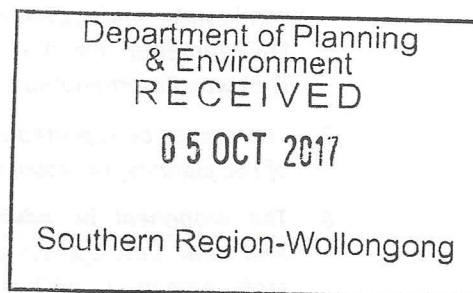


Contact: Bennett Kennedy
Our Reference: REZ/0001/1415

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: 37 Ross Street & 23 Brewer Street, Bradfordville (Lot 100 & 101 DP 1214244)
Proposal: Rezone part of the site currently zoned IN1 General Industrial to SP2 Infrastructure (Health); establish Height of Building (HOB – 12m); Floor Space Ratio (FSR – 0.7); Minimum Lot Size (LSZ – 1000 sqm) and include Seniors Housing as an additional permitted use under Schedule 1 of the Goulburn Mulwaree Local Environmental Plan 2009.

A planning proposal was initiated by the applicant, EMM Consulting Pty Ltd on behalf of Cullingrall Pty Ltd, to amend the *Goulburn Mulwaree Local Environmental Plan 2009* as described above.

At its meeting on 7 March 2017 Council resolved that:

1. The staff report on REZ/0001/1415 – Proposed rezoning for the Goulburn Health Hub at 37 Ross Street, Bradfordville be received.
2. The planning proposal included in Separate Enclosure Part B be amended according to the recommendation for pre-Gateway changes identified in this report and any required changes required by Water NSW.
3. The planning proposal be referred to Water NSW pursuant to Section 117 Direction 5.2 Sydney Drinking Water Catchments.
4. In accordance with Section 56 of the Environmental Planning and Assessment Act 1979 Council resolve to forward the amended Planning Proposal to amend the Goulburn Mulwaree Local Environmental Plan 2009 to alter the zone, minimum lot size, floor space ratio and height of building controls for land at 37 Ross Street and 23 Brewer Street, Goulburn (Lot 100 and 101, DP 1214244) to the NSW Minister for Planning and Environment for a Gateway Determination.
5. The Department of Planning and Environment be advised that Council wishes to be issued with an authorisation to use delegation for the Planning Proposal.
6. In the event NSW Planning & Environment issues a Gateway Determination to proceed with the Planning Proposal, the planning proposal be amended in



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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

Emma-Jayne Leckie
Business Manager Planning & Strategic Outcomes

Encl. Water NSW advice (#948145)
 Planning Proposal (#938357)