

4 June 2024

Contact: *Stuart Little*

Telephone: *0436 948 347*

Our ref: *D2024/44049*

Ms Kate Wooll  
Business Manager Strategic Planning  
Goulburn Mulwaree Council  
Locked Bag 22  
GOUBURN NSW 2580

Dear Ms Wooll,

**Planning Proposal: 36 Howard Boulevard Goulburn (REZ\_0005\_2324) (PP-2024-1014)**

I refer to your email of 16 May 2024 regarding a Planning Proposal for 36 Howard Boulevard, Goulburn (Lot 164 DP 250803) seeking to rezone the land from RE1 Public Recreation R1 General Residential and establish a Minimum Lot Size of 700 m<sup>2</sup> for the site.

We note that this a Council-led Planning Proposal, which aims to facilitate transfer of the land to NSW Homes to increase social housing within the Shire. We understand that another site owned by NSW Homes is proposed to be transferred to Council for use as RE1 land in place of the current area. Lot 164 has already been reclassified from 'community' to 'operational' land by means of a Council resolution and the Planning Proposal process is not required to facilitate this.

WaterNSW has no objection to the Planning Proposal.

Our detailed comments are provided in Attachment 1 while a relevant Strategic Land and Water Capability Assessment map for the site is provided in Attachment 2.

If you have any questions regarding this letter, please contact Stuart Little at [stuart.little@watensw.com.au](mailto:stuart.little@watensw.com.au).

Yours sincerely

A handwritten signature in black ink, appearing to be "Alison Kniha". The signature is stylized and includes a long horizontal flourish extending to the right.

**ALISON KNIHA**  
**Environmental Planning Assessment and Approvals Manager**

## **ATTACHMENT 1 - DETAILED COMMENTS**

### **Zoning and Minimum Lot Size**

The site is currently zoned RE1 Public Recreation and has no Minimum Lot Size (MLS). It is proposed to zone the land R1 General Residential and assign a 700 m<sup>2</sup> MLS to the site. The proposed MLS is in keeping with surrounding land. The R1 zone will sit as a pocket within surrounding land that is zoned R2 Low Density Residential. The R1 zoning will facilitate the permissibility of a broader range of residential accommodation than the R2 zoning, including residential flat buildings and multi-dwelling housing. The Proposal notes that this zoning has the ability to encourage a wider range of housing types and densities, providing greater flexibility in responding to social housing needs.

We note that the R1 zoning may give rise to more intensive residential uses than the surrounding R2 zoned land. The Planning Proposal notes that future development of the site for residential accommodation will either follow the development application (DA) or complying development process. The Proposal also notes that the transfer of land to the Land and Housing Corporation (now NSW Homes) may enable certain housing development to occur as 'development without consent' (see State Environmental Planning Policy (Housing) 2021).

As the site lies within the Sydney Drinking Water Catchment, the Proposal (P. 14) notes that either planning pathway necessitates the need to consider whether the development will have a neutral or beneficial effect (NorBE) on water quality. We note that for the DA planning pathway, the provisions of Part 6.5 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 apply. For the 'development without consent' planning pathway, the requirements of s 171A of the Environmental Planning and Assessment Regulation 2021 will apply.

### **Watercourses and Flooding Risk**

The site is relatively flat and does not have any watercourses or natural drainage features.

In terms of riverine flooding risk, based on the Goulburn Floodplain Risk Management Study and Plan, the site sits outside the Flood Planning Area and Probably Maximum Flood limit (see Pp. 26-27 and Figure 10). The site is also not subject to any risks from overland flow modelling as based on Flood Planning Constraint Categories (Figure 11).

### **Servicing**

The site can access the reticulated water and sewer networks while stormwater will be directed into the existing street drainage system.

### **Contamination Risk**

The Planning Proposal is accompanied by a Preliminary Site Investigation report for contamination which examined past uses of the site and included a site walkover. The report concludes that there is a low potential for contamination no further intrusive investigations are required. We note that the report includes a consideration of the risk of

groundwater contamination from subsurface seepage, but that this risk is considered low as there was no evidence of on-site and up-gradient contamination sources. We are satisfied that the information provided is sufficient for the purposes of the Planning Proposal.

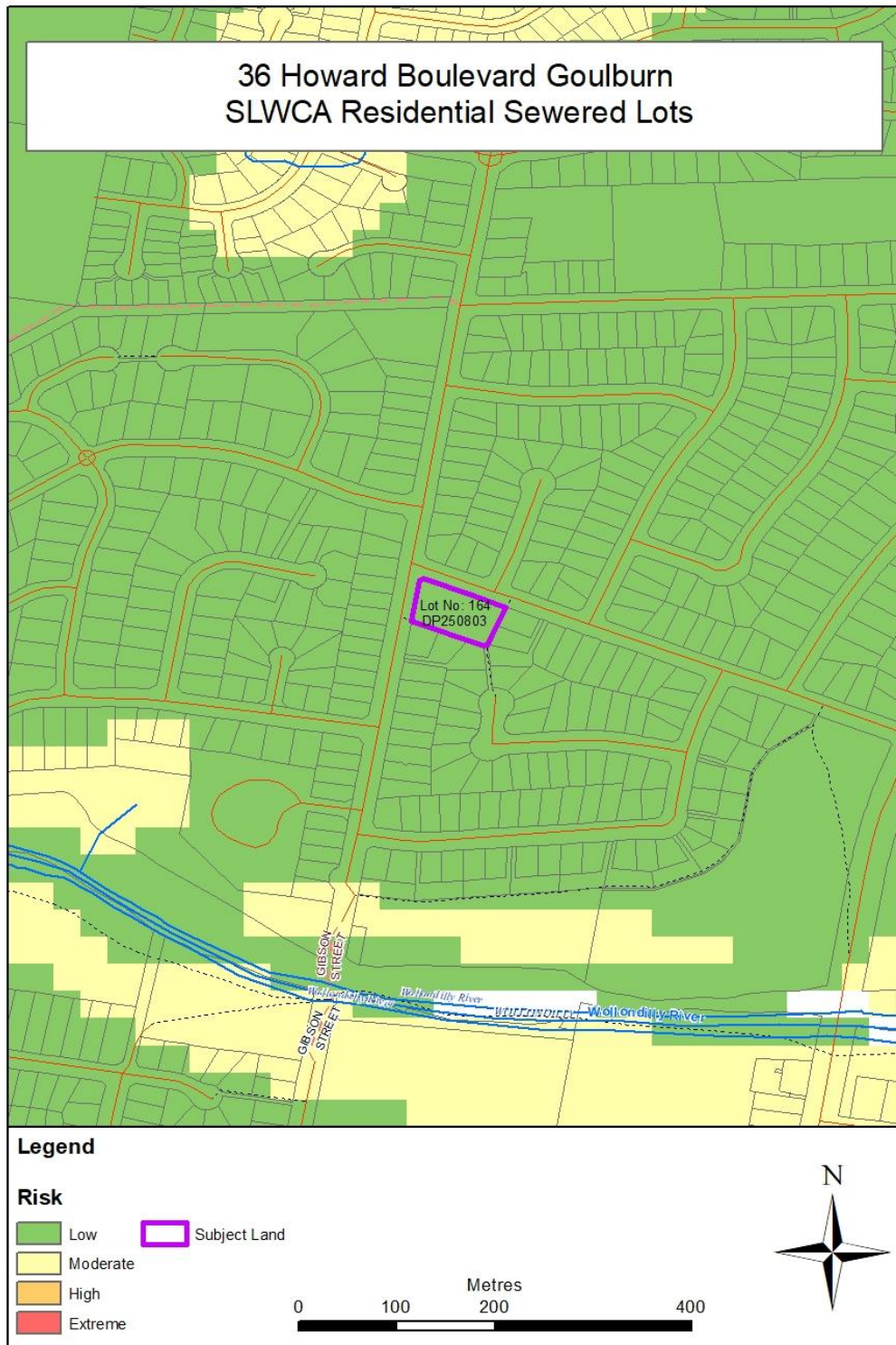
### **Direction 3.3 Sydney Drinking Water Catchment**

The Proposal includes a detailed consideration of s 9.1 Ministerial Direction 3.3 Sydney Drinking Water Catchment (Pp. 27-29). It indicates that the site is flat, located within an existing urban area, and is not classified as a 'Special Area'. The response notes that the site does not contain any waterways or natural drainage features and future development will be connected to reticulated water, sewer and stormwater infrastructure.

In relation to the requirements of Direction 3.3, we include a relevant Strategic Land and Water Capability Assessment (SLWCA) map in Attachment 2. The SLWCA results indicate that the site has a LOW risk to water quality. The site therefore has a HIGH capability for residential sewer development.

---

**ATTACHMENT 2 – STRATEGIC LAND AND WATER CAPABILITY ASSESSMENT**



**Map 1.** Strategic Land and Water Capability (SLWCA) Map for Residential Sewered Development.