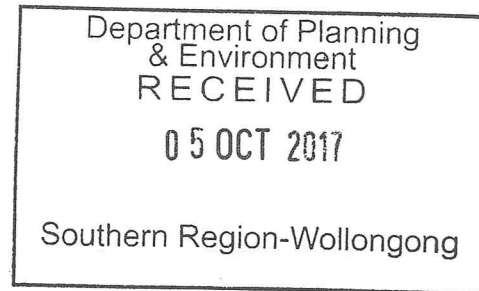


Contact: Bennett Kennedy
Our Reference: REZ/0001/1516

3 October 2017

Director Regions Southern
Planning Services
NSW Department of Planning & Environment
PO Box 5475
WOLLONGONG NSW 2500



Dear Ms Abbas

Subject: Planning Proposal
Location: 1 Racecourse Drive, Goulburn (Lot 1 DP 1171661)
Proposal: Rezone part of the site from the current zone RE2 Private Recreation to R5 Large Lot residential and revise the Minimum Lot Size from currently Nil to 'V' (2000 sqm) under the Goulburn Mulwaree Local Environmental Plan 2009.

Council initiated the subject planning proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009* as described above.

At its meeting on 15 December 2015 Council resolved that:

1. *The report by the Manager Strategic Planning on 'Planning Proposal – Extension of R5 zone and 2000m² minimum lot size to include 1 Racecourse Drive Goulburn' be received.*
2. *That the Planning Proposal for Lot 1 Dp 171661 (1 Racecourse Drive, Goulburn) at Separate Enclosure Part B be revised to ensure consistency with Departmental guidelines and then submitted to the Minister of NSW Planning and Environment for a Gateway Determination in accordance with Section 65 of the Environmental Planning and Assessment Act 1979.*
3. *The Department of Planning and Environment be advised that Council wishes to be issued with an authorisation to use delegation for the Planning Proposal.*
4. *In the event NSW Planning & Environment issues a Gateway Determination to proceed with the Planning Proposal, consultation be undertaken with the community and government agencies in accordance with Section 57 of the Environmental Planning and Assessment Act 1979 and any directions of the Gateway Determination.*

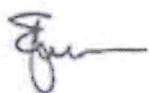
Council therefore submits the attached planning proposal to amend the *Goulburn Mulwaree Local Environmental Plan 2009* for a Gateway determination in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979* for your consideration.

In accordance with Section 117(2) of the *Environmental Planning and Assessment Act 1979*, Direction 5.2, Council has consulted with Water NSW and a copy of their advice, dated 20 September 2017, is enclosed.

Council will be seeking delegation in relation to this matter. A 28 day exhibition period is appropriate given the nature of the proposal. It is estimated that the LEP amendment could be finalised within approximately 12 months (commencing the week following the date of a gateway determination).

Should you have any queries regarding this matter, please contact Bennett Kennedy, Senior Strategic Planner, on (02) 4823 4424 or at bennett.kennedy@goulburn.nsw.gov.au

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Emma'.

Emma-Jayne Leckie
Business Manager Planning & Strategic Outcomes

Encl. Water NSW advice (#948607)
 Planning Proposal (#773509)