

Gateway Determination

Planning proposal (Department Ref: PP-2024-295): to rezone and amend minimum lot size at 'Allfarthing', 2 Brisbane Grove Road, Goulburn.

I, the Acting Executive Director, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, 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 2009 as described above should not proceed for the following reasons:

- The planning proposal is not consistent with the South East and Tablelands Regional Plan 2036 (Directions 16: "Increase resilience to natural hazards" and 28: "Manage rural lifestyles") and with the draft South East and Tablelands Regional Plan 2041 (Theme 2: "Enhancing sustainable and resilient environments" and Theme 4: "Planning for fit for purpose housing and services") and Section 9.1 Ministerial Directions 1.1 Implementation of Regional Plans and 4.1 Flooding. The inconsistencies have not been sufficiently justified.
- The planning proposal poses an unacceptable risk to future residents/occupants, as well as to emergency services workers, due to the risk associated with isolation of the site due to flooding of Braidwood Road for approximately 23 hours during the 1% AEP flood event and rarer. This isolation period is excessive and far exceeds the shelter in place period maximum in the draft State flood policy.
- The planning proposal has potential to significantly increase the need for government investment on emergency management services, flood mitigation and emergency response measures.

Dated 12th day of November 2024.



Daniel Thompson
Acting Executive Director
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces