

16/12/2019

Mr Warwick Bennett

General Manager
Goulburn Mulwaree Council
Locked Bag 22,
Goulburn NSW 2580
Via email: council@goulburn.nsw.gov.au

Dear Mr Bennett

Goulburn-Mulwaree Urban and Fringe Housing Strategy Submission

Thank you for the opportunity to make this submission associated with the development of the Goulburn Mulwaree Council Housing Strategy for Goulburn and Marulan dated 18th September 2019.

We note the Run-O-Waters precinct has been identified as a high priority area for future residential development. We support the recommendations in the most recent exhibited strategy document for Precinct 2 Run-O-Waters (rural north) in particular;

- The proposal to rezone to R2 Low Density Residential Development with a minimum lot size of 700 sqm in the short term as per opportunities map.

The Run-O-Waters precinct has convenient road access and nearby infrastructure to enable efficient development of the land.

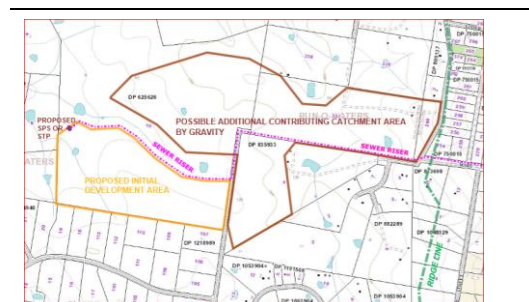
Services.

- **Water**

The site has 2 existing connections to town water from the Ridge Street reservoir, and has a 1300 metre frontage to the water main providing water to the Run-O-Waters subdivision.

- **Sewerage**

Goulburn Mulwaree Council have recently upgraded the Goulburn STP to accommodate up to 30,000 equivalent person (ep) with capacity to accommodate 40,000ep with augmentation and therefore a sewerage pumping station (SPS) is a viable option in the Run-O-Waters precinct.



The preferred option to service the site is the construction of a sewerage pumping station (SPS) and to connect the rising main to a receiving manhole to be connected to the existing sewerage system on the eastern side of the ridge line. There are number of locations where this can be achieved the most logical of which is the sewer system in Mary Street just south of the intersection with Slocombe Street. The SPS can be sized for any future contributing areas such as the additional lots created through the development of Lots 337 & 268 of DP750015 and a portion of Lot 4 DP835933. The map above shows the approximate area that could be serviced by a gravity pipe system to the suggested SPS location.

- **Telephone and Internet services**

An easement for services benefiting lot 10 DP 625626 is being created as part of a re titling of Lots 337 and 268 DP 750015 following Council's acquisition for road works associated with the Mary Street extension. This corridor (trench) will have the capacity to run optic fibre or similar for telephone / NBN Internet Services for the benefit of the development.

- **Power**

Electricity can be provided through augmentation of existing systems, to the various stages of future development. Being a green field site, there will be a number of opportunities to incorporate renewable energy opportunities into future development.

Traffic

- **General Traffic**

The future development of the Run-O-Waters precinct including, Lot 10 DP 625626 and adjoining lands, will provide a more desirable traffic route to the centre of Goulburn.

An alternate access has been proposed for Run-O-Waters under a Precinct Future Traffic Management Plan undertaken by Council. On completion of the alternate access, there will be a more desirable traffic route to the centre of Goulburn. This would have a significant positive impact on the number of vehicles using the intersection of Pockley Road and Ducks Lane as well as the use of Ducks Lane and Hume Street.

Connectivity of the Run-O-Waters precinct to the Centre of town and the Hume Highway is superior to other development fronts to the north of Goulburn. Travel times via Fitzroy, and Chantry / Union Streets, are hampered by several school zones along these routes, with limited opportunity to improve the level of service of these major arterial roads, as demand increases.

- **Emergency Access**

The current emergency access from Run-O-Waters is considered by residents to be insufficient. Further development in the Run-O-Waters precinct has the capacity to provide safer and more direct access to the locality.

Two emergency access and egress gates for Run-O-Waters were installed during 2017 for the existing Run-O-Waters development, at Greendale Crescent and Carr Street. The gates were designated for emergency purposes only and operate under the supervision of the local Emergency Operation Centre when required.

Water Management

Water NSW had assessed the Water Cycle Management Study and associated MUSIC stormwater quality model for a proposed 92 Lot subdivision over the southern parts of Lot 10 DP 625626. 3.75 hectares of road pavement were proposed in a development over 30 hectares in size. Water NSW considered that the proposed stormwater management measures for the future concept 93-lot subdivision were likely to meet neutral or beneficial effects on water quality.

Environmental Constraints

We encourage Council to recognise the environmental constraints within the Run-O-Waters precinct. These include an endangered ecological community (Tableland Grassy Box- Gum Woodland), Riparian and Wildlife corridors. With thoughtful planning these constraints can be turned into an environmental benefit for the precinct, without unreasonably burdening the affected lands.

- **Riparian Corridors**

Riparian corridors are areas of conservation value. Protection, restoration or rehabilitation of vegetated riparian corridors is important for maintaining or improving the shape, stability (or geomorphic form) and ecological functions of a watercourse. All forms of wood lands and riparian corridors provide the means for wildlife to move through the precinct.

- **Biodiversity Stewardship Sites**

Encouraging the establishment of Biodiversity Stewardship Sites under a formal Biodiversity Stewardship Agreement (BSA). A BSA would provide permanent protection for the identified Box-Gum Woodland and provide upfront and ongoing payments to the landholder to undertake conservation-focused management actions.

- **Limit any further development along Northern boundary of existing Run-O-Waters development***

These lots are essentially fully developed and set back from their northern boundary by 60 or more metres, providing a established buffer between any future development and at the same time complimenting an existing established wildlife corridor.

Some of these owners have expressed a desire to maintain a rural outlook, which can be retained if there is no alteration to lot size or future development allowed along the northern boundary of the existing Run-O-Waters development.

** Lots 107, 109 & 110, 112, 113 DP1218989 & Lots 18:22*

Yours sincerely

Stewart Thompson

As Trustee Marama Superannuation Fund.