest in this matter.
5. Arrangements commence for 36 Howard Boulevard, Goulburn (Lot 164 DP 250803) to be re-zoned from RE1 – Public Recreation to R1 – General Residential.
6. Council accepts the NSW Land and Housing Corporation offer made in its letter dated 3 November, 2023 of \$170,000 for recreation improvements to be undertaken in relation to 29 Gibson Street, Goulburn (Lot 257 DP 749419), subject to 36 Howard Boulevard (Lot 164 DP 250803) being rezoned and swapped for 29 Gibson Street, Goulburn (Lot 257 DP 749419).
7. NSW Land and Housing Corporation also cover Council’s professional legal fees and disbursements (capped at \$3,500 inclusive of GST) for the transfer of 36 Howard Boulevard (Lot 164 DP 250803).



## BACKGROUND

Following Council's meeting on 7 March 2023, a Public Hearing was held on 14 September 2023 for the proposed reclassification of Lot 164, DP 250803 (Howard Boulevard Park) from 'Community' to 'Operational' land under the *Local Government Act 1993*.

This report provides a summary of submissions received up to, and during, the public hearing, the outcome of the hearing into the proposed land reclassification, and recommendations following receipt of the Public Hearing Report.

## REPORT

At its meeting on 20 December 2022, Council resolved to enter into a collaboration agreement with NSW Land and Housing Corporation (NSW LAHC). This agreement was subsequently executed by both parties.

Council resolved on 7 March 2023 in-principle agreement to a proposed exchange of 36 Howard Boulevard, Goulburn (Lot 164 DP 250803, Corner Gibson Street) for 29 Gibson Street, Goulburn (Lot 257 DP749419) subject to:

- a) 36 Howard Boulevard being reclassified from "Community" to "Operational" land under *Local Government Act 1993*.
- b) Costs of holding a public hearing, excluding staff administrative and management costs, and advertising costs, be met by NSW LAHC.
- c) Additional costs relating to land exchange (e.g., professional legal fees and disbursements) be met by NSW LAHC.
- d) Council and NSW LAHC sharing costs equally for valuation certificates to be provided for each property.

Land valuations have been undertaken for both Council and NSW LAHC properties.

### Public Hearing

A Public Hearing into the proposed reclassification of Howard Boulevard Park was held on 14 September 2023. The hearing was chaired by Stephen Richardson from Cowman Stoddart Pty Ltd who are town planning, agricultural and environmental consultants.

Advertising for the Public Hearing included:

- Council web site,
- Several on-site public exhibition posters,
- Public notices published in Goulburn Post (3 consecutive weeks leading up to the hearing),
- Letterbox drop to 68 residents in the immediate vicinity and
- Media releases.

The Public Hearing was attended by 32 people, including:

- 6 Councillors
- 9 Council Staff
- 3 NSW LAHC staff
- The Independent Chair
- A Goulburn Post reporter

Six members of the public made verbal submissions objecting to the proposed reclassification of this land.

A Public Hearing Report has been prepared by the independent Chair, Stephen Richardson, summarising verbal, and written submissions made to the Hearing (**refer Enclosure 1**). A total of 31 written submissions were received (4 in support and 27 objecting to proposal).

Objections included: additional social housing would generate undesirable social behaviours and amenity impacts, alleged loss of property value, loss of amenity due to loss of parkland and lack of open space, increased traffic congestion, and the need to consider other sites such as Leggett Park.

The following is a summary of the submissions and a response from both NSW LAHC and Council.

**Written Submission Summary and Response Table**

Ref	Issue Raised by Public	NSW LAHC Reply	GMC Reply
A1	There is a considerable need and demand for social housing in Goulburn.	The current NSW LAHC housing register waitlist in Goulburn is more than 300 applications. Of these, 23 are high priority new tenant applications in urgent need of housing and 36 are existing tenant applications who urgently need transfers. These people are typically seniors who need to downsize from their existing 3 or 4 bedroom NSW LAHC houses on a large land lot they can no longer maintain, to an accessible senior living 1 or 2 bedroom home. There is clearly a need for many more social homes to be built in Goulburn.	As per NSW LAHC's reply. Furthermore, the <i>Urban and Fringe Housing Strategy</i> has identified the need for greater diversity in housing type given the aging population, the rise in single dwelling households and the dominance of 3+ bedroom dwellings in the market.  Goulburn's population is particularly vulnerable to the current housing market crisis, given the number of renters in the lower socio-economic demographic.
A2	The land swap should however result in additional amenities and facilities along the existing riverside park.	To affect the swap, NSW LAHC offers to provide to Council new public recreation improvements to Lot 257 Gibson St up to a value of \$170,000 (inclusive of GST). See item C9 for more detail.	NSW LAHC has made an offer to provide funding for additional recreational improvements on the lot to be transferred to Council eg. walking track / footpath.
A3	The land that is to be swapped is located in a better location for parkland as it is closer to the river. The proposal should however be accompanied by improved facilities within this park.	As above.	As above.
A4	Social housing would be a better use of the land rather than a car park or some other facility.	NSW LAHC confirms that they propose to utilise the land for future Social Housing.	Council's resolution in relation to this site and a future zoning is for residential should the reclassification proceed.
A5	Whilst supportive of proposal, Council needs to guarantee that the land will be used for social housing and not a car park of other facility.	As a part of the land swap, the land is proposed to be rezoned with a Residential zoning.	As per the above, a residential zoning would not permit a stand-alone car park. There is no identified need for any other infrastructure on this site other than housing.
B1	The development of the land for social housing would result in an increase in undesirable activities including: drug use and dealing; violence and	Forty five percent (45%) of NSW LAHC's existing properties in Goulburn have just 1 occupant with the average age of the lead tenant being 60 years old and	(B1 – B5) As per NSW LAHC's response.  Issues raised by the public could be viewed as

Ref	Issue Raised by Public	NSW LAHC Reply	GMC Reply
	<p>assault; theft; vandalism; street fighting; hostage situations; animal cruelty; hit and runs; stolen vehicles; arson, robberies; foul language around children; and loud music played at late hours.</p>	<p>38% of these tenants are currently living in 3 or 4 bedroom houses, often on a large block that they cannot maintain.</p> <p>Additionally, a further 20% of NSW LAHC properties only have 2 occupants with the average age of the lead tenant being 55 years and 85% of these are living in 3 or 4 bedroom houses.</p>	<p>stereotyping.</p> <p>Howard Boulevard Park is in close proximity to the NSW Police Academy, where the new Police Station will be constructed (across road from Leggett Park).</p>
B2	<p>The development of the land for social housing would result in a reduction of land and property valuations, as a result of negative connotations associated with social housing, and the removal of the park as a shared community asset.</p>	<p>With these statistics NSW LAHC needs to rapidly reshape its portfolio, particularly to suit the needs of our ageing senior tenants. This portfolio renewal is cyclic as the 3- and 4- bedroom houses to be vacated will free up housing for the hundreds of families currently on our waitlist in Goulburn.</p>	
B3	<p>Concerns about reduced safety and security arising from increase in undesirable activities.</p>	<p>Any new housing NSW LAHC builds would be architect designed and has a site-specific design that is of high quality and harmonious with its community and surrounds.</p>	
B4	<p>The locality could not accommodate increased social housing density in addition to the existing social housing as it will result in increased crime rates. Additional social housing should be located elsewhere. This locality is already saturated with social housing.</p>	<p>This new housing would also aid to build Goulburn's economy, creating more jobs. Our research data shows that approximately 5 jobs are created for every \$1 million that NSW LAHC invests into house construction.</p>	
B5	<p>The development of the subject land into social housing would result in negative impact on the amenity and aesthetic qualities of the locality.</p>	<p>We estimate that we will outlay more than \$10 million on this project, which means the creation of over 50 jobs.</p> <p>For Goulburn, the delivery of new homes will not only deliver housing and jobs but will also encourage new investment in the local economy elsewhere.</p> <p>NSW LAHC believes the proposed new housing that is designed and built mostly to accommodate the future needs of its existing elderly and senior tenants is highly unlikely to increase problems with alcohol, drug use, domestic violence and that a well- considered design will enhance the overall neighbourhood.</p> <p>For examples of our new developments, we point to our two most recent local Goulburn</p>	

Ref	Issue Raised by Public	NSW LAHC Reply	GMC Reply
		<p>developments:</p> <ol style="list-style-type: none"> <li>1. on the corner of Hume and Mary Streets, completed in 2022, and</li> <li>2. on the corner of Combermere and Rhoda Streets, completed in June 2023.</li> </ol> <p>Both new developments showcase the quality of new social housing developments that NSW LAHC provides and reflect the current and future character of their location.</p>	
B6	<p>Instead of expending public funds and resources on developing new social housing, resources should instead be directed to maintaining existing social housing stock.</p>	<p>At NSW LAHC, through the Asset Maintenance Services contract, maintenance is undertaken by local contractors who engage directly with residents and see the job through from start to finish.</p> <p>We partner with contractors to deliver this high volume of maintenance work within strict timeframes, and to meet stringent requirements.</p> <p>We're committed to maintaining our properties, with most of the maintenance work being undertaken by local tradespersons and local disability providers, as well as Aboriginal-owned businesses, who play an important role in the delivery of property maintenance and garden services.</p> <p>We have firm budgets for maintenance and are required to closely manage our finances to ensure NSW LAHC remains viable and responsive to the safety and maintenance requirements of the portfolio.</p> <p>To do this, the timing of repairs and maintenance jobs is determined in a fair and equitable way with a priority focus on safety, security, or resident wellbeing.</p> <p>We welcome collaboration from our key stakeholders, including Councils, community housing providers, tenants, private industry as well as the broader community.</p>	<p>(B6 – B7) As previously mentioned in B5 by NSW LAHC the quality of new housing stock is much higher than that built 50 – 70 years ago.</p> <p>For examples of two new NSW LAHC developments in Goulburn refer to:</p> <p>The development on the corner of Hume and Mary Streets, completed in 2022, and the development on the corner of Combermere and Rhoda Streets, completed in June 2023.</p> <p>Both new developments showcase the quality of new social housing developments that NSW LAHC provides and reflect the current and future character of their location.</p>
B7	<p>Concerns were raised that social housing stock quickly deteriorates in quality as the tenants are generally unable to properly maintain and care for such housing and there is a lack of resource put forward by government agencies for the ongoing maintenance of social housing. In a short period of time the housing becomes unsightly and neglected and impacts adversely on the amenity of local residents.</p>	<p>Downsizing dwellings often assists residents with maintenance obligations.</p>	
B8	<p>The existing local road network</p>	<p>NSW LAHC will engage a</p>	<p>This is a matter for</p>

Ref	Issue Raised by Public	NSW LAHC Reply	GMC Reply
	<p>was unsuitable to accommodate additional housing. Traffic issues raised included: poor sight distance for drivers; inadequate street width which prevented parking on both sides of the street and two-way traffic movement; traffic congestion; and existing conflicts between traffic and pedestrians which will be exacerbated by additional housing on the subject land.</p>	<p>suitably qualified traffic consultant to investigate and advise on traffic management matters associated with any proposed development at both the rezoning and DA phases.</p> <p>Any new development will require parking allocated on the site.</p> <p>A potential solution to any concern around the Howard/Gibson Street T-intersection may be to install new line marking and stop signage, however NSW LAHC will follow the traffic consultant's advice.</p>	<p>consideration at the rezoning phase and in more detail at the design phase of the project.</p> <p>Issues such as sight distances to an intersection can be managed through no parking signs near intersections. This matter would be referred to the Local Traffic Committee for assessment and consideration.</p> <p>Both Howard Boulevard and Gibson Street have a 20m wide road reserve and meets the applicable standards. This width is suitable for a collector road. The roads are not arterial roads therefore, further width is not required. This width does allow for on-street parking.</p> <p>Any development of the site would be required to have off-street parking spaces commensurate with the likely usage rates.</p>
B9	<p>Existing facilities, services, and infrastructure would not be able to accommodate any new residents, particularly social housing residents, to the area. There is an existing lack of community resources that would be required for social housing residents.</p>	<p>Refer to NSW LAHC's replies in items C7 and C9 below.</p>	<p>This area is well served in relation to existing facilities and infrastructure. The site is within 300m to the series of parks and shared pathways along the Wollondilly River (at Gibson Street entrance). The site is also within 300m of Leggett Park. The area is serviced with existing water and sewer infrastructure.</p> <p>There are also two bus routes which use Howard Boulevard run by PBC Goulburn (821A/821B).</p>
B10	<p>There is an existing lack of green open space and in particular lack of open space suitable for children within close proximity of local residences. Open space is important for the physical and mental health of the community and should not be reduced. The existing park provides an important open space particularly for local children as</p>	<p>To affect the swap, NSW LAHC will provide to Council new public recreation improvements to Lot 257 Gibson St up to a value of \$170,000 (inc GST). See item C9 below for more detail.</p>	<p>As per the NSW LAHC response.</p> <p>There is also an extensive open space network within 300m of the site to the south or to the east. Leggett Park to the East includes a children's playground and skate area.</p> <p>There is an extensive riverside park network with</p>

Ref	Issue Raised by Public	NSW LAHC Reply	GMC Reply
	it is well located in relation to local residences and is easily observable. This is not the case with the parklands at the end of Gibson Street. In this regard, the NSW LAHC land that is proposed to be swapped with the subject land already forms part of the riverside parklands. This reserve area is subject to flooding and is not always useable for children.		over 30km of shared pathways.
B11	The reason the existing park might not be as well utilised is it does not provide much in the way of facilities. Further consideration should rather be given to improving the facilities within the park to make it more attractive for the local community. At the moment, it is not an attractive place with just grass and an ugly boundary fence and is unsightly. It is not an inviting or usable space.		<p>It is agreed that the existing park has no facilities and experiences little use (refer attached Usage Observation Surveys).</p> <p>It should be noted that the site is only 300m from Leggett Park which has facilities and 300m north of the Gibson Street access to the riverside walkway. This shared pathway extends through to Riverside Park which is set up as a new regional park.</p> <p>This site is located halfway between Riverside Park and Leggett Park (which are connected via the Wollondilly shared pathway), so the area is well served in relation to open space.</p>

**Verbal Submission Summary and Response Table**

Ref No	Issue aired by	Issue	NSW LAHC Reply	GMC Reply
C1	Vicki Valentine	<p>Her three grandsons play in the park across the road from their home. She bought her home two years ago largely due to the park's location. She cares for her three grandchildren, all of whom have disabilities and require supervision during play.</p> <p>"On weekends they play soccer in the park and ride their bikes. So do other children. The parents sit there and watch and it's their socialisation...Other people</p>	To affect the land swap, NSW LAHC will provide to Council new public recreation improvements to Lot 257 Gibson Street up to a value of \$170,000 (inc GST). See item C9 below for more detail.	As per B11.

Ref No	Issue aired by	Issue	NSW LAHC Reply	GMC Reply
		use it, walk their dogs, and sit and chat because they want open space. There are always a lot of birds around and it's really lovely."		
C2	Belinda Taylor	How many homes would be built on the parkland?	<p>Detailed planning will begin by NSW LAHC once the land is rezoned.</p> <p>The number of homes will depend on the zoning and height limits imposed. For an appreciation of the type of housing and density we have recently built we would point to the recent NSW LAHC development on the corner of Hume and Mary Streets, Goulburn which contains 12 one- bedroom units and 8 two-bedroom units on a similarly sized lot.</p>	As per the NSW LAHC response.
C3		<p>"I (also) don't understand how you can be spending so much money on architect-designed houses when the ones across the road are a s..t fight," she said.</p> <p>Ms Taylor said she had to enlist ministerial intervention to have two social houses either side of her cleaned up. Another house in Bolong Place "hadn't been painted in 35 years."</p>	Refer to NSW LAHCs item B6 and B7 replies above.	As per the NSW LAHC response.
C4	Sam Ross, on his grandmother's behalf	<p>Sam said maintenance and improvement of the existing social housing stock "should be a priority." He said his grandmother waited years for her rain-damaged roof to be fixed and it was only repaired when the inner ceiling "caved in."</p> <p>"It is evident that social housing is already struggling to address maintenance issues in a timely manner," he said.</p> <p>"The prospect of adding more without adequate resources could exacerbate the problem and lead to further</p>	Refer to NSW LAHCs items B6 and B7 replies above.	As per the NSW LAHC response.

Ref No	Issue aired by	Issue	NSW LAHC Reply	GMC Reply
		deterioration of living conditions for current and potential residents."		
C5	Dave Lambert	<p>He suggested another council park location, Leggett Park, be used for the new housing.</p> <p>He said he would love a new Dog Park.</p>	<p>Council advised at the meeting that this suggested location was not viable for various logistical and economic reasons.</p>	<p>Leggett Park would not be suitable for new housing as:</p> <ul style="list-style-type: none"> <li>- It has existing amenities/infrastructure.</li> <li>- It is more flood prone with overland flow.</li> <li>- Traffic at this site / intersection would be considerably worse (no access would be available from McDermott Drive.</li> </ul>
			<p>To affect the swap, NSW LAHC offers to provide to Council new public recreation improvements to Lot 257 Gibson Street up to a value of \$170,000 (inc GST). See item C9 below for more detail.</p>	<p>Should Council proceed with the land reclassification, appropriate recreational improvements for 257 Gibson Street can be considered.</p>
C6		<p>He told the meeting that a real estate had already advised him his house's value would drop further if more social homes were built in the neighbourhood. "I hope councillors take all of this on board and take the time to see where we're coming from. It's not something we want in our area," he said.</p>	<p>NSW LAHC will most likely develop on this site new housing that is adaptable for seniors living, it would be architect designed with a site- specific design that is high quality and harmonious with its community and surrounds.</p> <p>NSW LAHC believes that proposed new housing that is designed and built mostly to accommodate its existing elderly and senior tenants is highly unlikely to increase problems with alcohol, drug use, domestic violence and that a well-considered architect design would enhance the overall neighbourhood.</p> <p>Council's Mr Martin explained that land</p>	<p>Reduction in land value is generally not considered in relation to planning matters as it is not a consideration under the NSW <i>Environmental Planning and Assessment Act, 1979</i>.</p> <p>Notwithstanding the above, the quality of the recent NSW LAHC projects built in Goulburn has been very high and generally of a better quality than surrounding dwellings.</p>



Ref No	Issue aired by	Issue	NSW LAHC Reply	GMC Reply
			valuation was not typically a matter for consideration by Council staff when considering proposals. This issue may however come into consideration by Councillors when considered by Council.	
C7	Harley Lockley	Harley was worried that more social housing on the corner of Howard Boulevard and Gibson Street would add to traffic congestion.	Refer to NSW LAHC reply given in item B8 above.	Refer to Council's response to B8.
C8	Mayor Peter Walker	Wanted to know whether seniors would have the option of staying in existing social housing if they had "made it their homes." Will residents of existing social housing stock be forced to move into the new development?	NSW LAHC and its appointed tenancy management agents always work compassionately, cooperatively, and lawfully with its tenants in relation to each individual tenancy agreement.	As per NSW LAHC response. Furthermore, the quality of the new NSW LAHC developments is very high and would conceivably be an attractive option for those tenants in housing stock which is no longer fit for purpose.
C9	Cr Andrew Banfield	Cr Banfield questioned whether ratepayers would be better off financially under the exchange. He argued the council was exchanging potentially "high value" land for "unusable" parcels near the river, which the council already mowed for the state government.  "Have you given consideration to compensation?" he asked.	NSW LAHC advised at the public hearing meeting that that this was "on the table."  NSW LAHC and Council previously agreed to share the costs for a professional valuer to value both sites. The valuation has been undertaken and in summary its findings were:  Council's lot has been valued at \$75,000 less than NSW LAHC's lot based on its present condition and existing E2 zoning of both lots. Council's lot has been valued at \$415,000 more than NSW LAHC's lot once Council's lot is rezoned to residential.  The net difference in these values is \$340,000 (post rezoning) however the costs to NSW LAHC to affect a reclassification and residential rezoning will be substantial. A	There is also a social issue for the Goulburn Mulwaree community involved in this matter. The proposed development of this site would be contributing more than \$10 million in construction of new dwellings in Goulburn to alleviate the social housing waiting list in this area.  Council is playing a part in the facilitation of new social housing.

Ref No	Issue aired by	Issue	NSW LAHC Reply	GMC Reply
			<p>50/50 midpoint value position, acknowledging the efforts of both parties to affect the rezoning is \$170,000.</p> <p>To affect the swap, NSW LAHC offers to provide to Council new public recreation improvements to Lot 257 Gibson up to a value of \$170,000 (inc GST). NSW LAHC would initiate this after Lot 164 Howard Bvd is rezoned and the land swap concluded.</p> <p>NSW LAHC would be guided by Council as to what recreation improvements this money was spent on however NSW LAHC suggests that it could be used for a range of recreation uses such as picnic tables, picnic shelters, BBQ equipment, public exercise equipment, a dog park or children's bike/scooter track.</p>	

NSW LAHC Offer

NSW LAHC has submitted a letter to Council dated 3 November 2023 (**refer Attachment 1**). They are offering to provide Council new public recreation improvements to 29 Gibson Street (Lot 257 DP 749419) up to value of \$170,000 (inclusive of GST). The improvements are proposed to be undertaken after 36 Howard Boulevard (Lot 164 DP 250803) is rezoned and exchanged for 29 Gibson Street, Goulburn (Lot 257 DP 749419). Their letter also provides responses to written and verbal submissions made to the Public Hearing.

Council's lot valued at \$415,000 more than NSW LAHC's lot on the basis of Council's lot being rezoned Residential (this is the upper range of the land valuation). The net difference in land values based on this upper range is \$340,000 (post rezoning). A 50/50 midpoint value position, acknowledging the efforts of both parties to affect a rezoning of 36 Howard Boulevard, Goulburn (Lot 164 DP 250803) is \$170,000 (refer table on next page).

ID	Land Parcel	Current Owner	Current Zoning	Proposed Rezoning	Land area	Valuations as at 13/03/2023 & 17/04/2023
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					(m <sup>2</sup> )	
1	Lot 164, Howard Blvd, Goulburn	GMC	RE1	R1 – General Residential	3,197	<b>\$150,000</b> (range \$130,000 to \$170,000) as is <b>\$640,000</b> if rezoned
2	Lot 257, 29 Gibson St, Goulburn	NSW LAHC	RE1	Nil	15,470	<b>\$225,000</b> per the existing RE1 zoning
Valuation difference based on upper valuation of Lot 164 Howard Blvd, Goulburn						\$150,000 - \$225,000 = (\$75,000) to \$640,000 - \$225,000 = \$415,000 \$415,000 - \$75,000 = \$340,000 variance between the above <b>Midpoint value between (\$75,000) and \$415,000 = \$170,000</b>

Prior to finalising this report, NSW LAHC has also now agreed to cover Council’s professional legal fees and disbursements (capped at \$3,500 inclusive of GST) for the transfer of 36 Howard Boulevard (Lot 164 DP 250803).

NSW LAHC is guided by Council as to what recreation improvements these monies may be spent on. To assist, NSW LAHC suggests these funds could be used for a range of recreational uses such as picnic tables, picnic shelters, BBQ equipment, public exercise equipment, a dog-park or a children’s bike/scooter track.

Howard Boulevard Park Usage Observations

The following usage observation surveys have been undertaken on this park;

- Usage Survey from 20 January to 3 February 2023 confirming only 4 adults and 2 children frequenting the park over this 14-day park usage observation (**refer Attachment 2**) and,
- Usage Survey from 28 August to 1 September 2023 confirming only 11 children frequenting the park for either transit or a meeting place over this 5-day park usage observation (**refer Attachment 3**).

**CONCLUSION**

Several submissions have been made in relation to this proposed land reclassification and the intended future use of the site for social housing, however many of the issues raised are general in nature and cannot be substantiated.

Issues relating to the lack of servicing or open space in the area can be clearly demonstrated as being of no substance. The area is well served with recreational open space with Leggett Park located approximately 300m away.

Furthermore, many issues around stereotyping of social housing tenants do not relate to the proposal at hand in that clearly the proposed dwelling type and size is being aimed at moving an older demographic out of housing which is not fit for purpose (i.e., too large to maintain to free up this housing for either redevelopment or for other families). The overall appearance and quality of recent NSW LAHC projects in Hume and Rhoda Streets has also been very high and of materials

which are durable and easier to maintain than the existing housing stock that has historically been provided over different eras.

A project such as this provides the ability for NSW LAHC to renew ageing assets in its portfolio, predominately current stock that cannot be renewed without somewhere for the tenants to live.



## Department of Planning and Environment

Mr Scott Martin  
Director Planning and Environment  
Goulburn Mulwaree Council  
184 Bourke Street  
GOULBURN NSW 2580

Our ref: D23/2629330

By email: [Scott.Martin@goulburn.nsw.gov.au](mailto:Scott.Martin@goulburn.nsw.gov.au)

3 November 2023

Dear Scott,

**Subject: Proposed land swap between Goulburn Mulwaree Council (Council) and Land and Housing Corporation (LAHC): Lot 164 Howard Boulevard for Lot 257 Gibson Street, Goulburn**

We write in response to the Public Hearing held on 14 September 2023, regarding the proposed reclassification of Council's existing land at Lot 164 Howard Boulevard, Goulburn.

#### 1. Public Hearing Report and LAHC response

LAHC is pleased the community has now had the opportunity to provide their feedback on the proposed reclassification by Council of Lot 164 Howard Boulevard and we thank those who took the time to attend the hearing and/or provide written and verbal presentations.

We have recently reviewed the exhibited Public Hearing report prepared by the independent chairman, Stephen Richardson of Cowman Stoddart Pty Ltd. In the attached document, we have responded to the main issues raised in the report which we hope will provide insights and answers for Council's further consideration.

#### 2. Land Valuations by Douglas Walker and Associates P/L

LAHC and Council have previously agreed to share the costs for a professional valuer to determine the value of both sites proposed to be swapped. The valuations have since been undertaken by Douglas Walker and Associates P/L. The land swap valuation summary details are in Attachment 4.

In summary, the valuer's advice was that:

- Council's land (Lot 164 Howard Boulevard) has been valued at \$150,000 'as is' (based on RE1- Public Recreation zoning).
- Council's land has been valued at \$640,000 once appropriately reclassified by Council as operational and subsequently rezoned residential (R2 – Low Density Residential).
- LAHC's land (Lot 257 Gibson Street) has been valued at \$225,000 'as is' (based on the existing RE1 - Public Recreation zoning).

The land value difference based on 'as is' equals \$75,000. The land value difference based on Lot 164 being rezoned to residential equals \$415,000. As such, the nett difference between these two values is \$340,000 (post rezoning). The costs to LAHC for both reclassification and rezoning will be significant and a 50/50 midpoint value position, acknowledging the efforts of both parties to effect a reclassification and a rezoning, equates to \$170,000.



## Department of Planning and Environment

Bearing in mind the close cooperation between Council and LAHC to date and in the spirit of the Collaboration Agreement executed between the parties in January 2023, LAHC offers to provide Council with new public recreation improvements to Lot 257 Gibson Street, up to a value of \$170,000 (incl GST).

LAHC would initiate these works after Lot 164 Howard Boulevard was reclassified and subsequently rezoned and the land swap completed. LAHC is very happy to work with Council to determine what recreation improvements these monies could be spent on. LAHC suggests these may include a range of items such as pathways, picnic tables, picnic shelters, BBQ equipment, public exercise equipment, a dog-park or a children's bike/scooter track. LAHC considers any embellishments to this lot would improve the existing local recreational network.

LAHC appreciates the advice from Council, whose records indicate the Howard Boulevard site has existing access to essential infrastructure services and no records of site contamination.

### 3. The Positive Impact of the Proposed New Housing on Goulburn's Economy

The proposed future development of new housing on Lot 164 Howard Boulevard by LAHC will improve the lives of those in need of social housing and at the same time will benefit the local Goulburn economy. Our research data indicates that approximately 5 jobs are created for every \$1 million that LAHC invests in house construction.

We estimate that LAHC would outlay more than \$10 million on this new construction project yielding around 20 new homes, which means the creation of over 50 jobs and which also presents opportunities for local businesses and suppliers to get involved.

The economic impacts of developing housing extend beyond the construction stage to the years when the new homes are occupied by residents.

The economic impacts listed above will create a ripple effect that will move beyond the construction-related professions and will positively impact the Goulburn economy. Local businesses will benefit from increased patronage from construction workers; the sale of building supplies to the project; and from later sales to the residents of the new homes.

We thank you for your assistance on this matter to date and ask that this letter and documentation be provided to the Councillors for their consideration prior to the scheduled Council meeting on this matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Craig Smith".

Craig Smith

**Delivery Director, Southern NSW  
NSW Land and Housing Corporation**

**Attachment 1:** *Extract, Chapter 9 of Public Hearing report prepared by the independent chairman, Stephen Richardson of Cowman Stoddart Pty Ltd*

**Attachment 2:** *LAHC Response to Public Hearing Report*

**Attachment 3:** *List of Public Hearing Attendees*

**Attachment 4:** *Land swap Valuation Summary Details*

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Land and Housing Corporation

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | [dpie.nsw.gov.au](http://dpie.nsw.gov.au) 2



**Department of Planning and Environment**

**Attachment 1:** Extract, Chapter 9 of Public Hearing report prepared by the independent chairman, Stephen Richardson of Cowman Stoddart Pty Ltd

**Report on Public Hearing**  
Goulburn Mulwaree Council  
Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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**9.0 CONCLUSION**

This report details the outcome of a Public Hearing held at Goulburn Mulwaree Council on the 14<sup>th</sup> September 2023. The Public Hearing concerned the reclassification of Lot 164 DP 250803 located at the corner of Gibson Street and Howard Boulevard Goulburn from "Community" land to "Operational" land within the Goulburn Mulwaree local government area.

A total of twenty-seven (27) people were registered as attending the Public Hearing including five (5) Councillors, nine (9) Council staff, and one journalist from the Goulburn Post.

A total of six (6) verbal submissions were made to the Public Hearing and Council received thirty-one (31) written submission following the public notification of the proposed land reclassification and Public Hearing.

All six (6) verbal submission made to the Public Hearing objected to the proposed land reclassification the subject of the Public Hearing.

Of the written submissions, four (4) written submissions supported the land reclassification; while twenty-seven (27) written submission objected to the land reclassification the subject of the Public Hearing.

In summary the four (4) written submissions supporting the land reclassification proposal gave the following reasons for supporting the proposal:

- There is a considerable need and demand for social housing in Goulburn.
- The land swap should however result in additional amenities and facilities being provided with the existing riverside park.
- Social housing would be a better use of the land rather than a car park or some other facility.
- The land to be swapped is situated in a better location for parkland as it is closer to the river. The proposal should however be accompanied by improved facilities within this park.
- Whilst supportive of proposal, Council needs to guarantee that the land will be used for social housing and not a car park of other facility.

In summary the six (6) verbal and twenty-seven (27) written submissions objecting to the proposed land reclassification the subject of this Public Hearing cited the following reasons for objection:

- The development of the land for social housing would result in an increase in undesirable activities including: drug use and dealing; violence and assault; theft; vandalism; street fighting; hostage situations; animal cruelty; hit and runs; stolen vehicles; arson, robberies; foul language around children; and loud music played at late hours.



## Department of Planning and Environment

Report on Public Hearing  
Goulburn Mulwaree Council  
Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

- The development of the land for social housing would result in reduction of land and property valuations, as a result of negative connotations associated with social housing, and the removal of the park as a shared community asset.
- Instead of expending public funds and resources on developing a new social housing development, resources should instead be directed to maintaining existing social housing stock.
- Concerns about reduced safety and security arising from increase in undesirable activities.
- The existing local road network was unsuitable to accommodate additional housing. Traffic issues raised included: poor sight distance for drivers; inadequate street width which prevented parking on both sides of the side and two way traffic movement; traffic congestion; and existing conflicts between traffic and pedestrians which will be exacerbated by additional housing on the subject land.
- The locality could not accommodate increased social housing density in addition to the existing social housing as it will result in an intensification of high crime rate. Additional social housing should be located elsewhere. This locality is already saturated with social housing.
- Concerns were raised that social housing stock quickly deteriorates in quality as the tenants are generally unable to properly maintain and care for such housing and there is a lack of resource put forward by government agencies for the ongoing maintenance of social housing. In a short period of time the housing becomes unsightly and neglected and impacts adversely on the amenity of local residents.
- Existing facilities, services, and infrastructure would not be able to accommodate any new residents, particularly social housing residents, to the area. There is an existing lack of community resources that would be required for social housing residents.
- There is an existing lack of green open space and in particular lack of open space suitable for children within close proximity of local residences. Open space is important for the physical and mental health of the community and should not be reduced. The existing park provides an important open space particular for local children as it is well located in relation to local residences and is easily observable. This is not the case with the parklands at the end of Gibson Street. In this regard, comment was made that the LAHC land that is proposed to be swapped with the subject land already forms part of the riverside park land. This reserve area is subject to flooding and is not always useable for children.





**Department of Planning and Environment**

**Report on Public Hearing**  
Goulburn Mulwaree Council  
Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

- The reason the existing park might not be as well utilised is it does not provide much in the way of facilities. Further consideration should rather be given to improving the facilities within the park to make it more attractive for the local community. At the moment it is not an attractive place with just grass and an ugly boundary fence and is unsightly. It is not an inviting or usable space.
- The development of the subject land into social housing would result in negative impacts on the amenity and aesthetic qualities of the locality.

Pursuant to Section 47(G)(3) of the Local Government Act, no later than 4 days after Council has received this report of the results of the Public Hearing held in relation to the reclassification of Lot 164 DP 250803 located at the corner of Gibson Street and Howard Boulevard Goulburn; Council must make a copy of the report available for the inspection by the public within the local government area.

Stephen Richardson RPIA  
COWMAN STODDART PTY LTD



**Department of Planning and Environment**

**Attachment 2: LAHC Response to Public Hearing Report prepared by Cowman Stoddart Pty Ltd**

**A. LAHC summary reply to submissions of support**

(Refer Chapter 9 of the Public Hearing report prepared by Cowman Stoddart Pty Ltd)

Ref	Issue Raised by Public	LAHC Reply
A1	There is a considerable need and demand for social housing in Goulburn.	The current LAHC housing register waitlist in Goulburn is more than 300 applications. Of these, 23 are high priority new tenant applications in urgent need of housing and 36 are existing tenant applications who urgently need transfers. These people are typically seniors who need to downsize from their existing 3 or 4 bedroom LAHC houses on a large land lot they can no longer maintain, to an accessible senior living 1 or 2 bedroom home. There is clearly a need for many more social homes to be built in Goulburn
A2	The land swap should however result in additional amenities and facilities along the existing riverside park.	To effect the swap, LAHC offers to provide to Council new public recreation improvements to Lot 257 Gibson St up to a value of \$170,000 (inc GST). See item C9 for more detail.
A3	The land that is to be swapped is located in a better location for parkland as it is closer to the river. The proposal should however be accompanied by improved facilities within this park.	
A4	Social housing would be a better use of the land rather than a car park or some other facility.	LAHC confirms that they propose to utilise the land for future Social Housing.
A5	Whilst supportive of proposal, Council needs to guarantee that the land will be used for social housing and not a car park of other facility.	As a part of the land swap, the land is proposed to be rezoned with a Residential zoning.



**Department of Planning and Environment**

**B. LAHC summary reply to submissions of objection**

(Refer Chapter 9 of the public hearing report prepared by Cowman Stoddart Pty Ltd)

Ref	Issue Raised by Public	LAHC Reply
B1	The development of the land for social housing would result in an increase in undesirable activities including: drug use and dealing; violence and assault; theft; vandalism; street fighting; hostage situations; animal cruelty; hit and runs; stolen vehicles; arson, robberies; foul language around children; and loud music played at late hours.	<p>Forty five percent (45%) of LAHC’s existing properties in Goulburn have just 1 occupant with the average age of the lead tenant being 60 years old and 38% of these tenants are currently living in 3 or 4 bedroom houses, often on a large block that they cannot maintain.</p> <p>Additionally, a further 20% of LAHC properties only have 2 occupants with the average age of the lead tenant being 55 years and 85% of these are living in 3 or 4 bedroom houses.</p>
B2	The development of the land for social housing would result in a reduction of land and property valuations, as a result of negative connotations associated with social housing, and the removal of the park as a shared community asset.	<p>With these statistics LAHC needs to rapidly reshape its portfolio, particularly to suit the needs of our ageing senior tenants. This portfolio renewal is cyclic as the 3- and 4-bedroom houses to be vacated will free up housing for the hundreds of families currently on our waitlist in Goulburn.</p>
B3	Concerns about reduced safety and security arising from increase in undesirable activities.	<p>Any new housing LAHC builds would be architect designed and has a site-specific design that is of high quality and harmonious with its community and surrounds.</p>
B4	The locality could not accommodate increased social housing density in addition to the existing social housing as it will result in an increased crime rates. Additional social housing should be located elsewhere. This locality is already saturated with social housing.	<p>This new housing would also aid to build Goulburn's economy, creating more jobs. Our research data shows that approximately 5 jobs are created for every \$1 million that LAHC invests into house construction.</p> <p>We estimate that we will outlay more than \$10 million on this project, which means the creation of over 50 jobs.</p>
B5	The development of the subject land into social housing would result in negative impact on the amenity and aesthetic qualities of the locality.	<p>For Goulburn, the delivery of new homes will not only deliver housing and jobs but will also encourage new investment in the local economy elsewhere.</p> <p>LAHC believes the proposed new housing that is designed and built mostly to accommodate the future needs of its existing elderly and senior tenants is highly</p>



**Department of Planning and Environment**

		<p>unlikely to increase problems with alcohol, drug use, domestic violence and that a well-considered design will enhance the overall neighbourhood.</p> <p>For examples of our new developments, we point to our two most recent local Goulburn developments</p> <ol style="list-style-type: none"> <li>1. on the Cnr of Hume and Mary Streets, completed in 2022, and</li> <li>2. on Cnr of Combermere and Rhoda Streets, completed in June 2023.</li> </ol> <p>Both new developments showcase the quality of new social housing developments that LAHC provides and reflect the current and future character of their location.</p>
B6	<p>Instead of expending public funds and resources on developing new social housing, resources should instead be directed to maintaining existing social housing stock.</p>	<p>Most of LAHC’s housing portfolio in the Goulburn Mulwaree LGA comprises cottages built in the 1960s and 1970s. This was for a different time with different needs. Property maintenance costs are increasing (due to the age of the assets), so these properties are becoming less suitable, both for the tenants who live in them and for LAHC to manage cost-effectively.</p>
B7	<p>Concerns were raised that social housing stock quickly deteriorates in quality as the tenants are generally unable to properly maintain and care for such housing and there is a lack of resource put forward by government agencies for the ongoing maintenance of social housing. In a short period of time the housing becomes unsightly and neglected and impacts adversely on the amenity of local residents.</p>	<p>Social housing is a safety net, as most tenants are older, past working age, live alone and rely on the age, disability or some other pension for income. The majority of LAHC’s existing dwellings in the Goulburn Mulwaree LGA are 3 bedroom houses. The greatest demand, however, is for smaller dwellings for one or two people, and with this proposal LAHC is addressing this need.</p> <p>Our priority is to provide safe, secure and habitable homes for residents and, when needed, we repair and maintain properties as quickly and cost effectively as possible.</p> <p>LAHC spends more than \$1 million per day on repairing and maintaining homes. Around 640,000 maintenance requests were received and actioned in 2020/21. That’s an average of around 1,750 requests every day.</p>



**Department of Planning and Environment**

		<p>At LAHC, through the Asset Maintenance Services contract, maintenance is undertaken by local contractors who engage directly with residents and see the job through from start to finish.</p> <p>We partner with contractors to deliver this high volume of maintenance work within strict timeframes, and to meet stringent requirements.</p> <p>We're committed to maintaining our properties, with most of the maintenance work being undertaken by local tradespersons and local disability providers, as well as Aboriginal-owned businesses, who play an important role in the delivery of property maintenance and garden services.</p> <p>We have firm budgets for maintenance and are required to closely manage our finances to ensure LAHC remains viable and responsive to the safety and maintenance requirements of the portfolio.</p> <p>To do this, the timing of repairs and maintenance jobs is determined in a fair and equitable way with a priority focus on safety, security or resident wellbeing.</p> <p>We welcome collaboration from our key stakeholders, including Councils, community housing providers, tenants, private industry as well as the broader community.</p>
B8	<p>The existing local road network was unsuitable to accommodate additional housing. Traffic issues raised included: poor sight distance for drivers; inadequate street width which prevented parking on both sides of the street and two-way traffic movement; traffic congestion; and existing conflicts between traffic and pedestrians which will be exacerbated by additional housing on the subject land.</p>	<p>LAHC will engage a suitably qualified traffic consultant to investigate and advise on traffic management matters associated with any proposed development at both the rezoning and DA phases.</p> <p>Any new development will require parking allocated on the site.</p> <p>A potential solution to any concern around the Howard/Gibson Street T-intersection may be to install new line marking and stop signage, however LAHC will follow the traffic consultant's advice.</p>
B9	<p>Existing facilities, services, and infrastructure would not be able to accommodate any new residents, particularly social housing residents,</p>	<p>Refer to LAHC's replies in items C7 and C9 below.</p>



**Department of Planning and Environment**

	to the area. There is an existing lack of community resources that would be required for social housing residents.	
B10	There is an existing lack of green open space and in particular lack of open space suitable for children within close proximity of local residences. Open space is important for the physical and mental health of the community and should not be reduced. The existing park provides an important open space particularly for local children as it is well located in relation to local residences and is easily observable. This is not the case with the parklands at the end of Gibson Street. In this regard, the LAHC land that is proposed to be swapped with the subject land already forms part of the riverside parklands. This reserve area is subject to flooding and is not always useable for children.	To effect the swap, LAHC will provide to Council new public recreation improvements to Lot 257 Gibson St up to a value of \$170,000 (inc GST). See item C9 below for more detail.
B11	The reason the existing park might not be as well utilised is it does not provide much in the way of facilities. Further consideration should rather be given to improving the facilities within the park to make it more attractive for the local community. At the moment it is not an attractive place with just grass and an ugly boundary fence and is unsightly. It is not an inviting or usable space.	



Department of Planning and Environment

**C. LAHCs reply to main verbal comments made at the hearing**

Ref No	Issue aired by	Issue	LAHC Reply
C1	Vicki Valentine, (Lives across from the park)	Her three grandsons play in the park across the road from their home. She bought her home two years ago largely due to the park's location. She cares for her three grandchildren, all of whom have disabilities and require supervision during play.  "On weekends they play soccer in the park and ride their bikes. So do other children. The parents sit there and watch and it's their socialisation...Other people use it, walk their dogs and sit and chat because they want open space. There are always a lot of birds around and it's really lovely."	To effect the land swap, LAHC will provide to Council new public recreation improvements to Lot 257 Gibson Street up to a value of \$170,000 (inc GST). See item C9 below for more detail.
C2	Belinda Taylor	How many homes would be built on the parkland?	Detailed planning will begin by LAHC once the land is rezoned.  The number of homes will depend on the zoning and height limits imposed. For an appreciation of the type of housing and density we have recently built we would point to the recent LAHC development on the cnr of Hume and Mary Streets, Goulburn which contains 12 one-bedroom units and 8 two-bedroom units on a similarly sized lot.
C3		"I (also) don't understand how you can be spending so much money on architect-designed houses when the ones across the road are a shit fight," she said.  Ms Taylor said she had to enlist ministerial intervention to have two social houses	Refer to LAHCs item B6 and B7 replies above.



**Department of Planning and Environment**

		either side of her cleaned up. Another house in Bolong Place "hadn't been painted in 35 years."	
C4	Sam Ross, on his grandmother's behalf	<p>Sam said maintenance and improvement of the existing social housing stock "should be a priority." He said his grandmother waited years for her rain-damaged roof to be fixed and it was only repaired when the inner ceiling "caved in."</p> <p>"It is evident that social housing is already struggling to address maintenance issues in a timely manner," he said.</p> <p>"The prospect of adding more without adequate resources could exacerbate the problem and lead to further deterioration of living conditions for current and potential residents."</p>	Refer to LAHCs items B6 and B7 replies above.
C5	Dave Lambert	He suggested another council park location, Leggett Park, be used for the new housing.	Council advised at the meeting that this suggested location was not viable for various logistical and economic reasons.
		He said he would love a new Dog Park.	To effect the swap, LAHC offers to provide to Council new public recreation improvements to Lot 257 Gibson Street up to a value of \$170,000 (inc GST). See item C9 below for more detail.
C6		<p>He told the meeting that a real estate had already advised him his house's value would drop further if more social homes were built in the neighbourhood.</p> <p>"I hope councillors take all of this on board and take the time to see where we're coming from. It's not</p>	<p>LAHC will most likely develop on this site new housing that is adaptable for seniors living, it would be architect designed with a site-specific design that is high quality and harmonious with its community and surrounds.</p> <p>LAHC believes that proposed new housing that is designed and built mostly to accommodate its existing</p>





**Department of Planning and Environment**

		something we want in our area," he said.	<p>elderly and senior tenants is highly unlikely to increase problems with alcohol, drug use, domestic violence and that a well-considered architect design would enhance the overall neighbourhood.</p> <p>Council's Mr Martin explained that land valuation was not typically a matter for consideration by Council staff when considering proposals. This issue may however come into consideration by Councillors when considered by Council.</p>
C7	Harley Lockley	Harley was worried that more social housing on the corner of Howard Boulevard and Gibson Street would add to traffic congestion.	Refer to LAHC reply given in item B8 above.
C8	Mayor Peter Walker	Wanted to know whether seniors would have the option of staying in existing social housing if they had "made it their homes." Will residents of existing social housing stock be forced to move into the new development?	LAHC and its appointed tenancy management agents always work compassionately, cooperatively and lawfully with its tenants in relation to each individual tenancy agreement.
C9	Cr Andrew Banfield	<p>Cr Banfield questioned whether ratepayers would be better off financially under the exchange. He argued the council was exchanging potentially "high value" land for "unusable" parcels near the river, which the council already mowed for the state government.</p> <p>"Have you given consideration to compensation?" he asked.</p>	<p>LAHC advised at the public hearing meeting that that this was "on the table."</p> <p>LAHC and Council previously agreed to share the costs for a professional valuer to value both sites. The valuation has been undertaken and in summary its findings were:</p> <p>Council's lot has been valued at <b>\$75,000 less</b> than LAHC's lot based on its present condition and existing E2 zoning of both lots.</p> <p>Council's lot has been valued at <b>\$415,000 more</b> than LAHC's lot once Councils lot is rezoned to residential.</p>



**Department of Planning and Environment**

			<p>The net difference in these values is \$340,000 (post rezoning) however the costs to LAHC to effect a reclassification and residential rezoning will be substantial. A 50/50 midpoint value position, acknowledging the efforts of both parties to effect the rezoning is \$170,000.</p> <p>To effect the swap, LAHC offers to provide to Council new public recreation improvements to Lot 257 Gibson up to a value of <b>\$170,000 (inc GST)</b>. We would initiate this after Lot 164 Howard Bvd is rezoned and the land swap concluded.</p> <p>LAHC would be guided by Council as to what recreation improvements this money was spent on however LAHC suggests that it could be used for a range of recreation uses such as picnic tables, picnic shelters, BBQ equipment, public exercise equipment, a dog park or children's bike/scooter track.</p>
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**Department of Planning and Environment**

**Attachment 3: List of Public Hearing Attendees**

Approximately 33 persons attended the hearing, persons noted by LAHC as being present included:

Independent Chair

1. Stephen Richardson – Cowman Stoddart Pty Ltd

Councillors

2. Mayor Cr Peter Walker
3. Deputy Mayor Cr Stephen Ruddell
4. Cr Andrew Banfield
5. Cnr Carol James
6. Cnr Daniel Strickland
7. Cnr Bob Kirk
8. Cnr Anthony Lewis

Council Staff

- |                        |  |
|------------------------|--|
| 9. Aaron Johansson -   | Chief Executive Officer                        |
| 10. Bec O'Neill-       | Communications Manager                         |
| 11. Brendan Hollands - | Director Corporate & Community Services        |
| 12. Ken Wheeldon -     | Business Manager Property & Community Services |
| 13. Sandra Wagus -     | Property Services Supervisor                   |
| 14. Anthony Lewis-     | P/T Property Administration                    |
| 15. Scott Martin -     | Director Planning & Environment                |
| 16. Kate Wooll -       | Business Manager Strategic Planning            |
| 17. Samira Sayed-      |  |

LAHC

- |                      |                              |
|----------------------|------------------------------|
| 18. Rod Garrett      | Senior Development Manager   |
| 19. Marilyn Moreno   | Senior Project Officer       |
| 20. Elmarie Pareezer | Community Engagement Officer |

Public

- |                       |                                |
|-----------------------|--------------------------------|
| 21. Vicki Valentine,  | 90 Gibson St                   |
| 22. Belinda Taylor    | 27 Howard Bvd                  |
| 23. Sam Ross,         | Ivy Lea Place and 47 Gibson St |
| 24. Dave Lambert,     | 76 Gibson St                   |
| 25. Harley Lockley,   | 118 Gibson St                  |
| 26. Katherine O'Neil, | 33 Howard Bvd                  |
| 27. Heather Pratt,    | 25 Parkside Pl                 |
| 28. Pam Lockley,      | 118 Gibson St                  |
| 29. Mow Cook,         | 10 Crestwood Dr                |
| 30. Peter Ohia',      | 30 Endeavor Ave                |
| 31. Helmut Muller,    | 21 Jacqua Ave                  |
| 32. Janice Lenenu,    | 27 Howard Bvd                  |
| 33. Loiuise Thrower,  | Goulburn Post (Media)          |



Department of Planning and Environment

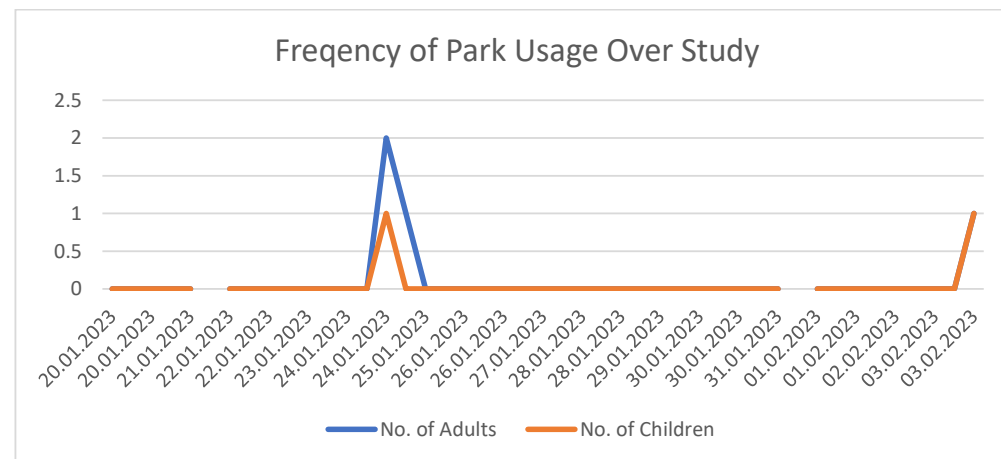
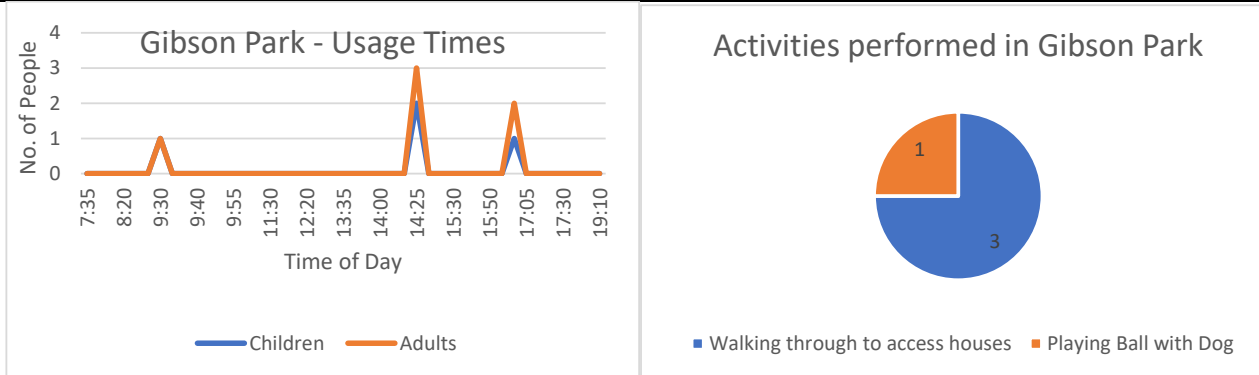
**Attachment 4: Land swap Valuation Summary Details**

ID	Land Parcel	Current Owner	Current Zoning	Proposed Rezoning	Land Area (m2)	Douglas Walker and Associates Valuations as at 13/03/2023 and 17/04/2023
1	Lot 164, Howard Blvd, Goulburn	Goulburn Mulwaree Council	RE1 – Public Recreation	R2 – Low Density Residential	3,197	<b>\$150,000</b> (Range \$130,000 to \$170,000) 'as is' <b>\$640,000</b> if rezoned residential
2	Lot 257, Gibson St, Goulburn	LAHC	RE1 – Public Recreation	Nil	15,470	<b>\$225,000</b> (Range \$200,000 to \$250,000) 'as is'
Land Value Difference						\$225,000 - \$150,000 = \$75,000  \$640,000 - \$225,000 = \$415,000  Midpoint value between \$75,000 and \$415,000 = <b>\$170,000</b>

**Gibson Park – Observation Study Results**

The Gibson Park observation study was conducted over two weeks from Friday 20<sup>th</sup> January 2023 to Friday 3<sup>rd</sup> February 2023. This timeframe covered both the school holiday period and the non-school holiday period. Over this period, there were four adults and two children who were observed in the park. 75% of the activities undertaken were walking or transiting through the park to access nearby houses. The remaining park use consisted of ball activities with pets. The most frequent time of the day the park was used was 2:25pm, followed by 4:20pm.

Overview of time and day park was used	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Morning			1				
Midday		3					
Afternoon					2		



**14 Day Park Usage Observation**

Total number of adults: 4

Total number of children: 2

Date	Time	No. of Adults	Activity	No. of Children	Activity	Weather	Temp (Degrees Celsius)
20.01.2023	9:25	0	N/A	0	N/A	Overcast	13
20.01.2023	13:45	0	N/A	0	N/A	Overcast	17
20.01.2023	18:35	0	N/A	0	N/A	Sunny	17
21.01.2023	9:35	0	N/A	0	N/A	Sunny with cloud Cover	16
21.01.2023	13:55	0	N/A	0	N/A	Sunny with Cloud Cover	20
21.01.2023	No data collected – time frame was missed						
22.01.2023	11:10	0	N/A	0	N/A	Overcast	17
22.01.2023	14:30	0	N/A	0	N/A	Overcast	18
22.01.2023	17:50	0	N/A	0	N/A	Overcast	14
23.01.2023	8:15	0	N/A	0	N/A	Partly Cloudy	14
23.01.2023	12:20	0	N/A	0	N/A	Partly Cloudy	21
23.01.2023	16:10	0	N/A	0	N/A	Partly Cloudy	21
24.01.2023	8:20	0	N/A	0	N/A	Foggy	16
24.01.2023	11:30	0	N/A	0	N/A	Sunny	25
24.01.2023	14:25	2	Walking through park to accesses houses	1	Walking through park to accesses houses	Sunny	27
25.01.2023	9:30	1	Playing Ball with Dog	0	N/A	Sunny	17
25.01.2023	14:00	0	N/A	0	N/A	Sunny	28
25.01.2023	17:10	0	N/A	0	N/A	Sunny	28
26.01.2023	9:55	0	N/A	0	N/A	Sunny	23
26.01.2023	12:20	0	N/A	0	N/A	Sunny	29
26.01.2023	17:10	0	N/A	0	N/A	Light Rain	27
27.01.2023	8:10	0	N/A	0	N/A	Light Rain	17
27.01.2023	11:30	0	N/A	0	N/A	Overcast	19
27.01.2023	15:30	0	N/A	0	N/A	Partly Sunny	24
28.01.2023	8:50	0	N/A	0	N/A	Sunny	22
28.01.2023	14:00	0	N/A	0	N/A	Sunny	32
28.01.2023	19:10	0	N/A	0	N/A	Sunny	31
29.01.2023	7:35	0	N/A	0	N/A	Partly Cloudy	21
29.01.2023	13:35	0	N/A	0	N/A	Cloudy	24
29.01.2023	17:05	0	N/A	0	N/A	Light Rain	23
30.01.2023	9:40	0	N/A	0	N/A	Overcast	20
30.01.2023	14:25	0	N/A	0	N/A	Overcast	21
30.01.2023	17:30	0	N/A	0	N/A	Rain	18
31.01.2023	9:30	0	N/A	0	N/A	Overcast	19
31.01.2023	15:30	0	N/A	0	N/A	Sunny	26
31.01.2023	No data collected – time frame was missed						
01.02.2023	9:45	0	N/A	0	N/A	Sunny	20
01.02.2023	13:10	0	N/A	0	N/A	Sunny	26
01.02.2023	15:40	0	N/A	0	N/A	Sunny	30
02.02.2023	9:50	0	N/A	0	N/A	Sunny	24
02.02.2023	13:00	0	N/A	0	N/A	Sunny	26
02.02.2023	15:50	0	N/A	0	N/A	Sunny	27
03.02.2023	9:55	0	N/A	0	N/A	Sunny	15
03.02.2023	14:10	0	N/A	0	N/A	Windy	18
03.02.2023	16:20	1	Walking through to access houses	1	Walking through to access houses	Sunny	19
Total		4		2			

**Park Use Assessment Study**

**Park Corner of Gibson Street and Howard Boulevard**

Objective of the study

The objective of this research is to assess how often Howard Boulevard/ Gibson Street Park is being used. The August 2023 observation is a follow up study to assess the frequency of park use.

Date:	Time	No. of Adults	Activity	No. of Children	Activity	Weather	Temperature (°C)
Monday 28/08/23	4:07pm	0	N/A	0	N/A	Sunny	16
Tuesday 29/08/23	4:16pm	0	N/A	2	First child walking through park, second child riding through park (using pathways to go between Gundry Street and Gibson Street and Howard Boulevard	Sunny	19
Wednesday 30/08/23	4:20pm	0	N/A	4	Four kids came from properties adjacent to the park to meet up. This occurred after photos were taken.	Overcast	12
Thursday 31/08/23	4:10pm	0	N/A	0	N/A	Sunny	13
Friday 01/09/23	4:27pm	0	N/A	5	Meeting up before going to one of the adjoining houses. <b>Note:</b> No images were taken as kids were present in the park.	Sunny	13

Observation Photos

Monday 28 August 2023





Tuesday 29 August 2023





Wednesday 30 August 2023





Thursday 31 August 2023









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**PRIDE**

Passion | Respect | Innovation | Dedication | Excellence

OUR MISSION TO BE EASY TO DO BUSINESS WITH

# ATTACHMENTS

## ENCLOSURES

### Ordinary Council Meeting

**19 December 2023**



## Table of Contents

16.1	Public Hearing - Proposed Council Land Reclassification of Lot 164 DP 250803, cnr Gibson Street and Howard Boulevard, Goulburn	
	Attachment 2 Public Hearing Report.....	4
16.2	Goulburn CBD Health Check 2023	
	Attachment 1 CBD Health Check Report 2023 .....	99
16.5	2022/23 Statutory Annual Report	
	Attachment 1 2022-2023 Statutory Annual Report.....	197
16.8	Asset Management Strategy and Asset Management Plans	
	Attachment 1 Strategic Asset Management Plan.....	305
16.16	Long Term Financial Plan	
	Attachment 1 Long Term Financial Plan.....	453

# **PUBLIC HEARING REPORT**

**Report on the Outcome of Public Hearing  
into the Reclassification under  
the Local Government Act 1993  
of Lot 164 DP 250803  
corner of Gibson Street and  
Howard Boulevard, Goulburn**

**Held at Goulburn Mulwaree Council Chambers  
on 14<sup>th</sup> September 2023**

**Prepared for  
Goulburn Mulwaree Council  
September 2023**

**COWMAN STODDART PTY LTD**

**Report on Public Hearing**

## Executive Summary

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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**EXECUTIVE SUMMARY**

A Public Hearing was held on the 14<sup>th</sup> September 2023 in accordance with the provisions of Section 29 of the Local Government Act 1993 with respect to the reclassification of Lot 164 DP 250803 located at the corner of Gibson Street and Howard Boulevard Goulburn from “Community” land to “Operational” land within the Goulburn Mulwaree local government area.

The Public Hearing was held at the Goulburn Mulwaree Council Chambers on the 14<sup>th</sup> September 2023 and was attended by:

- Mr Stephen Richardson – Cowman Stoddart Pty Ltd (Chairman).
- Goulburn Mulwaree Council staff:
  - Aaron Johansson (Chief Executive Officer),
  - Bec O’Neill (Communications Manager),
  - Brendan Hollands (Director Corporate & Community Services),
  - Ken Wheeldon (Business Manager Property & Community Services),
  - Sandra Wagus (Property Services Supervisor),
  - Samira Sayed (Property Coordinator),
  - Anthony Lewis (P/T Property Administration)
  - Scott Martin (Director Planning & Environment),
  - Kate Wooll (Business Manager Strategic Planning).
- NSW Land and Housing Corporation (LAHC):
  - Rodney Garrett (Senior Development Manager – Southern NSW),
  - Marilyn Moreno (Senior Project Officer – Southern NSW),
  - Elmarie Pareezer (Community Engagement Officer – Southern NSW).

This report details the results of the Public Hearing into the reclassification of Lot 164 DP 25083 (“the subject land”).

A total of 27 members of the public were registered as attending the Public Hearing, including five (5) Councillors, nine (9) Council staff and a journalist from the Goulburn Post.

The meeting commenced at 4:00 pm with Mr Richardson providing an introduction to the Public Hearing and the legislative provisions relating to Public Hearings.

Mr Garrett (LAHC) then outlined the role of LAHC, the need for social housing within the Goulburn Mulwaree local government area, and background information in relation to the proposed land re-classification the subject of the Public Hearing.

**Report on Public Hearing**

## Executive Summary

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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Members of the public were then invited to firstly ask questions in relation to the land re-classification. Twelve (12) members of the public asked a range of questions. The questions related mainly to the future development of the land in question rather than the land reclassification and its associated process. Responses to the questions were mainly provided by Mr Garrett (LAHC); Mr Martin (Council) and Mr Wheeldon (Council).

A total of six (6) verbal submissions were made to the Public Hearing. All six (6) verbal submission made to the Public Hearing objected to the proposed land reclassification the subject of the Public Hearing.

Council also received thirty-one (31) written submission following the public notification of the proposed land reclassification and Public Hearing and prior to the Public Hearing. Of the written submissions, four (4) written submissions supported the land reclassification; while twenty-seven (27) written submissions objected to the land reclassification the subject of the Public Hearing.

In summary the four (4) written submissions supporting the land reclassification proposal gave the following reasons for supporting the reclassification:

- There is a considerable need and demand for social housing in Goulburn.
- The land swap should however result in additional amenities and facilities along the existing riverside park.
- Social housing would be a better use of the land rather than a car park or some other facility.
- The land to be swapped for the subject land is in a better location for parkland as it is closer to the river. The proposal should however be accompanied by improved facilities within this park.
- Whilst supportive of proposal, Council needs to guarantee that land will be used for social housing and not a car park of other facility.

In summary the six (6) verbal and twenty-seven (27) written submissions objecting to the proposed land reclassification the subject of this Public Hearing cited the following reasons for objection:

- The development of the land for social housing would result in an increase in undesirable activities including: drug use and dealing; violence and assault; theft; vandalism; animal cruelty; hit and runs; stolen vehicles; arson; break and enters; robbery; foul language around children; and loud music played during late hours of the night.
- The development of the land for social housing would result in a reduction of land and property valuations, as a result of negative connotations that are associated with social housing, and the removal of the park as a shared community asset.

**Report on Public Hearing**

## Executive Summary

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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- Instead of expending public funds and resources on developing new social housing, resources should instead be directed to maintaining the existing social housing stock.
- Concerns about reduced safety and security arising from increase in undesirable activities.
- The existing local road network was unsuitable to accommodate additional housing. Traffic issues included: poor sight distance for drivers; inadequate street width which prevented parking on both sides of the side and two way traffic movement; traffic congestion; and existing conflicts between traffic and pedestrians which will be exacerbated by additional housing on the subject land.
- The locality could not accommodate increased social housing density in addition to the existing social housing as it will result in an intensification of high crime rate. Additional social housing should be located elsewhere. This locality is already saturated with social housing.
- Concerns were raised that social housing stock quickly deteriorates in quality as the tenants are generally unable to properly maintain and care for such housing and there is a lack of resources made by government agencies for the ongoing maintenance of social housing. In a short period of time social housing becomes unsightly and neglected and impacts adversely on the amenity of local residents.
- Existing facilities, services, and infrastructure would not be able to accommodate any new residents, particularly social housing residents, to the area. There is an existing lack of community resources that would be required for social housing residents.
- There is an existing lack of green open space and in particular lack of open space suitable for children within close proximity of local residences. Open space is important for the physical and mental health of the community and should not be reduced. The existing park provides an important open space particularly for local children as it is located in close proximity to local residences and is easily observable. This is not the case with the parklands at the end of Gibson Street. The parklands at the end of Gibson Street is also flood liable and is not always suitable for children.
- The reason the existing park might not be as well utilised is it does not provide much in the way of facilities. Further consideration should rather be given to improving the facilities within the park to make it more attractive for the local community. At the moment it is unsightly with just grass and an ugly boundary fence. It is not an inviting or usable space.
- The development of the subject land into social housing would result in negative impact on amenity and aesthetic qualities of the locality.

**Report on Public Hearing**

Executive Summary

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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- The proposal does not represent a swap given the LAHC land is already used as parkland. Whilst on paper it might be a swap it is not a swap in reality.

The Public Hearing finished at 5:30 pm.

Pursuant to Section 47(G)(3) of the Local Government Act 1993, no later than 4 days after Council has received this report of the results of the Public Hearing held in relation to the reclassification of Lot 164 DP 250803 located at the corner of Gibson Street and Howard Boulevard Goulburn; Council must make a copy of the report available for the inspection by the public within the local government area.

## PUBLIC HEARING REPORT

**Report on the Outcome of Public Hearing into the Reclassification  
under the Local Government Act 1993 of Lot 164 DP 250803  
located at the corner of Gibson Street and Howard Boulevard, Goulburn**

Held at Goulburn Mulwaree Council Chambers  
14<sup>th</sup> September 2023

Person presiding at Public Hearing:

Stephen Richardson, M. Appl. Sc., BTP (1<sup>st</sup> Class Hons),  
Grad. Dip. Env. Management, Registered Planner PLUS PIA  
Town Planner  
Cowman Stoddart Pty Ltd

Our ref: 130723-CS

Report dated 28 September 2023

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## CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>(i)</b>
<b>1.0 INTRODUCTION.....</b>	<b>1</b>
<b>2.0 THE RECLASSIFICATION PROPOSAL .....</b>	<b>3</b>
<b>3.0 PUBLIC NOTIFICATION.....</b>	<b>6</b>
<b>4.0 PUBLIC HEARING .....</b>	<b>7</b>
<b>5.0 QUESTIONS AND RESPONSES RAISED AT PUBLIC HEARING .....</b>	<b>9</b>
<b>6.0 ISSUES RAISED BY PUBLIC SUBMISSIONS RAISED AT PUBLIC HEARING .....</b>	<b>14</b>
<b>7.0 WRITTEN SUBMISSIONS .....</b>	<b>18</b>
7.1 WRITTEN SUBMISSIONS OF SUPPORT .....	18
7.2 WRITTEN SUBMISSIONS OF OBJECTION .....	18
<b>8.0 SUMMARY OF ISSUES.....</b>	<b>20</b>
<b>9.0 CONCLUSION.....</b>	<b>22</b>

## FIGURES

- Figure 1**            Aerial photograph depicting location of the subject land and Lot 257
  
- Figure 2**            Aerial photograph depicting the subject land
  
- Figure 3**            Land use zoning provisions applying to Lot 164 (and surrounding land)

## ANNEXURES

- Annexure 1**        Public Notices and Media Release
  
- Annexure 2**        Register of Attendees to Public Hearing
  
- Annexure 3**        Written Submissions made by the Public

**COWMAN STODDART PTY LTD**



**Report on Public Hearing**  
Goulburn Mulwaree CouncilReclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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**1.0 INTRODUCTION**

This report details the outcome of a Public Hearing held at Goulburn Mulwaree Council on the 14<sup>th</sup> September 2023. The Public Hearing concerned the reclassification under the Local Government Act 1993 of Lot 164 DP 250803 corner of Gibson Street and Howard Boulevard Goulburn from “Community” land to “Operational” land within the Goulburn Mulwaree local government area.

Sections 25 and 26 of the Local Government Act 1993 require all land vested in a Council (except a road or land to which the Crown Lands Act applies) to be classified as either “Community” or “Operational”. The purpose of classification is to identify clearly that land which should be kept for use by the general public (Community) and that land which need not (Operational).

“Community” land would ordinarily comprise land such as Public Parks. “Operational” land would ordinarily comprise land held temporarily as an asset or as an investment; land which facilitates the carrying out by a council of its functions; or land which may not be open to the general public (such as a works depot or garage).

The classification of land is normally undertaken by the preparation of a Local Environmental Plan or by a resolution of the council under sections 31, 32 or 33 of the Local Government Act.

The classification of land is entirely separate to the land use zonings that might apply to land under a Council’s Local Environmental Plan.

The major consequence of classification is that it determines the ease or difficulty with which land may be alienated by sale, leasing or some other means.

Pursuant to Section 29 of the Local Government Act 1993 a council must arrange a Public Hearing where it seeks to reclassify “Community” land as “Operational” land.

A Public Hearing was held at the Goulburn Mulwaree Council Chambers on the 14<sup>th</sup> September 2023 in accordance with the provisions of Section 29 of the Local Government Act 1993 with respect to the reclassification under the Local Government Act 1993 of Lot 164 DP 250803 corner of Gibson Street and Howard Boulevard, Goulburn from “Community” land to “Operational” land within the Goulburn Mulwaree local government area.

The Public Hearing was attended by:

- Mr Stephen Richardson – Cowman Stoddart Pty Ltd (Chairman).
- Goulburn Mulwaree Council staff:
  - Aaron Johansson (Chief Executive Officer),

**Report on Public Hearing**

Goulburn Mulwaree Council

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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- Bec O'Neill (Communications Manager),
  - Brendan Hollands (Director Corporate & Community Services),
  - Ken Wheeldon (Business Manager Property & Community Services),
  - Sandra Wagus (Property Services Supervisor),
  - Samira Sayed (Property Coordinator),
  - Anthony Lewis (P/T Property Administration Officer),
  - Scott Martin (Director Planning & Environment),
  - Kate Wooll (Business Manager Strategic Planning).
- NSW Land and Housing Corporation (LAHC):
    - Rodney Garrett (Senior Development Manager – Southern NSW),
    - Marilyn Moreno (Senior Project Officer – Southern NSW),
    - Elmarie Parezzer (Community Engagement Officer – Southern NSW).

A total of 27 members of the public were registered as attending the Public Hearing, including five (5) Councillors, nine (9) Council staff, and one journalist from the Goulburn Post.

Members of the public were initially invited to ask questions in relation to the land re classification. Twelve (12) members of the public asked a range of questions. The questions related mainly to the future development of the land in question rather than the land classification and its associated process. Responses to the questions were mainly provided by Mr Garrett (LAHC); Mr Martin (Council) and Mr Wheeldon (Council).

A total of six (6) verbal submissions were made directly to the Public Hearing. All verbal submissions objected to the proposed land reclassification.

In addition to the verbal submissions, thirty one (31) written submissions (emails and letters) were submitted to Council in connection with the public hearing. The matters raised by these written submissions have also been outlined in this report.

This report details the results of the Public Hearing into the reclassification of Lot 164 DP 250803 corner of Gibson Street and Howard Boulevard, Goulburn from "Community" land to "Operational" land within the Goulburn Mulwaree local government area under the Local Government Act 1993.

Pursuant to Section 47(G)(3) of the Local Government Act 1993, no later than 4 days after Council has received this report of the results of the Public Hearing held in relation to the reclassification of these parcels of land, Council must make a copy of the report available for the inspection by the public within the local government area.

**Report on Public Hearing**  
Goulburn Mulwaree Council  
Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

**2.0 THE RECLASSIFICATION PROPOSAL**

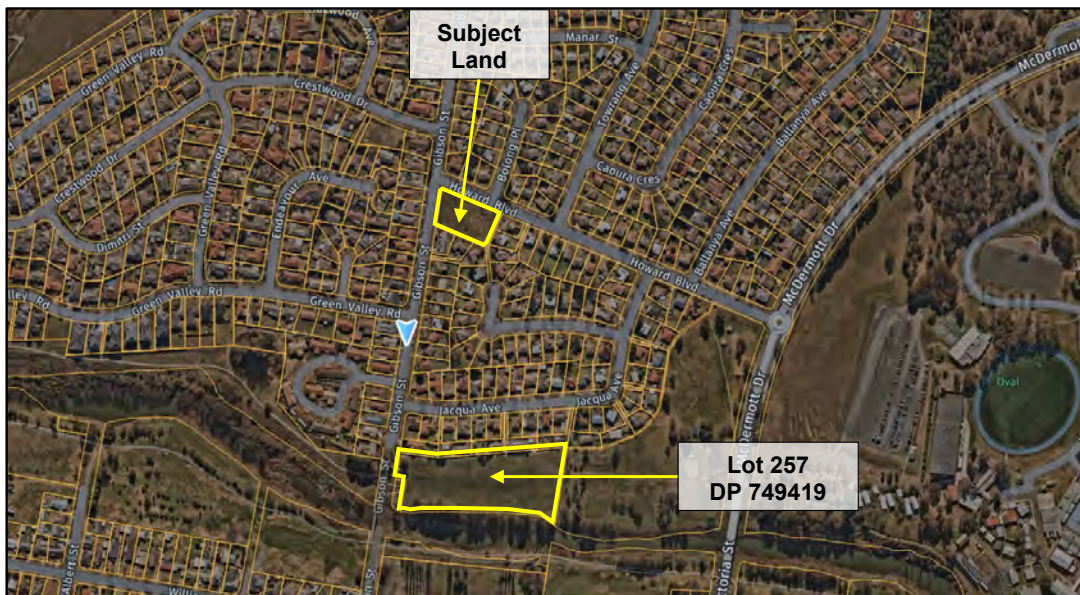
The Public Hearing concerned the proposed reclassification of Lot 164 DP 250803 corner of Gibson Street and Howard Boulevard Goulburn from “Community” land to “Operational” land under the provisions of the Local Government Act 1993.

At its meeting on the 20 December 2022 Goulburn Mulwaree Council resolved to formerly enter into a Collaboration Agreement with the NSW Land and Housing Corporation (LAHC). The agreement was executed on 9 January 2023. A report presented to Council’s Ordinary Meeting on the 7<sup>th</sup> Mach 2023 explained that the purpose of the Collaboration Agreement was the identification of common aspirations held both by LAHC and Goulburn Mulwaree Council for improved access to social housing opportunities within the Goulburn Mulwaree local government area.

Following the execution of the Collaboration Agreement with LAHC, Goulburn Mulwaree Council has received formal request from LAHC that proposes the exchange of lands. The lands subject to an exchange would involve:

- 36 Howard Boulevard (Lot 164 DP250803, corner Gibson Street (the “subject land”) owned by Goulburn Mulwaree Council; and
- 29 Gibson Street (Lot 257 DP749419) owned by LAHC.

**Figure 1** is an aerial photograph of these two parcels of land; while **Figure 2** is an aerial photograph of the subject land, the subject of this Public Hearing.



**Figure 1 : Aerial photograph depicting location of the subject land and Lot 257.**

**Report on Public Hearing**  
Goulburn Mulwaree Council  
Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn



**Figure 2 : Aerial photograph depicting the subject land (the land the subject of the Public Hearing).**

The subject land is zoned RE1 Public recreation under the provisions of the Goulburn Mulwaree Local Environmental Plan 2009 (refer **Figure 3**).



**Figure 3: Land use zoning provisions applying to Lot 164 (and surrounding land) under Goulburn Mulwaree Local Environmental Plan 2009**

**Report on Public Hearing**

Goulburn Mulwaree Council

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

---

Council Staff's report presented to Council's Ordinary Meeting on the 7<sup>th</sup> March 2023 explained that it was LAHCs intention to utilise 36 Howard Boulevard for the development of new fit-for-purpose social housing stock that would meet the needs of the current social housing demographic.

Given the current zoning of the subject land as RE1 Public Recreation under the Goulburn Mulwaree LEP 2009, the subject land would also require rezoning to an appropriate residential zone to facilitate any future housing development. It is understood that no Planning Proposal has been commenced to enable this change in land use zoning to occur at this point in time.

The subject land is classified as "Community Land" under Sections 25 and 26 of the *Local Government Act 1993* (the LG Act). In accordance with Section 45 of the LG Act, Council has no power to sell, exchange or otherwise dispose of Community land. To do so, it must reclassify the subject land to "Operational Land". The reclassification of land can be attained by Council provided a specified process is followed.

This process is defined under both the *LG Act 1993* and the *Environmental Planning and Assessment Act 1979* (the EP&A Act). This primarily involves the need for Council to resolve to hold a public hearing and consider any matters that may be raised by the community. The Public Hearing for which this report relates has been arranged pursuant to these provisions.

**Report on Public Hearing**

Goulburn Mulwaree Council

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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**3.0 PUBLIC NOTIFICATION**

Public notice for the Public Hearing relating to the reclassification of the subject land was by Public Notices on Council's website as well as the local press (Goulburn Post 2<sup>nd</sup>, 9<sup>th</sup> and 16<sup>th</sup> August 2023).

A letter box drop of a notification letter was also undertaken for approximately 65 households within the immediately vicinity of the subject land on the 1<sup>st</sup> August 2023.

A Media Release was also issued by Council to local media, community groups and local members of Parliament.

Exhibition posters were also affixed to fencing, a bus shelter and electrical substation within the vicinity of the subject land.

Copies of the Public Notices and Media Release are included as **Annexure 1** to this report.

**Report on Public Hearing**  
Goulburn Mulwaree CouncilReclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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**4.0 PUBLIC HEARING**

The Public Hearing was arranged pursuant to the provisions of Section 29 of the Local Government Act. The Public Hearing was held at the Goulburn Mulwaree Council Chambers, at Goulburn on the 14 September 2023 commencing at 4.00 pm.

Pursuant to Section 47G of the Local Government Act 1993, the person presiding at the Public Hearing, Mr Stephen Richardson of Cowman Stoddart Pty Ltd:

- (a) is not a Councillor or employee of Goulburn Mulwaree Council; and
- (b) has not been a Councillor or employee of Goulburn Mulwaree Council at any time during the 5 years before the date of his appointment as chair for this Public Hearing.

Section 47G of the Act requires the person presiding at the Public Hearing report on the outcome of the Public Hearing. This report has been prepared in accordance with Section 47G of the Act.

Section 47G(3) of the Act, also requires that not later than 4 days after Council has received this report concerning the Public Hearing, Council must make a copy of the report available for inspection by the public at a location within the Council area.

The Public Hearing was attended was attended by:

- Mr Stephen Richardson – Cowman Stoddart Pty Ltd (Chairman).
- Goulburn Mulwaree Council staff:
  - Aaron Johansson (Chief Executive Officer),
  - Bec O'Neill (Communications Manager),
  - Brendan Hollands (Director Corporate & Community Services),
  - Ken Wheeldon (Business Manager Property & Community Services),
  - Sandra Wagus (Property Services Supervisor),
  - Samira Sayed (Property Coordinator),
  - Anthony Lewis (P/T Property Administration Officer)
  - Scott Martin (Director Planning & Environment),
  - Kate Wooll (Business Manager Strategic Planning
- NSW Land and Housing Corporation (LAHC):
  - Rodney Garrett (Senior Development Manager – Southern NSW),
  - Marilyn Moreno (Senior Project Officer – Southern NSW),
  - Elmarie Pareezer (Community Engagement Officer – Southern NSW).

**Report on Public Hearing**

Goulburn Mulwaree Council

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

---

A total of 27 members of the public were registered as attending the Public Hearing. A copy of the register of those members of the public who attended the Public Hearing; and those who made verbal submissions to the Public Hearing; are included in **Annexure 2** to this report.

The Public Hearing commenced at 4:00 pm and was completed by 5:30 pm.

Members of the public attending the Public Hearing were initially invited to ask questions in relation to the land re-classification. Twelve (12) members of the public asked a range of questions. The questions related mainly to the future development of the subject land rather than the land classification and its associated process. Responses to the questions were mainly provided by Mr Garrett (LAHC); Mr Martin (Council) and Mr Wheeldon (Council).

Six (6) members of the public who attended the Public Hearing then made verbal submissions to the hearing.

In addition to the verbal submissions, thirty one (31) written submission (emails and letters) were submitted to Council following the public notification of the land reclassification and the Public Hearing and prior to the Public Hearing. The matters raised by these written submissions has also been considered in this report.

Copies of the written submissions are included in **Annexure 3** to this report. Please note that where requested the personal details for persons making written submissions have been redacted where requested by the person making the written submission.



**Report on Public Hearing**  
Goulburn Mulwaree Council  
Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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## 5.0 QUESTIONS AND RESPONSES RAISED AT PUBLIC HEARING

The following questions were raised by members of the public at the public hearing with responses from relevant LAHC and Council staff.

### **Question**

1. *Given LAHC already own 29 Gibson Street why do they need to build on this site?*

### Response

Council's Mr Martin explained that the development potential of No. 29 Gibson Street was constrained as it is flood liable land and not suitable for a housing development. The subject land is not flood liable land and is not physically constrained for development.

### **Questions**

2. *Who will maintain the development?*
3. *Will the tenants be required to enter into a social housing tenancy agreement?*

### Response

LAHC's Mr Garrett advised that:

- LAHC will be responsible for the maintenance of the buildings.
- The tenancy of the dwellings will be managed by the Department of Justice and Communities. Each tenant will be required to enter into a Social Housing Tenancy Agreement.

### **Question**

4. *What will be the dwelling design. Noted that recent developments comprised walk up style flats. How will this be suitable for older residents?*

### Response

LAHC's Mr Garrett advised that any development will be Architecturally designed. Developments recently constructed in Goulburn comprise residential flats of two storeys in height with a lower ground level and upper floor level. Generally older residents are located within the lower ground level units.

### **Question**

5. *How long before development will occur on the site?*

### Response

Council's Mr Martin explained that before any building can occur on the site there were several stages that needed to be undertaken including:

- Council has to resolve to re-classify the subject land under the Local Government Act.

**Report on Public Hearing**  
Goulburn Mulwaree CouncilReclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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- The land would then have to proceed through a Planning Proposal process so the land could be “rezoned” to enable the land to be developed for its intended purpose. This process would involve consultation with the community as well as government agencies. This process could take between 12 – 18 months.
- Following the rezoning of the land a development application would need to be prepared and submitted to Council for its consideration and determination.

**Question**

6. *What would the likely construction timeframe involve?*

Response

LAHC's Mr Garrett advised that it was not possible to provide a timeframe for the construction given a development has not yet been designed. Other local projects did not require to proceed through a land classification and rezoning process. The construction period could involve up to 12 months.

**Question**

7. *Raised concern about lack of management of older housing stock. Should consider re-developing older housing stock?*

Response

LAHC's Mr Garrett confirmed that locating older residents from larger three bedroom dwellings into smaller one / two bedroom units provides opportunity to redevelop older housing stock to better meet current requirements.

**Question**

8. *Can LAHC guarantee the development will house only elderly tenants?*  
9. *Why has existing social housing been sold off?*

Response

LAHC's Mr Garrett confirmed that in the past social housing has been sold off to tenants. As it is still early in the process, and the design process has not commenced, LAHC's Mr Garrett indicated it was not possible to confirm the nature of any future tenants who may reside within the development of the site.

**Question**

10. *Will residents of existing social housing stock be forced to move into the new development?*

Response

LAHC's Mr Garrett was unable to answer this question.

**Report on Public Hearing**  
Goulburn Mulwaree CouncilReclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

---

**Question**

11. *Concern raised about traffic impacts and enquired whether consideration had been given to impacts of traffic from development on local road network and how such could be managed?*

**Response**

LAHC's Mr Garrett indicated that this concern was premature at this stage given the design process had not begun. It was indicated that this issue would be addressed during the rezoning or Planning Proposal stage.

**Question**

12. *Has consideration been given to developing part of Legget Park instead of the subject land?*

**Response**

Council's Mr Martin explained that Legget Park formed part of a broader recreation space strategy. Legget Park provides a range of facilities and infrastructure that serviced the broader population. It would not be straight forward seeking to develop part of this existing park and would likely raise more difficulties.

**Question**

13. *What is the timeline for the reclassification process?*

**Response**

Council's Mr Wheeldon explained that following the public hearing the Chairman would submit a report to Council on the outcome of the Public Hearing. This report would then be included as part of a report prepared by Council staff that would be presented to Council. Council would then have to resolve to agree to proceed with the re-classification of the land following consideration of that report. Were Council to resolve to re-classify the land, then the process would be a formality that would be undertaken. The re-classification process however is separate to the rezoning or Planning Proposal process that would involve the change of the zoning provisions that applied to the land to enable its development for a residential land use.

**Question**

14. *Could not existing infrastructure within Legget Park be relocated to facilitate development on this alternative site?*

**Response**

Council's Mr Martin explained that careful consideration had been given to the siting of recreational infrastructure within Leggett Park. Council had sought to consolidate the location of recreation facilities within larger parks like Leggett Park which was a more financially viable approach to recreation planning and infrastructure provision. In addition, there were existing

**Report on Public Hearing**  
Goulburn Mulwaree CouncilReclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

---

drainage issues within Leggett park that would make its development for residential development difficult.

**Question**

15. *The LAHC land to be swapped for the subject land, given its constraints, would be valued less than the subject land. Will Council be compensated for the loss of land value?*

**Response**

LAHC's Mr Garrett explained that a valuation process would be undertaken as part of the negotiations between LAHC and Council.

**Question**

16. *What would be the approximate number of units that could be developed on the subject land?*

**Response**

Council's Mr Martin explained that at this stage it is difficult to provide an estimate on the likely number of units. Such an estimate would be subject to the likely housing mix and size of units – for instance, more 1 and 2 bedroom units could be accommodated on the site compared to larger units. Without the surety of the change in classification of the land, no detailed design work has been undertaken to date to explore the development potential of the land.

**Question**

17. *Will this proposal open up potential for other existing social housing / housing commission stock being redeveloped?*

**Response**

LAHC's Mr Garrett explained that LAHC were self-funded, and where there were opportunities to redevelop existing social housing stock to increase or improve housing stock they are investigated.

**Question**

18. *What is the intention for the use of the LAHC land that is to be swapped with the subject land?*

**Response**

Council's Mr Martin explained that acquiring the LAHC land as part of this process will enable Council to future proof the management of this land as part of this open space corridor without the need for negotiating with a different owner. The land in question is a natural addition to the existing open space corridor.

**Report on Public Hearing**

Goulburn Mulwaree Council

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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**Question**

19. *If a social housing development is sited within close proximity will this result in a loss of value to surrounding housing and if so will adjoining owners be compensated for loss of land value?*

Response

Council's Mr Martin explained that land valuation was not typically a matter for consideration by Council staff when considering proposals. This issue may however come into consideration by Councillors when considered by Council.

**Report on Public Hearing**  
Goulburn Mulwaree Council  
Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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## **6.0 ISSUES RAISED BY PUBLIC SUBMISSIONS RAISED AT PUBLIC HEARING**

Six (6) individuals made verbal submissions to the Public Hearing. One of these verbal submissions was also supported by a written statement that was supplied to the Chair of the Public Hearing for consideration in the preparation of this report.

All verbal submissions objected to the reclassification proposal.

The following section of the report provides a summary of the issues raised by the individual verbal and written submissions made to the Public Hearing.

### **1. Samuel Ross – Ivy Lea Place Goulburn**

- *Verbal submission made on behalf of his grandmother who resides within proximity of the subject land.*
- *Wished to express strong opposition to proposed reclassification of the subject land.*
- *The land in question was not suitable for social housing.*
- *Priority should be given to maintenance of existing social housing stock in the locality instead of developing further social housing.*
- *Raised concern about the impact on the local community and in particular the elderly community. The introduction of new social housing, without careful consideration of the needs of existing residents, could pose safety risks and destabilise the fabric of the local community.*
- *There is already problems with the inability of the authorities to keep up with the maintenance of existing social housing in a timely manner. Adding further social housing without adequate resources for on-going maintenance will exacerbate this problem leading to further deterioration of living conditions for current and future residents.*
- *Request that Council not re-classify land to maintain the character of the neighbourhood and the existing community.*

### **2. Heather Pratt – 25 Parkside Pace Goulburn**

- *Does not support changing park land to housing.*
- *The proposal does not represent a swap given the LAHC land is already used as parkland. Whilst on paper it might be a swap in reality it is not a swap.*
- *The reason the existing park might not be as heavily used is it does not provide much in the way of facilities. Further consideration should rather be given to improving the facilities within the park to make it more attractive for the local community. At the*

**Report on Public Hearing**

Goulburn Mulwaree Council

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

---

*moment it is not an attractive place with just grass and an ugly boundary fence. It is not an inviting or usable space.*

**3. Harley Lockley – 118 Gibson Street Goulburn**

- *The subject land is open space, cleared and fenced on all sides. The subject land provides an existing park that is used for recreation by local residents. Unfortunately, it has not been sufficiently upgraded with tree planting, gardens, paths, shelters or playground equipment that would make it attractive for on-going use by local residents. It is used by people walking through and is still used as a recreation area. It could be further developed to make it more attractive for on-going use.*
- *If developed as social housing, concern is raised that such housing stock quickly deteriorates in quality as the tenants are generally unable to properly maintain and care for such housing. In a short period of time the housing becomes unsightly and neglected.*
- *Gibson Street and Howard Boulevard provide a main road and feeder access for vehicles and pedestrians. These form a “T” intersection at the subject land, and regularly a point of traffic congestion and delays, with reduced sight distance for drivers. Provision needs to be made for safe and adequate access onto these roads if the land is developed.*

**4. Vicki Valentine – 90 Gibson Street Goulburn**

- *Objects to proposed reclassification.*
- *Resides directly opposite the subject land.*
- *Grandchildren and other children play in this park. They use the park to play ball games and ride bikes.*
- *The subject land is well located within proximity of local residents and can be easily observed by parents when their children are playing in it. It is also suitable for younger children to play as it is easily observed by local parents.*
- *This is not the case with the parklands at the end of Gibson Street. This reserve area is subject to flooding and is not always useable for children.*
- *Bought her house at this location because the subject land was a park. When doing checks prior to purchasing her property there was no indication that the park would be rezoned for residential development.*
- *The local streets are also busy roads, and experience traffic congestion. Increased housing will result in traffic safety issues, particularly given street widths within the vicinity do not allow parked cars on both sides of the road and for cars to pass.*

**Report on Public Hearing**

Goulburn Mulwaree Council

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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- *Also concerned with two storey development that could result in overshadowing and loss of sunlight to neighbouring dwellings. Neighbours would not have understood that they were buying a property that could be overshadowed, given the adjacent land was a park.*

**5. David Lambert – 76 Gibson Street Goulburn**

- *Objects to proposed reclassification.*
- *Grew up in Gibson Street and decided to buy in the street. Has been a resident in this area since 1990 – ie. 33 years. When he bought into the area he was fully aware that there was some social housing in the locality.*
- *During the 33 years he has resided he has witnessed anti-social behaviour including numerous assaults, drug dealing, animal cruelty, hostage situations, traffic accidents, violence including domestic violence, robberies. He has experienced stolen property, damage to his property and waste being placed on his property. He alleges all undertaken by social housing residents.*
- *Over the last couple of years, several social housing dwellings were made private. As a result, the local area became relatively quiet and more peaceful. Prior to this he was considering relocating his family from this area. Many of his neighbours and friends have already done so.*
- *Understands that not all social housing residents create problems or fit this stereotype. However, his experience has been that social housing residents have resulted in safety concerns and damage to property.*
- *Concern about loss of property values. Has obtained advice that his property value has been devalued due to presence of existing social housing in locality. Expects his property values will be further reduced should the subject land be developed for social housing. Sought advice as to what Council will do to compensate land owners who experience property value decline due to the increased presence of social housing.*
- *Another concern is the intersection of Gibson Street and Howard Boulevard. Existing traffic safety concern. Also used by local school children as pedestrian access. To provide additional housing at this location will increase traffic causing greater safety concerns.*
- *Would much rather see the park developed as a “Dog Park” as there is nothing like this within a 20 minute walk of this area. A Dog Park would enable the park to become better utilised.*



**Report on Public Hearing**

Goulburn Mulwaree Council

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

---

- *Other parcels of land should be explored for development opportunities – such as Leggett Park.*
- *Concerned that local schools will not be able to accommodate with an increase in students from additional housing.*
- *Not against social housing – but does not believe there is sufficient benefits with converting the existing park into social housing.*

**6. Belinda Taylor – 27 Howard Boulevard Goulburn**

- *Objects to proposed reclassification.*
- *Resides with her mother in this area because of concerns that it is unsafe for her mother to live alone.*
- *Has witnessed first-hand social problems associated with social housing, particularly the lack of maintenance. In one instance she recalled it took 2 years for one social housing dwelling to be cleaned up.*
- *Social housing properties still not maintained sufficiently. In one instance a neighbours household rubbish was being stored in a household trailer leading to adverse odours and vermin. She tried to increase fence height to hide views of the garbage.*
- *Had to approach local Member of Parliament to seek to get property cleaned up due to inadequate response from Housing Department.*
- *Does not believe money should be spent on new developments when existing older housing is not being properly maintained – gave an example of one house not being painted for 35 years.*
- *Does not believe proposed social housing will be occupied by elderly residents. Believes reason for demand for social housing is due to presence of Goulburn Gaol.*
- *Believes this area is saturated with social housing.*

**Report on Public Hearing**  
Goulburn Mulwaree Council  
Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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## 7.0 WRITTEN SUBMISSIONS

In response to the public notification of the land re-classification and the Public Hearing as outlined in Section 3.0 of this report, Council also received written submissions from members of the public in relation to this land reclassification.

Council received a total of thirty-one (31) written submissions, comprising four (4) submissions in support, and twenty-seven (27) submissions objecting to the proposed land reclassification.

Copies of the written submissions are included in **Annexure 3** to this report. Please note that where requested the personal details of persons making written submission have been redacted where requested by the person making the submission.

### 7.1 WRITTEN SUBMISSIONS OF SUPPORT

Four (4) written submissions were received by Goulburn Mulwaree Council in support of the proposed land reclassification. In summary the reasons given for supporting the proposed land reclassification included:

- There is a considerable need and demand for social housing in Goulburn.
- The land swap should however result in additional amenities and facilities being provided with the existing riverside park.
- Social housing would be a better use of the land rather than a car park or some other facility.
- The land to be swapped for the subject land is in a better position for parkland as it is closer to the river. The proposal should however be accompanied by improved facilities within this park.
- Whilst supportive of the proposal, Council needs to guarantee that land will be used for social housing and not a car park of other facility.

### 7.2 WRITTEN SUBMISSIONS OF OBJECTION

Twenty-seven (27) submissions were received by Goulburn Mulwaree Council objecting to the proposed land reclassification. In summary the reasons given for objecting to the proposed land reclassification included:

- Fears that the development of the land for social housing would result in an increase in undesirable activities including: drug use and dealing; violence and assault; theft; vandalism; street fighting; hostage situations; animal cruelty; hit and runs; stolen vehicles, arson; robberies; foul language around children; and loud music played at late hours.

**Report on Public Hearing**

Goulburn Mulwaree Council

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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- Concern was also raised that that the development of the land for social housing would result in reduction of land and property valuations, both due to the negative connotations that are associated with social housing and the removal of the park as a shared community asset.
- Local residents purchased their properties partly on the basis of the local park. The loss of the parkland would have an adverse impact on their amenity.
- Concerns about reduced safety and security arising from an increase in undesirable activities.
- The existing local road network is unsuitable to accommodate additional housing. Traffic issues raised included poor sight distance for drivers: inadequate street width which prevented parking on both sides of the side and two way traffic movement; traffic congestion; and existing conflicts between traffic and pedestrians which will be exacerbated by additional housing on the subject land.
- The locality could not accommodate increased social housing density in addition to the existing social housing as it will result in an intensification of high crime rate. Additional social housing should be located elsewhere.
- Existing facilities, services, and infrastructure would not be able to accommodate any new residents, particularly social housing residents, to the area. There is an existing lack of community resources that would be required for social housing residents.
- There is an existing lack of green open space and, in particular, lack of open space suitable for children within close proximity of local residences. Open space is also important for the physical and mental health of the community and should not be reduced. The existing park should be improved to provide improved facilities and equipment for local children.
- The development of the subject land into social housing would result in negative impacts on amenity and aesthetic qualities of the locality, including loss of sunlight to neighbouring properties; adverse noise and privacy impacts; safety concerns; issues arising from lack of management and maintenance of social housing properties (ie. increased crime, waste management, unsightly buildings).
- Consideration should be given to other sites, such as Leggett Park.

**Report on Public Hearing**  
Goulburn Mulwaree CouncilReclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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**8.0 SUMMARY OF ISSUES**

A total of six (6) verbal submissions were made to the Public Hearing and Council received thirty-one (31) written submission following the public notification of the proposed land reclassification and Public Hearing.

All six (6) verbal submission made to the Public Hearing objected to the proposed land reclassification the subject of the Public Hearing.

Of the written submissions, four (4) written submissions supported the land reclassification; while twenty-seven (27) written submission objected to the land reclassification the subject of the Public Hearing.

In summary the four (4) written submissions supporting the land reclassification proposal gave the following reasons for supporting the proposal:

- There is a considerable need and demand for social housing in Goulburn.
- The land swap should however result in additional amenities and facilities along the existing riverside park.
- Social housing would be a better use of the land rather than a car park or some other facility.
- The land that is to be swapped is located in a better location for parkland as it is closer to the river. The proposal should however be accompanied by improved facilities within this park.
- Whilst supportive of proposal, Council needs to guarantee that land will be used for social housing and not a car park or other facility.

In summary, the six (6) verbal and twenty-seven (27) written submissions objecting to the proposed land reclassification the subject of this Public Hearing cited the following reasons for objection:

- The development of the land for social housing would result in an increase in undesirable activities including: drug use and dealing; violence and assault; theft; vandalism; street fighting; hostage situations; animal cruelty; hit and runs; stolen vehicles; arson, robberies; foul language around children; and loud music played at late hours.
- The development of the land for social housing would result in a reduction of land and property valuations, as a result of negative connotations associated with social housing, and the removal of the park as a shared community asset.
- Instead of expending public funds and resources on developing new social housing, resources should instead be directed to maintaining existing social housing stock.

**Report on Public Hearing**

Goulburn Mulwaree Council

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

---

- Concerns about reduced safety and security arising from increase in undesirable activities.
- The existing local road network was unsuitable to accommodate additional housing. Traffic issues raised included: poor sight distance for drivers; inadequate street width which prevented parking on both sides of the side and two way traffic movement; traffic congestion; and existing conflicts between traffic and pedestrians which will be exacerbated by additional housing on the subject land.
- The locality could not accommodate increased social housing density in addition to the existing social housing as it will result in an increased crime rates. Additional social housing should be located elsewhere. This locality is already saturated with social housing.
- Concerns were raised that social housing stock quickly deteriorates in quality as the tenants are generally unable to properly maintain and care for such housing and there is a lack of resource put forward by government agencies for the ongoing maintenance of social housing. In a short period of time the housing becomes unsightly and neglected and impacts adversely on the amenity of local residents.
- Existing facilities, services, and infrastructure would not be able to accommodate any new residents, particularly social housing residents, to the area. There is an existing lack of community resources that would be required for social housing residents.
- There is an existing lack of green open space and in particular lack of open space suitable for children within close proximity of local residences. Open space is important for the physical and mental health of the community and should not be reduced. The existing park provides an important open space particularly for local children as it is well located in relation to local residences and is easily observable. This is not the case with the parklands at the end of Gibson Street. In this regard, the LAHC land that is proposed to be swapped with the subject land already forms part of the riverside parklands. This reserve area is subject to flooding and is not always useable for children.
- The reason the existing park might not be as well utilised is it does not provide much in the way of facilities. Further consideration should rather be given to improving the facilities within the park to make it more attractive for the local community. At the moment it is not an attractive place with just grass and an ugly boundary fence and is unsightly. It is not an inviting or usable space.
- The development of the subject land into social housing would result in negative impact on the amenity and aesthetic qualities of the locality.

**Report on Public Hearing**  
Goulburn Mulwaree CouncilReclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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**9.0 CONCLUSION**

This report details the outcome of a Public Hearing held at Goulburn Mulwaree Council on the on the 14<sup>th</sup> September 2023. The Public Hearing concerned the reclassification of Lot 164 DP 250803 located at the corner of Gibson Street and Howard Boulevard Goulburn from “Community” land to “Operational” land within the Goulburn Mulwaree local government area.

A total of twenty-seven (27) people were registered as attending the Public Hearing including five (5) Councillors, nine (9) Council staff, and one journalist from the Goulburn Post.

A total of six (6) verbal submissions were made to the Public Hearing and Council received thirty-one (31) written submission following the public notification of the proposed land reclassification and Public Hearing.

All six (6) verbal submission made to the Public Hearing objected to the proposed land reclassification the subject of the Public Hearing.

Of the written submissions, four (4) written submissions supported the land reclassification; while twenty-seven (27) written submission objected to the land reclassification the subject of the Public Hearing.

In summary the four (4) written submissions supporting the land reclassification proposal gave the following reasons for supporting the proposal:

- There is a considerable need and demand for social housing in Goulburn.
- The land swap should however result in additional amenities and facilities being provided with the existing riverside park.
- Social housing would be a better use of the land rather than a car park or some other facility.
- The land to be swapped is situated in a better location for parkland as it is closer to the river. The proposal should however be accompanied by improved facilities within this park.
- Whilst supportive of proposal, Council needs to guarantee that the land will be used for social housing and not a car park of other facility.

In summary the six (6) verbal and twenty-seven (27) written submissions objecting to the proposed land reclassification the subject of this Public Hearing cited the following reasons for objection:

- The development of the land for social housing would result in an increase in undesirable activities including: drug use and dealing; violence and assault; theft; vandalism; street fighting; hostage situations; animal cruelty; hit and runs; stolen vehicles; arson, robberies; foul language around children; and loud music played at late hours.

**Report on Public Hearing**

Goulburn Mulwaree Council

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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- The development of the land for social housing would result in reduction of land and property valuations, as a result of negative connotations associated with social housing, and the removal of the park as a shared community asset.
- Instead of expending public funds and resources on developing a new social housing development, resources should instead be directed to maintaining existing social housing stock.
- Concerns about reduced safety and security arising from increase in undesirable activities.
- The existing local road network was unsuitable to accommodate additional housing. Traffic issues raised included: poor sight distance for drivers; inadequate street width which prevented parking on both sides of the side and two way traffic movement; traffic congestion; and existing conflicts between traffic and pedestrians which will be exacerbated by additional housing on the subject land.
- The locality could not accommodate increased social housing density in addition to the existing social housing as it will result in an intensification of high crime rate. Additional social housing should be located elsewhere. This locality is already saturated with social housing.
- Concerns were raised that social housing stock quickly deteriorates in quality as the tenants are generally unable to properly maintain and care for such housing and there is a lack of resource put forward by government agencies for the ongoing maintenance of social housing. In a short period of time the housing becomes unsightly and neglected and impacts adversely on the amenity of local residents.
- Existing facilities, services, and infrastructure would not be able to accommodate any new residents, particularly social housing residents, to the area. There is an existing lack of community resources that would be required for social housing residents.
- There is an existing lack of green open space and in particular lack of open space suitable for children within close proximity of local residences. Open space is important for the physical and mental health of the community and should not be reduced. The existing park provides an important open space particular for local children as it is well located in relation to local residences and is easily observable. This is not the case with the parklands at the end of Gibson Street. In this regard, comment was made that the LAHC land that is proposed to be swapped with the subject land already forms part of the riverside park land. This reserve area is subject to flooding and is not always useable for children.

**Report on Public Hearing**

Goulburn Mulwaree Council

Reclassification of Lot 164 DP 250803, corner Gibson Street & Howard Boulevard, Goulburn

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- The reason the existing park might not be as well utilised is it does not provide much in the way of facilities. Further consideration should rather be given to improving the facilities within the park to make it more attractive for the local community. At the moment it is not an attractive place with just grass and an ugly boundary fence and is unsightly. It is not an inviting or usable space.
- The development of the subject land into social housing would result in negative impacts on the amenity and aesthetic qualities of the locality.

Pursuant to Section 47(G)(3) of the Local Government Act, no later than 4 days after Council has received this report of the results of the Public Hearing held in relation to the reclassification of Lot 164 DP 250803 located at the corner of Gibson Street and Howard Boulevard Goulburn; Council must make a copy of the report available for the inspection by the public within the local government area.



Stephen Richardson RPIA  
COWMAN STODDART PTY LTD



# ANNEXURE 1

## Public Notices and Media Release

Public Hearing on 14<sup>th</sup> September 2023

**COWMAN STODDART PTY LTD**



## MEDIA RELEASE

**Date: 28 July 2023**  
**Mayor: Cr Peter Walker**  
**Chief Executive Officer: Aaron Johansson**  
**FOR IMMEDIATE RELEASE**

### **Public Hearing – Council Land Reclassification Corner of Gibson Street and Howard Boulevard, Goulburn**

A Public Hearing to consider the reclassification of Public Land on the Corner of Gibson Street and Howard Boulevard, Goulburn (currently zoned RE1 Public Recreation) from 'Community' Land to 'Operational' Land has been set for Thursday, 14 September 2023. The hearing will be chaired by an independent person as required under the *Local Government Act 1993*.

The Public Hearing will discuss the subject land and follows Council's resolution on 7 March 2023 as well as a recent formal Collaboration Agreement entered with the NSW Land and Housing Corporation (LAHC), a subsidiary of the NSW Department of Planning and Environment. The aim of the Agreement is to enable the improved delivery of new social housing, and to facilitate the renewal of existing dwellings owned and managed by LAHC.

Council and LAHC have identified this land as a strategic opportunity to action the outcomes of the Agreement. The reclassification of this land to 'Operational' Land will enable Council to exchange this land with LAHC for the benefit of the Goulburn community, and will ultimately add to much-needed social housing stocks in Goulburn.

Mayor, Cr Peter Walker is encouraging members of the public to come along to the Public Hearing to provide important feedback before Council moves forward. "An essential part of the process is consulting with the community to make sure our priorities align, and the Public Hearing will be a great chance to do this."

The hearing will commence at 4pm in the Council's Chambers, 184-194 Bourke Street, Goulburn on Thursday, 14 September 2023. Submissions are also able to be made via email to [council@goulburn.nsw.gov.au](mailto:council@goulburn.nsw.gov.au) or verbally by phoning Council's Business Manager Property and Community Services – Ken Wheeldon on 4823 4410 – these are due before 24 August 2023.

Doc Id. 1789032

#### MEDIA INTERVIEWS:

Please contact Goulburn Mulwaree Council's Communications Manager, Bec O'Neil, on: 4823 4515





Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

Civic Centre  
184 - 194 Bourke Street  
Goulburn NSW 2580  
t (02) 4823 4444  
e council@goulburn.nsw.gov.au  
www.goulburn.nsw.gov.au

1 August 2023

Contact: Ken Wheeldon  
Reference: 1791504

To the Resident / Property Owner

**Subject: Public Hearing – Proposed Council Land Reclassification**  
**Site: Corner of Gibson Street and Howard Boulevard (Lot 164 DP 250803), Goulburn**

A Public Hearing will be held to consider reclassification of the land referred to above.

Council proposes to reclassify this land from 'Community' to 'Operational' land under Section 29(1) of the *Local Government Act 1993*.

Council resolved on 7 March 2023 to commence the reclassification process of this site following a formal Collaboration Agreement it has entered with the NSW Land and Housing Corporation (LAHC), a subsidiary of the NSW Department of Planning and Environment.

The aim of the Agreement is to enable the improved delivery of new social housing, and to facilitate the renewal of existing dwellings owned and managed by LAHC. The intention being the future exchange of this land with LAHC for another site in its ownership (for use as open space), and the development of this site by LAHC for social housing.

The public hearing provides an opportunity for the community to be consulted with during the decision-making process. Attached is a copy of the Public Hearing notice to be advertised in the Goulburn Post Weekly on 2<sup>nd</sup>, 9<sup>th</sup> and 16<sup>th</sup> August 2023.

Please do not hesitate to contact me on 4823 4410 if you require any further information.

Yours faithfully

A handwritten signature in black ink, appearing to read "Ken Wheeldon", with a long horizontal stroke extending to the right.

Ken Wheeldon  
**Business Manager Property & Community Services**



NEWS

# Awarded for giving back

BY LOUISE THROWER

THERE'S much more to running a business than just pulling the dollars in Dylan Underwood's world.

His life experience has helped shape his guiding philosophy to simply 'make people happy,' the Goulburn painter told *The Post*.

The mantra has made an impression. On Friday, Mr Underwood's operation, Fair Dinkum Painting, won the people's choice award for Goulburn's favourite business at the Goulburn Chamber of Commerce's Business 2580 awards at the Workers Club.

"It's crazy. I'm a bit stunned," he said afterwards.

Mr Underwood moved from Camden three years ago and set up his business. As a youngster he had tried out several trades, including a brickies labourer, but painting was "the only one that stuck" with him.

He said the business had flourished and work had flowed in from Goulburn, the Southern Highlands and Canberra.

But another aspect im-



Dylan Underwood (right) was chuffed to receive the people's choice award for Goulburn's favourite business from Goulburn Chamber of Commerce and Industry president, Darrell Weekes. Picture by Louise Thrower.

pressed judges. Mr Underwood volunteered his time and materials to paint an interview room at Goulburn Police Station. The room created a more relaxed and comfortable space for vic-

tims of domestic violence and their families. Other businesses also participated.

Over the last few years, Mr Underwood also initiated an Easter egg drive around areas of Goulburn where

families were doing it tough. Emergency services and welfare agencies also took part.

He said he empathised because he experienced domestic violence as a child.

"I want to get the message

across that cops aren't bad.

"The environment I grew up in wasn't good and my brother and I needed police around. They always helped us so if I can give back to them, then that's what I'll

do," Mr Underwood said.

He said there wasn't much to look forward to but an Easter egg and Christmas drive by a fire truck around Camden was a bright spot. Mr Underwood said he wanted to replicate it for Goulburn.

"It's not kids' fault that they're in that situation and it's not always parents' fault. I just wanted to spread the good vibes in the community," he said.


"(My message is) if you need help, go and reach out."

Mr Underwood believed it was important for business and agencies to collaborate on such causes and show the community that they weren't alone. He said it was vital to have a guiding principle in business.

Friday's awards proved a happy hunting ground - Fair Dinkum Painting also won Goulburn's favourite trade business category.


"I just wanted to bring something to Goulburn that not many other people were doing," he said.

"I finally found my place and it feels good to make other people feel good too."



**Goulburn Mulwaree Council News**  
[www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au) | (02) 4823 4444

LIKE US ON  
**FACEBOOK!**



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**COMMUNITY CONSULTATION - FLUORIDATION OF THE MARULAN WATER SUPPLY**

Goulburn Mulwaree Council are currently working to upgrade the Marulan water treatment plant to improve water quality for the community. As part of this upgrade, Council is assessing whether to add fluoridation to the upgraded water treatment plant.

Council currently does not dose the Marulan water supply with fluoride however can decide to add this to the new plant. Council is seeking feedback from the Marulan community about whether you would like your water supply fluoridated.

Council will also be holding a drop-in session on the 24 August 2023, from 11:00am to 6:00pm to answer any questions that you may have. Please drop in and have a chat to us or you can:

Contact Council's Utilities Department on (02) 4823 4444 For Further information.

Emailing [council@goulburn.nsw.gov.au](mailto:council@goulburn.nsw.gov.au)

**POSITIONS VACANT**

- Governance & Risk Coordinator (Paid Career Development Opportunity)
- Casual Fitness Instructor (Aquatic & Leisure Centre)
- Casual Learn to Swim Instructor (Aquatic & Leisure Centre)

Further information can be found at [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au)

**PUBLIC HEARING—COUNCIL AND LAND RECLASSIFICATION**

A Public Hearing will be held to consider a re-classification of the following parcel of public land from 'Community' to 'Operational' land under Section 29(1) of the *Local Government Act 1993*:

**Land:** Corner Gibson St / Howard Boulevard, Goulburn  
**Zoning under LEP:** RE1 Public Recreation  
**Legal Description:** Lot 164 in DP 250803

Council owns the land that is the subject of this proposed re-classification. The major consequence of the proposed change in classification to operational is that it determines the ease or difficulty with which land may be used, sold, leased, etc. The reclassification of this property will remove its public reserve status so it will no longer be protected under the *Local Government Act 1993* from potential future sale once it has been reclassified to 'Operational' land.

Council has recently entered into a formal Collaboration Agreement with the NSW Land and Housing Corporation (LAHC), a subsidiary of the NSW Department of Planning and Environment. The aim of the Agreement is to enable the improved delivery of new social housing, and to facilitate the renewal of existing dwellings owned and managed by LAHC. Council and LAHC have identified this land as a strategic opportunity for social housing. The reclassification of this land to 'Operational' land will enable Council to exchange this land with LAHC (for other land in its ownership) for the benefit of the Goulburn community, and will ultimately add to much-needed social housing stocks in Goulburn.

There are no interests to be discharged for this parcel of land. Interest refers to property ownership as well as rights and privileges affecting land, such as leasehold, easements, covenants, and mortgages.

The Public Hearing will be chaired by an independent person:  
**Date:** Thursday 14 September 2023  
**Time:** 4pm  
**Location:** Council Chambers, 184-194 Bourke Street, Goulburn NSW 2580

If you wish to make a verbal submission to the hearing, you can do this via: Phone Council's Business Manager Property & Community Services on (02) 4823 4410 before 24 August 2023 or Email [council@goulburn.nsw.gov.au](mailto:council@goulburn.nsw.gov.au) before 24 August 2023. The independent chair will prepare and present a report on the outcomes of the public hearing regarding the proposed change in classification of the subject land to Council. A copy of the independent chair's report will be made available on Council's website [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au) following its presentation to Council.

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**LEARNER DRIVER— COME JOIN OUR FREE LOG BOOK RUN!**

This is an opportunity for you and your supervisors to experience a variety of driving conditions. The Drive concludes with a free BBQ lunch provide by the Rotary Club of Goulburn, a heavy vehicle display courtesy of Divall's Earthmoving and a display of defensive driving tips at the NSW Police Driver Training School by Police Driving Instructors.

**Date:** Sunday 6 August 2023  
**Time:** 10am start  
**Place:** 5 Hetherington Street—Council Depot Offices  
**Contact:** Tracey Norberg (02) 4823 4510 or 0409 986 691 via email [tracey.norberg@goulburn.nsw.gov.au](mailto:tracey.norberg@goulburn.nsw.gov.au) for additional details and bookings.

**DEVELOPMENT PROPOSALS**

**DA/0025/2324**  
**Subject land:** Lot 32 DP 620820 237 Wheeo Road GOULBURN NSW 2580  
**Proposal:** Demolition of building and radio transmission mast, and six (6) lot Torrens Title subdivision  
**Applicant:** The Trustee for Landteam Unit Trust  
**Consent Authority:** Goulburn Mulwaree Council  
**Concurrence Authority:** WaterNSW concurrence under the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*  
**Submissions due:** 21 August 2023

**DA/0009/2324**  
**Subject land:** 16 Wallace Street TARAGO NSW 2580  
**Proposal:** Construction of 3 detached single dwellings, earthworks, stormwater management and a seven (7) lot community title subdivision.  
**Applicant:** Tim Lee Architects  
**Consent Authority:** Goulburn Mulwaree Council  
**Concurrence Authority:** WaterNSW concurrence under the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*  
**Integrated Development:** NSW Rural Fire Service under section 100B of the Rural Fires Act 1997  
**Submissions due:** 23 August 2023

All information is available on Council's website under 'On Exhibition.' Please address any submissions to: **Goulburn Mulwaree Council, Reference: Please use DA/MOD number.**

Item 16.1- Attachment 2

Page 39

**PUBLIC HEARING – PROPOSED COUNCIL LAND RECLASSIFICATION**

A Public Hearing will be held to consider a re-classification of the following parcel of public land from 'Community' to 'Operational' land under Section 29(1) of the *Local Government Act 1993*:

**Land:** Corner Gibson St / Howard Boulevard, Goulburn

**Zoning under LEP:** RE1 Public Recreation

**Legal Description:** Lot 164 in DP 250803

Council owns the land that is the subject of this proposed re-classification. The major consequence of the proposed change in classification to operational is that it determines the ease or difficulty with which land may be used, sold, leased, etc. The reclassification of this property will remove its public reserve status so it will no longer be protected under the *Local Government Act 1993* from potential future sale once it has been reclassified to 'Operational' land.

Council has recently entered into a formal Collaboration Agreement with the NSW Land and Housing Corporation (LAHC), a subsidiary of the NSW Department of Planning and Environment. The aim of the Agreement is to enable the improved delivery of new social housing, and to facilitate the renewal of existing dwellings owned and managed by LAHC. Council and LAHC have identified this land as a strategic opportunity for social housing. The reclassification of this land to 'Operational' land will enable Council to exchange this land with LAHC (for other land in its ownership) for the benefit of the Goulburn community, and will ultimately add to much-needed social housing stocks in Goulburn.

There are no interests to be discharged for this parcel of land. Interest refers to property ownership as well as rights and privileges affecting land, such as leasehold, easements, covenants, and mortgages.

The Public Hearing will be chaired by an independent person:

**Date:** Thursday 14 September 2023

**Time:** 4pm

**Location:** Council Chambers, 184-194 Bourke Street, Goulburn NSW 2580

If you wish to make a verbal submission to the Public Hearing, you can do this via;

- Phone Council's Business Manager Property & Community Services on (02) 4823 4410 before 24 August 2023 or;
- Email [council@goulburn.nsw.gov.au](mailto:council@goulburn.nsw.gov.au) before 24 August 2023

The independent chair will prepare and present a report on the outcomes of the Public Hearing regarding the proposed change in classification of the subject land to Council. A copy of the independent chair's report will be made available on Council's website [www.goulburn.nsw.gov.au](http://www.goulburn.nsw.gov.au) following its presentation to Council.

Doc ID: 1789547

# ANNEXURE 2

## Register of Attendees and Members of the Public who made Verbal Submissions to Public Hearing

Public Hearing on 14<sup>th</sup> September 2023

**COWMAN STODDART PTY LTD**



Public Hearing Attendance Register – 14 September 2023  
Proposed Land Reclassification Cnr Gibson & Howard Streets, Goulburn

	Name	Address	Email	Signature
1	Katherine O'Neil	33 Howard Blvd		KO'Neil
2	STEVE RUDEK (DEP MAYOR)	107 CLINTON ST	gmdt2580@gmail.com	[Signature]
3	SAMUEL ROSS	47 Gibson St	SAMUEL.ROSS17@pakee.com.au	[Signature]
4	Louise Throver	Goulburn Post	louise.throver@australiancommunitymedia.com.au	[Signature]
5	Heather Pott	25 Parkside Place	GB heatherlesliepotta@gmail.com	[Signature]
6	PAM LOCKLEY	118 GIBSON ST.		[Signature]
7	MOW COOK	10 CRESTWOOD		[Signature]
8	HARLETT LOCKLEY	118 GIBSON ST		[Signature]
9	Vikni Valentina	90 Gibson St		[Signature]
10	Pete Oline	30 ENDEAVOUR		[Signature]
11	Helmut Mueller	21 Jargua Av		[Signature]
12	Peter Walker	G.M.C		[Signature]
13	Bec O'Neill	G.M.C		[Signature]
14	Aaron Jarrard	G.M.C		[Signature]
15	Dermot Strickland	G.M.C - Lambert		[Signature]
16	Bob Kirk	" "		[Signature]
17	Anthony Lees	" "		[Signature]
18	DAVID LAMBERT	76 GIBSON ST.		[Signature]
19	Belinda Taylor	27 Howard Blvd		[Signature]
20	Jarvis Lambert	✓		[Signature]





Public Hearing Attendance Register – 14 September 2023  
Proposed Land Reclassification Cnr Gibson & Howard Streets, Goulburn

	Name	Address	Email	Signature
1	KEN WHEATON	c/o Council	—	
2	Sandy Waags	C/- Council		
3	SCOTT MARTIN	C/- Council		
4	ROD GARRET	LAMC		
5	Samira Sayed	c/- Council	—	
6	Sharon Purcell	Brendas Dr.		
7	CR COLLE JAMES	COUNCILLOR / GMLC		
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Public Hearing – 14 September 2023  
Proposed Land Reclassification Crn Gibson & Howard Streets, Goulburn  
Registration of Submissions by Attendees  
*PEOPLE WHO MADE VERBAL SUBMISSIONS*

	Name	Address	Signature
1	SAMUEL ROSS	Str 104 Tea Place 47 Gibson St.	
2	Heather Pratt	25 Parkside Place GB	
3	HARLEY LOCKLEY	118 GIBSON ST.	
4	V Valentini	90 Gibson ST	
5	DAVID LAMBERT	76 GIBSON ST	
6	Belinda Taylor	27 Howard Blvd	
7	<del>James Russell</del>		
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# ANNEXURE 3

## Written Submissions made by the Public

Public Hearing on 14<sup>th</sup> September 2023

**COWMAN STODDART PTY LTD**

**Stephen Richardson**

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**From:** Sandy Wagus <Sandy.Wagus@goulburn.nsw.gov.au>  
**Sent:** Monday, 28 August 2023 4:22 PM  
**To:** Stephen Richardson  
**Cc:** Ken Wheeldon  
**Subject:** Public Hearing - Cnr Gibson & Howard Boulevard, Goulburn

Hi Stephen,

Please see below email, expressing an objection to the proposed reclassification of Howard Boulevard Park.

Please take care to redact any personal information when including this in the Public Hearing Report.

Sandy Wagus  
Property Services Supervisor  
T: 02 4823 4410  
Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580 | Connect on Facebook

Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay my respects to Elders past, present and emerging.

-----Original Message-----

**From:** Andy Wood <Andy.Wood@goulburn.nsw.gov.au>  
**Sent:** Sunday, 27 August 2023 12:41 PM  
**To:** CouncillorRequest <CouncillorRequest@goulburn.nsw.gov.au>; Councillors <councillors@goulburn.nsw.gov.au>; Aaron Johansson <aaron.johansson@goulburn.nsw.gov.au>  
**Subject:** Regard Gibson St Park

Afternoon Councillors & Aaron,

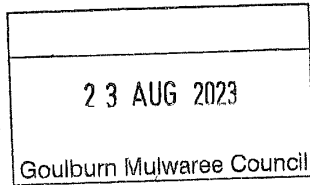
This morning at church a young boy called [REDACTED] approached me and asked me that council not rezone the land on Gibson Street as it was the park that he and his brothers play in. [REDACTED] and his brothers are in the care of a guardian and so I can't give you his last name but he did say that he lived on [REDACTED].

His carer was also there and she said that the park was unique because it allowed him, his brothers and other children being cared for under juvenile justice to play safely while their carers can watch them from the front yards. She couldn't allow the boys to go down near the river because it wasn't safe. His carer also said that the small A4 sized information sheets informing the public that the land was to be rezoned were very insufficient and that it was the only safe place for the boys to play. She has already written a letter and will attend the meeting but she thinks that the land that will be left vacant when the police station is moved is a far better place as it could be build high-rise and it would be close to the railway station and the CBD. Where as the Gibson Street Park will only increase traffic in an already busy location.

If you could please put this email in amongst other submissions as [REDACTED] is unable, due to legal reasons, to submit one personally.

Best Regards  
Cr Andy Wood

Sent from my iPhone



**SCANNED**

*A. Allen  
5 Green Valley Road  
Goulburn NSW 2580*

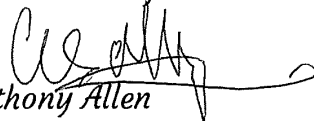
*The Business Manager  
Property and Community Services*

*Dear Sir*

*With reference to your previous letter related to the reclassification of parkland located on the corner of Gibson Street and Howard Boulevard where it is proposed that the land would be used for Social Housing Purposes.*

*I would like to Object to and Prevent this reclassification of the Parkland from going ahead as it may possibly affect the value of my property. I would appreciate you exploring another location to carry out the construction Social Housing which is probably an important exercise.*

*With Kind Regards*

  
*Anthony Allen*

**Stephen Richardson**

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**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Wednesday, 23 August 2023 10:18 AM  
**To:** Stephen Richardson  
**Cc:** Kate Woolf; Scott Martin; Sandy Wagus  
**Subject:** Public Hearing - cnr Gibson St & Howard Boulevard

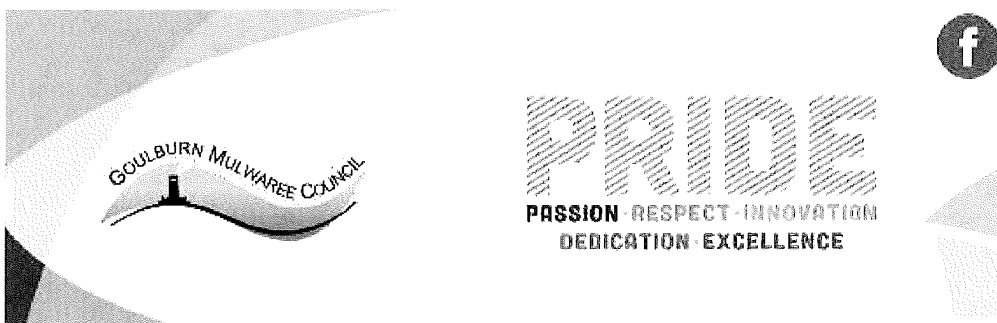
Hi Stephen

Please refer to the email below expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
**T:** 02 4823 4484 | **M:** 0408 978 765  
Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.

**From:** heatherlesliepratt@gmail.com <heatherlesliepratt@gmail.com>  
**Sent:** Tuesday, 22 August 2023 6:57 PM  
**To:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Cc:** goulburn@parliament.nsw.gov.au  
**Subject:** RE: Public Hearing - cnr Gibson St & Howard Boulevard

Dear Ken,

Thank you for your reply and information about the proposed reclassification of land on the corner of Gibson and Howard Boulevard.

I wish to formally submit my objection to this reclassification of this parkland space.

Parkland is integral to the mental wellbeing of people living in residential areas. Our recent experience with COVID has reinforced the benefits of open space on our physical and mental health.

Rather than building on this parkland, I would suggest that this parkland space should be developed to make it more useable for local residents, who are currently a mixture of private property owners, private renters and social housing residents. We all live together harmoniously and this is enhanced by local open spaces.

I am concerned that the impact of expanding one aspect will upset this harmonious balance.

Furthermore I have major concerns about the negative impact on traffic flow. If this area is reclassified and social housing expanded there will be an increase in traffic through this already busy intersection. Traffic flow is congested especially around school start and finish times and this is further accentuated when the Police Academy holds events such as passing our parades. School buses travel through this intersection and children and teenagers walk to the local high school. I am concerned that further housing development, especially as has recently occurred at Mary and Hume Streets and Rhoda Street will increase traffic and dangers to pedestrians, especially children, teenagers and the elderly.

My proposal is that this area is kept as parkland and developed into a sensory garden with perfumed plants such as lemon myrtle, lavender, rosemary, wattle and native plants. Seating and tables with barbeque facilities would further enhance its use for local residents.

Thank you for tabling my proposal at the public hearing on September 14.

Sincerely, Heather Pratt  
25 Parkside Place, Goulburn.

**From:** Ken Wheeldon <[ken.wheeldon@goulburn.nsw.gov.au](mailto:ken.wheeldon@goulburn.nsw.gov.au)>  
**Sent:** Monday, 21 August 2023 10:51 AM  
**To:** 'heatherlesliepratt@gmail.com' <[heatherlesliepratt@gmail.com](mailto:heatherlesliepratt@gmail.com)>  
**Subject:** Public Hearing - cnr Gibson St & Howard Boulevard

Dear Heather

I refer to your contact with Council on Friday expressing concerns about a public hearing to be held in the Council Chambers on Thursday, 14 September 2023 to consider the proposed reclassification of land on the corner of Gibson St and Howard Boulevard from 'Community' to 'Operational' Land under the *Local Government Act 1993*.

Council undertook a letterbox drop on 1 August 2023 to all households in the immediate vicinity of this land and affixed 7 x exhibition posters on fencing along both boundaries of this land. I understand you did not receive the letter and have requested a copy to assist you with having a better understanding of this matter. Attached is a copy of this letter for your reference.

Council also issued a media release about the public hearing on 28 July and advertised public notices in the Goulburn Post on 2, 9 and 16 August 2023.

Please do not hesitate to contact me if you wish to discuss the public hearing or require any further information.

Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
T: 02 4823 4484 | M: 0408 978 765  
[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.



**Stephen Richardson**

**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Tuesday, 22 August 2023 12:17 PM  
**To:** Stephen Richardson  
**Cc:** Kate Woolf; Scott Martin; Sandy Wagus  
**Subject:** Public Hearing - cnr Gibson St & Howard Boulevard

Hi Stephen

Please refer to the email below expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
**T:** 02 4823 4484 | **M:** 0408 978 765  
 Goulburn Mulwaree Council | Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.

**From:** stacey@jdyelectrical.com <stacey@jdyelectrical.com>  
**Sent:** Monday, 21 August 2023 3:01 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Proposed Housing development in Crestwood.

Subject: Concerns Regarding Proposed Social Housing Development  
 On behalf of Alice Byrne 98 Gibson Street Goulburn.

To Whom it May Concern,

I am writing to express my deep concerns regarding the proposed social housing development on the corner of Howard's Boulevard and Gibson Street in Goulburn. As a long-term resident of 30 years in the Crestwood community and am deeply opposed to the development. I believe it is crucial to thoroughly consider the potential negative effects before moving forward with this project.

First and foremost, I am concerned about the potential increase in crime rates that may accompany the establishment

of a social housing development in our neighbourhood. Given the existing crime concerns in the area and the amount of times in a week we already see the police attending the social housing around the park area, it would be imprudent to ignore the possibility of an upswing in criminal activities with the influx of new residents. It deeply worries me to imagine a scenario where our community's safety is compromised due to the introduction of a housing complex that may inadvertently attract certain criminal elements.

Moreover, I am apprehensive about the impact this development may have on the aesthetic appeal and the value of my own home and of our surroundings. The proposed complex's proximity to our neighbourhood raises concerns about potential distractions and disturbances that could arise. It is disheartening to imagine the devaluation of our properties and the compromise of our quality of life due to this looming development.

In addition to the above concerns, I have already encountering hazardous materials like discarded needles and broken alcohol bottles in my garden, I can only imagine that this development will bring a heightened risk of such things. Ensuring a safe and secure environment for all residents should be a paramount consideration. The potential risk of stumbling upon such dangerous items within the vicinity of our homes is unsettling and poses an already direct threat to our well-being.

I implore you, as the responsible authority entrusted with the welfare of our community, to give earnest consideration to these concerns and take appropriate action to address them. It is imperative that we make appropriate decisions to preserve the safety, and aesthetic appeal of our neighbourhood.

I kindly request that you keep me updated on any decisions or actions taken in this matter, as it directly impacts the quality of life for myself and my fellow residents. I have faith that through open dialogue and collaboration, we can find a mutually beneficial solution that takes into account the concerns of all stakeholders while preserving the integrity of our community.

Thank you for taking the time to review and consider my concerns. I eagerly await your response and look forward to a constructive resolution that prioritizes the well-being of our neighbourhood and its residents.

Yours sincerely,

Alice Byrne  
98 Gibson Street

□  
□ Responding to the reclassification  
□ of Parkland on the corner of Gibson  
□ St & Howard Boulevard.

□ I have been a homeowner in this area  
□ for at least 24 years & do not want  
□ the said area reclassified due to  
□ the behaviours of past residents  
□ issues that we have experienced  
□ from social housing.  
□ You have not been honest because  
□ it has since been revealed that this  
□ land will not be used for a few  
□ houses but large apartment like  
□ buildings. This was not included  
□ in the letter. Our answer is NO.  
□ Why can't government & councils  
□ be upfront & honest to all rate  
□ payers.

Thank you  
Alionard.

□ Goulburn Mulwaree Council  
□ Date Received: 21/8/23  
□ Signature: [Signature]

SCANNED

**Stephen Richardson**

---

**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Monday, 21 August 2023 3:55 PM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin  
**Subject:** Public Hearing - cnr Gibson St & Howard Boulevard

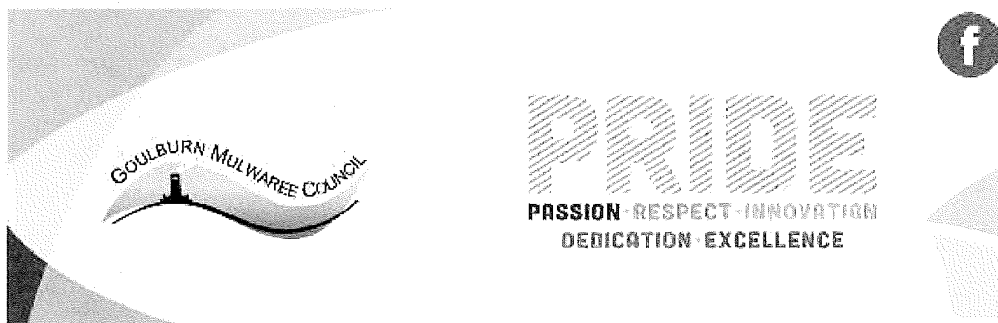
Hi Stephen

Please refer to the email below expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
T: 02 4823 4484 | M: 0408 978 765  
[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



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**From:** Jesse Appsy <appsyjesse@gmail.com>  
**Sent:** Saturday, 19 August 2023 8:31 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Objection

To whom it may concern,

I have concerns with the potential building of new apartment new my new family home I have just purchased, the main reason is I would like to raise my family in a friendly neighbourhood and not have any worries and potential break and enters and my family potential harmed, we are a young family that has worked their whole lives to be able to afford the home we have now and we don't want the property prices in the area to drop and for ourselves to lose out and be at scare one again

So please I ask you consider not going ahead with these plans take in mind the families and young couples that have fought their whole lives to enter the near housing market which in my opinion is near impossible

Also consider how many housing homes are already around this area adding more will definitely increase theft, assault and si much more

Jesse  
114 gibson street

**Stephen Richardson**

**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Monday, 21 August 2023 3:52 PM  
**To:** Stephen Richardson  
**Cc:** Kate Woolf; Scott Martin  
**Subject:** Public Hearing - cnr Gibson St & Howard Boulevard

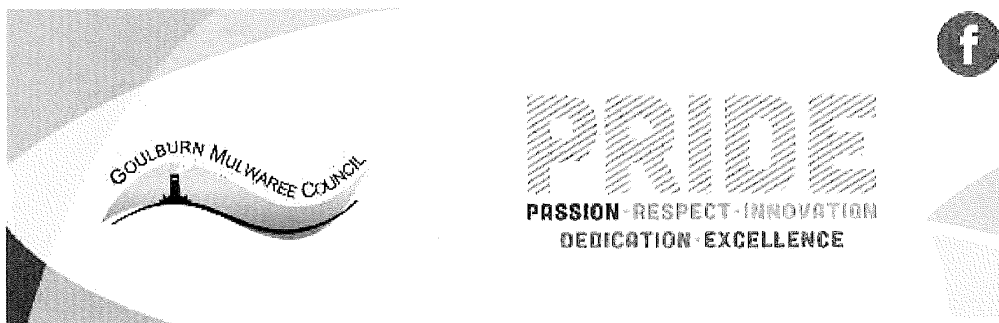
Hi Stephen

Please refer to the email below expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
 T: 02 4823 4484 | M: 0408 978 765  
[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



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**From:** Daniel mills <gomanmath@hotmail.com>  
**Sent:** Saturday, 19 August 2023 9:58 AM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Fwd:

----- Forwarded message -----

**From:** Haiden Mills <[haidenchristopherjohnmills@gmail.com](mailto:haidenchristopherjohnmills@gmail.com)>  
**Date:** 19 Aug 2023 9:53 am  
**Subject:**  
**To:** [gomanmath@hotmail.com](mailto:gomanmath@hotmail.com)  
**Cc:**

I hope this letter finds you well. I am writing to you as a concerned resident of Gibson Street to express my strong opposition to the proposed reclassification of land, parkland, and zonings and the potential construction of apartment buildings in our neighborhood. Please consider the following points as you deliberate on this matter.

1. Building apartments in our neighborhood would place more strain on the economy of Goulburn, Increased population density could lead to overcrowding in schools, more traffic congestion on our streets, and additional pressure on public services such as water, sewage, and waste management systems. Our current infrastructure is not adequately equipped to handle such a significant influx of residents.
2. Current residents who have already expressed their opinion on the matter will have to put up with increased noise levels which in the first place is not ideal for the residents but can decrease the property values of the surrounding area.
3. Over the past few years this neighborhood has already experienced many issues such as assault, cruel language, and more recently graffiti on people's homes or possessions, If we add these apartment buildings to the area who knows if history will not repeat itself and cause more trouble for both the council and the people in the area

I urge you to consider the long-term implications of reclassifying parkland on Gibson Street  
I do hope you take this letter into account about building on the parkland

- Daniel

**Stephen Richardson**

---

**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Monday, 21 August 2023 3:49 PM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin  
**Subject:** Public Hearing - cnr Gibson St & Howard Boulevard

Hi Stephen

Please refer to the email below expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
**T:** 02 4823 4484 | **M:** 0408 978 765  
 Goulburn Mulwaree Council | Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



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**From:** i.l.poyitt@bigpond.com <i.l.poyitt@bigpond.com>  
**Sent:** Sunday, 20 August 2023 5:06 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Proposed Council Land Reclassification Cnr of Gibson Street and Howard Boulevard Goulburn (Lot 164 DP 250803) from 'Community' to 'Operational'

Attention: Mr Ken Wheeldon, Business Manager Property & Community Services Goulburn Mulwaree Council

Reference 1791504

Dear Mr Wheeldon

Please register my vote as "No" at the Public Hearing of the Proposed Reclassification of Lot 164 DP 250803 from "Community" to "Operational" land under Section 29(1) of the Local Government Act 1993.



The Howard Avenue and Gibson Street intersection is already dangerous due to greatly increased local and other traffic.

New housing development along Mary's Mount Road has already put pressure on Howard and Gibson access points.

Howard Avenue and Gibson Street not only lead to Mary's Mount Road but also enable access to Bradfordville, Crookwell, Taralga and other outlying localities.

Quite young children are walking or cycling to school via these two streets either to get to school nearby or catch the buses going to other schools.

During school hours Goulburn buses and those from outside Goulburn are lining up in Howard Avenue to deposit children of all ages crossing the road from every direction.

Many children walk and cycle the length of Howard Avenue and also Gibson Street before and after school. This is often where parents collect their children and young P Platers are driving home from school.

Older unlicensed people with mobility problems walk on these roads (where there are no paths) to catch the local Bus on Howard to get to Hospital and central Goulburn.

Other citizens are also in danger of future accidents if the Howard/Gibson intersection has density housing of any kind on it with associated vehicle use.

Thank you

Lynette Poyitt  
1 Parkside Place, Goulburn NSW 2580

**Stephen Richardson**

---

**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Monday, 21 August 2023 3:45 PM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin  
**Subject:** Public Hearing - cnr Gibson St & Howard Boulevard

Hi Stephen

Please refer to the email below expressing support for the proposed reclassification.

For inclusion in the Public Hearing Report.

Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
 T: 02 4823 4484 | M: 0408 978 765  
 Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.

**From:** F&H Rainger <fhrainger@gmail.com>  
**Sent:** Sunday, 20 August 2023 2:55 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Proposed Gibson St land swap submission

Goulburn Mulwaree Council  
 General manager  
 Elected Councillors

Dear GMC,  
 I understand that Goulburn Mulwaree Council has proposed a land swap, where a block on the cnr of Howard Blvd and Gibson street, presently an open space (without playground equipment), will be used for social housing and another block down near the river will be made available for recreation. I would like to support this proposal.

There is one problem, however, and that is that I believe that the Council has not absolutely promised that the cnr block will be used for social housing. I and others are worried that it may end up being used as a carpark for the Police Academy or new Police Station.

Would you please inform me what the status of the publicised terms of the proposal is. It would seem hollow to ask people for their views on a proposal when the 'goalposts' might change.

I would support the land swap arrangement only if the Howard Blvd/Gibson St block were to be used for social housing.

Sincerely,  
Helen Rainger  
0421825698

Goulburn Mulwaree Council  
Date Received: 21/8/23  
By: [Signature]

**Goulburn Mulwaree Council**

**Public Hearing Council Land Reclassification – 14 September, 2023**

**Attention** – Business Manager: Property & Community Services.

As residents of our home at 118 Gibson St., Goulburn, we wish to voice our objection to the **proposed Reclassification** (plus any rezoning and /or redevelopment) for the parcel of land on the **corner of Gibson St. & Howard Blv., Goulburn - namely Lot 164 D.P. 250803**. We have not been advised in writing of this proposal; we read the notice in last week's 'Goulburn Post', & informed by other reliable sources. It seems like this land will shortly be developed as low-cost, perhaps multi-storey, social housing, if approved.

Previously I have worked as a land valuer with the V.G. Dept. & the Water Resources Commission, in Sydney & regional NSW, and have an appreciation of land rezoning, property development & public housing projects – this is another reason for our concern in this matter.

**Our objections** to this 'Reclassification of Council Land' are as follows:-

\*This land is presently open space; it is cleared & fenced on 4 sides. It's in the same condition as it was in 2009, when we came to Goulburn, & no doubt before then. It provides an open space area for recreation, for the residents of the surrounding & nearby properties, as well as those who visit the area. Unfortunately, it has just been left unused. It has not been fully developed & utilised as designated - public recreation; this would include tree planting, gardens, paths, shelters & seating, & sport or playground resources. People need space, not congestion, in residential settings.

\*Gibson St. & Howard Blv. provide main road & feeder access for vehicles & pedestrians, into & out of the city centre, and for emergency traffic. These roads form a T-intersection, adjacent to the subject land, and are regularly a point of traffic congestion and delays, as well as reduced visibility for drivers. Provision needs to be made for safe & adequate road access onto these roads from the subject land, if developed.

\*If it is eventually decided to use this land for social housing, there are risks & troubles that often follow. Such housing is leased out to those families or people who are unable to properly care for, or maintain, such property. In a relatively short time, the buildings & grounds can become unsightly & neglected, & in need of repairs, renovations and replacement – this should be avoided. Occupiers & tenants are often unable &/or unwilling to cover any cost for this.

\*It would be wise & make common sense for those responsible, in considering & determining this matter, not to be over-zealous & hasty to rezone & develop this land. Rather it would seem better to take a little more time to consider all the options & possibilities, as well as to consult the local community, & appropriate, experienced professionals, before the future fate of this land is decided.

Blessings - **Rev. Harley Lockley & Mrs. Pam Lockley - 20 August 2023.**

*Harley R. Lockley*

*Pam Lockley*

SCANNED

COUNCIL'S BUSINESS MANAGER PROPERTY & COMMUNITY SERVICES.  
KEN WHEELDON.

RE. 21 - 8 - 2023

PROPOSED COUNCIL LAND RECLASSIFICATION  
CORNER OF GIBSON STREET AND HOWARD BOULEVARD  
(LOT 164 DP 250803, GOULBURN)

We - Doreen Anne Davidson and Gordon Davidson  
As residents of 46 JACQUA AV. GOULBURN  
we do oppose the possible construction of  
Units or Apartments in our area.

We feel it would have a detrimental affect for  
our area and other residents.

The land could possibly be used for a purpose that  
would benefit the residents in our area.

Apartments no go at all.

Thankyou for your consideration

Doreen Anne Davidson  
Gordon Davidson

21 AUG 2023  
Goulburn Mulwaree Council

CANNED

**Stephen Richardson**

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**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Monday, 21 August 2023 3:16 PM  
**To:** Stephen Richardson  
**Cc:** Kate Woolf; Scott Martin  
**Subject:** Public Hearing - cnr Gibson St & Howard Boulevard

Hi Stephen

Please refer to the email below expressing opposition to the proposed reclassification.

For inclusion in the Public Hearing Report.

Cheers

Ken Wheeldon  
 Business Manager Property & Community Services  
 T: 02 4823 4484 | M: 0408 978 765  
 Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580 | Connect on Facebook

Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.

-----Original Message-----

From: Helen Hamilton <helenhamilton0@gmail.com>  
 Sent: Monday, 21 August 2023 9:52 AM  
 To: Council <Council@goulburn.nsw.gov.au>  
 Subject: re parkland gibson street.

Councils Business Manager Property Community Services. I am writing this letter regarding the Gibson Howard Bvd Parkland. I personally would be sorry to see the area made into public housing. we have lived in this area for over twenty years. There is always police cars n wagons in area so adding more public houses would add to the amount of drink n drug usage. I can imagine our house values will drop too. I would be very dissapointed if this was allowed to happen. hope you will take the time to rethink your proposal. sincerely Helen n Brian Hamilton

**Stephen Richardson**

---

**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Thursday, 17 August 2023 6:30 PM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin; Sandy Wagus  
**Subject:** Public Hearing - cnr Gibson St & Howard Boulevard

Hi Stephen

Please refer to the email below expressing opposition to the proposed reclassification.

For inclusion in the Public Hearing Report (sounds like Mr Keith is happy for his name to be included).

Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
T: 02 4823 4484 | M: 0408 978 765  
Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



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**From:** davekeith83 <davekeith83@gmail.com>  
**Sent:** Thursday, 17 August 2023 4:44 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Re: reclassification of parkland

Hi,

I'd like my objection read and Heard at the meeting to be held on the 14th of September, regarding the reclassification of the parkland at the corner of Gibson Street and Howard Boulevard.

Thankyou

David Keith

Sent from my Galaxy





**Stephen Richardson**

---

**From:** Sandy Wagus <Sandy.Wagus@goulburn.nsw.gov.au>  
**Sent:** Thursday, 17 August 2023 1:05 PM  
**To:** Stephen Richardson  
**Cc:** Ken Wheeldon  
**Subject:** Council meeting for Gibson Street housings

Hi Stephen,

We received the below email on Tuesday 15 August 2023 from a resident of Gibson Street voicing concern over the proposed reclassification and for inclusion in the Public Hearing Report (Please redact [REDACTED] name and that she lives [REDACTED] from the Report).

Ken also spoke with a [REDACTED] on 2 August 2023. She also does not support the proposed reclassification of the land. [REDACTED] was invited to provide her concerns in writing, or to attend the Public Hearing on 14 September, however to date we have not received anything from her. (Please include her comments in your report but redact Vicki's name).

Thankyou.

Sandy Wagus  
 Property Services Supervisor  
 T: 02 4823 4410  
 Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580 | Connect on Facebook

Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay my respects to Elders past, present and emerging.

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Tuesday, 15 August 2023 3:49 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Council meeting for Gibson Street housings

Hello members of the Council and of Gibson Street and surrounding streets .As a resident of [REDACTED] I would really detest having the land opposite the Crestwood sign used for big buildings and for Social housing.I have spent more money on security and lighting for my house. I am fed up with the loud voices and carry ons throughout the week and mainly weekends starting on Thursday night. I have gone to the Police and they agreed to have patrols of the area.As I explained to the officer I had a council worker that came to me to show me 6/8 syringes in my front garden.There are beer cans and bottles left on the foot pathway along side the Crestwood Sign.Only recent my granddaughter came home from work at 1.20am,and there were 2 young guys standing on my driveway, they moved just enough for her car so she could drive in.Once she proceeded to get out of the car they walked towards her and started to talk to her she was so frightened being only 20 years old she didn't answer but has never moved so fast in her life. Hence more lighting. Please don't build on this area in Gibson Street I am sure the Council can find somewhere else to house these people. As my family are unable to attend the meeting I would like for this email to be read out at the meeting .Resident of [REDACTED]  
 [REDACTED] kind regards.

Sent from my iPhone

**Stephen Richardson**

---

**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Thursday, 17 August 2023 9:59 AM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin; Sandy Wagus  
**Subject:** Public Hearing - cnr Gibson St & Howard Boulevard

Hi Stephen

Please refer to the email below in support of the proposed reclassification.

For inclusion in the Public Hearing Report (with [redacted] name redacted).

☺ Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
T: 02 4823 4484 | M: 0408 978 765  
[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.

**From:** [redacted] <[redacted]>  
**Sent:** Monday, 14 August 2023 12:35 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** ABOUT TIME

Ken Wheeldon,

**SUBMISSION ON SOCIAL HOUSING**

I was pleased to see at last Council tentavily looking at social housing.

I was recently informed by a video recording of Council that Council was considering swapping a block on the corner of Howard Blvd and Gibson St with a block nearer to the river and the walking Track.

I support the provision of social housing and would like Council to confirm this is a locked in policy supported by a majority of Council and that competitive tenders will be called for in a timely manner for this most urgently needed social housing ,with a timetable and simultaneously that the block near the river will be dedicated as a park with accompanying facilities so that there is no nett loss of park facilities in the community.

Can I suggest that the park be called 'Yes Park' in recognition of our indigenous heritage in Goulburn.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Stephen Richardson**

---

**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Thursday, 17 August 2023 9:53 AM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin; Sandy Wagus  
**Subject:** Public Hearing - cnr Gibson St & Howard Boulevard

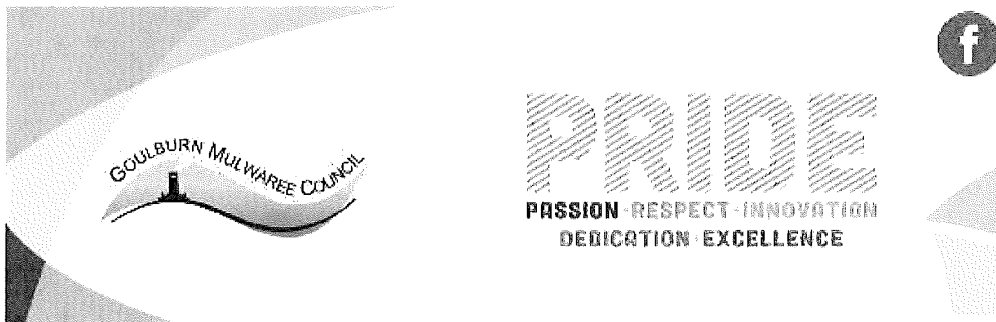
Hi Stephen

Please refer to the email below in support of the proposed reclassification.

For inclusion in the Public Hearing Report (with [REDACTED] name redacted).

Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
T: 02 4823 4484 | M: 0408 978 765  
[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



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**From:** [REDACTED] <[REDACTED]>  
**Sent:** Wednesday, 16 August 2023 5:28 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Cnr Howard Boulevard and Gibson Street

To the General Manager, Mayor and Councilors of Goulburn Mulwarree City Council

**Proposed development or swap (conversion) of the vacant land at the corner of Howard Boulevard and Gibson Street.**

I would like to state that is my strong opinion that the development or conversion of the vacant land of the corner of Howard Boulevard and Gibson street Goulburn, should be used for social housing exclusively, and should not be used as any sort of carpark or other facility. I would personally prefer to see, some form of high density social housing, please.

Social housing is needed in Goulburn in my strong opinion.

**With Regard From:**

**Stephen Richardson**

---

**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Thursday, 10 August 2023 5:13 PM  
**To:** Stephen Richardson  
**Cc:** Sandy Wagus; Kate Wooll; Scott Martin  
**Subject:** Proposed (?) Community Low-cost Housing Development - Gibson Street and Howard Boulevard Goulburn

Hi Stephen

Please refer to the submission below.

I have also received 2 separate phone calls from surrounding residents following our letterbox drop on 1 August and will send you a separate email regarding this.

Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
 T: 02 4823 4484 | M: 0408 978 765  
[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.

**From:** Terence Carpenter <gnt443@tpg.com.au>  
**Sent:** Wednesday, 9 August 2023 4:35 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Proposed (?) Community Low-cost Housing Development - Gibson Street and Howard Boulevard Goulburn

Dear Sir/Madam.

We are writing to express our concern regarding what we understand to be that Council is considering a Community Low -cost Housing Development on vacant land on the corner of Gibson Street and Howard Boulevard Goulburn.

We have lived at 13 Wright Place Goulburn since 26<sup>th</sup> January 2013, and usually transit this intersection each time we leave home and also on return.

It is a very busy intersection particularly between 8.00am – 9.30am and 3.00pm – 5.30pm every weekday, particularly on school days, but also on weekends. The intersection is also on a regular bus route plus an additional school bus route with a bus-stop in Howard Boulevard opposite Bolong Place. Between the bus-stop and Gibson Street is a designated Taxi Rank. Motor vehicles are frequently parked on Howard Boulevard between Gibson Street and Bolong Place.

Regardless of the amount of 'off-road' car spaces for the tenants in any proposed development on the land bound by Gibson Street and Howard Boulevard, any/all kerb-side parking will create a serious traffic hazard in an already dangerous intersection.

By comparison, we have observed considerable 'on-street' parking on Hume Street adjacent to the Community Low - cost Housing Development in that area. However in this area the Hume Street carriageway is much wider than Howard Boulevard and Gibson Street, consequently there is less traffic flow hazard in Hume Street.

We draw your attention to this matter prior to any final approval be granted for this proposed development.

**Hard copy to Goulburn Police Station Traffic Branch for information and comment please.**

Terence and Geraldine Carpenter  
13 Wright Place  
GOULBURN  
0427 152 100



Virus-free.[www.avg.com](http://www.avg.com)

**Stephen Richardson**

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**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Wednesday, 2 August 2023 4:00 PM  
**To:** Stephen Richardson  
**Cc:** Sandy Wagus  
**Subject:** Public Hearing 14.09.23 - Proposed Land Reclassification - Cnr Gibson St Howard Boulevard

Hi Stephen

First submission received below following Council’s media release last Friday, letterbox drops to 65 households in immediate vicinity of the park, affixing of exhibition posters around the park and public notice advertised in the Goulburn Post Weekly today. Note, we will email you copies of these documents and photos.

Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
 T: 02 4823 4484 | M: 0408 978 765  
[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.

**From:** George Brenan <George@cragryan.com.au>  
**Sent:** Wednesday, 2 August 2023 10:58 AM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Land swap proposal- gibson st

There is a crying need for housing here, and overall the proposal should be supported. It’s not about comparable land value, it’s about meeting the needs of the community. Parkland is very important- and hard to regain once lost- but given the proximity to the riverside, local needs can be met. As part of the deal Council should seek State funding to develop suitable amenities and facilities in the riverside area. Some public pressure on the many owners of unused property to make reasonable offers should also be in the mix.

(George Brenan- 12 Henry St)

**Stephen Richardson**

---

**From:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Sent:** Wednesday, 16 August 2023 12:04 PM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin; Sandy Wagus  
**Subject:** Public Hearing - cnr Gibson St & Howard Boulevard

Hi Stephen

Please refer to email below relating to another verbal submission received yesterday.

For inclusion in the Public Hearing Report (with ██████ name redacted).

Cheers

**Ken Wheeldon**  
**Business Manager Property & Community Services**  
 T: 02 4823 4484 | M: 0408 978 765  
 Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay our respects to Elders past, present and emerging.

**From:** Sandy Wagus <Sandy.Wagus@goulburn.nsw.gov.au>  
**Sent:** Wednesday, 16 August 2023 11:57 AM  
**To:** Ken Wheeldon <ken.wheeldon@goulburn.nsw.gov.au>  
**Subject:** Public Hearing

Hi Ken,

█████ phoned in yesterday at 1.02pm to speak with someone regarding a letter she received in relation to the Public Hearing for The Howard Boulevard Park.

She left a message for us to call on her mobile (0448 917 677). She telephoned back and I spoke with her just now.

I have taken the following notes in relation to our discussion. I also repeated what I had written down and ██████ agreed and thanked me for talking to her.



“She does not agree to making the park into public housing. She said that Council is a disgrace as there is nothing for young children to do. The Park needs to be turned into a playground. She has lived in the area for over 40 years. Her children grew up here and have moved on. She feels that the area has been forgotten”.

██████ did not provide me with a last name.

I asked ██████ if she has access to email or has a friend or family member that does, and she said she that did not. She also said she was not very good with technology.

I also invited ██████ to attend the public hearing should she not be able to send us an email with her thoughts.

She advised me that she does not go out of an evening.

**Sandy Wagus**  
**Property Services Supervisor**  
T: 02 4823 4410

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Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay my respects to Elders past, present and emerging.

V. Valentine

90 Gibson Street Goulburn NSW 2580

Goulburn Mulwaree Council

RE: Zoning under LEP RE1 public Recreation

Legal description lot 164, in dp 250803

I am writing in response to the recent notice of public hearing regarding the notice to rezone cnr Gibson Street & Howard boulevard park near Goulburn.

I'm the landowner of 90 Gibson street Goulburn, I will be directly affected by this proposal for the rezoning if it go ahead.

This lot

Doesn't have an actual street address for any housing- it was meant to be an open space to use.

This lot is used a by my young children and other young children to play in the warmer months of the year just as sport season ceases, as is rugby league, soccer and any school holidays. As residents of this area I have requested the council to mow the grass, and at times to return to pick the grass built up after cutting so the local children can play. Some of the children's parents are house bound and can't leave subject to court orders, there children have a safe park to play as they do so, to remove this opportunity would greatly disadvantage them including my children to whom bring portable goals and footballs, small bikes to play in the park.

This small lot park is well respected- low rubbish left in the face I recall one time only in two years to collect a small item, no needles regularly are left as small children play and used for walking and cutting through the block.

The park at the lower bottom of Gibson Street is subject to flooding and the water way clearly rises not allowing access to playing area for days- weeks on end.

Howard Boulevard Park is a large open park space with regular littered needles within hence why some children parents also allow for smaller children to play in the small lot on cnr of Gibson and Howard Boulevard. It also strives back up from that park to the top of Gibson Street where some of us can't make it that easily.

To request to remove a park that is used is not in the best interest of any rate payers, residents nor for the next generation of forth coming grown-ups- we should be encouraging all playing outside especially in Goulburn with a weather environment. Let the children play I say ... No rezoning.

I object to any rezoning especially that the major on radio expressed it would be looked home hwy sites, this street traffic flow and build up is beyond just a steady flow, it is an extremely busy road,, buses, cars, trucks, Traffic lines up from one end of the street to the other and flows bumper to bumper in the mornings along past the far gate to the police academy, these street, don't allow for parked cars both sides for cars to pass.



Furthermore, when the march out this occurs quite regularly, also the vehicles parked and the speed limit lowers to 40 kph the traffic is backed at times also down Gibson Street. More reasons as to consider single line street and congestion.

Police speed chases along these two-street occurring ongoing, there is enough disruption,

When I purchased my property, I carried out checks just over two years back now, no input from any searches, inspections indicated this land opposite my living home would ever be rezoned for any think at all.

I can't run a business out of my home as it zoned for this- yet you are considering rezone across the street directing – no street number exist, none purpose to build social housing, there are a greater mix right now in our community section this would also dramatic decrease the social space to which are living, relaxing, children playing directly open space that is safe and already zoned for such.

I object and don't accept this rezoning on all these aspects,

Traffic increase, high school traffic, police academy, commuting to work, and weather as these roads are also used a back way when roads are flood to use the bridge to cross the river.

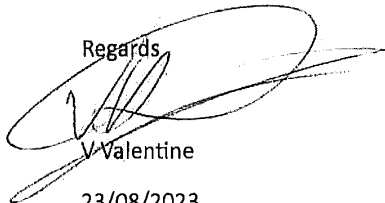
There is also the crime aspect as police are on this beat almost daily in these two streets now attending the current social housing community living with.

The park usage even the major has started with a radio discussion.

I ask for a no vote, I object.

As a rate Payer I vote no.

Regards



V. Valentine

23/08/2023

To, Goulburn Mulwaree Council Business Manager Property & Community Services,

**RE: PUBLIC HEARING – PROPOSED COUNCIL LAND RECLASSIFICATION**

To whom it may concern,

My name is David Lambert and I have been a resident of 76 Gibson Street since 1990, some 33 years. I am writing to you today to strongly object to the proposed council land reclassification on the corner of Gibson Street and Howard Boulevard, Goulburn. I am doing my best to be at the public hearing, however I am a sole trader and have work commitments at the time of the hearing. I also note that his hearing is being held on a weekday, during working hours where many of my fellow residents who have concerns, are also unable to attend. This is the reason for my letter.

My house is located on the corner of Gibson Street and Green Valley Road. In 2020, I had my four bedroom, three bathroom house evaluated by an independent real estate agent from the local area. Despite having just been fully renovated with a sizeable extension added on, my property was valued much lower than houses with less to offer which are further along Green Valley Road. When I enquired as to why, I was informed my property was worth significantly less due to the few remaining social housing dwellings in my street.

During my 33 years living in Gibson Street, I have witnessed numerous assaults, drug deals, hostage situations, animal cruelty, hit and runs, a person attempt to attack another with a chainsaw, a knife fight, domestic violence, grand theft auto, deliberate house fires, break and enters, robbery, foul language around my children, loud music played at late hours and have been threatened on my own land. I am forever picking up empty alcohol containers from my property left by those social housing residents who feel it is ok to treat my front lawn as their own dumping ground. My own property has been stolen and/or damaged to the point where I have had to add security cameras and window shutters to my property. Every time one of these incidents have occurred, it has been from someone from the social housing community. Having lived here for over three decades, I know the houses and with the terrible behaviour we've experienced, I know who lives in them.

I can tell you the Goulburn Police Station's phone number is 48240799 because I've lost count how many times I have had to call it over the years to ensure the protection of women being domestically assaulted in social housing locations, or complain out loud music so my working family can sleep, or to stop one of my neighbours property being damaged. It got to the point where the police were unable to respond on many occasions because they almost seem powerless to do anything due to the frequency of these incidents.

In the last two years, several social housing dwellings in my immediate area were made private. In this time our street has become relatively quiet and peaceful. Immediately prior to this, my family and I were considering having to leave our family home of over 30 years and lose money on it, to move to get away from the constant issues we were experiencing. Many of my neighbours were in a similar position, several did end up relocating. My friends of many decades feeling they were left with no choice and that their safety was in question as they grew older. No one in Goulburn should ever be made to feel like that.

I completely understand that not all people requiring social housing are from the same basket. It is easy to say my comments are negative stereotypes, but I am sorry to say that in my long running experience in this area, the social housing community that were once in our street brought our area nothing but trouble, safety concerns and damages at the cost of your rate paying residents.

To learn my property, and that of my neighbours, is now worth much less than what it should be due to the issues in our area caused by the social housing community and the close proximity of their dwellings to my property is really disheartening. My family work very hard and take pride in the effort we have put into our home. After speaking with my real estate agent this week, I was told I can expect my property value to become even less if more housing is added to the immediate area. I hope you can ask yourselves how this is fair on us multi-generational Goulburn locals who always pay our rates, many are small business owners and who contribute widely to our local economy and community? If the proposed land reclassification does go ahead and if the inevitable construction of more social housing in our street is undertaken, can you please explain what council will do to compensate the further loss on our property? A few doors up from my house (and closer to the site in question) is a young family who have purchased their family home. They didn't invest knowing that there would be more social housing being constructed directly opposite them.

Another major concern for me is the intersection of Gibson Street and Howard Boulevard. Every few days I either witness a near miss or have to brake myself for people not giving way at that intersection. Many Mulwaree High School students must navigate this intersection on their way to and from school, along with many primary school children catching buses from the current park area. To add housing in this space will increase the amount of traffic at this intersection dramatically and access to parking areas will be in a proximity that would cause greater safety concerns to an already troubled traffic area.

I speak for others in our area when I say we would much prefer to see the area on the corner of Gibson Street and Howard Boulevard re-developed into a Dog Park as currently there is nothing within our area that isn't a 20 minute walk or where driving is required to reach it. I note too the many parks that council has placed on this land during my time as a resident that have been destroyed. We believe a dog park would make much better use of the space, would not be vandalised easily and the land would be used in a manner that will not affect our property prices further and could in fact enhance them. Most of all it will ensure that the issues we have experienced in previous years do not return to our area.

There are several other areas in Goulburn where parkland could be redeveloped into social housing, however as long time resident, I strongly object to this happening with land at the top of Gibson street. If you proceed with this, you will cost my local family potentially hundreds of thousands of dollars and effectively take our home and life's work from us.

With your local rate paying residents in mind, please do not allow this reclassification to go ahead.

David Lambert

76 Gibson Street, Goulburn

0423 958 485

Dear Business Manager – Property and Community Services

I am writing to you today to strongly object to your proposal to build public housing dwellings on the corner of Gibson St and Howard Boulevard.

I have been a resident of [REDACTED] for the last 8yrs and have witnessed firsthand the dramatic change in the area since public housing dwellings were sold off privately and new tenants have resided in the area. We have been regularly subjected to and witnessed domestic violence outbursts, loud music, drug deals, alcohol fuelled violence and disorderly conduct, property theft and damage and animal cruelty and therefore left no choice but to regularly contact the police to try and manage these situations. The police often felt powerless to deal with these events because of the reoccurring nature of the incidents amongst the public housing tenants in this area.

It is absolutely absurd to think that council believes that adding more public housing to an area which is already highly populated with public housing is a good idea. Streets such as Bolong Place, Jacqua Avenue, Gundry St, Towrang Avenue, Cauora Crescent, Manar St and Gourock Avenue are all only a stone's throw away from the proposed public housing site. Unfortunately, unlike Gibson St which has moved towards private ownership and rentals, which has contributed to its relative calm in recent years, these streets still have a high proportion of public housing tenants. Whilst I realise it is important not to push a public housing stereotype because not everyone from public housing fits the same mould, evidence shows that excessive drug and alcohol use, domestic violence and neighbourhood unrest is more prevalent amongst people in these communities which only contributes to increased issues of civil unrest.

As an [REDACTED] at a [REDACTED] who has worked with a diverse range of families, including those from low socioeconomic backgrounds, I fully understand the implications of families not being able to access public housing due to limited availability and I also understand that not all people who fall under this category can be tarred with the same brush. However, it is utterly impossible to ignore the blatant facts and understand that more people lead to a higher increased risk. To increase the Crestwood areas intake of public housing, on top of the high percentage it already boasts, will have a detrimental effect to the people living in this area. Local schools will be forced to accommodate more families who move into the area and often these children are unfortunately in an environment where they have witnessed firsthand the issues raised earlier in this letter. Children who experience trauma are much more likely to be academically below their peers, experience extreme behaviours at school and require individual learning plans and accommodations to help them remain in the school environment. Goulburn Public and Mulwaree High are the two schools where these students are zoned. How are these schools expected to manage with these increased demands? Both schools are currently stretched and struggling to even staff classes, without having to provide the support these students may require. Has council considered the pressure these schools would be placed under if this development was to go ahead?

In conclusion, I urge council to reconsider their plans for the parkland on the corner of Gibson St and Howard Boulevard. A number of really nice parks have been built in this area

in the past to only have it vandalised and destroyed. What do you think will happen to public housing and neighbouring sites in this area? There are much better alternatives for public housing sites in other areas of town that are better equipped to deal with the council's proposal. Public housing sites scattered throughout the town would be much more successful to ensure the success of these sites for all community members. Ultimately, by adding more public housing to this area, you are forcing middle income families from the area, losing these families from the public schools and creating an intergenerational problem in this area for many years to come. As a long term resident, I want to be able to raise my family in a safe and secure neighbourhood that is free of the dramas previously witnessed in the past.

Regards,

[REDACTED]

**Stephen Richardson**

---

**From:** Sandy Wagus <Sandy.Wagus@goulburn.nsw.gov.au>  
**Sent:** Friday, 25 August 2023 10:17 AM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin; Ken Wheeldon  
**Subject:** Public Hearing - Cnr Gibson and Howard Boulevard, Goulburn

Morning Stephen,

Please see the below email, expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

**Sandy Wagus**  
**Property Services Supervisor**

T: 02 4823 4410

[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | [Connect on Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay my respects to Elders past, present and emerging.

**From:** Jason's Barbershop and Beardery Goulburn <pezzano@dodo.com.au>  
**Sent:** Wednesday, 23 August 2023 4:57 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Proposed reclassification of parkland on the Corner of Gibson Street and Howard Boulevard

I wish to voice my opinion of the proposed reclassification of parkland on the corner of Gibson Street and Howard Boulevard.

I strongly believe that **this would not be a positive change** for the community.

To take away community parkland for the purpose of social housing is unfair for all of the current residents of the community who have lived in the area and have made their decisions to live their based on the surrounding parklands.

The proposed buildings will create a concentrated area of congestion and social problems that has been proven time and time again in all towns and city suburbs like in Paris, Melbourne, Sydney, Dubbo, Nowra etc that **high density social housing causes more social problems on many levels.**



The area is proposed for many residents on that land. This will create a ghetto in the near future. The surrounding area is a known problem area already and this will just be adding to the problem by concentrating social housing!

It is also a high traffic area with difficult access and hidden lanes behind! All house developments in the new increasing population areas require park and social areas for physical activities as it has been proven that this is essentially healthy for both mind and body! Also green space is good in many different facets including visual, environment, climate change and health, just to name a few!

You have helped create new housing development estates which are adjacent in the past for families who have saved and worked hard to make their homes and now on this very obvious and visual location (gateway to this) you are going to devalue and lessen the appeal of their hard earned homes by creating this troublesome development.

I agree more social housing is needed now and in the future but concentrating these areas is not the go. It would be better served in a self standing disconnected area filtered in with other houses. This is proven to be more effective as in Canberra ACT. This would also help alleviate future problems.

There are no shopping or medical facilities anywhere near the proposed site and to add to that, only a few years ago the IGA Supermarket less than 100 metres away was burnt to the ground and nothing to replace it!

I have lived in my house in the next street for 32 years. My major worry now is focused more to the potential future social problems to the community more than my personal grievances.

I wish to attend the 4pm council meeting but as I am self employed and it is essential for me to work I believe that I will be unable to attend. I think this is an unsuitable time to be having a public meeting as most people are at work.

I ask you to please consider all of these aspects I have mentioned and possibly reconsider and explore another location which will be more suitable for the community.

Regards

Jason Perry  
Sent from [Mail](#) for Windows

**Stephen Richardson**

---

**From:** Sandy Wagus <Sandy.Wagus@goulburn.nsw.gov.au>  
**Sent:** Friday, 25 August 2023 10:11 AM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin; Ken Wheeldon  
**Subject:** Public Hearing - Cnr of Gibson & Howard Boulevard, Goulburn

Morning Stephen,

Please see the below email received, expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

[REDACTED] has asked that his details be redacted.

**Sandy Wagus**  
**Property Services Supervisor**  
T: 02 4823 4410  
[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay my respects to Elders past, present and emerging.

**From:** [REDACTED] | [REDACTED]  
**Sent:** Wednesday, 23 August 2023 7:50 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Objection to reclassification of land on Cnr of Gibson Street & Howard Boulevard

Good evening,

I am writing to object to the proposed reclassification of the land at the corner of Gibson Street and Howard Boulevard.

There is enough housing commission property in the area already, and more will further decrease values of better homes in the area due to increased levels of crime, drugs, and street fighting that will inevitably follow.

The new units built on Hume Street are already starting to look tatty, and it wouldn't take long for the same to occur if some were built on Howard Boulevard as well.

In short, I strongly object to the proposed reclassification and request that it not be proceeded with.

Please keep my personal details private with any publication of this objection.

Thanks

[Redacted signature]

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**Stephen Richardson**

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**From:** Sandy Wagus <Sandy.Wagus@goulburn.nsw.gov.au>  
**Sent:** Friday, 25 August 2023 10:14 AM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin; Ken Wheeldon  
**Subject:** Public Hearing - Cnr Gibson & Howard Boulevard, Goulburn

Morning Stephen,

Please see the below email received, expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

**Sandy Wagus**  
**Property Services Supervisor**  
**T:** 02 4823 4410

[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay my respects to Elders past, present and emerging.

**From:** Roslyn Ohlmeyer <roslyn@gecko.com.au>  
**Sent:** Wednesday, 23 August 2023 8:09 AM  
**To:** Council <Council@goulburn.nsw.gov.au>; Council <Council@goulburn.nsw.gov.au>  
**Subject:** Development of land on the corner of Howard Bld

Council Business Manager

I am writing to STRONGLY object to the planned development of the vacant block on the corner of Howard Bld and Gibson Street.

To put in further lower class level housing is only asking for a whole lot more trouble in the Crestwood area.

Already there is too much trouble ( drugs, crime etc, requiring police intervention) without the addition of this type of housing, which I understand is high rise units.

It is also extremely bad for the value of the decent properties in the whole area as the only way to Green Valley Road etc, is past that block of land.

I understand the need for housing for the disadvantaged section of the Goulburn community , but not there and definitely not multiple storey housing.

My 94year old mother in-law adds her voice to my objection.

Please listen.

Yours sincerely

Roslyn Ohlmeyer  
16 Endeavour Avenue  
Goulburn

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**Stephen Richardson**

**From:** Sandy Wagus <Sandy.Wagus@goulburn.nsw.gov.au>  
**Sent:** Friday, 25 August 2023 10:07 AM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin; Ken Wheeldon  
**Subject:** Public Hearing - Crn Gibson & Howard Boulevard, Goulburn

Morning Stephen,

Please see the below email, expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

**Sandy Wagus**  
**Property Services Supervisor**

T: 02 4823 4410

[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay my respects to Elders past, present and emerging.

**From:** John Ohlmeyer <john.ohlmeyer@gmail.com>  
**Sent:** Wednesday, 23 August 2023 8:06 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Proposed reclassification of parkland, Cnr Gibson St and Howard Blvd

To whom it may concern,

This proposed reclassification in view of being able to build additional social housing is not acceptable for many reasons:

- parkland should not be used for housing
- the crime rate in the area is already high due to existing social housing; increasing the number of people living in social housing in the area will only increase this
- the resulting negative impact house values in the area is unfair on those who have bought houses and are working to get ahead in their circumstances

For these reasons this proposed reclassification should not proceed.

Thank you,

John

**Stephen Richardson**

**From:** Sandy Wagus <Sandy.Wagus@goulburn.nsw.gov.au>  
**Sent:** Friday, 25 August 2023 10:03 AM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin; Ken Wheeldon  
**Subject:** Public Hearing - Crn Gibson & Howard Boulevard, Goulburn

Morning Stephen,

Please see the below email, expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

**Sandy Wagus**  
**Property Services Supervisor**

**T:** 02 4823 4410

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Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay my respects to Elders past, present and emerging.

**From:** Jay Ohlmeyer | Gecko Cleantech <jay@gecko.com.au>  
**Sent:** Wednesday, 23 August 2023 6:55 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Proposed development @ coner Gibson Street and Howard Boulevard

Hello, I object to the proposed development at the corner of Gibson Street and Howard Boulevard, as this will greatly lessen the quality of the neighbourhood, and increase crime and drug abuse in our area. This is an undesirable result. The recent development along Hume Street has twice had police vehicles outside it when driving past I, and one can only imagine that this development would draw the same traffic due to crime. Further, housing values will be decreased, which will impact our living standards.

I could go on, but need I?

Please do not allow this development to proceed.

Get [Outlook for Android](#)



**Stephen Richardson**

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**From:** Sandy Wagus <Sandy.Wagus@goulburn.nsw.gov.au>  
**Sent:** Friday, 25 August 2023 9:53 AM  
**To:** Stephen Richardson  
**Cc:** Kate Wool; Scott Martin; Ken Wheeldon  
**Subject:** Public Hearing - Crn Gibson & Howard Boulevard, Goulburn

Morning Stephen,

Please see the below email, expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

**Sandy Wagus**  
**Property Services Supervisor**  
 T: 02 4823 4410  
 Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay my respects to Elders past, present and emerging.

**From:** melissa <melissaohlmeyer98@gmail.com>  
**Sent:** Wednesday, 23 August 2023 8:46 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Proposed new development Corner Gibson St & Howard Blvd

Hello,

I am writing to state my objection to the proposed new development on the Corner of Gibson Street & Howard Boulevard.

This development will greatly lessen the safety and security of our neighbourhood. We are greatly concerned about increased drug use and other crime right on our front doorstep and the subsequent drop in the housing market in our area.

Please build these units somewhere else, or find another alternative to social housing. Thank you.

Melissa Ohlmeyer.

**Stephen Richardson**

**From:** Sandy Wagus <Sandy.Wagus@goulburn.nsw.gov.au>  
**Sent:** Friday, 25 August 2023 9:51 AM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Writer; Ken Wheeldon  
**Subject:** Public Hearing - Cnr Gibson & Howard Boulevard, Goulburn

Morning Stephen,

Please see the below email expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

**Sandy Wagus**  
**Property Services Supervisor**  
 T: 02 4823 4410  
[Goulburn Mulwaree Council](#) Locked Bag 22 Goulburn NSW 2580 | Connect on [Facebook](#)



Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay my respects to Elders past, present and emerging.

**From:** Andrew Ohlmeyer | Gecko Cleantech <andrew@gecko.com.au>  
**Sent:** Thursday, 24 August 2023 11:17 AM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Cnr Gibson St & Howard Blvd

Att: Business Manager Property & Community Services

As property owners living on Endeavour Avenue, my wife & I wish to lodge a strong objection to the proposed reclassification of existing park land at the above address to allow for a social housing development.

We expect that all residents of the immediate area are aware of ongoing problems due to the nearby social housing. The police force certainly is, with regular callouts to the area. Drug use, drug dealing, violence and assault, theft, vandalism and other anti-social activities are all reported as problems where there is existing social housing. The proposed reclassification & development will no doubt exacerbate the situation.

The majority of traffic entering Crestwood drives past this location. Traffic management at the top of Howard Boulevard would be impacted considerably. A development such as is proposed will have a negative effect on the ambience of the whole locality. Property valuations will also suffer.

We wish to lodge a strong objection to this proposal, and request that council does not proceed.

Kind Regards,

Andrew Ohlmeyer | Director

2 Gulson Street, Goulburn NSW 2580  
P: 02 4821 0007 | M: 0488 062 734  
E: [andrew@gecko.com.au](mailto:andrew@gecko.com.au) | W: [www.gecko.com.au](http://www.gecko.com.au)



Please consider the environment before printing this email or any attachments.

Ann Arthur

1 Crestwood Drive

Goulburn NSW 2580

24<sup>th</sup> August 2023

Council's Business Manager Property & Community Services

Goulburn Mulwaree Council

Bourke Street

Goulburn NSW 2580

Dear Sir/Madam,

I am writing as a concerned resident about your proposal to reclassify parkland on the corner of Gibson Street and Howard Boulevard.

I have lived in my Crestwood Drive house for 20 years. When I first brought the property there was a lot of negativities around the social housing area across from my home. I was witness to numerous issues regarding the social housing community including vandalism to my own and other vehicles in Crestwood Drive. This certainly has decreased since the private purchasing of many of the social housing homes and the Crestwood shop fire.

I feel that bringing more social housing homes back to the neighbourhood would escalate the bad behaviour once more. With that stigma the negativity will return and house prices will drop significantly in the Crestwood division. This would have a major economic back lash.

Goulburn residents have always complained of the lack of children's activities in the town. Council should not be removing existing parkland to be replaced by social housing. The existing parkland on the corner of Gibson Street and Howard Boulevard would better benefit by regular maintenance and the addition of recreational equipment.

Yours sincerely

Ann Arthur

**Stephen Richardson**

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**From:** Sandy Wagus <Sandy.Wagus@goulburn.nsw.gov.au>  
**Sent:** Friday, 25 August 2023 9:39 AM  
**To:** Stephen Richardson  
**Cc:** Kate Wooll; Scott Martin; Ken Wheeldon  
**Subject:** Public Hearing - Cnr Gibson & Howard Boulevard

Morning Stephen,

Please see the below email received, expressing objection to the proposed reclassification.

For inclusion in the Public Hearing Report.

Sandy Wagus  
Property Services Supervisor  
T: 02 4823 4410  
Goulburn Mulwaree Council Locked Bag 22 Goulburn NSW 2580 | Connect on Facebook

Goulburn Mulwaree Council acknowledge the traditional custodians of the land where the Goulburn Mulwaree Local Government operates today and pay my respects to Elders past, present and emerging.

-----Original Message-----

**From:** Andrew Ohlmeyer | Gecko Cleantech <andrew@gecko.com.au>  
**Sent:** Thursday, 24 August 2023 1:41 PM  
**To:** Council <Council@goulburn.nsw.gov.au>  
**Subject:** Corner of Howard Boulevard & Gibson Street - Proposed Council Land Reclassification

**Att:** Business Manager Property & Community Services

I write on behalf of my elderly mother Kathleen Ohlmeyer who lives on Crestwood Drive in the house she owns. She is blind and has no access to email. She wishes to lodge a strong objection to the proposed reclassification of existing park land at the above address to allow for a social housing development.

As a resident of the immediate area she is well aware of ongoing problems due to the nearby social housing. The police force certainly is, with regular callouts to the area. Drug use, drug dealing, violence and assault, theft, vandalism and other anti-social activities are all reported as problems where there is existing social housing. The proposed reclassification & development will no doubt exacerbate the situation.

The majority of traffic entering Crestwood drives past this location. Traffic management at the top of Howard Boulevard would be impacted considerably. A development such as is proposed will have a negative effect on the ambience of the whole locality. Property valuations will also suffer.

My mother requests that council does not proceed with the reclassification.

Kind Regards,

Andrew Ohlmeyer

16 Endeavour Avenue, Goulburn NSW 2580  
P: 02 4822 2038 | M: 0488 062 734  
E: andrew@gecko.com.au