

19 August 2024

Contact: Stuart Little
Telephone: 0436 948 347
Our ref: D2024/64246

General Manager
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

Dear Sir/ Madam,

RE: Planning Proposal for 36 Howard Boulevard Goulburn (REZ_0005_2324) (PP-2024-1461)

I refer to the Post-Gateway Planning Portal referral of a Planning Proposal for 36 Howard Boulevard, Goulburn (Lot 164 DP 250803) which seeks to rezone the land from RE1 Public Recreation to R1 General Residential and establish a Minimum Lot Size (MLS) of 700m² for the site. We note that the land is proposed to be transferred to NSW Homes to increase social housing within the local government area (LGA).

WaterNSW provided earlier comment on the Planning Proposal in our letter of 4 June 2024 (our ref: 2024/4049) where we indicated that we had no objection to the Proposal. We note a minor change in the Proposal since our last review, in that the Planning Proposal process is now also being used to facilitate the reclassification of the land from 'community' to 'operational' under section 30 of the NSW *Local Government Act 1993*. To this end the Proposal seeks to also add the site to Part 2 of Schedule 4 of the Goulburn Mulwaree Local Environmental Plan 2009 (GMLEP). We have no objections concerning this change.

The Planning Proposal responds to s9.1 Ministerial Direction 3.3 Sydney Drinking Water Catchment on pages 23-27. The Proposal takes account of matters relevant to that Direction and includes a relevant Strategic Land and Water Capability Assessment (SLWCA) for the site as provided in our letter of 4 June 2024. Our previous correspondence is included in Appendix 6 to the Proposal which provides additional detail on water quality considerations.

Any future development of the site will need be consistent with Parts 6.2 and 6.5 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 and any activities consistent with section 171A of the Environmental Planning and Assessment Regulation 2021, as applicable.

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

Yours sincerely

A handwritten signature in black ink, appearing to read "JC", written over a light blue horizontal line.

JUSTINE CLARKE
A/Environmental Planning Assessment & Approvals Manager

From: Susanna Cheng
Sent: Monday, September 2, 2024 1:35 PM
To: Kate Wooll
Cc: Graham Judge; Ambrose Marquart
Subject: Doc 1975708 RE: GMC - Homes NSW - PP -2024-1461 -Pre Exhibition Stakeholder Referral - 36 Howard Boulevard, Goulburn

Hi Kate,

Homes NSW has reviewed the pre-exhibition documents for PP-2024-1461 and does not have any objections at this stage. Thanks.

Kind regards,

Susanna Cheng

Team Leader, Strategic Portfolio Planning
Portfolio Strategy and Origination, Housing Portfolio

Homes NSW

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[nsw.gov.au/homes-nsw](https://www.homes.nsw.gov.au/homes-nsw)

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I acknowledge the traditional custodians of the land and pay respects to Elders past and present.
I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.