



Ms Kate Wooll  
Business Manager Strategic Planning  
Goulburn Mulwaree Council

By email: [Kate.Wooll@goulburn.nsw.gov.au](mailto:Kate.Wooll@goulburn.nsw.gov.au)

Dear Kate,

**Planning Proposal PP-2023-1983 for 129 Mary's Mount Road, and 110-118 Middle Arm Road Goulburn**

Biodiversity, Conservation and Science (BCS) has reviewed the planning proposal which seeks to rezone part 129 Marys Mount Road and 110–118 Middle Arm Road to R2 Low Density Residential and Part C2 Environmental Conservation.

**Biodiversity**

BCS support the rezoning of R2 and RU6 land to C2 Environmental Conservation, as it will contribute to the protection of the critically endangered ecological community box gum woodland from future development, as well as the requirement in Development Consent No. DA/0311/1617 to provide in perpetuity maintenance of the area under a plan of management. BCS is also supportive of the RU6 zone being rezoned to R2 Low Density Residential as impacts to biodiversity have either, already been offset through DA/0311/1617 where it applies, or where a future DA is required, are unlikely to require impact avoidance, significantly impact biodiversity values, or require offsets.

As such, BCS is satisfied that the planning proposal is consistent with section 9.1 local planning directions relevant to the proposal, being 1.1 Implementation of Regional Plans and 3.1 Conservation zones.

**Flood Risk Management**

The Flood Impact and Risk Assessment (FIRA) demonstrates that the planning proposal intends to zone the flood prone areas of the site to environmental conservation, this includes the waterway and environmental areas to protect the integrity of the watercourse.

The FIRA has identified isolation risk issues for the proposed site. The recommendation in the FIRA that Council undertake consultation with the NSW SES on the adequacy of any proposed flood response measures, emergency access requirements and consistency with local emergency response planning is supported. This approach will assist the relevant planning authority in making an informed decision on the flood related risks of the proposal.

BCS have no further flood related comments on this matter.

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](mailto:rog.southeast@environment.nsw.gov.au)

Yours sincerely

A handwritten signature in blue ink that reads "Allison Treweek".

**Allison Treweek** 11/10/2024  
**Senior Team Leader Planning South East**  
**Regional Delivery, Biodiversity, Conservation and Science**

cc: DPHI – Graham Judge