



## Department of Planning, Housing and Infrastructure

Our ref: IRF24/1566

Mr Aaron Johansson  
Chief Executive Officer  
Goulburn Mulwaree Council  
184 Bourke Street  
Goulburn NSW 2580

Email: [council@goulburn.nsw.gov.au](mailto:council@goulburn.nsw.gov.au)

Attention: Kate Wooll, Business Manager Strategic Planning

Dear Mr Johansson

### **Planning proposal PP-2024-1461 to amend Goulburn Mulwaree Local Environmental Plan 2009**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to reclassify and rezone 36 Howard Boulevard Goulburn to R1 General Residential Zone.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

In relation to Direction 5.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes on the basis the land will be used for social housing, and it is intended that the site will be swapped for land that will be used for public recreation in Goulburn. No further approval is required in relation to this Direction.

I have determined not to authorise Council to be the local plan-making authority because the proposal includes the reclassification of land from community to operational land and the reclassification will change the interests over the land.

The amending local environmental plan (LEP) is to be finalised on or before 22 July 2025. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Graham Judge to assist you. Mr Judge can be contacted on 6229 7906.

Yours sincerely



22/7/2024

**Chantelle Chow**  
**Acting Director Southern, Western and Macarthur Region**  
**Local Planning and Council Support**

Encl: Gateway determination