

Gateway Determination

Planning proposal (Department Ref: PP_2020_GOULB_003_00): to amend Goulburn Mulwaree LEP 2009 to rezone two sites at Goulburn, two sites at Marulan and one site at Currawang.

I, the Acting Director Southern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Goulburn Mulwaree Local Environmental Plan (LEP) 2009 to rezone 4 sites at Goulburn and Marulan from B6 Enterprise Corridor to R1 General Residential Zone (Sites 1 and 4), RU2 Rural Landscape Zone (Site 2), RU6 Transition Zone (Site 3) and to apply an E3 Environmental Management Zone to unzoned land at Currawang (Site 5) should proceed subject to the following conditions:


1. The planning proposal is to be amended prior to community consultation to address section 9.1 Direction 2.6 Remediation of Contaminated Land and to update the project timeline.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following agencies under section 3.34(2)(d) of the Act;
 - NSW Rural Fire Service
 - DPIE Biodiversity and Conservation
 - WaterNSW

These agencies are to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination being 2 September 2021.

Dated 2nd day of September 2020.



Graham Towers
Acting Director Southern Region
Planning Services Department of
Planning, Industry and Environment

Delegate of the Minister for Planning
and Public Spaces