

Our Ref: ID 2687
Your Ref: PP-2023-1983 Ref 3171

17 October 2024

Kate Wooll
Goulburn Mulwaree Council
184 BOURKE STREET
GOULBURN NSW 2580

Via email

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

Dear Kate,

Planning Proposal for 129 Marys Mount Road, Goulburn

Thank you for the opportunity to provide comment on the Planning Proposal for 129 Marys Mount Road, Goulburn. It is understood that the planning proposal seeks to rezone a part of 129 Marys Mount Road and a part 110 – 118 Middle Arm Road, Goulburn within the Middle Arm precinct of the Urban and Fringe Housing Strategy, to part R2 Low Density Residential and part C2 Environmental Conservation.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

The NSW SES acknowledges the consent authority has considered the planning proposal against the relevant Section 9.1 Ministerial Directions, including 4.1 – Flooding and the NSW Flood Prone Land Policy as set out in the [Flood Risk Management Manual 2023](#) (the Manual) and supporting guidelines, including the [Support for Emergency Management Planning](#).

In summary, we:

- Note the proposal is not known to be at risk of flooding or on the floodplain of the Mulwaree River.
- Note the area within the subject sites proposed to be rezoned to either R2 Low Density Residential or C2 Environmental Conservation is not affected by overland flow flooding.
- Note flood free access to the subject area is available via the approved Marys Mount Road access to the Blakely's Run subdivision.
- Support the proposal to zone significant areas around the watercourses to C2 Environmental Conservation and/or C3 Environmental Management.

Please feel free to contact Gillian Webber via email at rra@ses.nsw.gov.au should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

Yours sincerely,



Elspeth O'Shannessy
Manager Emergency Risk Assessment
NSW State Emergency Service