



Revised Gateway Determination

Office of the Deputy Director General

Mr John Massey
Manager Strategic Policy
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN NSW 2580

11/10407

Dear Mr Massey

I refer to your letter and Revised Goulburn Mulwaree Rural Lands Planning Proposal, dated 19 May 2011, to:

- amend the planning controls relating to rural lands across the Goulburn Mulwaree LGA; and
- introduce additional model local clauses which intend to achieve planned increased residential density in certain zones across the LGA and to encourage housing diversity without adversely impacting on residential amenity.

I note that Council has made a number of modifications to the planning proposal in response to agency and community consultation undertaken from 20 October 2010 to 21 January 2011, namely:

- Deletion of part of the 20ha rural lot size area for the Tirranna Lane locality.
- Deletion of the 20ha rural lot size area fronting Windellama Road, South Goulburn.
- Part of Craigs Hill Goulburn area being excluded from the 20ha rural lot size area and being included in the E3 Environmental Management Zone.
- Part of the Howick Street, Bungonia minimum rural lot size area being changed from 10ha to 20ha and included in the E3 Environmental Management Zone.
- Additional standards and maps being included in Goulburn Mulwaree Development Control Plan 2009.
- Proposed village area at Towrang being treated as a deferred matter.
- Extension of the 2,000m² lot size area in West Goulburn.
- Extension of the Goulburn Urban Release area into West Goulburn.
- Additional land uses included with consent in E3 Environmental Management Zone.

As delegate of the Minister for Planning and Infrastructure, I am pleased to advise that I agree to the proposed modifications and I have revised my determination dated 23 September 2010 for PP_2009_GOUL_001_00 (see attached).

I have revised the timeframe required to complete the LEP to 6 months from the week following the date of the revised determination to enable Council to undertake additional consultation on the proposed modifications. However, I strongly urge Council to finalise the planning proposal as quickly as possible.

I note that the statement of intended outcomes provided at section 1.2 of the revised planning proposal does not accurately reflect Council's proposed modifications. Council should ensure that the statement of outcomes is updated prior to re-exhibition.

With regard to Council's request that the rural lot averaging provisions in the R2 Rural Landscape Zone be reinstated in the planning proposal, the Department's position is that lot averaging is not supported in the RU1 Primary Production or RU2 Rural Landscape Zones because of inconsistency with the Rural Lands SEPP as it would create unplanned rural settlement.

I also note that Council has resolved to consider a number of additional matters arising from public submissions as part of a separate planning proposal or as part of the general 2014 review of *Goulburn Mulwaree Local Environmental Plan 2009*. I look forward to receiving the future planning proposals, however, the specific matters will need careful consideration at the time.

If you have any questions in relation to this matter, please contact Mr George Curtis, of the Department of Planning and Infrastructure's Southern Region on (02) 4224 9465

Yours sincerely



29/7/11

Tom Gellibrand
Deputy Director General
Plan Making and Urban Renewal



Revised Gateway Determination

Revised Planning Proposal (Department ref: PP_2009_GOUL_001_00): to amend the planning controls relating to rural lands across the Goulburn Mulwaree LGA and to introduce additional model local clauses which intend to achieve planned residential density in certain zones across the LGA and to encourage housing diversity without adversely impacting on residential amenity.

I, the Deputy Director, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have now revised my determination dated 23 September 2010 for planning proposal (PP_2009_GOUL_001_00) to:

- a) Introduce a range of rural lot sizes;
- b) Extend the current 2 hectare minimum lot size on the western edge of Goulburn City;
- c) Introduce a 1 hectare minimum lot size adjacent to the former Towrang railway station;
- d) Introduce an averaging lot size local clause which applies to areas zoned E3 Environmental Management;
- e) Identify additional environmentally sensitive areas including biodiversity links;
- f) Correct minor zoning map drafting errors;
- g) Amend the zoning and minimum lot size provisions for lands added to the LGA through an adjustment to the Local Government Boundary;
- h) Introduce additional zoning changes including new:
 - E3- Environmental Management areas east of Goulburn and Marulan, Tallong, Bungonia and Tarago.
 - RU2- Rural Landscape areas.
 - RU6- Transition areas; and
 - R5- Large Lot Residential area adjacent to the western peri-urban edge of Goulburn City.
- i) Introduce additional model local clauses which intend:
 - To achieve planned residential density in certain zones; and
 - To encourage housing diversity without adversely impacting on residential amenity;and
- j) Rectify an oversight of no minimum lot size over part lot 14 DP 1102589 at Ducks Lane, Goulburn.

as follows:

- a) The revised planning proposal, dated 19 May 2011, may proceed;
- b) The revised planning proposal is not required to be resubmitted for purposes of section 56(2);
- c) the revised planning proposal must be made publicly available for a further 14 days. The relevant planning 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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.

- d) Council must consult with the Office of Environment and Heritage, and the Sydney Catchment Authority with regard to the proposed additional permissible landuses in the E3 Environmental Management Zone.
- e) A public hearing is not required to be held into the matter by any person or body; and
- f) The timeframe for completing the LEP is to be 6 months from the date of this determination.

Dated 29th day of July 2011



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and Infrastructure