

12 November 2024

Contact: Stuart Little  
Telephone: 0436 948 347  
Our ref: D2024/128429

Mr David Kiernan  
Senior Strategic Planner  
Goulburn Mulwaree Council  
Locked Bag 22  
GOULBURN NSW 2580

**RE: Planning Proposal to Rezone and Amend Minimum Lot Size on Lots at 292 Rosemont Road (REZ/0006/2122) (PP-2024-101) (Ref-3291)**

Dear Mr Kiernan,

I refer to Council's Post-Gateway referral of 5 November 2024 concerning the Planning Proposal to Rezone and Amend Minimum Lot Size on Lots at 292 Rosemont Road Boxers Creek (Version 3 dated November 2024).

The Proposal seeks a partial rezoning of a site on the outskirts of Goulburn from RU6 Transition to R5 Large Lot Residential in the north and C2 Environmental Conservation (encompassing flood prone land) across the centre of the site. It is also proposed to amend the Minimum Lot Size from 20 ha to 2 ha for the proposed R5 area and for the C2 zone to be assigned 'no MLS'. The remaining land in the south of the site would retain its current RU6 zoning and 20 ha MLS. We note that the site is unserviced by sewer and water and that later development of the R5 land would be reliant upon on-site effluent management systems and rainwater collection.

WaterNSW provided comments on an earlier Proposal for this site on 20 January 2023 when a broader Planning Proposal encompassed both this site and 100 Mountain Ash Road (previously incorrectly identified as 46 Mountain Ash Road). We indicated we believed that the site was potentially capable of sustaining a 5-lot subdivision, although more information was required regarding groundwater bore locations and overall flooding risk. We understand that the original Proposal failed at Gateway due to the absence of a Flood Impact and Risk Assessment (FIRA).

A revised Proposal was then prepared focusing solely on the Rosemont Road site and including a FIRA and additional information regarding groundwater bore locations. The Proposal confirmed that there were no bores on the site. We again provided comment (Our ref: D2024/16696; 20 March 2024) noting that the indicative subdivision layout plan had been amended to four lots and better responded to site constraints, particularly flooding risk. We indicated that we had no objection to the Proposal proceeding.

Our previous submission of 20 March 2024 included detailed examination of the proposal in relation to water quality risks and related issues (e.g. on-site wastewater management, contamination, presence of watercourses and farm dams, flood risk). We also provided a copy of the relevant Strategic Land and Water Capability Assessment (SLWCA) for the site where we noted that the proposed zoning for the site was largely

responsive to the water quality risks as presented by the SLWCA outputs. We note that the SLWCA map is incorporated and discussed in the Planning Proposal.

Version 3 of the Planning Proposal includes copies of our previous submissions and responds to the issues we have previously raised. The Proposal also includes a comprehensive response to Direction 3.3. Sydney Drinking Water Catchments and concludes that the Proposal is consistent with the Direction. We agree with this statement. As such, WaterNSW has no further comments to make on the Planning Proposal unless there are any further changes to the MLS or zoning arrangements, and noting that any future subdivision and related development of the site will need to demonstrate a neutral or beneficial effect (NorBE) on water quality.

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

Yours sincerely,



**ALISON KNIHA**  
**Environmental Planning Assessments & Approvals Manager**