



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

Attention: Kate Wool

Dear Mr Bennett

Planning proposal PP_2020_GOULB_003_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) in respect of the planning proposal to amend Goulburn Mulwaree LEP 2009 to rezone two sites at Goulburn, two sites Marulan and one site at Currawang.

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.

Please note that condition 1 of the Gateway determination requires Council to amend the planning proposal prior to community consultation to address section 9.1 Direction 2.6 Remediation of Contaminated Land and to update the project timeline. Please provide a copy of the updated planning proposal prior to community consultation to enable the Department to load it onto the LEP Tracker. Council may still need to obtain the agreement of the Secretary to comply with the requirements of Direction 2.6 and Council should ensure this occurs prior to the plan being made.

Council is also required to consult with the NSW Rural Fire Service and WaterNSW in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection and 5.2 Sydney Drinking Water Catchments.

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 Ben Muller to assist you. Mr Muller can be contacted on 4247 1832.

Yours sincerely



2/09/2020

Graham Towers
Acting Director Southern Region
Local and Regional Planning
Planning Services

Encl: Gateway determination
Authorised plan-making reporting template