

Contact: Strategic Policy
Reference: JGM:CG

28 June 2011

Department of Planning & Infrastructure
PO Box 5475
WOLLONGONG NSW 2520
Attention: Mr Brett Whitworth

Dear Mr Whitworth

Subject: Goulburn Mulwaree Land Use Tables Planning Proposal, Goulburn Mulwaree Local Environmental Plan 2009, Amendment No. 3

At the 21 June 2011 Council Meeting, Council resolved to request a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in respect of the Planning Proposal to amend Goulburn Mulwaree Local Environmental Plan 2009 (Amendment No. 3) to:

1. Land Use Tables:
Preserve the original intent of the Goulburn Mulwaree Local Environmental Plan 2009, Amendment No. 1 as a result of:
 - Changes brought about by the standard instrument Amendment Order 2011, dated 25 February 2011 and
 - Several discrepancies identified in the administration of the current LEP and the amending order.
2. Miscellaneous:
 - To refocus the Chantry / Maud Streets, Goulburn light industrial zones to residential development (700m² lots) along the Chantry Street frontage to reflect the Chantry Street residential character and to single dwellings and light industrial development (1500m² lots) to reflect the mixed character of the remainder of the zone.
 - To include the standard instrument clause 5.9(9) and 5.13 in the current LEP.

It is recommended that the Planning Proposal be publicly available for a period of 14 days and that the requirement to notify all adjoining land owners in respect of the Land Use Tables (Section 4.5 of A Guide to preparing LEPs) be waived in the circumstances that it would be impractical and costly to notify all ratepayers. Requirements to notify all adjoining land owners in respect to Chantry / Maud Streets will be met.

The Planning Proposal has been sent under separate cover by:

- Mail (hardcopy and CD); and
- Email

Should you have any queries in regard to this matter, please contact John Massey, Manager of Strategic Planning, by telephone (02) 4823 4535 or email john.massey@goulburn.nsw.gov.au

Yours faithfully



Chris Stewart
Director Planning & Community Services

Encl.

- Land Use Tables Planning Proposal.
- Extended R1 General Residential zone map.
- Extended lot size map
- Minutes 21 June 2011 – Item No. 2
- Standard Instrument Amendment Table
- Land Use Matrix