

4 November 2024

Contact: Stuart Little
Telephone: 0436 948 347
Our ref: D2024/124416

Ms Dialina Day
Senior Strategic Planner
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Dear Ms Day,

RE: Planning Proposal to Rezone and Amend Minimum Lot Size at 158 Gorman Road Goulburn (PP-2023-2264)(REZ_0003_2324)(Ref-3208)

I refer to Council's email of 11 September 2024 and the Planning Portal referral of the Post-Gateway Planning Proposal to Rezone and Amend Minimum Lot Size at 158 Gorman Road Goulburn (dated 16 July 2024).

The site is currently zoned RU6 Transition in the west and C3 Environmental Management in east. The Proposal seeks to change the RU6 zoning to R5 Large Lot Residential and to amend the Minimum Lot Size (MLS) for the current RU6 area from 10 ha to 2 ha. We understand the end intention is to facilitate a two-lot subdivision delivering a 2 ha allotment and a residual 8.2 ha lot.

WaterNSW provided detailed comments on a preliminary version of the Planning Proposal on 20 June 2024. We were generally satisfied with the Planning Proposal although we sought clarification regarding aspects of the contamination assessment. We are satisfied that the Planning Proposal has been updated to better reflect the information in the Detailed Site Investigation (DSI) report. The Proposal also now includes the relevant Strategic Land and Water Capability Assessment (SLWCA).

The site is constrained by a watercourse and drainage features and is subject to localised flooding risk from overland flow. This includes the proposed R5 zone although that zone also includes land outside flood risk areas. Our previous advice noted that reduced Effluent Management Area (EMA) buffer distances were proposed. However, we observed that there appeared to be sufficient room outside of flood risk areas to accommodate a new proposed building envelope and that there were further site opportunities to potentially meet the required buffer distances on one of the proposed lots. As raised previously, these matters can be further investigated at subdivision development application (DA) stage.

While the site has a range of environmental constraints, we are satisfied that there is sufficient land area for the proposed zoning and MLS. However, there is unlikely to be capacity for greater lot yield given the site constraints present.

If you have any questions regarding this letter, please contact Stuart Little at stuart.little@waternsw.com.au.

Yours sincerely



JUSTINE CLARKE

A/ Environmental Planning Assessments & Approvals Manager