

This SEE template should be used for large scale residential development, industrial development, commercial development and major alterations and additions.	<b>Red</b> = commentary / guidance <b>Blue</b> = example text <b>Green</b> = text that requires checking and may not be applicable
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## 1 Introduction/Executive Summary

Give a brief introduction of the proposed development.

*This Statement of Environmental Effects (SEE) is submitted to Goulburn Mulwaree Council (Council) in support of a Development Application (DA) for proposed demolition of existing buildings and construction of a new development on Lot XX DP XX at XX Street, Goulburn NSW 2580.*

A Construction Certificate for the development will be sought separately/with this application.

### 1.1 History of the Site

Describe the use and current structures located on the site.

*The site is currently used for XX purposes. It contains 3 buildings and associated garages.*

### 1.2 Consultation with Council

Discuss any meeting or correspondence with Council about the proposed development.

*A pre lodgement meeting was held with Staff from Goulburn Mulwaree Council on the XX. Items raised in the meeting include:*

- XX

*These items have been addressed in the preparation of the SEE and associated specialist reports.*

## 2 Site Analysis

### 2.1 Site Location and Context

Describe the location and context of the development site. Refer to Appendix G in the DCP for the extent of the information required when conducting a site analysis.

*The site is located on the southern side of XX, Goulburn. Refer to Figure 1 – Locality Plan for details of the general location of the site.*

#### Figure 1 - Locality Plan

<Insert Aerial View>

*The area surrounding the site contains a mix of land uses predominately residential and commercial in nature.*

### 2.2 Site Description

*Three buildings are located on the site. A number of existing trees are also located on the site as can be seen on the survey included at Appendix X.*

#### Figure 2 – Site

<Insert Photo>

## 2.3 Surrounding Development

Describe the adjoining and surrounding development.

*The proposal is located within the mixed use area of the CBD comprising mainly of residential and commercial premises.*

## 3 Description of Proposed Development

This section of the SEE provides a detailed description of the proposed development.

### 3.1 Elements of the Proposed Development

The proposal is for a new development, including:

- XX.

### 3.2 Building Materials

If applicable, describe the materials and finishes to be used for the proposed development.

*The nominated materials and finishes are identified on the Architectural plans included at Appendix A and include precast concrete wall panels, alucobond panels, colourbond flashing, fibre cement sheeting, aluminium framed glazed auto sliding entry doors.*

### 3.3 Operational Details

*The proposed hours of operation are 24 hours a day, 7 days a week. Approximately 2 staff will be present on site at any one time.*

*The proposed delivery schedule is estimated to be as follows:*

- XX

### 3.4 Vehicular Access and Parking

*The proposed vehicular access will consist of a separated entry and exit driveway off XX Street in accordance with the requirements of AS 2890.1 – 2004 and also AS 2890.2 – 2002.*

### 3.5 Signage

*Identification and directional signage is proposed including:*

- XX.

*Refer to the Architectural plans attached in Appendix X for signage details and locations.*

### 3.6 Landscaping and Tree Removal

*It is proposed to remove all existing trees and vegetation within the site to accommodate the proposed development as identified on the demolition plan at Appendix A. Two street trees will also need to be removed to accommodate the vehicular entry and exit driveways and two street trees will be retained.*

### 3.7 Demolition

*It is proposed to demolish the 3 residential dwellings, associated garages, shed and fencing on the site as indicated on the Demolition Plan provided in Appendix A. The application seeks to redevelop the entire site for the proposed use.*

### 3.8 Stormwater Management

*The stormwater catchment off the proposed store roof will be drained to a 5kL rainwater tank where it will be used for toilet flushing and irrigation. Water quality management plans and report are enclosed with this application.*

### 3.9 Construction Management

*A Construction Management Plan and Sediment Erosion Control Plan will be prepared and submitted to the Certifier for approval prior to the issue of a Construction Certificate.*

## 4 Relevant Legislation and Planning Controls

**Demonstrate how the proposed development is compliant with the planning controls applicable to the site. If there are any non-compliances or variations these need to be justified.**

*The following Environmental Planning Instruments (EPI's) and Development Control Plans (DCP's) are relevant to the proposed development:*

- *Environmental Planning and Assessment Act 1979;*
- *Roads Act 1993;*
- *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011;*
- *State Environmental Planning Policy No 55—Remediation of Land;*
- *Goulburn Mulwaree Local Environmental Plan 2009; and*
- *Goulburn Mulwaree Development Control Plan 2009.*

#### 4.1 Environmental Planning and Assessment Act 1979

*The proposal, as with all development applications, is subject to the provisions of the Environmental Planning and Assessment Act 1979 (EP& Act 1979).*

#### 4.2 Roads Act

Under Section 138 of the Roads Act, consent is required from the appropriate roads authority to:

- (a) erect a structure or carry out a work in, on or over a public road, or*
- (b) dig up or disturb the surface of a public road, or*
- (c) remove or interfere with a structure, work or tree on a public road, or*
- (d) pump water into a public road from any land adjoining the road, or*
- (e) connect a road (whether public or private) to a classified road,*

Therefore, approval is required under Section 138 from the RMS for the modified access to XX Street.

#### 4.3 Local Government Act 1993

Under Section 68 of the Local Government Act, consent is required from Council for the following:

*Part A Structures or places of public entertainment*

*1 Install a manufactured home, moveable dwelling or associated structure on land*

*Part B Water supply, sewerage and stormwater drainage work*

*1 Carry out water supply work*

*2 Draw water from a council water supply or a standpipe or sell water so drawn*

*3 Install, alter, disconnect or remove a meter connected to a service pipe*

*4 Carry out sewerage work*

*5 Carry out stormwater drainage work*

*6 Connect a private drain or sewer with a public drain or sewer under the control of a council or with a drain or sewer which connects with such a public drain or sewer*

*Part C Management of waste*

*1 For fee or reward, transport waste over or under a public place*

*2 Place waste in a public place*

*3 Place a waste storage container in a public place*

*4 Dispose of waste into a sewer of the council*

*5 Install, construct or alter a waste treatment device or a human waste storage facility or a drain connected to any such device or facility*

*6 Operate a system of sewage management (within the meaning of section 68A)*

*Part D Community land*

*1 Engage in a trade or business*

*2 Direct or procure a theatrical, musical or other entertainment for the public*

*3 Construct a temporary enclosure for the purpose of entertainment*

*4 For fee or reward, play a musical instrument or sing*

*5 Set up, operate or use a loudspeaker or sound amplifying device*

*6 Deliver a public address or hold a religious service or public meeting*

*Part E Public roads*

*1 Swing or hoist goods across or over any part of a public road by means of a lift, hoist or tackle projecting over the footway*

*2 Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road*

*Part F Other activities*

*1 Operate a public car park*

*2 Operate a caravan park or camping ground*

*3 Operate a manufactured home estate*

*4 Install a domestic oil or solid fuel heating appliance, other than a portable appliance*

*5 Install or operate amusement devices*

*7 Use a standing vehicle or any article for the purpose of selling any article in a public place*

*10 Carry out an activity prescribed by the regulations or an activity of a class or description prescribed by the regulations*

Therefore, approval is required under Section 68 from Council for the proposed development.

#### 4.3.1 State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

The subject site is located within the Sydney Drinking Water Catchment Area. Therefore, concurrence will/will not be required from Water NSW.

#### 4.4 Local Environmental Plan

##### 4.4.1 Goulburn Mulwaree Local Environmental Plan 2009

##### **Zoning**

*The site is zoned B4 Mixed Use under the Goulburn Mulwaree Local Environmental Plan 2009 (LEP) (refer to Figure 4).*

##### **Figure 3 – Zoning Map extract (Map LZN\_001D)**

<Insert Photo>

*The objectives of this zone are:*

- XX.

*The proposed use of the site is consistent with the relevant zoning objectives and will provide a compatible use with other business, office, residential and retail land uses.*

The proposed use as defined in the LEP is a “XX”.

**XX means...**

*XX is a permissible use within the B4 Mixed Use zone with consent from Council.*

### **Height of Buildings**

*The maximum height permissible on the site is 10m. The proposed building is 8m.*

### **Floor Space Ratio**

*The maximum Floor Space Ratio (FSR) for the site is 1.5:1. The GFA of the building is XX<sup>2</sup> and the site area is XX<sup>2</sup> resulting in a FSR of much less than that permitted.*

### **Heritage Conservation**

*The existing buildings on the site are not identified as heritage items however the site is located within the Goulburn City heritage Conservation Area. Accordingly, a Heritage Impact Statement has been prepared which considers in detail what impact the proposed development will have on the established cultural significance and heritage values of the subject site, heritage items within the vicinity of the site and the heritage conservation area.*

### **Clause 4.6 Variation**

*If a variation to any Clause of the LEP is proposed, a Clause 4.6 - Exceptions to development standards must be submitted to Council. Any exceptions to LEP development standards require a written request by the applicant adequately addressing the matters required to be demonstrated by Subclause (3) of Clause 4.6.*

### **Biodiversity**

*The site has been identified as containing terrestrial biodiversity as per the relevant planning maps. However, the proposal will not compromise the diversity of the native vegetation considering:*

- No trees or vegetation require removal;
- the habitat of any threatened species, population or ecological community will not be impacted.

### **4.5 Goulburn CBD Plan 2009**

*The site is located within the Goulburn City Business District (CBD) as identified within the Goulburn CBD Plan 2009. The proposal is consistent with the relevant principles of the CBD Plan and will help to achieve its vision to develop Goulburn as a vibrant urban place providing a variety of services and a high level of amenity to residents, workers and visitors.*

*The site is appropriately located on a primary road (as identified in Chapter 8) and is consistent with access and movement requirements contained within the plan.*

## 4.6 Development Control Plan

### 4.6.1 Goulburn Mulwaree Development Control Plan 2009

The Goulburn Mulwaree Development Control Plan 2009 (DCP) controls relevant to the proposed development are:

- 2 Plan Objectives
  - 2.1 General Development Objectives
  - 2.2 Local Objectives – Goulburn City
- 3 General Development Controls
  - 3.1 European (non-indigenous) heritage conservation
  - 3.3 Landscaping
  - 3.4 Vehicular access and parking
  - 3.5 Disability standards for access
  - 3.6 Crime prevention through environmental design
  - 3.8 Tree and vegetation preservation
  - 3.11 Groundwater
  - 3.14 Stormwater pollution
  - 3.15 Impacts on drinking water catchments
- 4 Principle Development Controls – Urban
  - 4.2 Non-residential development – Retail, Commercial and Industrial
- 6 Special Development Types
  - 6.4 Advertising and signage
- 7 Engineering Requirements
  - 7.1 Utility Services
  - 7.2 Roads
  - 7.3 Drainage and Soil and Water Management
- 8 Site Specific Provisions
  - 8.6 Goulburn City Business District

A full assessment against the relevant components of the DCP is included at Appendix A.

## 5 Assessment of Planning Issues

The following is an assessment of the environmental effects of the proposed development as described in the preceding sections of this report. The assessment considers only those matters under Section 79C (1) of the EP&A Act 1979 that are relevant to the proposal.

### 5.1 Compliance with Planning Instruments and Controls

- *The proposal meets traffic and access requirements pursuant to SEPP XX;*
- *The proposal is a permissible use, under the definition of a XX, within the B4 Mixed Use zone under the Goulburn Mulwaree LEP 2009; and*
- *The proposal is consistent with the relevant sections of Goulburn Mulwaree DCP 2009 and relevant Council Plans and Strategies.*

### 5.2 Traffic, Access and Parking

*Potential impacts resulting from the proposal relating to traffic, parking and access have been assessed by Transport and Traffic Planning Associates in the Assessment of Traffic and Parking Implications report. The traffic assessment considers such aspects as existing road network and traffic conditions, access and traffic, parking provision and internal circulation and servicing requirements.*

#### **Parking**

*The facility provides 13 car parking spaces.*

### 5.3 Visual Impact

*The proposed works will not negatively impact upon the visual amenity and built character of the surrounding area.*

### 5.4 Amenity

*A site specific Plan of Management outlines the on-site management procedures for this site to limit noise, provide appropriate security and safety for staff and customers and to ensure minimal environmental impact to surrounding properties.*

#### 5.4.1 Noise

*An Environmental Noise Assessment for the proposed development in accordance with the NSW Industrial Noise Policy. In summary, the Environmental Noise Assessment confirms that with appropriate acoustic attenuation measures and management procedures.*

#### 5.4.2 Privacy

*The proposal is located within the mixed use area of the CBD comprising mainly of residential and commercial premises. The site adjoins a commercial premises along the western boundary and two residential properties along the southern and eastern boundaries. The design of the proposed building will also not impede the future development of adjoining properties for commercial, business or residential related uses.*

#### 5.4.3 Overshadowing

*The main built elements of the proposal are located centrally within the site and in the south western corner of the site. Therefore, the level of impact from potential overshadowing on the adjoining single storey dwelling to the east will be minimal.*

### 5.5 Water Management

*The main methods of treatment of the proposed development will be; 2 Enviropods SW360 baskets, a SPEL purceptor, bioretention basin, and a 5kL rainwater tank.*

### 5.6 Sediment and Erosion Control

*Sediment and erosion controls shall be installed and maintained at all times during the construction works in accordance with NSW guidelines. Temporary contractors vehicular access to the site will be restricted to a single point with a vehicle shaker grid and stabilised site access so as to reduce the likelihood of sediment being trafficked offsite. Waste Management*

### 5.7 Social and Economic Impacts

*An analysis of the social and economic impacts associated with the development of the site is detailed in this section to ensure that, where relevant, social and economic considerations are an integral part of the development assessment process.*

*The proposed development on the site is anticipated to have an ongoing positive social and economic impact on the local Goulburn area, and the broader community.*

### 5.8 Heritage Impact/Aboriginal Object

*A Heritage Impact Statement (HIS) has been prepared for the proposed development by XX. The HIS assessed the potential impacts from the proposal, in particular it considers:*

- 1. What impact the proposed works will have on the identified heritage significance;*
- 2. What measures are proposed to mitigate negative impacts;*
- 3. Why more sympathetic solutions are not viable;*
- 4. Recommendations to mitigate heritage impacts; and*
- 5. The Aboriginal significance of the site.*



*Consultation with Pejar Local Aboriginal Land Council has been achieved prior to the lodgement of this application.*

## 5.9 Demolition

*The existing buildings and structures located on the site are to be demolished in conjunction with this application, as identified on the demolition plan provided in Appendix A. Demolition and earthworks will be undertaken in accordance with AS2601.2001 and relevant Council requirements.*

## 5.10 Utilities and Services

*Adequate provision of essential services will be made in accordance with the requirements of local utility service providers including provision of reticulated water and sewerage; underground electricity; and underground telecommunications.*

*All services will be disconnected in accordance with the relevant authority's requirements prior to demolition works.*

## 6 Conclusion

**Summarize the proposed development and reference any variations if applicable. There should be no additional information submitted, rather conclusive statements in regards to the assessment of the proposed development.**

*Given the merit of the design of the proposal and the absence of any significant adverse environmental impacts, the DA is considered to be in the public's interest and worthy of Council's support.*



## Appendix A – Compliance Table

Table 1 – Goulburn Mulwaree Development Control Plan 2009

Control	Requirement	Comment	Compliance
<b>1 Preliminary</b>			
1.7 Variations to controls			
<b>2 Plan Objectives</b>			
2.1 General Development Objectives			
2.2 Locality Objectives – Goulburn City			
<b>3 General Development Controls</b>			
<b>3.1 European (non-indigenous heritage conservation)</b>			
3.1.3.3 Heritage requirements for development applications			
<b>3.3 Landscaping</b>			
3.3.1 Landscape Plan Design Requirements	Development proposals over \$250,000 value are to be accompanied by landscape plans prepared by a qualified landscape architect, designer or other suitable qualified person.		
3.3.3 Non-Residential development	All major non-residential developments require a landscape plan		
3.3.4 Streetscape (Urban)	For infill development that abuts an existing public street, the application should demonstrate how the development fits in with the existing streetscape and makes efficient use of the site.		
3.3.5 Fences and gates (Urban)	Design fences to complement the architectural styles of the building and the local area.		Y
3.3.6 Set backs	All setbacks are to be landscaped. No parking will be permitted within setback areas. In front setbacks for developments facing a classified road or a public place plant trees with a mature height of a least 8 metres. Trees must be a least 3 metres in height at the time of planting.		Y & N
<b>3.4 Vehicular access and parking</b>			
3.4.1 Parking layout, servicing and manoeuvring	The layout and design of access, parking and service areas should address the needs of the site occupants and visitors as well as respecting the amenity of the area. Account should be taken of potential noise disturbance, pollution and light spillage.		Y

Control	Requirement	Comment	Compliance
3.4.2 Specific land use requirements			
<b>3.5 Disability standards for access</b>			
3.5 Disability standards for access	To provide equitable access within all new developments and ensure that substantial building work carried out on or intensified use of existing buildings provides upgraded levels of access and facilities for all people.		Y
<b>3.6 Crime prevention through environmental design</b>			
3.6 Crime prevention through environmental design	-Enhance and improve community safety within the Goulburn Mulwaree local government area; -create a physical environment that encourages a feeling of safety; -address community concerns with regard to issues of community safety and crime prevention; -reduce the level of crime within the Goulburn Mulwaree local government area; -prevent the opportunity for criminal activity; and -ensure that new developments promote CPTED		Y
<b>3.8 Tree and vegetation preservation</b>			
3.8 Tree and vegetation preservation	The objective of these provisions is to preserve the amenity, biodiversity and ecology of the area through the preservation of trees and other vegetation.		Y
<b>3.11 Groundwater</b>			
3.11 Groundwater			
<b>3.14 Stormwater Pollution</b>			
3.14 Stormwater Pollution			
<b>3.15 Impacts on drinking water catchments</b>			
3.15 Impacts on drinking water catchments			
<b>4 Principal development controls – Urban</b>			
<b>4.2 Non-residential development – Retail, Commercial and Industrial</b>			
4.2.1 Retail and Commercial (General)			
4.2.7 Noise and vibration – general requirements			
<b>6 Special development types</b>			
<b>6.4 Advertising and signage</b>			
6.4.1 Amenity			
6.4.2 Design			

<b>Control</b>	<b>Requirement</b>	<b>Comment</b>	<b>Compliance</b>
<b>6.4.4 Design Assessment Criteria – SEPP 64 Advertising and Signage</b>			
<b>7 Engineering requirements</b>			
7.1 Utility services			
7.3 Drainage and Soil and Water management			
7.3.2 Water Sensitive Urban Design (Urban)			
7.3.3 Soil and water management			
<b>7.4 Site Specific Provisions</b>			
<b>8.6 Goulburn City Business District</b>			
8.6.2 Background context material			