

Our ref: PP 2024 291 (GR 2025 2) (IRF25/519)

Mr Andrew Mills  
Chair  
Independent Planning Commission  
Suite 15.02, 135 King Street  
SYDNEY NSW 2000

Attention: Stephen Barry, Planning Director, IPC

10 March 2025

Subject: Request for Gateway determination review – referral to Independent Planning Commission

Dear Mr Mills

I am writing to advise that the Department of Planning, Housing and Infrastructure has received a Gateway determination review request for a planning proposal applying to 137 Brisbane Grove Road, Goulburn as described below.

DPHI Ref. No:	Gateway Review to PP-2024-291 (GR-2025-2)
LGA	Goulburn Mulwaree
LEP to be amended	Goulburn Mulwaree Local Environmental Plan 2009
Address	137 Brisbane Grove Road, Goulburn (Lots 2-5, DP 62157, Lot 2, DP 1180093, Lots 10-19, 39,43, 44, 45 and 54, DP 976708, Lot 29, DP 750015 and Lot 2, DP 1279715)
Proposal	The planning proposal seeks to rezone 137 Brisbane Grove Road, Goulburn from RU6 Transition and RU1 Primary Production zones to R5 Large Lot Residential and C2 Environmental Conservation zones and establish a 2 hectare minimum lot size control under the Goulburn Mulwaree LEP 2009 (GMLEP2009) to facilitate 21 dwellings. The planning proposal also seeks to apply clause 5.22 “Special Flood Consideration” under the GMLEP 2009 to limit development potential in flood prone areas, improve water quality outcomes and ensure consideration of safe occupation and efficient evacuation for future development applications.

The reason for the Gateway determination review request is that the Minister for Planning and Public Spaces’ delegate determined on 12 November 2024, that the planning proposal should not proceed. The proponent has requested a review of the Gateway determination.

The Department's Gateway review justification assessment and supporting attachments are enclosed for the information of the Commission.

The Commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, the Gateway determination should be amended.

The advice and recommendation should be sent via email to Ms Chantelle Chow, Acting Director, Southern, Western and Macarthur Region, Local Planning and Council Support at the Department at Planning, Housing and Infrastructure at

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Should you have any enquiries about this matter, Chantelle can be contacted on

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Yours sincerely

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**Daniel Thompson**  
**Acting Executive Director**  
**Local Planning and Council Support**

Enc. Gateway review justification assessment