

Gateway Determination

Planning proposal (Department Ref: PP_2019_GOULB_004_00): to rezone land at Mistful Park, Goulburn from B1 Neighbourhood Centre and part R5 Large lot Residential to R3 Medium Density Residential, B2 Local Centre and RE1 Public Recreation; introduce the R3 Medium Density Residential zone into the LEP; add 'tourist and visitor accommodation', 'camping grounds' and 'caravan parks' as an additional permitted use on Lot 6 DP1220973; rezone land at George Street, Marulan from B2 Local Centre to B6 Enterprise Corridor and R1 General Residential; amend development controls; and amend the floor space restrictions for neighbourhood shops.

I, the Director Regions, Southern at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Goulburn Mulwaree Council Local Environmental Plan (LEP) 2009 as described above should proceed subject to the following conditions:

1. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
2. No consultation is required with public authorities under section 3.34(2)(d) of the Act.
3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
4. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.

5. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 19th day of June 2019.



Ben Eveleigh
Director Regions, Southern
Planning Services
Department of Planning and
Environment

Delegate of the Minister for Planning
and Public Spaces