



The General Manager  
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Attention: David Kiernan

5 August 2021

Our ref: DOC21/663378-1

Your ref: REZ/0002/2021

Dear Mr Kiernan

**Subject: Planning Proposal - Ref-690 - PP-2021-4107– Additional Permitted Uses at 14 & 16 George Street, Marulan and 159 Rifle Range Road, Goulburn**

I refer to your request for Biodiversity and Conservation Division's (BCD) review of the above planning proposal which seeks additional permitted uses (restaurant, motel and bottle shop) at George Street, Marulan, and at 159 Rifle Range Road, Goulburn that seeks a split subdivision and the use of a local clause to permit a dwelling.

BCD have considered the planning proposal against the ministerial planning directions set out below:

- 2.1 Environment Protection Zones
- 4.3 Flood prone land
- 5.10 Implementation of Regional Plans

We are satisfied that the planning proposal has adequately addressed the ministerial planning directions, and as such we do not object to the planning proposal.

However, we recommend that the Minimum Lot Size (MLS) for 159 Rifle Range Road, Goulburn, reflect the size of the lot, which means that rather than being 70ha, it should be 76ha. This would reduce the likelihood of the block being further subdivided in the future, and minimise the potential for development to impact the critically endangered ecological community of *White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland* (Box-gum woodland) located on the site.

In order to avoid future development applications exceeding the threshold for entry into the Biodiversity Offsets Scheme (BOS), we recommend the proposed building envelope including Asset Protection Zone (APZ) be located within the cleared areas (exotic pastures) that are identified in Appendix 24.

If you wish to discuss this matter further, please contact Lyndal Walters, Senior Regional Biodiversity Conservation Officer, on 6229 7157.

Yours sincerely,

**ALLISON TREWEEK**  
**Senior Team leader Planning South East**  
**Biodiversity and Conservation**

cc George Curtis – DPIE – Planning and Assessment