



Mr Warwick Bennett
General Manager
Goulburn Mulwaree Council
Email: Council@Goulburn.nsw.gov.au

Attention: Bennett Kennedy, Senior Strategic Planner

Dear Mr Bennett

Planning proposal PP_2019_GOULB_006_00 to amend Goulburn Mulwaree Local Environmental Plan 2009

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) received on 18 November 2019 in respect of the planning proposal to rezone Lot 10 DP 1247119 Lansdowne Street Goulburn from B6 Enterprise Corridor Zone to R5 Large Lot Residential Zone.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 1.1 Business and Industrial Zones is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr George Curtis to assist you. Mr Curtis can be contacted on 4247 1824.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Sarah Lees', with a stylized, flowing script.

16 December 2019

Sarah Lees
Director, Southern Region
Local and Regional Planning

Encl: Gateway determination
Authorised plan-making reporting template