



Gateway determination report – PP-2024-372

Planning Proposal to rezone and amend the minimum lot size at 41 King Street, Tarago (26 additional dwellings)

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Proponent’s request for rezoning proposal (Appendix 1)
Concept subdivision layout (Appendix 2)
Council report and resolution (Appendix 3)
Aboriginal Cultural Heritage Assessment Report (Appendix 4)

Stormwater Master Plan (Appendix 5)

Concept Layout (Building Envelopes and Indicative Effluent Dispersal Areas) (Appendix 6)

Land Capability Assessment (Appendix 7)

Stage 1 Biodiversity Assessment Method Report (Appendix 8)

Limited Detailed Site Investigation (Appendix 9)

Strategic Bushfire Study (Appendix 10)

Traffic Impact Assessment (Appendix 11)

Pre Gateway Advice – WaterNSW (Appendix 12)

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Goulburn Mulwaree Council
PPA	Goulburn Mulwaree Council
NAME	Planning Proposal to rezone and amend minimum lot size at 41 King Street, Tarago (26 additional dwellings)
NUMBER	PP-2024-372
LEP TO BE AMENDED	Goulburn Mulwaree LEP 2009
ADDRESS	41 King Street, Tarago
DESCRIPTION	Lot 3 DP 1118635
RECEIVED	22/05/2025
FILE NO.	IRF25/1169
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objectives of the planning proposal are to:

- enable the subdivision of land identified in the Tarago Village Housing Strategy for residential development.

The objectives of the planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Goulburn Mulwaree LEP 2009 per the changes below:

Table 3 Current and proposed controls

Control	Current	Proposed
Zone	RU2 Rural Landscape	RU5 Village

Minimum lot size (MLS)	100 hectares (ha)	2500 square metres (m ²)
Number of dwellings	1	26

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The 10ha rural site comprises a single lot (Lot 3 DP 1118635) located at 41 King Street, Tarago, situated to the west of Tarago (refer Figure 1 below). Tarago is located approximately 35km from Goulburn.

As the Planning Proposal Report notes, the site is mostly cleared grazing land, contains a dwelling (south-western corner of site), outbuildings and two dams, and is relatively unconstrained by contamination, heritage, biodiversity or by watercourses and flooding. The site is accessed via King Street and is located on the western periphery of the existing village area.

The site does not have access to reticulated water and sewer services, as these are not currently provided to Tarago Village by Goulburn Mulwaree Council (Council). The site is approximately 1km from the Mulwaree River, which is situated on the eastern periphery of the Tarago village area.

The site is currently zoned RU2 Rural Landscape under the Goulburn Mulwaree LEP 2009 (GMLEP 2009) and abuts the existing village area, with neighbouring land to the east currently zoned RU5 Village. The site is mapped as Terrestrial Biodiversity under the GMLEP 2009 and as Bushfire Prone Land – Vegetation Category 3 (medium bushfire risk). The site is situated within the Sydney Drinking Water Catchment.



Figure 1 Subject site (source: Planning Proposal Report)

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the zoning and minimum lot size maps, which are suitable for community consultation (refer Figure 3 of the Planning Proposal Report).

2 Need for the planning proposal

The planning proposal is a result of the Tarago Village Housing Strategy (TVHS) which was adopted by Council in June 2022. The site is within Precinct 1C of the TVHS (refer Figure 2 below) and is identified within this strategy as an opportunity area suitable for expansion of the RU5 Village zone due to its lack of major environmental constraints and contiguous location with the existing Tarago village area.

The planning proposal is needed to facilitate the rezoning and lot size amendment of the site in order to enable expansion of the Tarago village. The planning proposal would enable Council to consider a subdivision of the site to provide 27 lots and 26 additional dwellings on the site. A concept subdivision layout has been prepared by the proponent as part of the planning proposal (refer Figure 3 below and Appendix 2).

Council resolved to proceed with the planning proposal at its meeting of 18 June 2024 (refer Appendix 3), and has also undertaken consultation with WaterNSW to ensure that the proposed lot size amendment meets water quality requirements (refer Appendix 12).

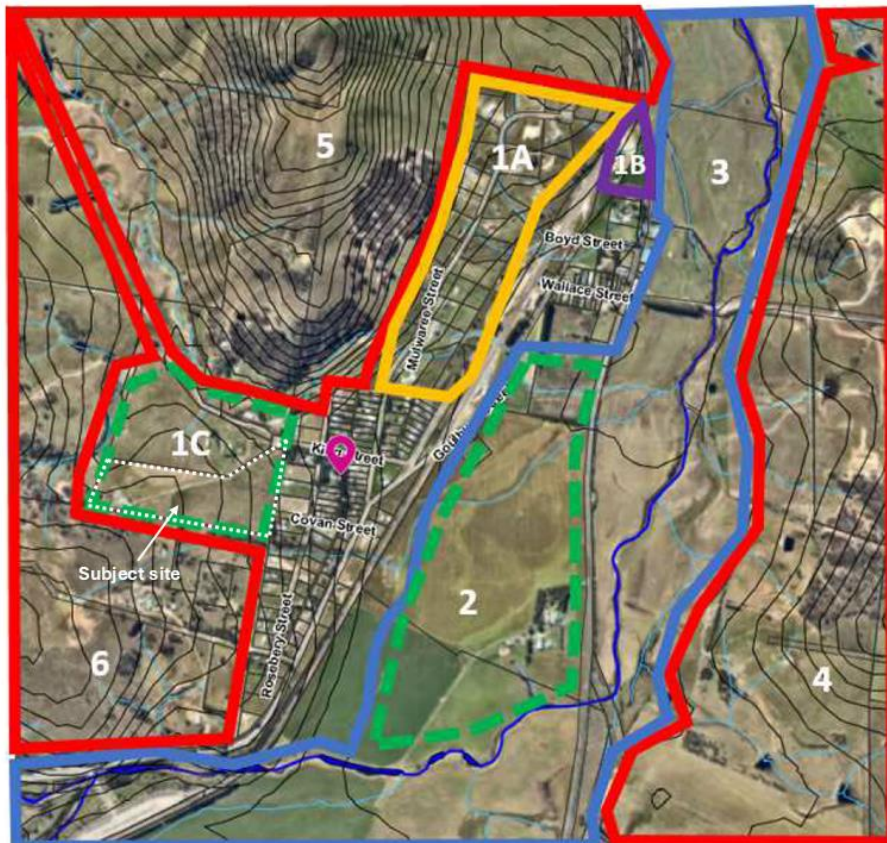


Figure 2 Site within Tarago Village Housing Strategy (source: Tarago Village Housing Strategy, section 9: Potential Investigation Areas – Urban Expansion)



Figure 3 Concept Subdivision Layout (source: Planning Proposal Report)

The planning proposal is the best means of achieving the objectives and intended outcomes to facilitate rezoning of the land.

3 Strategic assessment

3.1 Regional Plan

The following table provides an assessment of the planning proposal against relevant aspects of the South East and Tablelands Regional Plan 2036 and exhibited draft South East and Tablelands Regional Plan 2041.

Table 4 Regional Plan assessment

South East and Tablelands Regional Plan 2036 Objectives	Justification
<p>Goal 1: A Connected and prosperous economy</p> <p>Direction 8: Protect important agricultural land</p>	<p>The Planning Proposal Report identifies the site is currently used for grazing cattle. The site, and adjoining land, are not identified as important agricultural land (including Biophysical Strategic Agricultural Land) in a Land Capability Assessment (Appendix 7) prepared in support of the planning proposal, and therefore possess limited agricultural potential.</p>
<p>Goal 2: A diverse environment interconnected by biodiversity corridors</p> <p>Direction 14: Protect important environmental assets</p> <p>Direction 16: Protect the coast and</p>	<p>The planning proposal is supported by a Stage 1 Biodiversity Assessment Method (BAM) Report (Stage 1 BAM) (refer Appendix 8) which identifies that the site supports 0.84 ha of Biodiversity and Conservation Act 2016 (BC Act) native vegetation, 9.16 ha of potential habitat for the Little Whip Snake, and potential marginal foraging habitat for threatened</p>

increase resilience to natural hazards	<p>woodland birds.</p> <p>Noting the site's prior use for grazing and the degraded condition of vegetation present on the site, the Stage 1 BAM concludes that development of the site is likely to have very little impact on any threatened species, threatened ecological communities or their habitats. As noted in the Council Report, the Stage 1 BAM has been reviewed by Council's Environment and Biodiversity Officer with no concerns raised.</p> <p>The site is characterised as medium bushfire risk. The Strategic Bushfire Study (refer Appendix 10) submitted with the planning proposal found that the surrounding environment poses a relatively low to moderate bushfire threat, and the proposed rezoning and subdivision layout are consistent with the <i>Planning for Bushfire Protection 2019</i> standards, including in relation to land suitability, access, evacuation, utilities, and setbacks and asset protection zones.</p> <p>The planning proposal is supported by a Stormwater Master Plan (SWMP) (refer Appendix 5) which confirms that the site is not flood prone land and no watercourses are present on the site. As the site is located within the Sydney Drinking Water Catchment, proposed development is required to demonstrate a neutral or beneficial effect (NorBE) on water quality. The proponent plans to provide on-site water supply and effluent management (sewerage) systems, and does not propose to connect the site to nearby reticulated water and sewer services. The proposed lots will thus avoid impacts to the Mulwaree River and other nearby watercourses. The SWMP concludes that NorBE criteria can be achieved for the site via a stormwater buffer, vegetated swales and a bioretention basin.</p> <p>The proponent has additionally increased the size of the proposed MLS by 500m² in response to recommendations from WaterNSW, and an assessment of water quality to determine NorBE will be required to be undertaken as part of a future development application (DA), which will require WaterNSW concurrence.</p>
<p>Goal 3: Healthy and connected communities</p> <p>Direction 23: Protect the region's heritage</p>	<p>The planning proposal is supported by an Aboriginal Cultural Heritage and Archaeological Report (ACHAR) (refer Appendix 4), which has included consultation with the local Aboriginal community. The ACHAR identifies one heritage site within the site, which will require an Aboriginal heritage impact permit (AHIP) to allow any works to proceed. The ACHAR outlines recommendations to be implemented prior to development, including a AHIP compliance works report to be submitted to Heritage NSW and continued consultation with Registered Aboriginal Parties (RAPs).</p> <p>There are no non-Aboriginal heritage items present within the site.</p>
Goal 4: Environmentally sustainable	The site is identified for village expansion in the TVHS. The

housing choices

Direction 24 Deliver greater housing supply and choice.

Direction 25: Focus housing growth in locations that maximise infrastructure and services

Direction 28: Manage Rural Lifestyles

site adjoins the existing Tarago village area to the east, and with the exception of water and sewerage which will be provided on-site, has access to infrastructure and services. The Traffic Impact Assessment (TIA) (refer Appendix 11) submitted with the planning proposal concludes that the site can be serviced by road and that the surrounding network will have sufficient capacity to accommodate additional traffic generated by the proposed rezoning and future subdivision.

The planning proposal is supported by a Strategic Bushfire Study, SWMP, and Land Capability Assessment, all of which identify that the site is capable of accommodating a future large lot residential development safely and without generating adverse environmental impacts, subject to the recommendations outlined in these technical assessments.

Draft South East and Tablelands Regional Plan 2041 Objectives	Justification
<p>Theme 2: Enhancing sustainable and resilient environments</p> <p>Objective 5: Protect important environmental assets</p> <p>Objective 6: Enhance biodiversity, habitats and the connections between them.</p> <p>Objective 7: Build resilient places and communities</p>	<p>The planning proposal is consistent with the theme and objectives for the reasons provided above regarding the equivalent goal and directions in the current regional plan.</p>
<p>Theme 4: Planning for fit for purpose housing and services</p> <p>Objective 17: Plan for supply of housing in appropriate locations</p> <p>Objective 19: Improve the quality, resilience and sustainability of housing</p> <p>Objective 20: Manage rural living</p> <p>Objective 21: Provide efficient access to infrastructure and services</p>	<p>The planning proposal is consistent with the theme and objectives for the reasons provided above regarding the equivalent goal and directions in the current regional plan.</p>

3.2 Local Strategies

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 6 Local strategic planning assessment

Local Strategies	Justification
Goulburn Mulwaree Local Strategic Planning Statement (LSPS)	<p>The planning proposal is consistent with the relevant planning priorities identified in the Goulburn Mulwaree LSPS, including Planning Priority 4 – Housing, which specifies that residential development should be supported by relevant infrastructure and a broader range of housing types should be facilitated to meet the needs of a changing population.</p> <p>As per the reasons provided above in respect of Goals 2 and 3 of the Regional Plan, the planning proposal is consistent with Planning Priorities 9 (Heritage) and 10 (Natural Environments).</p>
Tarago Village Housing Strategy	<p>As noted above, the site is identified as part of Precinct 1C for village expansion in the TVHS. The site is considered suitable for large lot residential development (subject to further approvals and site-specific assessments) given its relative lack of constraints, including its elevation above the flood plain, lack of watercourses, road access, contiguity with the existing village area, and the degraded state of vegetation present on-site.</p>

3.3 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
Direction 1.1 Implementation of Regional Plans	Yes	Refer to section 3.1 of this report.
Direction 3.1 Approval and Referral Requirements	Yes	The planning proposal does not introduce concurrence, consultation or referral requirements.
Direction 4.1 Site Specific Provisions	Yes	The planning proposal does not introduce additional site specific provisions.
Direction 3.1 Conservation Zones	Yes	As discussed above at section 3.1, the planning proposal is supported by a Stage 1 BAM, which includes detailed surveys carried out between June and November 2023. The Stage 1 BAM concludes that the planning proposal is likely to have very little impact on any threatened species, threatened ecological communities or their habitats; and, whilst future development will trigger the Biodiversity Offsets Scheme and preparation of a Biodiversity Development Assessment Report (BDAR), it is likely that this BDAR will be very simple and result in little to no offset credit liability.
Direction 3.2 Heritage	Yes	As discussed above at section 3.1, the planning proposal is supported by an ACHAR, which identifies

Conservation		recommendations to be implemented prior to development. There are no non-Aboriginal heritage items present on the site.
Direction 3.3 Sydney Drinking Water Catchments	Yes	<p>As noted above, the site is situated within the Sydney Drinking Water Catchment and so the direction applies. The planning proposal is supported by a SWMP, which concludes that future development can achieve a NorBE on water quality, as required under the direction. The planning proposal is also supported by a Land Capability Assessment and a Concept Layout (Building Envelopes and Indicative Effluent Dispersal Areas) (refer Appendix 6), which outline recommendations and a layout to ensure a NorBE on water quality can be achieved.</p> <p>Council has consulted with WaterNSW regarding the planning proposal (refer Appendix 12) and the proponent has amended the proposed MLS from the originally proposed 2000m² to 2500m² to ensure this meets water quality requirements. Council also intends to consult with WaterNSW further as required under the direction.</p>
Direction 4.1 Flooding	Not applicable	As noted above, the site is not located on flood prone land. The site is not mapped as flood prone under the GMLEP 2009, and is not identified within an adopted Council flood study. The SWMP includes a flood assessment, which concludes that the site has no perceived flood risk due to its elevation relative to surrounding drainage paths, and that flows within the site can be conveyed by vegetated roadside swales and an on-site retarding basin (to be delivered at a DA stage). Given this, the direction is considered not to apply to the planning proposal.
Direction 4.3 Planning for Bushfire Protection	To be confirmed	As discussed above at section 3.1, the planning proposal is supported by a Strategic Bushfire Study which identifies that the proposed rezoning and subdivision layout are consistent with the <i>Planning for Bushfire Protection 2019</i> standards. Council intends to consult with NSW Rural Fire Service as required under the direction.
Direction 4.4 Remediation of Contaminated Land	Yes	The planning proposal is supported by a Limited Detailed Site Investigation (LDSI) (refer Appendix 9), which sampled ten locations at the site and found that chemicals of concern were below the adopted assessment criteria in all cases. The LDSI concludes that chemical concerns are not considered to present an unacceptable risk to human health and environmental receptors at the site, and the site is considered suitable for the proposed rezoning and future subdivision, with no remediation required to

		make the site suitable for its proposed future uses.
Direction 5.1 Integrating Land Use and Transport	No - justified	<p>The direction applies to all planning proposals that will create, alter or remove a zone relating to urban purposes, including land zoned for residential, business, industrial, village or tourist purposes. The site is situated approximately 700m from Tarago train station, with services running to Sydney and Canberra, and is also proximate to Train Link and school bus services. Access will be primarily via private vehicle. Given the size of the future development, it is not anticipated that the planning proposal will affect the efficient movement of freight.</p> <p>The Planning Proposal Report notes that road access upgrades and a new internal road network will be introduced as part of the future development of the site, however no public transport upgrades are expected to be provided given the site's setting and the anticipated low demand that would be generated by future residents. The site's access to active transport infrastructure is limited given its rural village setting, however Council's Pedestrian and Mobility Plan and Shared Pathway Strategy identifies a future footpath on King Street and a shared path on Covan Street, which would connect to the existing footpath on Goulburn Street which connects to Tarago train station. As the Planning Proposal Report notes, active transport infrastructure upgrades could be pursued at a DA stage or via a future planning agreement.</p> <p>The planning proposal's inconsistency with the direction is considered to be minor and justified given the site's setting and its identification in the TVHS for village expansion.</p>
Direction 6.1 Residential Zones	No - justified	<p>The direction applies to all planning proposals that will affect land within an existing or proposed residential zone. The planning proposal is potentially inconsistent with Direction 6.1(1)(c) as it will not reduce the consumption of land for housing and associated urban development on the urban fringe. This inconsistency is considered justified however, given the site's identification in the TVHS for village expansion.</p> <p>Further, the planning proposal will provide for additional choice to address existing and future housing needs, the concept subdivision layout provides for on-site water supply and sewerage, electricity supply is available to the site, and as noted above, supporting technical assessments have concluded that the planning proposal will have minimal impact on the environment.</p>
Direction 9.1 Rural Zones	No - justified	The direction applies given the proposed rezoning of

		<p>the site from RU2 Rural Landscape to RU5 Village. The Land Capability Assessment submitted with the planning proposal identifies that the site's soils are generally of low agricultural value, and that the proposed rezoning will have minimal impact on the agricultural productivity of the region.</p> <p>The site's viability for continued agricultural use is also constrained by its relatively small size (10.2 ha) and its location abutting village settlement to the immediate east. Noting these factors and the site's identification in the TVHS for village expansion, the inconsistency with the direction is considered to be justified.</p>
Direction 9.2 Rural Lands	No - justified	<p>The direction applies because the planning proposal affects land in an existing rural zone. The planning proposal is potentially inconsistent with Direction 9.2(1)(g) as it does not minimise the fragmentation of rural land. As above, this inconsistency is considered to be justified noting the site's identification in the TVHS for village expansion, its contiguity with the existing Tarago village area, the availability of services to support residential development, and the findings of the Land Capability Assessment. Further, adjoining land to the west and south is not identified for village expansion in the TVHS and so will remain RU2 Rural Landscape.</p>

3.4 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs as discussed in the table below.

Table 8 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
SEPP (Biodiversity and Conservation) 2021 – Part 4.1 Koala Habitat Protection	Part 4.1 of this SEPP applies to the site because the Goulburn Mulwaree area is listed in Schedule 2 of the SEPP as potential Koala habitat. There are no specific requirements for planning proposals but the impact on koala habitat must be considered by the consent authority during the assessment of development applications.	To be confirmed	The Stage 1 BAM submitted with the planning proposal does not discuss potential impacts on koala habitat. It is acknowledged that the site is mostly cleared and that only a small incidence of koala habitat (0.1% of eucalyptus mannifera in one survey plot) was found within the site during surveys, however the avoidance, minimisation or offsetting of impacts to koala habitat should still be confirmed. Consultation with NSW Department of Climate Change, Energy, Environment and Water (Biodiversity) forms part of the conditions to the Gateway determination.

SEPP (Biodiversity and Conservation) 2021 - Part 6.5 Sydney Drinking Water Catchment	Chapter 6.5 of this SEPP applies as the site is within the Sydney Drinking Water Catchment. The SEPP does not provide specific requirements for planning proposals but development consent for development applications cannot be granted by the consent authority unless there is a NorBE on water quality.	Yes	As discussed in sections 3.1 and 3.3 above, the SMWP concludes that the concept subdivision layout can achieve NorBE. Additionally, Council has consulted with WaterNSW on the planning proposal, who have not raised any objections, and Council has identified that further consultation with WaterNSW will occur.
SEPP (Primary Production) 2021	The SEPP provides aims and objectives for primary production and rural development. The SEPP does not provide any specific requirements for planning proposals but does provide matters for consideration for assessment of development applications.	Yes	The site adjoins the existing Tarago village area, has low agricultural value, and is identified in the TVHS for village expansion.
SEPP (Resilience and Hazards) 2021 – Chapter 4 Remediation of Land	The SEPP applies to the site because of its current and historical agricultural uses and so has the potential to be contaminated. The SEPP doesn't provide specific requirements for planning proposals, however, the SEPP provides matters for consideration for consent authorities for the assessment of development applications.	Yes	As discussed in section 3.3 above, the planning proposal is supported by a LDSI which concludes that the site is suitable for the proposed rezoning and future subdivision, and that no remediation is required to make the site suitable for its proposed future uses based on surveys undertaken.

4 Site-specific assessment

4.1 Environmental

The following table provides an assessment of the potential environmental impacts associated with the proposal.

Table 9 Environmental impact assessment

Environmental Impact	Assessment
Biodiversity	The planning proposal will avoid significant impacts on threatened species (ecological communities, flora, fauna, populations or habitats). Additional information regarding likely impacts of the planning proposal on biodiversity is provided in sections 3.1-3.3 of this report.
Water quality	The planning proposal is unlikely to have any impacts on the Sydney Drinking Water Catchment within which the site is located as no watercourses are present within the site and on-site water supply and sewerage are proposed. Additional information regarding impact of the planning proposal on water quality is provided in sections 3.1-3.3 of this report.

4.2 Social and economic

The planning proposal will not have any negative or social impacts. The site has been identified to have low agricultural use potential and there is a low likelihood of land use conflict given the site's identification in the TVHS for village expansion and its contiguity with the existing village area.

The planning proposal will have a positive social and economic impact by providing 26 additional dwellings and enabling further rural lifestyle opportunities in Tarago on a site with close access to a train station and the surrounding local and regional road network.

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 10 Infrastructure assessment

Infrastructure	Assessment
Water and sewerage	On-site water supply and sewer systems will be available to the site. Refer to above assessment at sections 1.4, 3.1, 3.3 and 4.1.
Electricity	Electricity infrastructure is available to the site as shown at Figure 19 of the Planning Proposal Report.
Telecommunications	The planning proposal does not identify if telecommunications infrastructure is available to the site. Clarification regarding this matter forms part of the conditions to the Gateway determination.
Transport and access	Road and access upgrades (including potential active transport upgrades) are proposed to be delivered as part of a future DA (refer section 3.3 above). The TIA has been reviewed and endorsed by Council's Operations Directorate who consider that delivery of the above upgrades at a DA stage is appropriate (refer Appendix 3).

5 Consultation

5.1 Community

The planning proposal is categorised as **standard** under the LEP Making Guideline (August 2023). Accordingly, a community consultation period of 20 working days is recommended and forms part of the conditions to the Gateway determination.

5.2 Agencies

Council has nominated the public agencies to be consulted about the planning proposal. It is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

- WaterNSW
- NSW Rural Fire Service
- NSW Department of Climate Change, Energy, Environment and Water (Biodiversity)

6 Timeframe

Council proposes a 11 month time frame to complete the LEP.

The LEP Making Guideline (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as standard.

The Department recommends an LEP completion date of 13 June 2026 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

It is recommended that if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a local plan-making authority.

As the site and planning proposal are local and of minor significance, the Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- the planning proposal is the result of a locally endorsed strategy, the Tarago Village Housing Strategy, within which it is identified for village expansion.
- the planning proposal would facilitate the delivery of 26 additional dwellings on the site through a future subdivision.
- the planning proposal is consistent with the South East and Tablelands Regional Plan 2036, draft Regional Plan 2041 and with Council's Local Strategic Planning Statement.
- the planning proposal is either consistent, justifiably inconsistent, or is capable of demonstrating consistency with the relevant section 9.1 Directions and SEPPs.

- the planning proposal will not lead to adverse environmental impacts, including in relation to biodiversity, contamination, flooding, and water quality, and future development will be subject to additional technical assessment.

Based on the assessment outlined in this report, the proposal must be updated before consultation to:

- confirm whether telecommunications infrastructure is available to service the site

9 Recommendation

It is recommended the delegate of the Secretary:

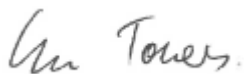
- Agree that any inconsistencies with section 9.1 Directions 5.1 Integrating Land Use and Transport, 6.1 Residential Zones, 9.1 Rural Zones and 9.2 Rural Lands are minor or justified.
- Note that the consistency with section 9.1 Direction 4.3 Planning for Bushfire Protection is unresolved and will require justification.

It is recommended the delegate of the Minister determine that the planning proposal should proceed subject to conditions.

The following conditions are recommended to be included on the Gateway determination:

1. The planning proposal is to be updated to:
 - confirm whether telecommunications infrastructure is available to service the site.
2. Prior to community consultation, consultation is required with the following public authorities:
 - NSW Rural Fire Service
3. Consultation is required with the following public authorities:
 - WaterNSW
 - NSW Department of Climate Change, Energy, Environment and Water (Biodiversity)
4. The planning proposal should be made available for community consultation for a minimum of 20 working days.

Given the nature of the planning proposal, it is recommended that the Gateway authorise Goulburn Mulwaree Council to be the local plan-making authority and that an LEP completion date of 13 June 2026 be included on the Gateway.



16/6/25

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