



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

15/08507

Dear Mr Bennett

Planning Proposal to amend *Goulburn Mulwaree Local Environmental Plan 2009*

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to reduce the minimum lot size for approximately 277 hectares of land at Mountain Ash Road and Rosemount Road in Brisbane Grove and Gundry.

As delegate of the Minister for Planning, I have determined that the planning proposal should be resubmitted by Council subject to the conditions outlined in the attached Gateway determination.

It is noted that the Rural Lands Planning process undertaken in 2010/11 has provided approximately 21,000 hectares of land for rural residential lots in locations adjoining Goulburn City, Marulan and other well serviced towns and villages. It is acknowledged that the subject land was not considered for this use at the time due to the proposed development of a Distribution Hub. However, Council has not demonstrated a need for the additional rural residential supply in the local government area beyond that currently provided for.

It is acknowledged that the site may be capable of future rural residential development following additional investigation into the current supply of 2 - 20 hectare properties available for development in proximity to Goulburn City and the consideration of the need for the proposal following a review of Council's strategic planning framework.

To progress the planning proposal, Council is to provide evidence that there is sufficient demand for further rural lifestyle development in Goulburn considering the current supply and take up of rural residential land across the local government area. In doing so, Council should consider the suitability of a two hectare minimum lot size for rural residential development within the RU1 Primary Production Zone, its preferred location for future rural residential growth and the impact the proposal may have on the use of the land for employment generating purposes and agricultural production.

The Department is available to work with Council to progress this matter prior to it being resubmitted.

Should you have any queries with regard to this matter, please contact Mr George Curtis of the Department's Southern Region team on (02) 4224 9467.

Yours sincerely

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

Marcus Ray
Deputy Secretary
Planning Services
03/07/2015
Encl. Gateway determination



Gateway Determination

Planning proposal (Department Ref: 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 Gundary.

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) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to 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 Gundary should be resubmitted.

Council has not provided sufficient strategic justification for the proposed amendment and additional supply of rural residential 'lifestyle' development in this location. In this regard, Council should resubmit the planning proposal subject to the following conditions:

1. Council should review its rural lands strategic planning framework having regard to the current supply and the take up of 2 to 20 hectare rural lifestyle land in and around Goulburn city and across the local government area.
2. Following the completion of this review, Council should consider the need for the subject land to be developed for the intended purpose and consider the suitability of a two hectare minimum lot size for rural residential development within the RU1 Primary Production Zone more generally. The planning proposal is to be updated to justify the intensification of rural residential development in this area.

Dated 3rd day of July 2015.

Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Minister for Planning