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Our ref: DOC25/154867-6

Ms Kate Wooll
Business Manager
Strategic Planning
Goulburn Mulwaree Council
184 Bourke Street
GOULBURN NSW 2580

By email: kate.wooll@goulburn.nsw.gov.au

Dear Ms Wooll

Planning Proposal – 20-24 Lockyer Street Goulburn PP-2023-2555

Conservation Programs, Heritage and Regulation (CPHR) has reviewed the planning proposal which seeks to rezone and amend the minimum lot size (MLS) on part of Lot 2 DP 1238214 at 20-24 Lockyer Street Goulburn to E4 General Industrial with no MLS.

Biodiversity

We note that Critically Endangered Ecological Community of *White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland* (Box-gum woodland) was identified near the northern boundary of Lot 2 DP 1238214, and that the remainder of Lot 2 DP 1238214 contains hollow bearing Blakely's red gum, red box, yellow box and apple box trees as shown in Figure 1 of Council's report.

CPHR agrees with Council that these trees should be protected from future development and that the recommendations of the Flora and Fauna Report should be implemented. However, it appears that Figure 4 of the planning proposal shows the proposed development footprint will result in the removal of all trees on the site. Clarification needs to be provided as to whether the trees will be retained or removed. If they are to be retained, consideration needs to be given to how they will be protected in perpetuity.

CPHR also note that whilst the Flora and Fauna Report includes an assessment of significance, it does not consider impact on the critically endangered box-gum woodland. Please advise the applicant that future assessments need to include the full suite of threatened species and ecological communities known or likely to occur in proposal areas.

Floodplain Risk Management

The site is traversed by a tributary watercourse and a series of small dams which indicates it contains some flood prone land. Given this, the planning proposal should be considered by the planning proposal authority in accordance with Section 9.1(2) Local Planning Direction 4.1- Flooding, Goulburn Mulwaree Local Environmental Plan (LEP) and the NSW Government's Flood Prone Land Policy as set out in the Flood Risk Management Manual, 2023.

Given the scale of the proposal and the land is unlikely to be subjected to significant mainstream flooding but local overland flooding, the planning proposal should include a simple fit for purpose FIRA as outlined in Guideline LU01 that can be found here: [Flood Impact and Risk Assessment | NSW Environment and Heritage](#). The FIRA should demonstrate consistency with the requirements of the local planning direction in relation to Probable Maximum flood and address adverse off site impacts and public safety including access to emergency services.

Further information about the Flood Risk Management Manual and supporting guidance can be found here: [Flood Risk Management Manual | NSW Environment and Heritage](#) & [Understanding and Managing Flood Risk | NSW Environment and Heritage](#). Further information on applying flood risk information to planning processes can be found: [Planning circular – PS 24-001 Update on addressing flood risk in planning decisions \(nsw.gov.au\)](#).

If you have any further questions about this issue, please contact Ms Lyndal Walters, Senior Conservation Planner, on 02 6229 7157 or at rog.southeast@environment.nsw.gov.au

Yours sincerely



Allison Treweek 13/03/2025
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cc: DPHI – Steph Wood