



Planning & Environment

Ms Emma-Jayne Leckie
Manager Strategic Planning
Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

16/01652

Dear Ms Leckie

I refer to Council's letter dated 4 December 2015 advising of its 17 November 2015 resolution to request the Minister for Planning to determine that the planning proposal for the Medway and Kingsdale localities (PP_2012_GOULB_002_00) not proceed.

I would like to advise that as delegate of the Minister for Planning, I have determined under section 56(2)(a) of the *Environmental Planning and Assessment Act 1979* that, in accordance with the enclosed altered Gateway determination, an amendment to the *Goulburn Mulwaree Local Environmental Plan 2009* to provide additional small rural lot and rural 'lifestyle' opportunities in the Medway Road, Marulan and Kingsdale localities should not proceed.

I understand that strong concerns have been raised by the Office of Environment and Heritage and NSW Trade and Investment (Resources and Energy Division) in relation to potential impacts of the proposal on native vegetation and threatened species located on the Medway site and the potential for future land use conflict between residential and Boral's private railway line adjoining the Medway site.

I am advised that despite the proponent's and Council's efforts to address agency concerns, Council has formed the view that the dwelling yield that may be achieved through the proposed 10 hectare minimum lot size for the Medway site is not appropriate given the constraints of remnant vegetation, topography and noise issues associated with proximity to railway lines.

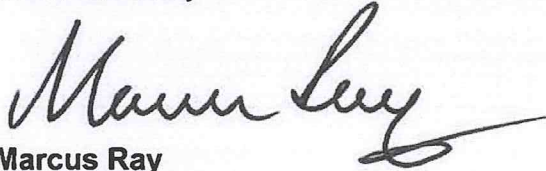
The Department understands and is supportive of the reasons for Council's decision not to continue with the planning proposal. I understand that alternative opportunities exist to provide for future growth in the Marulan area, notably on land located to the north of the town, consistent with the endorsed strategic planning for the area.

In relation to the Kingsdale component of the planning proposal, I am informed that Council intends to consider this matter through a new Council wide settlement strategy and that, subject to the outcomes of this work, Council may prepare a fresh planning proposal.

The Department looks forward to working with Council to prepare a new City-wide settlement strategy and to progress subsequent planning proposals arising from this strategic work.

If you would like any further assistance in relation to this matter, please contact George Curtis, Senior Planner, at the Department's Southern Region on telephone 4224 9465.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary
Planning Services

15/02/2016

Encl: Altered Gateway Determination



Planning & Environment

Altered Gateway Determination

Planning proposal (PP_2012_GOULB_002_00): to provide additional small rural lot and rural 'lifestyle' opportunities in the Medway Road, Marulan and Kingsdale localities.

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2)(a) of the *Environmental Planning and Assessment Act 1979* that an amendment to the *Goulburn Mulwaree Local Environmental Plan 2009* as described above should not proceed for the following reasons:

1. Goulburn Mulwaree Council has requested the Minister to determine that the matter not proceed.
2. There are significant constraints affecting the planning proposal, including remnant vegetation, topography and proximity to Boral's private railway line.
3. Council has resolved to defer consideration of the Kingsdale component of the Planning Proposal until it has the opportunity to prepare a City-wide settlement strategy. It is appropriate that this strategy also considers the need for further development at Marulan.
4. The Gateway determination was issued on 10 January 2013 and considerable time has elapsed without finalisation of the Planning Proposal.

Dated 15th day of February 2016

Marcus Ray
Deputy Secretary
Planning Services
Delegate of the Minister for Planning