



Mr David Kiernan
Senior Strategic Planner
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580
By email: [REDACTED]

Dear Mr Kiernan

Planning Proposal – 2 Brisbane Grove Goulburn

Regional Delivery, Biodiversity, Conservation and Science (BCS) have completed the review of the Planning Proposal for Allfarthing, 2 Brisbane Grove, Goulburn.

In our previous response dated 16th February 2023, BCS raised serious concerns about the consideration of flood prone land in the proposal.

BCS also requested that the two remnant hollow-bearing *Eucalyptus pauciflora* trees be retained and protected. We note this has not been addressed in the Planning proposal, these should be avoided in the sub division design if possible.

The FIRA as presented has sufficient information to enable the planning authority to make an informed decision regarding this planning proposal and as such, DCCEEW-BCS has no further comment but is available for further advice as required. More detailed information, including points Council should consider, follow in Attachment A.

If you have any further questions about this issue, please contact Ms Allison Treweek, Senior Team Leader Planning, at [REDACTED]

Yours sincerely

[REDACTED]
Allison Treweek 18/06/2024
**Senior Team Leader Planning, Regional Delivery
Biodiversity, Conservation and Science**

ATTACHMENT A

Floodplain Risk Management Comments:

The planning proposals involve the rezoning of flood prone land at 2 and 137 Brisbane Grove and to address flooding issues the “Brisbane Grove Planning Proposal – Flood Assessment Rev B, GRCHydro December 2023” has been provided. We have interpreted this report to be the flood impact and risk assessment (FIRA) previously advised should be prepared to demonstrate consistency with Section 9.1(2) Direction 4.1 and the NSW Government’s Flood Prone Land Policy as set out in the Flood Risk Management Manual (2023).

The proposal now seeks to rezone the existing RU6 Transition to R5 Large Lot Residential and apply a C2 Environmental Conservation to the flood planning area. For lots situated between the flood planning area and the probable maximum flood (PMF), the FIRA establishes that future proposed building envelopes will not be permitted within the PMF floodplain through a provision in the Section 88B certificate of the flood effected land titles. Council needs to satisfy itself that the proposed approach will achieve the intended outcome of all new homes being sited above the PMF.

The FIRA has identified the flood risks for the proposal including risks associated with flood isolation during an event and have demonstrated how these will be managed through consultation with relevant state emergency authorities such as the RFS and NSW Ambulance. The FIRA refers to initial consultation with the NSW SES, however the outcomes of the FIRA does not establish any further advice from SES on the adequacy of the proposed emergency management measures. The advice from the NSW SES should therefore be obtained by the planning authority.

The FIRA as presented has sufficient information to enable the planning authority to make an informed decision regarding this planning proposal and as such, DCCEEW-BCS has no further comment but is available for further advice as required.