



Mr Warwick Bennett
General Manager
Goulburn Mulwaree Council
Locked Bag 22
Goulburn NSW 2580

16/10803

Dear Mr Bennett

I refer to Council's letters dated 10 August and 30 June 2016 (your ref: REZ/0002/1415) advising of its resolution not to proceed with the Planning Proposal - Minimum Lot Size Reduction on Rural Land at Mountain Ash Road and Rosemount Road, Brisbane Grove and Gundry (PP_2015_GOULB_001_00) and requesting to withdraw the planning proposal.

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 reduce the minimum lot size for land at Mountain Ash Road and Rosemount Road in Brisbane Grove and Gundry should not proceed.

I understand the reasons for Council's decision not to proceed with the planning proposal. I am informed that Council intends to consider this matter through the preparation of an Urban and Fringe Housing Strategy to be completed in 2017 and that, subject to the outcomes of this work, Council may prepare a fresh planning proposal for the site.

The Department would be pleased to work with Council on the preparation of its Urban and Fringe Housing Strategy.

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 (02) 4224 9465.

Yours sincerely


Dr Oliver Holm
Acting Deputy Secretary
Planning Services

Altered Gateway Determination

Planning proposal (PP_2015_GOULB_001_00): to amend the Goulburn-Mulwaree Local Environmental Plan 2009 to reduce the minimum lot size for approximately 277 hectares of land at Mountain Ash Road and Rosemount Road in Brisbane Grove and Gundry.

I, the Acting 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 is no evidence to indicate there is a significant demand for, or lack of supply of, rural residential allotments in the Goulburn-Mulwaree local government area at the present time.
3. Council has resolved to prepare an Urban and Fringe Housing Strategy for the Goulburn-Mulwaree LGA which will consider the subject site, among others, for rural residential development.

Dated 16th day of September 2016



Dr Oliver Hølm
Acting Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning