

Our ref: PP-2024-372 / (545032)

Mr Aaron Johansson
Chief Executive Officer
Goulburn Mulwaree Council
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Goulburn NSW 2580
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Attention: Kate Wooll, Business Manager Strategic Planning

16 June 2025

Planning proposal (PP-2024-372) to amend Goulburn Mulwaree Local Environmental Plan 2009

Dear Mr Johansson

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) and additional information received on 22 May 2025 in respect of the planning proposal to rezone and amend the minimum lot size at 41 King Street, Tarago.

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.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act, Directions 5.1 Integrating Land Use and Transport, 6.1 Residential Zones, 9.1 Rural Zones and 9.2 Rural Lands, is justified in accordance with the terms of the Direction.

No further approval is required in relation to the Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act Direction 4.3 Planning for Bushfire Protection. Council should ensure this occurs prior to the local environmental plan being made.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed LEP is to be finalised on or before **13 June 2026**.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to mapinstrument.drafting@dpie.nsw.gov.au. The relevant Department of Planning, Housing and Infrastructure team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

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 Oliver Cope to assist you. Mr Cope can be contacted on 02 9383 2103.

Yours sincerely



Graham Towers
Manager, Southern, Western and Macarthur Region
Local Planning and Council Support

Encl: Gateway determination