



FLOOD IMPACT ASSESSMENT

FOR

20-24 LOCKYER STREET, GOULBURN

INDUSTRIAL REZONING OF THE LAND

REPORT NO. R02714-FIA

REVISION A

MAY 2025

PROJECT DETAILS

Property Address: 20-24 Lockyer Street, Goulburn

Development Proposal: Industrial Rezoning of the Land

REPORT CERTIFICATION

Report prepared by:



PATRICK OBRIEN
Senior Civil Engineer
B.E.(Civil) Hons., DipEngPrac, MIEAust

Report reviewed by:



ANTHONY MANCONE
Civil Engineer - Director
BE(Civil)Hons., MIEAust, CPEng,
NER(Civil), NER (Building Services)
APEC Eng, IntPE(Aus)

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DOCUMENT CONTROL

REVISION	ISSUE DATE	ISSUED TO	ISSUED FOR
A	26 May 2025	Council	Approval
		Minister for Planning	Approval
		Client	Information

TABLE OF CONTENTS

1.	INTRODUCTION.....	1
1.1	Background	1
1.2	The Site	1
2.	RELEVANT CONTROLS & GUIDELINES	2
2.1	Local Planning Directions	2
2.2	Flooding Objectives	2
2.3	Application	3
2.4	Goulburn Mulwaree Council Flood Controls	3
3.	FLOOD IMPACT ASSESSMENT	3
3.1	Description of Flooding	3
3.2	Assessment of Local Planning Directions	3
4.	CONCLUSION	9

APPENDIX A	ARCHITECTURAL PLANS BY REID CAMPBELL
APPENDIX B	SITE LOCALITY ON THE ‘GRC HYDRO GOULBURN MULWAREE FLOOD PLANNING AREA MAP’
APPENDIX C	SITE LOCALITY ON THE ‘GRC HYDRO GOULBURN MULWAREE FLOOD PLANNING CONSTRAINT CATEGORY MAP’

1. INTRODUCTION

1.1 Background

This Flood Impact Assessment has been prepared in accordance with the relevant Local Planning Directions issued by the Minister for Planning under section 9.1(2) of the Environmental Planning and Assessment Act 1979, to support a planning proposal for the subject site known as 20-24 Lockyer Street, Goulburn. The planning proposal seeks to rezone the land to E4 General Industrial under the Goulburn Mulwaree Local Environmental Plan 2009 and to introduce a new minimum 1-hectare lot size requirement.

The following information and documents were utilised in this assessment:

- Concept Civil Engineering Drawings for the Development Application submission prepared by C&M Consulting Engineers;
- Concept Architectural Plans prepared by Reid Campbell (June, 2023);
- Detailed Site Survey by Survey Plus (November 2022);
- Goulburn Floodplain Risk Management Study and Plan prepared by GRC Hydro (July 2022)
- Local Planning Directions – Section 9.1(2) of the *Environmental Planning and Assessment Act 1979*;
- “Australian Rainfall and Runoff – A Guide to Flood Estimation”, Commonwealth of Australia (2019);
- NSW Floodplain Management Manual.

1.2 The Site

The site is located at 20-24 Lockyer Street, Goulburn. It is bound by Lockyer Street to the North-West, and by undeveloped Greenland in all other directions. The site currently comprises of vacant land (Refer to **Figure 1**).



Figure 1 - Aerial Photo of Existing Site
(Source: sixmaps)

The site generally slopes to the south-east towards the existing creek. The indicative concept scheme involves the rezoning of the existing property for industrial purposes including earthworks, driveways, carparking and drainage. See Appendix A concept development architectural plan by Reid Campbell.

2. RELEVANT CONTROLS & GUIDELINES

2.1 Local Planning Directions

The following is a list of the focus areas relevant to this report, issued by the Minister for Planning to relevant planning authorities under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*:

- Focus Area 4: Resilience and Hazards – 4.1-Flooding

This flood impact assessment will address the directions outlined in section 4.1-Flooding.

2.2 Flooding Objectives

The objectives of this direction are to:

- a) Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and

- b) Ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.

2.3 Application

This direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.

2.4 Goulburn Malwaree Council Flood Controls

This flood impact assessment has considered the local council flood controls. However, as the subject site does not lie within the flood planning area, the specific council flood-related development controls are not applicable to the site and have not been included in this report. Please refer to the flood planning maps in Appendix B & C clearly showing the subject site well outside of the flood planning area.

3. FLOOD IMPACT ASSESSMENT

3.1 Description of Flooding

The subject site is located within the hydraulic model extent for the Goulburn Floodplain Risk Management Study and Plan prepared by GRC Hydro. The flood maps clearly show the subject site is well outside of the flood planning area. Refer to the maps in Appendix B & C for clarification.

The flood planning area is defined as the region in which flood related development controls must apply.

3.2 Assessment of Local Planning Directions

The Section 4.1 Flooding Directions as well as the development's planning proposal's compliance are outlined in Table 1 below.

Table 1 - Focus Area 4.1 - Flooding Directions

Control	Compliance	Comments
<i>(1) A planning proposal must include provisions that give effect to and are consistent with:</i>		
<i>(a) the NSW Flood Prone Land Policy,</i>	Yes	The subject site is not within the flooding planning area and therefore is not subject to the NSW Flood Prone Land Policy.

Control	Compliance	Comments
		Refer to the maps in Appendix B & C.
<i>(b) the principles of the Floodplain Development Manual 2005,</i>	Yes	The subject site is not within the flooding planning area and therefore is not subject to the Floodplain Development Manual 2005. Refer to the maps in Appendix B & C.
<i>(c) the Considering flooding in land use planning guideline 2021, and</i>	Yes	The subject site is not within the flooding planning area and therefore is not subject to the Considering flooding in land use planning guideline 2021. Refer to the maps in Appendix B & C.
<i>(d) any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.</i>	Yes	Refer to the Goulburn Floodplain Risk Management Study and Plan prepared by GRC Hydro (2022) which is in accordance with the Floodplain Development Manual 2005 and has been adopted by Goulburn Mulwaree Council.
<i>(2) A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Employment, Mixed Use, W4 Working Waterfront or Special Purpose Zones.</i>	Yes	The subject site is not within the flooding planning area. Refer to the maps in Appendix B & C. The planning proposal seeks to rezone the land to E4 General Industrial.
<i>(3) A planning proposal must not contain provisions that apply to the flood planning area which:</i>		
<i>(a) permit development in floodway areas,</i>	Yes	The subject site is not within the flooding planning area. Refer to the maps in Appendix B & C. There will be no development in floodway areas.

Control	Compliance	Comments
<i>(b) permit development that will result in significant flood impacts to other properties,</i>	Yes	The subject site is not within the flooding planning area and therefore will not result in any flood impacts on other properties. Refer to the maps in Appendix B & C.
<i>(c) permit development for the purposes of residential accommodation in high hazard areas,</i>	Yes	The subject site is not within the flooding planning area, and not for residential purposes. Refer to the maps in Appendix B & C.
<i>(d) permit a significant increase in the development and/or dwelling density of that land,</i>	Yes	The subject site is not within the flooding planning area and is therefore not subject to development and/or dwelling density control. Refer to the maps in Appendix B & C. Note the development is still subject to regular and relevant development or dwelling density controls enforced by the local council and DPHI.
<i>(e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</i>	Yes	The subject site is not within the flooding planning area and is therefore not subject to flood-related evacuation controls. Refer to the maps in Appendix B & C. Note that the site is still subject to other evacuation controls for events beyond flooding.
<i>(f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent,</i>	Yes	The subject site is not within the flooding planning area. Refer to the maps in Appendix B & C.

Control	Compliance	Comments
<i>(g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or</i>	Yes	The subject site is not within the flooding planning area and therefore will not increase government spending on flood related emergency services. Refer to the maps in Appendix B & C.
<i>(h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.</i>	Yes	The subject site is not within the flooding planning area and therefore hazardous materials, if any, will be unaffected by floodwaters. Refer to the maps in Appendix B & C.
<i>(4) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:</i>		
<i>(a) permit development in floodway areas,</i>	Yes	The subject site does not lie between the flooding planning area nor the probable maximum flood extent. Refer to the maps in Appendix B & C.
<i>(b) permit development that will result in significant flood impacts to other properties,</i>	Yes	The subject site does not lie between the flooding planning area nor the probable maximum flood extent and therefore will not result in significant flood impacts on other properties. Refer to the maps in Appendix B & C.
<i>(c) permit a significant increase in the dwelling density of that land,</i>	Yes	The subject site does not lie between the flooding planning area and the probable maximum flood extent and is therefore not subject to development and/or dwelling density control. Note the

Control	Compliance	Comments
		development is still subject to relevant development or dwelling density controls enforced by the local council and DPHI. Refer to the maps in Appendix B & C.
<i>(d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,</i>	Yes	The subject site does not lie between the flooding planning area and the probable maximum flood extent and is therefore not subject to flood-related evacuation controls. Refer to the maps in Appendix B & C. Note that the site is still subject to other evacuation controls for events beyond flooding.
<i>(e) are likely to affect the safe occupation of and efficient evacuation of the lot, or</i>	Yes	The subject site does not lie between the flooding planning area and the probable maximum flood extent and is therefore not subject to flood-related evacuation controls. Refer to the maps in Appendix B & C. Note that the site is still subject to other evacuation controls for events beyond flooding.
<i>(f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.</i>	Yes	The subject site does not lie between the flooding planning area and the probable maximum flood extent and therefore will not increase government spending on flood related emergency services. Refer to the maps in Appendix B & C.

Control	Compliance	Comments
<i>(5) For the purposes of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.</i>	Yes	As per the Floodplain Risk Management Study and Plan prepared by GRC Hydro, the subject site does not lie between the flooding planning area nor the probable maximum flood extent. Refer to the maps in Appendix B & C.

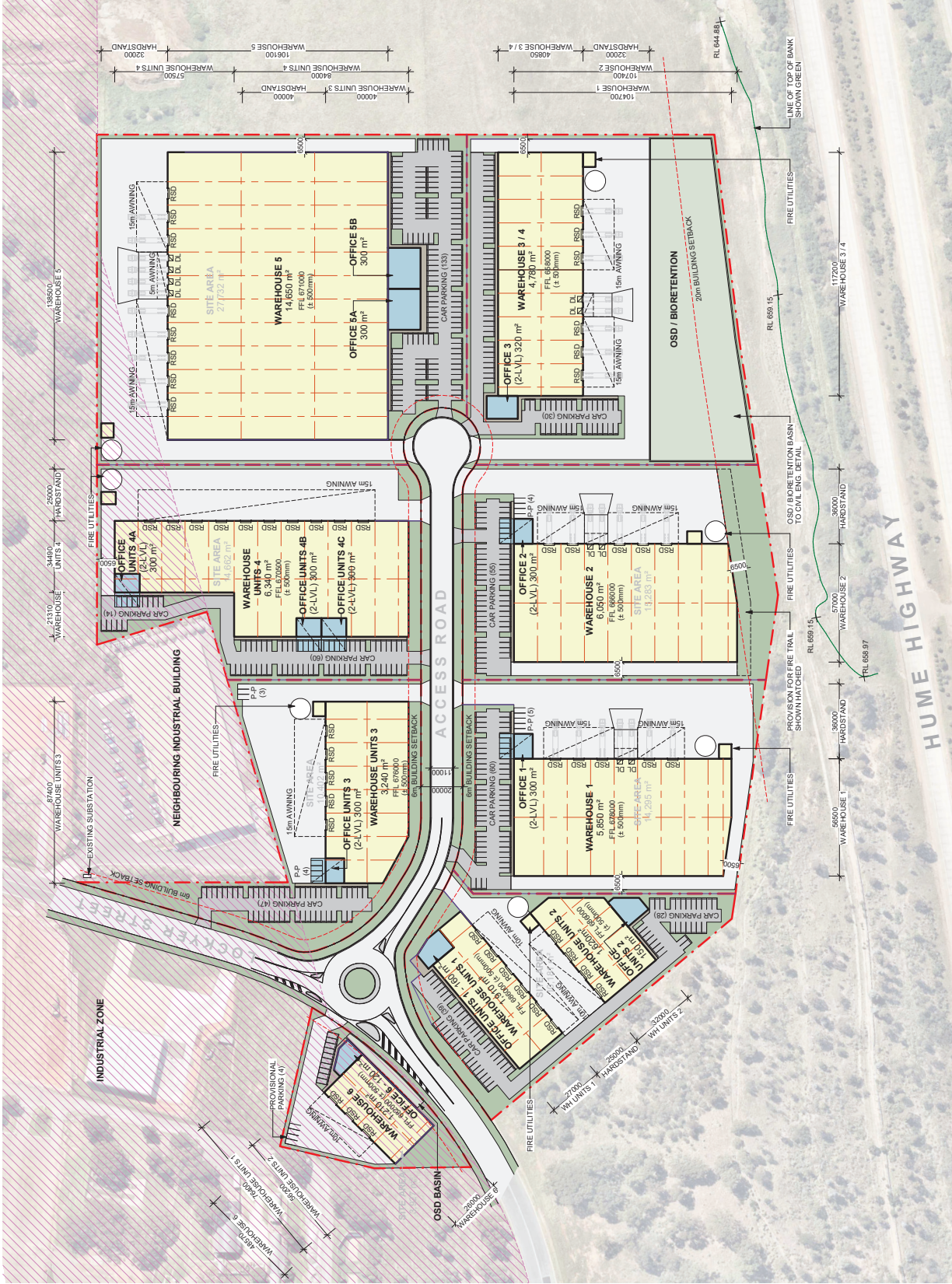
4. CONCLUSION

This flood impact assessment, with reference to the Goulburn Floodplain Risk Management Study and Plan, concludes that the industrial rezoning of the land planning proposal is not subject to flooding and does not lie within the flood planning area. The planning proposal will not have any impact on the existing flooding in the surrounding area.

This flood impact assessment has addressed and satisfied the objectives of the relevant Local Planning Directions for section 4.1-Flooding issued by the Minister for Planning under section 9.1(2) of the *Environmental Planning and Assessment Act 1979*.

APPENDIX A

ARCHITECTURAL PLANS BY REID CAMPBELL

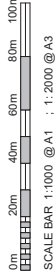


DEVELOPMENT TABLE

TOTAL SITE AREA	123,586 m²
ACCESS ROAD CORRIDOR	6,588 m²
OSD BASIN	6,200 m²
NET DEVELOPABLE AREA	110,778 m²
BUILDING AREAS (GFA)	
WAREHOUSE UNITS 1	1,910 m²
WAREHOUSE UNITS 2	1,620 m²
WAREHOUSE UNITS 3	1,500 m²
WAREHOUSE UNITS 4	3,240 m²
WAREHOUSE UNITS 5	900 m²
WAREHOUSE UNITS 6	300 m²
OFFICE UNITS 1	300 m²
OFFICE UNITS 2	300 m²
OFFICE UNITS 3	300 m²
OFFICE UNITS 4	300 m²
OFFICE UNITS 5	300 m²
OFFICE UNITS 6	300 m²
WAREHOUSE 1	5,850 m²
WAREHOUSE 2	6,050 m²
WAREHOUSE 3	4,780 m²
WAREHOUSE 4	6,340 m²
WAREHOUSE 5	14,850 m²
WAREHOUSE 6	5,850 m²
OFFICE 1	300 m²
OFFICE 2	300 m²
OFFICE 3	300 m²
OFFICE 4	300 m²
OFFICE 5	300 m²
OFFICE 6	300 m²
TOTAL BUILDING AREAS	48,800 m²
LAND USE PERCENTAGE	44%
TOTAL PARKING PROV. (PROVISION PARKING INCL.)	536
TOTAL CAR PARKING REQ. (WAREHOUSE @ 1:100 OFFICE @ 1:40)	536

LEGEND

WAREHOUSE	
OFFICE	
LANDSCAPE	
LIGHT DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
PEDESTRIAN PATHWAY	
OSD BASIN	
SITE BOUNDARY	
RETAINING WALL	



CONCEPT SKETCH
1210001_ ASK-02
DATE: 12/10/2023
BY: F

PROJECT	PROPOSED INDUSTRIAL LOT
CLIENT	20-24 LOCKER ST GOULBURN
PROJECT MANAGER	NOVO ADVISORY
CLIENT	FAL GROUP

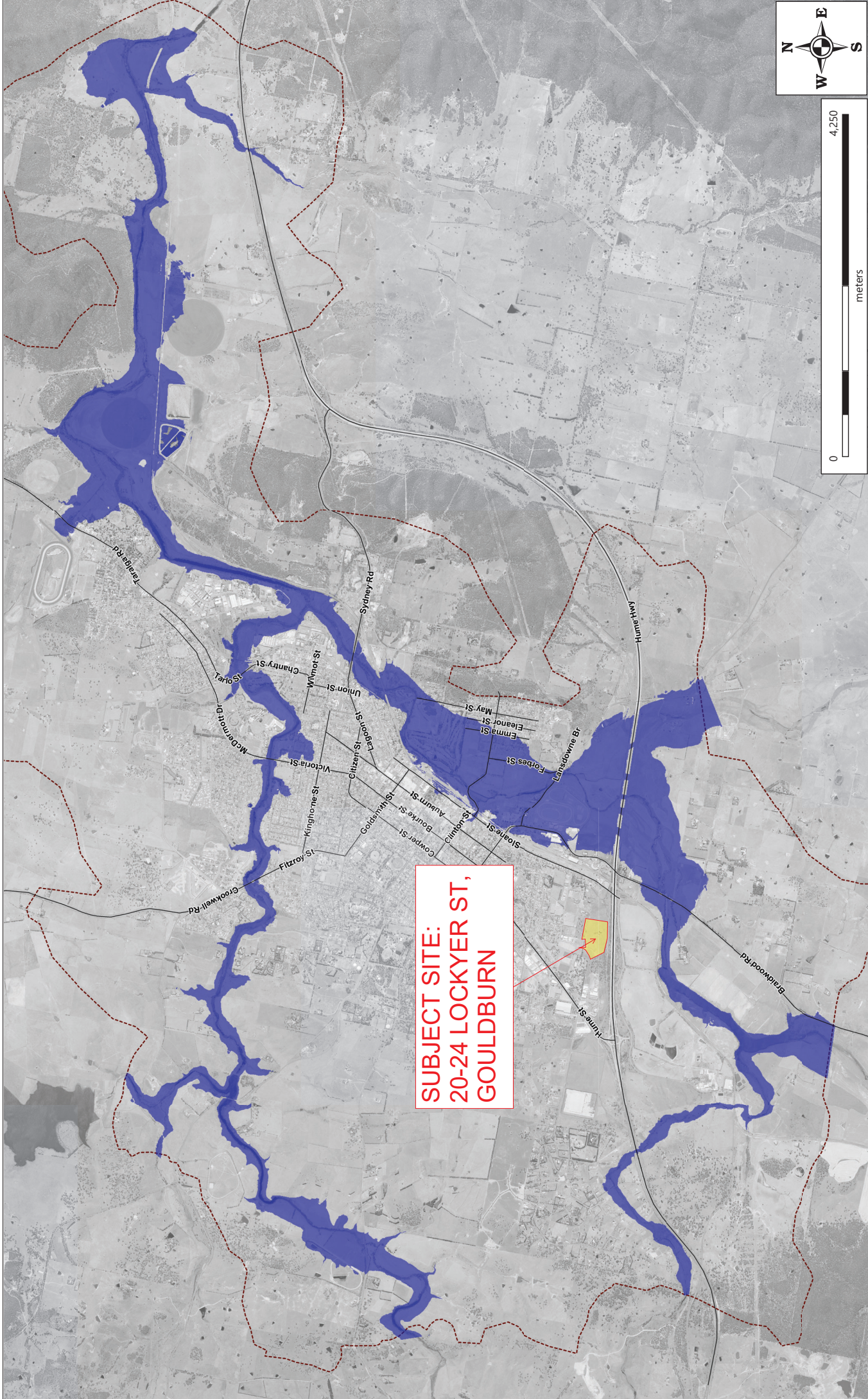
PROJECT MANAGER	NOVO ADVISORY
CLIENT	FAL GROUP

CONCEPT DEVELOPMENT

REID CAMPBELL	Architects, Interiors, Project Management
100-102 Goulburn Street, Sydney NSW 2000 Australia	Ph: 61 2 9554 5511 Fax: 61 2 9554 5560 Web: www.reidcampbell.com
100-102 Goulburn Street, Sydney NSW 2000 Australia	Ph: 61 2 9554 5511 Fax: 61 2 9554 5560 Web: www.reidcampbell.com


APPENDIX B

SITE LOCALITY ON THE 'GRC HYDRO GOULBURN MULWAREE FLOOD PLANNING AREA MAP'



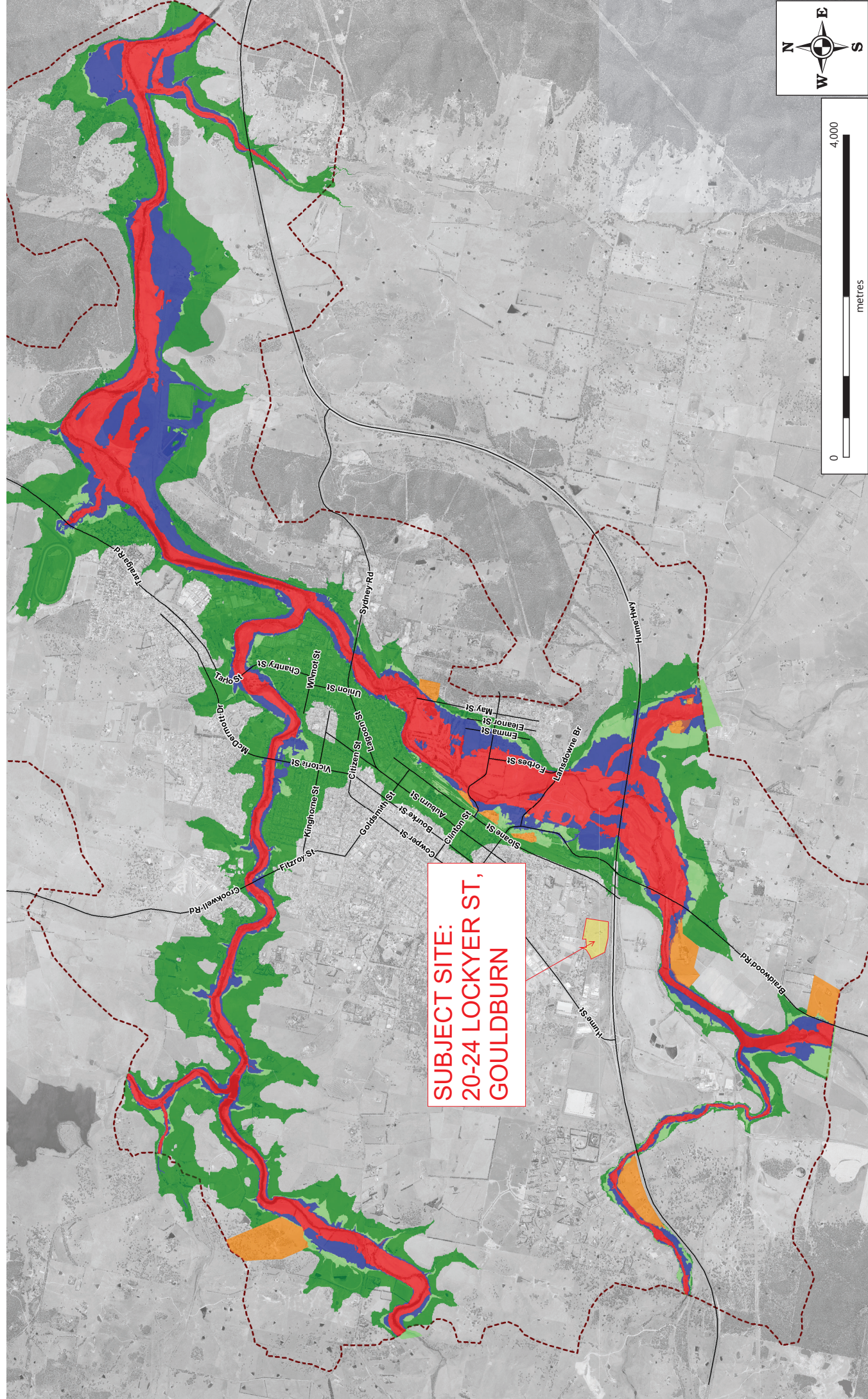
**SUBJECT SITE:
20-24 LOCKYER ST,
GOULDBURN**



	TITLE : Flood Planning Area		
	PROJECT: Goulburn Mulwaree FRMS&P		
	PROJECT No. 180068		
	DATE: March 2020	SCALE: 1:42,500	FIGURE NUMBER: 08

APPENDIX C

SITE LOCALITY ON THE 'GRC HYDRO GOULBURN MULWAREE FLOOD PLANNING CONSTRAINT CATEGORY MAP'



**SUBJECT SITE:
20-24 LOCKYER ST,
GOULDBURN**



TITLE : Flood Planning Constraint Category		
PROJECT:Goulburn Mulwaree FRMS&P		
PROJECT No. 180068		
DATE: March 2020	SCALE: 1:42,500	FIGURE NUMBER:H1

- Flood Planning Constraint Category 1
- Flood Planning Constraint Category 2a,b,c,e
- Flood Planning Constraint Category 2d
- Flood Planning Constraint Category 3
- Flood Planning Constraint Category 4
- Hydraulic Model Extent