

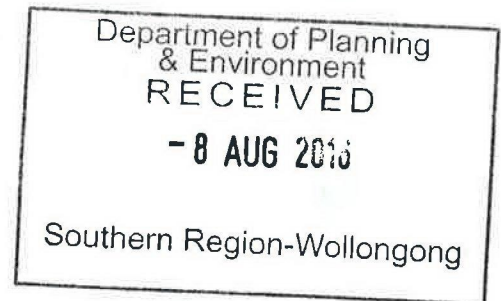
Contact: William Oxley
Our Reference: REZ/0003/1516



PWG002680

4 August 2016

Southern Region
NSW Department of Planning & Environment
PO Box 5475
WOLLONGONG NSW 2500



Dear Sir/Madam

Subject: Planning Proposal
Proposal: Minor Amendments and Corrections

Council has initiated a planning proposal to make a series of minor amendments and corrections to the *Goulburn Mulwaree Local Environmental Plan 2009*.

At its meeting on 19 July 2016 Council resolved (extract) that:

1. *The Planning Proposal - Minor Amendments and Corrections be submitted to the Minister of NSW Planning & Environment for a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act 1979.*

Key features of the planning proposal include the:

- prohibition of boarding houses, group homes, hostels, and seniors housing in the R5 Large Lot Residential zone;
- introduction of a Minimum Lot Size requirement for community title subdivisions in the R5 Large Lot Residential and RU6 Transition zones and a Minimum Lot Size requirement for strata title subdivisions in the R5 Large Lot Residential, RU6 Transition, E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living zones;
- prohibition of the use of the "Development near zone boundaries Clause" in the E4 Environmental Living zone;
- updating of property details under Schedule 5 Environmental heritage;
- rezoning Council owned land from R2 Low Density Residential to RE1 Public Recreation and rectifying a mapping anomaly in relation to the SP2 Infrastructure zone;
- introduction of local boundary adjustment and split zone clauses; and
- removal of acquired land from the Land Reservation Acquisition Maps.

In accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*, Council submits the enclosed planning proposal to make a series of minor amendments and corrections for a Gateway determination.

In accordance with Section 117(2) of the *Environmental Planning and Assessment Act 1979*, Direction 5.2, Council has commenced consultation with Water NSW and a copy of their advice, dated 4 August 2016, is enclosed.

Council will be seeking delegation in relation to this matter. A 14 day exhibition period is appropriate given the nature of the proposal. It is estimated that the LEP amendment could be finalised within approximately 5 months (commencing the week following the date of a gateway determination).

Should you have any queries regarding this matter, please contact William Oxley, Strategic Planning Officer, on (02) 4823 4424 or at william.oxley@goulburn.nsw.gov.au.

Yours sincerely



Emma-Jayne Leckie
Business Manager Planning & Strategic Outcomes

Encl. Water NSW advice (#830594)
 Planning Proposal (#806115)