



Mr Warwick Bennett  
General Manager  
Goulburn Mulwaree Council

By Email: [council@goulburn.nsw.gov.au](mailto:council@goulburn.nsw.gov.au)

Dear Warwick

I refer to Council's request for the Department to reconsider its exclusion of the northern section of the Sooley Precinct, specifically the proposed development of land at 515 Crookwell Road, Kingsdale from its endorsement of the Urban Fringe and Housing Strategy (UFHS).

The Department's conditional endorsement of the Strategy excluded proposed large lot residential development in the Sooley as well as Marulan East Precincts due to concern there had been insufficient justification, particularly of impacts on high environmental value (HEV) land, to justify the suitability of these areas for residential development.

The Department has reviewed the studies provided by Council on 21 July 2021 for the Crookwell Road site and has consulted directly with relevant agencies. The Department is satisfied the site does not contain HEV land including threatened species or endangered ecological communities. DPI Agriculture and WaterNSW have, however, raised a number of issues with the proposed development of the site, including protection of Biophysical Strategic Agricultural Land and managing land use conflict, that may reduce lot yield for the site once detailed site-specific investigations have been undertaken. I have attached copies of these agency comments for your information.

It is acknowledged that land adjoining the existing Goulburn urban area to the north in the Sooley and Middle Arm Precincts is endorsed as having strategic merit through the Strategy for significant urban development over the next 15 years and beyond.

I have therefore agreed to endorse the 515 Crookwell Road, Kingsdale site in the UFHS for investigation for large lot residential development. The site-specific issues raised by DPI Agriculture and WaterNSW and other relevant matters are to be addressed via the preparation of any planning proposal.

If you would like to discuss this matter further, please contact me on 4247 1810.

Yours sincerely

31 August 2021

**Sarah Lees**  
**Director, Southern Region**  
**Local and Regional Planning**

Encl: DPI Agriculture letter  
Emails from DPIE Biodiversity and Conservation Division and WaterNSW