

From: "Justin Wakefield"
Sent: Mon, 15 Jan 2024 13:32:47 +1000
To: "David Kiernan" <David.Kiernan@goulburn.nsw.gov.au>; "George Angelis" <George.Angelis@goulburn.nsw.gov.au>; "David Innes" <David.Innes@goulburn.nsw.gov.au>
Cc: "Kate Wooll" <Kate.Wooll@goulburn.nsw.gov.au>
Subject: RE: Referral Request- Planning Proposal 20-24 Lockyer St, Goulburn (PP_2023_2555)(REZ/0004/2324)

Hi David,

No objection, and the current restrictions are to be retained, which will not prevent the future use of the proposed site. As the proponent has identified in their report, movements to and from the subject site for vehicles exceeding the limits are acceptable.

Cheers

Justin

Justin Wakefield
Acting Business Manager Design & Asset Management

P [4823 4459](tel:48234459) | M [0407 911 465](tel:0407911465)

From: David Kiernan <David.Kiernan@goulburn.nsw.gov.au>
Sent: Monday, 15 January 2024 1:44 PM
To: Justin Wakefield <Justin.Wakefield@goulburn.nsw.gov.au>; George Angelis <George.Angelis@goulburn.nsw.gov.au>; David Innes <David.Innes@goulburn.nsw.gov.au>
Cc: Kate Wooll <Kate.Wooll@goulburn.nsw.gov.au>
Subject: RE: Referral Request- Planning Proposal 20-24 Lockyer St, Goulburn (PP_2023_2555)(REZ/0004/2324)

Thank you, Justin. No objection to the planning proposal.

Just to be clear, because I need to address this issue in the planning proposal and report to Council, the current restrictions on Lockyer Street will not prevent the future use of the proposal site for the employment provision proposed?

Regards

David Kiernan

David Kiernan
Senior Strategic Planner

P [02 4823 4424](tel:0248234424)

From: Justin Wakefield <Justin.Wakefield@goulburn.nsw.gov.au>
Sent: Monday, 15 January 2024 12:51 PM
To: David Kiernan <David.Kiernan@goulburn.nsw.gov.au>; George Angelis <George.Angelis@goulburn.nsw.gov.au>; David Innes <David.Innes@goulburn.nsw.gov.au>
Cc: Kate Wooll <Kate.Wooll@goulburn.nsw.gov.au>
Subject: RE: Referral Request- Planning Proposal 20-24 Lockyer St, Goulburn (PP_2023_2555)(REZ/0004/2324)

Hi David,

As you have identified, this is a request for a rezoning review, not a review of a DA. With this in mind, please see comments below.

The rezoning proposal is not out of place given the nature and number of surrounding businesses currently operating in the precinct, which include multiple industrial/manufacturing outlets, a chicken rearing facility, car yard, multi-use storage and warehousing facilities (includes a gym) and carpet outlet/warehouse. It is unlikely complaints from neighbours would arise given the proposed rezoning would be consistent with their existing use.

Access is not an issue as identified in the reports submitted by the applicant.

Services/utilities are available to meet any requirements of the proposed rezoning. If they require upgrading that will be addressed at the time of any DA submission.

Should the site be rezoned and the proposed DA is submitted, the site will not be able to be subdivided further and create future problems we have encountered elsewhere. This also means the traffic assessment will be relevant post rezoning.

Things like existing road condition and suitability for proposed usage can be reviewed as part of DA assessment following lodgement.

There are no objections from an engineering perspective to the rezoning request.

Regards

Justin

Justin Wakefield
Acting Business Manager Design & Asset Management

P [4823 4459](tel:48234459) | M [0407 911 465](tel:0407911465)

From: David Kiernan <David.Kiernan@goulburn.nsw.gov.au>
Sent: Monday, 15 January 2024 10:09 AM
To: George Angelis <George.Angelis@goulburn.nsw.gov.au>; Justin Wakefield <Justin.Wakefield@goulburn.nsw.gov.au>; David Innes <David.Innes@goulburn.nsw.gov.au>

Cc: Kate Wooll <Kate.Wooll@goulburn.nsw.gov.au>

Subject: FW: Referral Request- Planning Proposal 20-24 Lockyer St, Goulburn
(PP_2023_2555)(REZ/0004/2324)

Morning,

Further the emails below can I please have an ETA on the request for comments on this planning proposal. The original request was 22 November 2023 with a deadline of 12th December 2023.

The proposal is seeking large scale additional employment provision on Lockyer street and includes a new roundabout to a council road and additional pressures on local roads and junctions.

There is also the outstanding issue of the vehicle limits on Lockyer Street.

It is vital that we receive your comments before reporting back to formal council. Further delays in a response will lead to further delays in reporting this important planning proposal to Council.

Regards

David Kiernan



David Kiernan
Senior Strategic Planner

P 02 4823 4424

From: David Kiernan

Sent: Monday, 8 January 2024 9:02 AM

To: George Angelis <George.Angelis@goulburn.nsw.gov.au>; Justin Wakefield
<Justin.Wakefield@goulburn.nsw.gov.au>; David Innes <David.Innes@goulburn.nsw.gov.au>

Subject: FW: Referral Request- Planning Proposal 20-24 Lockyer St, Goulburn
(PP_2023_2555)(REZ/0004/2324)

Morning,

Do you have an ETA on the request for comments on this planning proposal?

Regards

David Kiernan

From: David Kiernan

Sent: Wednesday, 22 November 2023 10:27 AM

To: George Angelis <George.Angelis@goulburn.nsw.gov.au>; Justin Wakefield
<Justin.Wakefield@goulburn.nsw.gov.au>

Cc: David Innes <David.Innes@goulburn.nsw.gov.au>

Subject: Referral Request- Planning Proposal 20-24 Lockyer St, Goulburn
(PP_2023_2555)(REZ/0004/2324)

Morning,

We have recently received a new planning proposal for 20-24 Lockyer Street, Goulburn to rezone 12ha of RU2 zoned land to E4 General Industrial which I am seeking advice and comment on.

The proposal involves the creation of approximately 45,000m² of warehousing floorspace spread between 9 proposed buildings. It also involves the creation of a new roundabout on Lockyer street fronting the site. I have attached the concept plan.

The planning proposal is supported by a Traffic and Parking Assessment (attached), Civil Engineering Report (Doc ID: 1856712), Services infrastructure report (attached) and the overarching planning proposal document (attached).

It should be noted that Lockyer street currently has a 8T and 5.5m vehicle restriction. This can be overcome as the site lies beyond the sign and is the only route in and out. I believe the restriction was placed on the road to prevent Lockyer street becoming a thoroughfare. Are we proposing to keep these limits or amend in light of this planning proposal?

Also traffic from the site will likely use either the Finlay Rd/Hume St junction to turn right or the Lockyer St/Sowerby St Junction and Sowerby St/Hume St junction.

Can you please review the impact on the local road network, intersection capacity, and the principle acceptability of the newly proposed roundabout.

The Traffic and Impact Assessment identifies issues with the Finlay Rd/Hume St intersection with an existing service level of F but we have been advised by TfNSW that they are in the design phase for a roundabout at this junction. This roundabout will require a portion of the Workers Arena to be acquired.

It is important to note that this is a planning proposal for a rezoning and not a Development Application. Therefore, at this stage Council are primarily concerned with whether the proposal is technical feasible/possible and to identify any significant constraints/impediments which may prevent a subsequent DA from being delivered in principle. The specific detail around design specifications is not really relevant at this stage.

Could you please provide comments by 12th December 2023.

I'm happy to answer any question or provide additional information as required.

Kind Regards

David Kiernan