



# **Goulburn Mulwaree Council**

**Planning Proposal to Amend Schedule 5  
(Environmental Heritage) of the *Goulburn  
Mulwaree Local Environmental Plan 2009***

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## Introduction

The identification and protection of items of heritage significance is highly valued by the Goulburn Mulwaree community. *The Goulburn Mulwaree Local Environmental Plan 2009* (GM LEP 2009) currently includes 611 individual heritage items and six Heritage Conservation Areas. The ongoing management of the heritage inventory includes the accurate documentation and recording of these items, which is seen as fundamental in protecting these assets.

In February 2018, a Heritage Study Review was endorsed by Council which sought to identify and record items of heritage significance, describe and identify environmental qualities of the LGA, review worthiness of heritage items for retention on Schedule 5 Environmental Heritage of the GM LEP 2009, and recommend amendments to conservation objectives, policies, and strategies.

The Heritage Study review made 15 recommendations, with a number of these achieved through a major review of Section 3 of the *Goulburn Mulwaree Development Control Plan 2009* in 2018, and a planning proposal (GM LEP Amendment No. 22) to amend Schedule 5 Environmental Heritage of the GM LEP 2009 in 2021.

In addition to the recommendations already achieved, the heritage study included the following high priority action:

*5. Review recommendations for additional potential heritage listings through further study of individual items, included in Section 7 and attachment C. This could be undertaken by Council's staff or heritage advisor.*

Attachment C of the Heritage Study Review included an extensive list with over 42 potential heritage items to review and consider.

Council has reviewed this list in addition to items proposed for listing by the community. In addition, the creation of a new Heritage Conservation Area is proposed, alongside several housekeeping amendments to names, addresses, and descriptions of a small number of heritage items to correct errors.

The purpose of this planning proposal is to amend Schedule 5 Environmental Heritage of the GM LEP 2009. The Planning Proposal seeks to add 37 additional properties as locally listed heritage items, and a new Heritage Conservation Area. Further, the proposal seeks to address various administrative housekeeping amendments. \*Note

\* This planning proposal has been prepared in accordance with Council Resolution 2024/129, as per the Council Meeting held on the 16 July 2024 ([refer to Council Meeting Business Paper 16 July 2024 and Council Meeting Minutes 16 July 2024](#)). There was a minor administrative error which affected the calculated number of items listed in the body of the report. Five Canberra Style Bus Shelters (in Goulburn), and number 5 and number 7 Shepherds Court were included in the attached statements of significance but not included in the calculated total listed in the body of the report. After including these items in the calculation, the total number of heritage items to be listed is 37.

A minor administrative update has been made to include additional street name information for all properties in Buffalo Crescent. Specifically, this was to include the respective North, South, or East designation. This information was contained within the relevant statements of significance attached to the proposal. This makes no material change to the proposal, and the Lot and DP numbers remain the same.



One of the objectives of the planning proposal is to correct errors in Schedule 5 Environmental Heritage of the GM LEP 2009. Post the Council Resolution on 16 July 2024, an additional error was identified for 66 (Lot 4 DP 1285453) and 68A (Lot 5 DP 1285453) Grafton Street. A minor amendment to correct an anomaly reducing the curtilage of both items and amending the property descriptions is required following redevelopment and re-subdivision of these sites to exclude the non-heritage significant components from the listing. This includes changes to relevant mapping, address additions, and revised lot and deposited plan details. As per the intent of the planning proposal, this correction was added to the proposal to ensure more accurate identification of items, and the periodic nature of Schedule 5 reviews. Specific details can be found in section 2.1.3 and Figure 38 and Figure 39 of this report.

The public and Council will have the opportunity to review the proposal and these changes during the public exhibition stage and follow up report to Council following the public exhibition period. All owners of any affected properties will be notified when the planning proposal is placed on public exhibition.

### Gateway Determination

The Department of Planning Housing and Infrastructure (DPHI) issued a Gateway determination on 19 June 2025. The requirements of the Gateway included amending the planning proposal to include appropriate heritage maps for the subject local heritage items and heritage conservation area, public exhibition under section 3.34(2)(c) and clause 4 of schedule 1 of the *Environmental Planning and Assessment Act 1979*, and consultation with two (2) state agencies, including Water NSW, and the Department of Climate Change, Energy, the Environment and Water (DCCEEW) – Heritage.

The proposal has been updated with relevant maps in the body of the report, which were previously included in Appendix A as submitted with the Gateway planning proposal. Due to the removal of this appendix, all other appendices have subsequently been renamed.

As per the Gateway determination, the Planning Proposal was referred to Water NSW and DCCEEW – Heritage for comment. These comments have been addressed in section 3.6.5 and 3.6.6 of this report.

The Planning Proposal is now being publicly exhibited as per the Gateway conditions.

## Part 1- Objectives

### 1.1 Intended Outcomes

The intended outcome of this planning proposal is to amend Schedule 5 Environmental Heritage of the *Goulburn Mulwaree Local Environmental Plan 2009* (GM LEP 2009) by adding 37 locally listed heritage items, a Heritage Conservation Area, and various minor amendments to property addresses, names, and descriptions. The proposal will also amend the associated Heritage related maps as outlined in Part 4 – Mapping. These proposed changes aim to continue the perseverance of historically important places and items within the local government area, while also ensuring existing items are correctly identified and mapped to assist appropriate historical preservation.

## Part 2- Explanation of Provisions

### 2.1 Schedule 5 Environmental Heritage Amendments

The following items are proposed amendments to Schedule 5 Environmental Heritage of the *Goulburn Mulwaree Local Environmental Plan 2009* (GM LEP 2009). These amendments include:

- Addition of 37 local heritage items (refer to section 2.1.1, and Part 4 of this report).
- A new Heritage Conservation Area (refer to section 2.1.2, and Part 4 of this report).
- Administrative amendments to names, addresses, and descriptions (refer to section 2.1.3, and Part 4 of this report).

#### 2.1.1 New heritage listings

The following items outlined in Table 1 are proposed to be added to Schedule 5 Part 1 of the GM LEP 2009. Each of these items is accompanied by an inventory sheet (Appendix B), which provides further information regarding their heritage significance.

**Table 1**

*New Local Heritage Items*

Address	Property Description
3 Carramar Way, Goulburn NSW 2580	Lot 8 DP 255585
5 Shepherds Court, Goulburn NSW 2580 (Existing heritage item No. I500 under Schedule 5 Environmental Heritage of the GM LEP 2009. Item to be broken into three separate listings)	Lot A DP 393405

7 Shepherds Court, Goulburn NSW 2580 (Existing heritage item No. I500 under Schedule 5 Environmental Heritage of the GM LEP 2009. Item to be broken into three separate listings)	Lot B DP 393405
12 Belmore Street, Goulburn NSW 2580	Lot 12 DP 779274
42 Cathcart Street, Goulburn NSW 2580	Lot 1 DP 31025 and Lot 2 DP 206258
48 Common Street, Goulburn NSW 2580	Lot 23 DP 1298979
107 Long Street, Goulburn NSW 2580	Lot 1 DP 153553
5267 Braidwood Road, Goulburn NSW 2580	Lot 2 DP 1002420
Transport for New South Wales Road Reserve	Part Lot 8 DP 241352 and Road Reserve
14 Coles Lane, Yarra NSW 2580	Lot 56 DP 1114992
660 Glen Oval Road, Lake Bathurst NSW 2580	Part Lot 2 DP 553409
Canberra Style Bus Shelter – Albert Street, Goulburn NSW 2580	(GPS: -34.741026°S, 149.71458°E)
Canberra Style Bus Shelter – Victoria Street, Goulburn NSW 2580	(GPS: -34.742088°S; 149.723304°E)
Canberra Style Bus Shelter – Verner Street, Goulburn NSW 2580	(GPS: -34.750091°S; 149.704754°E)
Canberra Style Bus Shelter – Reign Street, Goulburn NSW 2580	(Part Lot 1 DP 381521 GPS: 34.725193°S; 149.737987°E)
Canberra Style Bus Shelter – Ross Street, Goulburn NSW 2580	(GPS: 34.726594°S; 149.741481°E)
3436 Braidwood Road, Lake Bathurst NSW 2580 and Part 3262 Braidwood Road, Lake Bathurst NSW 2580	Lot 1 DP 843767 and Part Lot 2 DP 843767
4453 Braidwood Road, Turrillville NSW 2580	Lot 4 DP 744166 and Lot B DP 163537
257 Pomeroy Road, Pomeroy NSW 2580	Lot 1 DP 742254
100 Bulls Pit Road, Brayton NSW 2580	Part Lot 67 DP 750003
157 Range Road, Baw Baw NSW 2580	Lot 2 DP 1040869
1 Buffalo Crescent East, Goulburn NSW 2580	Lot 20 DP 32652
3 Buffalo Crescent East, Goulburn NSW 2580	Lot 19 DP 32652
5 Buffalo Crescent East, Goulburn NSW 2580	Lot 18 DP 32652
9 Buffalo Crescent East, Goulburn NSW 2580	Lot 16 DP 32652
11 Buffalo Crescent East, Goulburn NSW 2580	Lot 15 DP 32652
13 Buffalo Crescent East, Goulburn NSW 2580	Lot 14 DP 32652
15 Buffalo Crescent East, Goulburn NSW 2580	Lot 13 DP 1244046
17 Buffalo Crescent East, Goulburn NSW 2580	Lot 12 DP 32652
19 Buffalo Crescent East, Goulburn NSW 2580	Lot 11 DP 32652
21 Buffalo Crescent East, Goulburn NSW 2580	Lot 10 DP 32652
23 Buffalo Crescent East, Goulburn NSW 2580	Lot 9 DP 32652
37 Buffalo Crescent North, Goulburn NSW 2580	Lot 2 DP 193076
39 Buffalo Crescent North, Goulburn NSW 2580	Lot 1 DP 193076
25 Ruby Street, Goulburn NSW 2580	Lot 21 DP 193073
27 Ruby Street, Goulburn NSW 2580	Lot 22 DP 193073
31 Ruby Street, Goulburn NSW 2580	Lot 24 DP 193073

## 2.1.2 New Heritage Conservation Area

A new Heritage Conservation Area known as Buffalo City Heritage Conservation Area illustrated in Part 4 of this report will be added to Schedule 5 Part 2 of the GM LEP 2009. All properties with the street address of Buffalo Crescent or Ruby Street in Table 1 above, along with all properties in Table 2 below will be included in this Heritage Conservation Area.

**Table 2**

*Properties included in the Buffalo City Heritage Conservation Area*

<b>Address</b>	<b>Lot and DP</b>
1 Gibson Street, Goulburn NSW 2580	Lot 27 DP 193076
3 Gibson Street, Goulburn NSW 2580	Lot 28 DP 193076
5 Gibson Street, Goulburn NSW 2580	Lot 29 DP193076
7 Gibson Street, Goulburn NSW 2580	Lot 30 DP 193076
9 Gibson Street, Goulburn NSW 2580	Lot 31 DP 193076
11 Gibson Street, Goulburn NSW 2580	Lot 32 DP 193076
29 Ruby Street, Goulburn NSW 2580	Lot 23 DP 193076
33 Ruby Street, Goulburn NSW 2580	Lot 1 DP 801989
35 Ruby Street, Goulburn NSW 2580	Lot 2 DP 801989
37 Ruby Street, Goulburn NSW 2580	Lot 101 DP 555933
2 Buffalo Crescent East, Goulburn NSW 2580	Lot 1 DP 39297
4 Buffalo Crescent East, Goulburn NSW 2580	Lot 2 DP 39297
6 Buffalo Crescent East, Goulburn NSW 2580	Lot 3 DP 39297
7 Buffalo Crescent East, Goulburn NSW 2580	Lot 17 DP 32652
8 Buffalo Crescent East, Goulburn NSW2580	Lot 4 DP 39297
10 Buffalo Crescent East, Goulburn NSW 2580	Lot 5 DP 39297
12 Buffalo Crescent East, Goulburn NSW 2580	Lot 6 DP 39297
14 Buffalo Crescent North, Goulburn NSW 2580	Lot 11 DP 583834
16 Buffalo Crescent North, Goulburn NSW 2580	Lot 12 DP 583834
18 Buffalo Crescent North, Goulburn NSW 2580	Lot 1 DP 737212
20 Buffalo Crescent North, Goulburn NSW 2580	Lot 2 DP 737212
25 Buffalo Crescent East, Goulburn NSW 2580	Lot 1 DP 235342
25A Buffalo Crescent North, Goulburn NSW 2580	Lot 2 DP 235342
27 Buffalo Crescent North, Goulburn NSW 2580	Lot 3 DP 235342
28 Buffalo Crescent South, Goulburn NSW 2580	Lot 10 DP 537141
29 Buffalo Crescent North, Goulburn NSW 2580	Lot 4 DP 543230
30 Buffalo Crescent South, Goulburn NSW 2580	Lot 9 DP 537141
31 Buffalo Crescent North, Goulburn NSW 2580	Lot 5 DP 543230
32 Buffalo Crescent South, Goulburn NSW 2580	Lot 8 DP 537141
33 Buffalo Crescent North, Goulburn NSW 2580	Lot 9 DP 552820
35 Buffalo Crescent North, Goulburn NSW 2580	Lot 8 DP 552820

### 2.1.3 Administrative Amendments

Table 3 and Table 4 below outline the proposed housekeeping amendments to Schedule 5 Environmental Heritage of the GM LEP 2009. These changes are also outlined in Part 4 of this report and Appendix A. Red underlined text denotes proposed additions. ~~Red strikethrough text denotes proposed deletions.~~

**Table 3**

*Amendments to Part 1 Heritage Items of Schedule 5 of the GM LEP 2009*

Suburb	Item Name	Address	Property Description	Significance	Item No
Baw Baw	Bishopthorpe	<del>33</del> <u>32</u> Bishopthorpe Lane	Lot 51, DP 857094	Local *	I001
Boxers Creek	Nooga	237 <del>Boxers Creek</del> <u>Rosemont</u> Road	Lots 97 and 98, DP 750050	Local	I003
Brisbane Grove	Dwelling "The Towers" (Circa 1840)	<del>5477</del> <u>5339</u> Braidwood Road	Lot 50, DP 1009468	Local	I007
Goulburn	2-storey dwelling	<del>4</del> <u>76</u> Braidwood Road	Lot 1, DP 734041	Local	I208
Goulburn	Semi-detached Victorian cottage (circa 1860)	66 Grafton Street	<del>Lot 66, DP 1103601</del> Lot 4, DP 1285453	Local	I372
Goulburn	Semi-detached Victorian cottage (circa 1860)	68 <u>A</u> Grafton Street	<del>Lot 1, DP 780970</del> Lot 5, DP 1285453	Local	I373
Goulburn	<u>Railway</u> Station masters house and railway station group of buildings	Sloane Street	Lots 1 and 3, DP 1002807; Lot 4, DP 1006133; Lot 9991, DP 1221196; <u>Lot 1, DP 775327</u>	Local *, State *	I501
Goulburn	Former police barracks, part of Railway Bowling Club (1874)	283 Sloane Street	Lot 2, DP 817431	Local *, <u>State</u>	I517
Marulan	Dwelling, 'Wandi' (former Plumb's Inn, 1845)	16501 Hume Highway	Lot 5, DP 657521	Local ; <u>State</u>	I556

## **Part 3 - Justification**

### **Section A- Need for a planning proposal**

#### **3.1 Is the planning proposal a result of any strategic study or report?**

The planning proposal follows the recommendations outlined in the Heritage Study Review (Jan 2018) adopted by Council on the 20 February 2018. The review undertook a comprehensive assessment of the Goulburn region, focusing on the diverse and abundant history of the region, with specific focus on identifying and recording items of heritage significance, identifying and describing environmental qualities of the LGA, reviewing the worthiness of items identified on Schedule 5 of the GM LEP 2009, and recommending changes to conservation objectives, policies, and strategies.

The review made 15 recommendations. High priority actions included the following:

1. *Amend the Goulburn Mulwaree LEP 2009 Schedule 5 to correct anomalies and errors.*
2. *Amend the Goulburn Mulwaree LEP 2009 heritage mapping to correct anomalies and errors.*
3. *Review recommendations for additional potential heritage listings through further study of individual items, included in Section 7 and Attachment C.*

Goulburn Mulwaree LEP 2009 (Amendment 22) updated Schedule 5 by separating multiple items, and correcting errors and anomalies to item names, addresses, property descriptions and mapping.

This planning proposal aims to build on the work outlined in the recommendations by further correcting errors and anomalies to item names, addresses, property descriptions, and mapping. The proposal also addresses the recommendation for review of additional potential heritage listings through further studies conducted by Council's Heritage Officer and Heritage Advisor.

### **3.2 Is the planning proposal the best means of achieving the objectives or intended outcome, or is there a better way?**

A planning proposal is required as it is the only way to amend Schedule 5 Environmental Heritage of the GM LEP 2009 to achieve the objectives of identifying and protecting environmental heritage.

## **Section B- Relationship to Strategic Planning Framework**

### **3.3 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?**

#### **3.3.1 South East and Tablelands Regional Plan 2036 and Draft South East and Tablelands Regional Plan 2042**

This planning proposal is consistent with the *South East and Tablelands Regional Plan 2036* with particular regard to Direction 23 as detailed below:

Direction 23 of the *South East and Tablelands Regional Plan* recognises the importance of cultural and built historical features in providing a strong connection to the past and encouraging tourism activities. Action 23.3 outlines the need to conserve heritage assets during local strategic planning and development.

This proposal seeks to amend Schedule 5 of the GM LEP 2009 by adding 37 new heritage items, a new Heritage Conservation Area and minor administrative amendments to existing heritage items including the names, addresses, descriptions, and all associated mapping. As recommended by the Heritage Study Review 2018, the planning proposal will ensure heritage items are accurately recorded to enable appropriate identification. Accurate identification ensures these items are protected and preserved.

The planning proposal is consistent with Direction 23 and related actions 23.3 by promoting the identification and conservation of heritage assets.

The objectives outlined above are also consistent with the *Draft South East and Tablelands Regional Plan 2041*, Theme 1, Objective 4 *Preserve the heritage and character of the region's towns and villages*. This objective aims to provide opportunities to conserve, interpret and acknowledge the region's historic values to build an understanding of history and respect for the experiences of diverse communities. Heritage identification, conservation, and management will allow places and stores to be experienced by current and future generations.

The proposed changes to Schedule 5 are considered to be consistent with this objective.

### **3.3.2 The Goulburn Mulwaree Community Strategic Plan 2042**

The *Goulburn Mulwaree Community Strategic Plan 2042* identifies priorities to achieve the future vision for the region. These include:

- A. Our Community
- B. Our Economy
- C. Our Environment
- D. Our Infrastructure
- E. Our Civic Leadership

The following strategic priorities are considered relevant to this planning proposal:

- Strategic Objective: The local and regional tourism offering is expanded, increasing visitation to the region.  
B.3 – Market the region as a tourist destination, highlighting the region's unique rural character, natural environment, heritage, and culture.
- Strategic Objective: We are proud of our liveable and accessible local places and spaces.  
D.8 – Protection and Preservation of historic and heritage buildings.

The planning proposal is consistent with objective B.3 and D.8 by amending Schedule 5 of the GM LEP 2009 to include 37 new heritage items, a new Heritage Conservation Area, and administrative amendments to property names, addresses and descriptions. These changes are being made in accordance with the recommendations of the Heritage Study Review 2018 with the aim of protecting and conserving the region's heritage through accurate identification and listing.

The planning proposal is considered consistent with the heritage objectives within the Goulburn Mulwaree Community Strategic Plan 2042.



### **3.4 Is the planning proposal consistent with a Council's local strategy or other local strategic plan**

#### **3.4.1 Goulburn Mulwaree Local Strategic Planning Statement (LSPS) (Adopted 18 August 2020)**

The [Local Strategic Planning Statement \(LSPS\)](#) seeks to direct how future growth and change will be managed up to 2040 and beyond and sets out key issues and opportunities for managing urban, rural, and natural environments across the local government area.

The LSPS includes Planning **Priority 9: Heritage** which promotes Goulburn's rich historical character, with an emphasis on preserving and promoting European and Aboriginal cultural heritage. Core planning principles include maintaining provisions to protect and conserve heritage items and conservation areas and undertake planning projects to promote and highlight the area's heritage assets.

This planning proposal seeks to make amendments to Schedule 5 of the GM LEP 2009 by adding 37 new heritage items, a new Heritage Conservation Area, and administrative amendments to property names, addresses and descriptions.

Amendments to Schedule 5 are considered to meet the planning objectives as it a strategic project that aims to identify, protect, and conserve cultural heritage within the local government area.

#### **3.4.2 Goulburn Mulwaree Urban and Fringe Housing Strategy (Adopted July 2020)**

The planning proposal relates to the sites identified in Part 4 of this report and Appendix A. Some of the sites within this list are identified in various precincts within the [Urban and Fringe Housing Strategy](#) (UFHS). The strategy acknowledges that a portion of future housing supply will be built around existing heritage items. It foresees that future development may require consideration of the existing historic character of an area. The strategy provides precinct specific heritage and character assessments which illustrate the need to consider heritage when planning new developments. The proposed changes to Schedule 5 align with the strategy's objectives of preserving cultural heritage.

#### **3.4.3 Goulburn Mulwaree Heritage Study Review 2018**

The Goulburn Mulwaree Heritage Study Review 2018 undertook a comprehensive review of the existing heritage studies conducted by Goulburn Mulwaree Council. The objectives of the study were to:

1. *Identify and record items of heritage significance considered worthy of conservation within the context of an historical, architectural, and environmental assessment of Goulburn Mulwaree LGA.*
2. *Draw together existing information to identify and describe the particular environmental qualities of Goulburn Mulwaree LGA, its unique and typical areas,*

- assessing the relationships of physical landscape, built environment and townscape which contribute to its recognised character. Include all towns and villages.*
3. *Review existing heritage items for worthiness for retention as listed on Schedule 5 Environmental Heritage of Council's LEP 2009. Highlight any existing and potential conflicts.*
  4. *Review and where relevant recommend amendments to conservation objectives, policies and strategies for inclusion in Council's Local Environmental Plan and Development Control Plan.*
  5. *Propose priorities for heritage conservation action in the Goulburn Mulwaree LGA.*

The heritage study review identified numerous errors and/ or inconsistencies in the heritage item mapping and listings within Schedule 5 of the LEP as a particular issue to address. It also promoted the need to review and assess the value of further items for heritage listing.

In light of these identified concerns the Study Review presented three relevant recommendations to ensure accuracy in the presentation of information on heritage items as follows:

1. *Amend the Goulburn Mulwaree LEP 2009 Schedule 5 to correct anomalies and errors.*
2. *Amend the Goulburn Mulwaree LEP 2009 heritage mapping to correct anomalies and errors.*
5. *Review recommendations for additional potential heritage listings through further study of individual items, included in Section 7 and Attachment C. This could be undertaken by Council Staff or Heritage Advisor.*

The planning proposal is consistent with the Goulburn Mulwaree Heritage Study Review by proposing updates to Schedule 5 of the GM LEP 2009 by proposing 37 new local heritage listings, a new Heritage Conservation Area and administrative amendments to property names, addresses and description. When complete, the changes outlined in this proposal will fulfill the recommendations of the Heritage Study Review, as outlined above.

### **3.5 Is the planning proposal consistent with the applicable State Environmental Planning Policies (SEPP)?**

#### **3.5.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021- Part 6.5 Sydney Drinking Water Catchment**

Part 6.5 of the [State Environmental Planning Policy \(Biodiversity and Conservation\) 2021](#) applies to land within the Sydney drinking water catchment which includes the Wollondilly River water catchment, as such this SEPP applies. This SEPP requires that development consent cannot be granted unless there is a neutral or beneficial effect on water quality. It identifies the aims of the SEPP as follows:

- (a) to provide for healthy water catchments that will deliver high quality water to the Sydney area while also permitting compatible development, and

- (b) to provide for development in the Sydney Drinking Water Catchment to have a neutral or beneficial effect on water quality.

**Comment:** This planning proposal consists of the addition of 37 new local heritage items, a new Heritage Conservation Area and various housekeeping amendments. All proposed sites as listed in Part 4 of this report Appendix A are situated within the Sydney Drinking Water Catchment, therefore Part 6.5 of the *SEPP (Biodiversity and Conservation) 2021* applies.

All future development proposed on the identified potential heritage sites will need to comply with Part 6.5 Division 6.61 of the SEPP in demonstrating Neutral or Beneficial Effects (NoBE) on water quality. It is not considered that the proposal will enable additional development potential. There will be no change to current zoning, minimum lot size, or any other planning control that may change the land use objectives.

### **3.5.2 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Part 1 General, Division 1 Preliminary**

The objectives of this policy is to:

The policy aims to provide streamlined assessment processes for development that complies with specified development standards by –

- (a) Providing exempt and complying development codes that have State-wide application, and,
- (b) Identifying, in the exempt development code, types of development that are of minimal environmental impact that may be carried out without the need for development consent, and,
- (c) Identifying, in the complying development codes, types of development that may be carried out in accordance with a complying development certificates defined in the Act, and
- (d) enabling the progressive extension of the types of development in this policy, and
- (e) providing transitional arrangements for the introduction of the State-wide codes, including the amendment of other environmental planning instruments.

#### **Comment:**

The *SEPP (Exempt and Complying Development Codes) 2008* enables streamlined development on certain land for certain types of development as outlined in the Code. Two of the proposed changes to Schedule 5 of the GM LEP 2009 will include the addition of 37 new local heritage items, and a new Heritage Conservation Area. For properties that are included in these changes (Part 4 and Appendix A) some development pathways under the code will no longer be able to be pursued.

The proposal does not seek to change any planning provisions that will increase permissibility or intensify land use.

The listing of properties under Schedule 5 of the GM P 2009 will result in the application of Section 5.10(3) and Section 5.10(10) of the GM LEP 2009. Section 5.10(3) provides for a minor development pathway specific for heritage items and properties within Heritage Conservation Areas. Section 5.10(10) will subject heritage items to conservation incentives.

### **3.5.3 State Environmental Planning Policy (Primary Production) 2021 Chapter 2: Primary production and rural development**

The object of this policy is:

1. To facilitate the orderly economic use and development of lands for primary production,
2. to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,
3. to identify State significant agricultural land for the purposes of ensuring the ongoing viability of agriculture on that land, having regard to social, economic, and environmental considerations,
4. to simplify the regulatory process for small-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,
5. to encourage sustainable agriculture, including sustainable aquaculture,
6. to require consideration of the effects of all proposed development in the State on oyster aquaculture,
7. to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environmental risks associated with site and operational factors.

#### **Comment:**

The SEPP (Primary Production) 2021 aims to facilitate the economic use and development of lands for primary production, reduce rural land conflict, identify state significant agricultural land, and encourage sustainable agriculture.

As outlined in Part 4 of this report and Appendix A, some new heritage items are located on rural lands and subject to the provisions of SEPP (Primary Production) 2021. Whilst some items are located on rural land, the proposed changes to Schedule 5 of the GM LEP 2009 do not affect the range of permissible land uses which currently apply to the sites, nor do the changes increase the permissibility or intensify the use of land.

### **3.6 Is the planning proposal consistent with applicable Ministerial Directions (s9.1 Directions)?**

#### **3.6.1 Direction 1.1 Implementation of Regional Plans**

The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in regional plans with planning proposals required to be consistent with a Regional Plan.

**Comment:** The South East and Tablelands Regional Plan is applicable to this planning proposal and has been considered in Section [3.3.1 South East and Tablelands Regional Plan](#) of the report. This planning proposal is consistent with this plan.

### 3.6.2 Direction 1.3 Approval and Referral Requirements

This direction applies to relevant planning authorities when preparing a planning proposal. The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.

When this direction applies a planning proposal must:

- a. Minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and
- b. Not contain provisions requiring concurrence, consultation or referral to a minister or public authority unless the relevant planning authority has obtained the approval of:
  - I. The appropriate Minister or public authority, and
  - II. The Planning Secretary (or an officer of the Department nominated by the Secretary), prior to undertaking community consultation in satisfaction of Schedule 1 to the EP & A Act, and
- c. Not identify development as designated development unless the relevant planning authority:
  - I. Can satisfy the Planning Secretary (or an officer of the Department nominated by the Secretary) that the class of development is likely to have a significant impact on the environment, and
  - II. Has obtained the approval of the planning Secretary (or an officer of the Department nominated by the Secretary) prior to undertaking community consultation in satisfaction of Schedule 1 to the EP & A Act.

**Comment:** This planning proposal does not introduce additional concurrence, consultation, or referral requirements beyond those in place in the applicable environmental planning instruments and would not comprise this objective.

This planning proposal does not include development identified as designated development.

This planning proposal is consistent with Direction 1.3 Approval and Referral Requirements.

### 3.6.3 Direction 1.4 Site Specific Provisions

This direction applies to relevant planning authorities when preparing a planning proposal. The objective of this direction is to discourage unnecessarily restrictive site-specific planning controls.

1. When this direction applies a planning proposal that will amend another environmental planning instrument in order to allow particular development to be carried out must either:
  - a. allow that land use to be carried out in the zone the land is situated on, or
  - b. rezone the site to an existing zone already in the environmental planning instrument that allows that land use without imposing any development

- standards or requirements in addition to those already contained in that zone, or
  - c. allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.
2. A planning proposal must not contain or refer to drawings that show details of the proposed development.

**Comment:**

The planning proposal seeks to change Schedule 5 of the GM LEP 2009 through the addition of 37 new local heritage items, a new Heritage Conservation Area, and various housekeeping amendments to correct property names, numbers, and description.

The affected properties proposed for heritage listing will be subject to the existing Clause 5.10 provisions of the GM LEP 2009. No further site-specific planning controls will be imposed.

The planning proposal is consistent with Direction 1.4.

### **3.6.4 Direction 3.1 Conservation Zones**

The objective of this direction is to protect and conserve environmentally sensitive areas. This Direction applies to all relevant planning authorities when preparing a planning proposal.

This Direction requires:

1. A planning proposal to include provisions that facilitate the protection and conservation of environmentally sensitive areas.
2. A planning proposal that applies to land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP must not reduce the conservation standards that apply to the land (including by modifying development standards that apply to the land). This requirement does not apply to a change to a development standard for minimum lot size for a dwelling in accordance with Direction 9.2 "Rural Lands".

**Comment:**

Some of the sites as listed in Part 4 of this report and Appendix A are impacted by the GM LEP 2009 Terrestrial Biodiversity mapping. The proposed changes to Schedule 5 of the GM LEP 2009 do not propose intensification of use or additional permissibility, therefore do not reduce the existing protections provided to these sites. The proposal is consistent with Direction 3.1.

### 3.6.5 Direction 3.2 Heritage Conservation

The objective of this direction is to conserve items, areas, objects and places of environmental significance and indigenous heritage significance. This Direction applies to all relevant planning authorities when preparing a planning proposal.

A planning proposal must contain provisions that facilitate the conservation of:

- a. Items, places, building, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area.
- b. Aboriginal objects or Aboriginal places that are protected under the *National Parks and Wildlife Act 1974*, and
- c. Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the areas, object, place or landscape as being of heritage significance to Aboriginal culture and people.

#### European Cultural Heritage

**Comment:** The planning proposal is consistent with this direction as it proposes to include 37 new local heritage items, a new Heritage Conservation Area, and various administrative amendments to property names, addresses and description for existing listed items.

Reviewing items for potential heritage significance, and ensuring correct and accurate identification, description, and mapping of existing items will serve to better facilitate the conservation of heritage values within the local government area. The historical and cultural significance of the proposed items, as illustrated in Appendix B, have been assessed. Detailed statements of significance have been provided, which outline the relevant historical, social, and cultural significance associated with each proposed item. The conservation of these proposed items will be enhanced under existing Section 5.10 provisions of the GM LEP 2009.

#### Aboriginal Cultural Heritage

**Comment:** In accordance with the [Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010](#), the amendments proposed to Schedule 5 of the GM LEP 2009 are not deemed to have the potential to harm Aboriginal objects or places, therefore, an Aboriginal Heritage Impact Permit is not considered to be needed as the changes outlined in the proposal do not cause, or have means to cause harm to Aboriginal places or objects.

Since there is no likely impact on any potential Aboriginal cultural heritage on the proposed sites, and the proposed changes to Schedule 5 of the GMLEP 2009 do not increase development potential, it is considered that the Proposal is consistent with the Ministerial Direction and that no further provisions to protect Aboriginal cultural heritage are necessary.

#### Heritage NSW Consultation

As per the Gateway determination, Council referred the Planning Proposal to the Department of Climate Change, Energy, the Environment and Water – Heritage (DCCEEW – Heritage). They acknowledged the planning proposals intention of listing 37 new local heritage items, the creation of the Buffalo City Heritage Conservation Area (HCA), and the administrative amendments to names, addresses, and descriptions of existing heritage items. As attached in Appendix E, DCCEEW – Heritage is supportive of the planning proposal, acknowledging that the assessment of the proposed local heritage items have been conducted by Council's Heritage Advisor in accordance with Heritage NSW's guideline Assessing Heritage Significance, and the housekeeping amendments are administrative in nature, which ensure clarity of heritage protections for the affected sites. DCCEEW – Heritage supports the proposed activities outlined in this proposal and considers they will have a positive impact on heritage through more accurate identification and protection of heritage items.



### 3.6.6 Direction 3.3 Sydney Drinking Water Catchments

The objective of this direction is to provide for healthy water catchments and protect water quality in the Sydney drinking water catchment. This direction applies to land located in the Sydney drinking water catchment which includes Goulburn Mulwaree.

This Direction requires:

1. A planning proposal must be prepared in accordance with the general principle that water quality within the Sydney drinking water catchment must be protected, and in accordance with the following specific principles:
  - a. New development within the Sydney drinking water catchment must have a neutral or beneficial effect on water quality (including groundwater), and
  - b. Future land use in the Sydney drinking water catchment should be matched to land and water capability, and
  - c. The ecological values of land within a Special Area should be maintained.
2. When preparing a planning proposal, the planning proposal authority must:
  - a. Consult with Water NSW, describing the means by which the planning proposal gives effect to the water quality protection principles set out in paragraph (1) of this direction, and
  - b. Ensure that the proposal is consistent with Part 6.5 of Chapter 6 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, and
  - c. Identify any existing water quality (including groundwater) risks to any waterway occurring on, or adjacent to the site, and
  - d. Give consideration to the outcomes of the Strategic Land and Water Capability Assessment prepared by Water NSW, and
  - e. Zone land within the Special Areas generally in accordance with the following:

Land	Zone under Standard Instrument (Local Environment Plans) Order 2006
Land reserved under the National Parks and Wildlife Act 1974	C1 National Parks and Nature Reserves
Land in the ownership or under the care, control and management of the Sydney Catchment Authority located above the full water supply level	C2 Environmental Conservation
Land below the full water supply level (including water storage at dams and weirs) and operational land at dams, weirs, pumping stations etc.	SP2 Infrastructure (and marked "Water Supply Systems" on the Land Zoning Map)

and,

- f. Include a copy of any information received from Water NSW as result of the consultation process in its planning proposal prior to the issuing of a gateway determination under section 3.34 of the EP & A Act.

#### Comment:

The proposed sites, as outlined in Part 4 of this report and Appendix A, are located within the Sydney Drinking Water Catchment, as such this direction applies. None of the proposed sites are within a defined "Special Area".

Some of the proposed sites are in proximity to Council's reticulated water and sewer services, however, some are not. The proposed changes to Schedule 5 of the GM LEP 2009 do not permit the intensification of development on the land or enable greater development permissibility. The requirements set out in the *SEPP (Biodiversity and Conservation) 2021* will apply to all future development, and each site will need to comply with the provisions in Part 6.5 of the Policy.

In relation to 2(d) the Strategic Land and Water Capability Assessment does not address potential outcomes from heritage; therefore, it is not relevant in this instance.

The planning proposal is consistent with Direction 3.3.

Council has consulted with Water NSW at the pre-Gateway and Gateway determination steps.

As per the request from Water NSW in their pre-gateway referral comments D2024/119358 (Appendix C), following a search of Council's databases, no sites listed in this proposal are believed to be owned by Water NSW.

In their Gateway referral comments (Appendix D), Water NSW acknowledged the planning proposals intention of listing 37 new local heritage items, the creation of the Buffalo City Heritage Conservation Area (HCA), and the administrative amendments to names, addresses, and descriptions of existing heritage items. Water NSW confirmed that no sites affected by the proposal are owned by Water NSW. Water NSW note and support the comments made in the proposal regarding the SEPP (Biodiversity and Conservation) 2021, Part 6.5 Sydney Drinking Water Catchment, and s 9.1 Ministerial Direction 3.3 Sydney Drinking Water Catchment. Water NSW confirmed that the planning proposal is not likely to increase water quality risks.

### **3.6.7 Direction 4.1 Flooding**

The objectives of this Direction are to:

- a. Ensure that development of flood prone land is consistent with the NSW governments' Flood Prone Land Policy and the principles of the *Floodplain Development Manual 2005*, and
- b. Ensure the provisions of an LEP that apply to flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.

This Direction applies to all relevant planning authorities that are responsible for flood prone land when preparing a planning proposal that creates, removes or alters a zone or a provision that affects flood prone land.

1. This Direction requires a planning proposal to include provisions that give effect to and are consistent with:
  - a. The NSW Flood Prone Land Policy,
  - b. The principles of the Floodplain Development Manual 2005,
  - c. The Considering flooding in land use planning guideline 2021, and
  - d. Any adopted flood study and/or floodplain risk management plan prepared in accordance with the principles of the Floodplain Development Manual 2005 and adopted by the relevant council.
2. A planning proposal must not rezone land within the flood planning area from Recreation, Rural, Special Purpose or Conservation Zones to a Residential, Business, Industrial or Special Purpose Zones.
3. A planning proposal must not contain provisions that apply to the flood planning

area which:

- a. Permit development in floodway areas,
- b. Permit development that will result in significant flood impacts to other properties,
- c. Permit development for the purposes of residential accommodation in high hazard areas
- d. Permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate.

- e. Permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent.
  - f. Are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or
  - g. Permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.
4. A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which:
- a. Permit development in floodway areas
  - b. Permit development that will result in significant flood impacts to other properties,
  - c. Permit a significant increase in the dwelling density of that land
  - d. Permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,
  - e. Are likely to affect the safe occupation of and efficient evacuation of the lot, or
  - f. Are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.
5. For the purpose of preparing a planning proposal, the flood planning area must be consistent with the principles of the Floodplain Development Manual 2005 or as otherwise determined by a Floodplain Risk Management Study or Plan adopted by the relevant council.

**Comment:**

The provisions relating to the proposed changes to Schedule 5 of the GM LEP 2009 do not increase development potential, nor do they facilitate any of the outcomes illustrated in the above direction. Therefore, this direction does not apply.

### **3.6.8 Direction 6.1 Residential Zones**

The objectives of this direction are to:

- a. Encourage a variety and choice of housing types to provide for existing and future housing needs,
- b. Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- c. Minimise the impact of residential development on the environment and resource lands.

This Direction applies to all relevant planning authorities when preparing a planning proposal that will affect land within an existing or proposed residential zone (including the alteration of any existing residential zone boundary), or any other zone in which significant residential development is permitted or proposed to be permitted.

When this direction applies:

1. A planning proposal must include provisions that encourage the provision of housing that will:
  - a. Broaden the choice of building types and locations available in the housing market, and
  - b. Make more efficient use of existing infrastructure and services, and
  - c. Reduce the consumption of land for housing and associated urban development on the urban fringe, and
  - d. Be of good design.
2. A planning proposal must, in relation to land which this direction applies:
  - a. Contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and
  - b. Not contain provisions which will reduce the permissible residential density of land.

Comment:

As outlined in Part 4 of this Report and Appendix A, some sites are located within an existing residential zone, therefore Direction 6.1 applies. Notwithstanding the above, the proposed changes to Schedule 5 of GM LEP 2009 do not involve provisions relating to the delivery of housing, nor does it enable the intensification of land or increase development permissibility.

The planning proposal is inconsistent with this direction, however any inconsistency is of minor significance.

### **3.6.9 Direction 9.2 Rural Lands**

The objectives of this direction are to:

- (a) protect agricultural production value of rural land,
- (b) facilitate the orderly and economic use and development of rural lands for rural and related purposes,
- (c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,
- (d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,

- (e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land,
- (f) support the delivery of the actions outlined in the NSW Right to Farm Policy.

This direction applies when a relevant planning authority prepares a planning proposal for land outside the local government areas of Lake Macquarie, Newcastle, Wollongong, and LGAs in the Greater Sydney Region (as defined in the Greater Sydney Commissions Act 2015) other than Wollondilly and Hawkesbury, that:

- (a) will affect land within an existing or proposed rural or conservation zone (including alteration of any existing rural or conservation zone boundary) or
- (b) changes the existing minimum lot size on land within a rural or conservation zone.

**Note:** Reference to a rural or conservation zone means any of the following zones or their equivalent in a non-standard LEP: RU1, RU2, RU3, RU4, RU6, C1, C2, C3, C4.

(1) A planning proposal must:

- (a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Planning Secretary, and any applicable local strategic planning statement
- (b) consider the significance of agriculture and primary production to the State and rural communities
- (c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources
- (d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions
- (e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities
- (f) support farmers in exercising their right to farm
- (g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land use
- (h) consider State significant agricultural land identified in chapter 2 of the State Environmental Planning Policy (Primary Production) 2021 for the purpose of ensuring the ongoing viability of this land
- (i) consider the social, economic and environmental interests of the community.

(1) A planning proposal that changes the existing minimum lot size on land within a rural or conservation zone must demonstrate that it:

- (a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses

- (b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains
- (c) where it is for rural residential purposes:
  - i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres
  - ii. is necessary taking account of existing and future demand and supply of rural residential land.

**Note:** where a planning authority seeks to vary an existing minimum lot size within a rural or conservation zone, it must also do so in accordance with the Rural Subdivision Principles in clause 5.16 of the relevant Local Environmental Plan.

**Comment:** As outlined in Appendix A, some sites are within a rural zone, therefore Direction 9.2 applies. The planning proposal is minor in nature and does not propose to, nor enable the intensification of land, increase development permissibility, or change the minimum allotment size. The proposed changes to Schedule 5 of the GM LEP 2009 are consistent with the Goulburn Mulwaree Local Strategic Planning Statement as detailed in Section 3.4 of this proposal.

## **Section C- Environmental, Social and Economic Impact**

### **3.7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?**

This planning proposal involves changes to Schedule 5 of the GM LEP 2009 which include the addition of 37 new proposed heritage items, a new Heritage Conservation Area, and minor administrative changes to property names, addresses, descriptors, and relevant mapping. The planning proposal does not relate to zoning changes, lot size changes, or any controls that will result in the intensification or addition of development permissibility. It is considered that the changes outlined in this proposal will not have any adverse effect on critical habitat, threatened species, populations or ecological communities, or their habitats.

### **3.8 Are there other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

The planning proposal relates to administrative changes that will not result in the intensification of the land, nor increase development permissibility. It is not believed that any adverse environmental impacts will result from the proposed changes.

**3.9 Has the planning proposal adequately addressed any social and economic effects?**

The planning proposal has positive social effects in ensuring the precise identification and protection of heritage items through the provision of up to date and accurate heritage item identification, description, and mapping.

**Section D - State and Commonwealth Interests**

**3.10 Is there adequate public infrastructure for the planning proposal?**

No further public infrastructure is necessitated by this planning proposal.

**3.11 What are the views of State and Commonwealth public authorities` consultation in accordance with the Gateway determination?**

No pre-Gateway consultation was undertaken with Commonwealth public authorities.

In accordance with Ministerial Direction 3.3 for the Sydney Drinking Water Catchment, consultation with Water NSW was undertaken at both pre and post gateway. The comments provided by Water NSW are addressed in section 3.6.6 of this report.

The Gateway determination also required consultation with DCCEEW – Heritage. These comments have been addressed in section 3.6.5 of this report.

As per the Gateway determination, no further consultation was required with other State or Commonwealth bodies.

**Part 4 - Mapping**

The Planning Proposal will require amendments to multiple GM LEP 2009 map series as outlined in Table 5, Table 6, and Table 7 below. The corresponding maps with proposed curtilage changes are outlined in Figure 1 to Figure 41 below. Appendix A presents the current Schedule 5 HER numbers alongside their proposed number updates and an indication of the type of changes made.

These mapping amendments are required to overlay new item ID numbers into the heritage mapping layer.



**Table 4***New Local Heritage Items - GM LEP 2009 Map Series*

<b>Address</b>	<b>GM LEP 2009 Map Series</b>
3 Carramar Way, Goulburn NSW 2580	HER_001D
5 Shepherds Court, Goulburn NSW 2580 (Existing heritage item No. I500 under Schedule 5 Environmental Heritage of the GM LEP 2009. Item to be broken into three separate listings)	HER_001DE
7 Shepherds Court, Goulburn NSW 2580 (Existing heritage item No. I500 under Schedule 5 Environmental Heritage of the GM LEP 2009. Item to be broken into three separate listings)	HER_001DE
12 Belmore Street, Goulburn NSW 2580	HER_001DD
42 Cathcart Street, Goulburn NSW 2580	HER_001D
48 Common Street, Goulburn NSW 2580	HER_001G
107 Long Street, Goulburn NSW 2580	HER_001G
5267 Braidwood Road, Goulburn NSW 2580	HER_001 and HER_001E
Transport for New South Wales Road Reserve	HER_001
14 Coles Lane, Yarra NSW 2580	HER_001
660 Glen Oval Road, Lake Bathurst NSW 2580	HER_002
Canberra Style Bus Shelter – Albert Street, Goulburn NSW 2580	HER_001DD
Canberra Style Bus Shelter – Victoria Street, Goulburn NSW 2580	HER_001DD
Canberra Style Bus Shelter – Verner Street, Goulburn NSW 2580	HER_001DB
Canberra Style Bus Shelter – Reign Street, Goulburn NSW 2580	HER_001D
Canberra Style Bus Shelter – Ross Street, Goulburn NSW 2580	HER_001G
3436 Braidwood Road, Lake Bathurst NSW 2580 and Part 3262 Braidwood Road, Lake Bathurst NSW 2580	HER_002
4453 Braidwood Road, Tirrannaville NSW 2580	HER_001
257 Pomeroy Road, Pomeroy NSW 2580	HER_001
100 Bulls Pit Road, Brayton NSW 2580	HER_003
157 Range Road, Baw Baw NSW 2580	HER_001
1 Buffalo Crescent East, Goulburn NSW 2580	HER_001DD
3 Buffalo Crescent East, Goulburn NSW 2580	HER_001DD
5 Buffalo Crescent East, Goulburn NSW 2580	HER_001DD
9 Buffalo Crescent East, Goulburn NSW 2580	HER_001DD
11 Buffalo Crescent East, Goulburn NSW 2580	HER_001DD
13 Buffalo Crescent East, Goulburn NSW 2580	HER_001DD
15 Buffalo Crescent East, Goulburn NSW 2580	HER_001DD
17 Buffalo Crescent East, Goulburn NSW 2580	HER_001DD
19 Buffalo Crescent East, Goulburn NSW 2580	HER_001DD
21 Buffalo Crescent East, Goulburn NSW 2580	HER_001DD

23 Buffalo Crescent East, Goulburn NSW 2580	HER_001DD
37 Buffalo Crescent North, Goulburn NSW 2580	HER_001DD
39 Buffalo Crescent North, Goulburn NSW 2580	HER_001DD
25 Ruby Street, Goulburn NSW 2580	HER_001DD
27 Ruby Street, Goulburn NSW 2580	HER_001DD
31 Ruby Street, Goulburn NSW 2580	HER_001DD

**Table 5**

*Amendments to Part 1 Heritage Items of Schedule 5 of the GM LEP 2009 - GM LEP 2009 Map Series*

Suburb	Item Name	Address	Property Description	Significance	Item No	GM LEP 2009 Map Series
Baw Baw	Bishopthorpe	<del>33</del> <u>32</u> Bishopthorpe Lane	Lot 51, DP 857094	Local*	I001	No map change
Boxers Creek	Nooga	237 <del>Boxers Creek</del> <u>Rosemont Road</u>	Lots 97 and 98, DP 750050	Local	I003	No map change
Brisbane Grove	Dwelling "The Towers" (Circa 1840)	<del>5477</del> <u>5339</u> Braidwood Road	Lot 50, DP 1009468	Local	I007	No map change
Goulburn	2-storey dwelling	<del>4</del> <u>76</u> Braidwood Road	Lot 1, DP 734041	Local	I208	No Map Change
Goulburn	Semi-detached Victorian cottage (circa 1860)	66 Grafton Street	<del>Lot 66, DP 1103601</del> Lot 4, DP 1285453	Local	I372	HER_001 DH
Goulburn	Semi-detached Victorian cottage (circa 1860)	<del>68A</del> Grafton Street	<del>Lot 1, DP 780970</del> Lot 5, DP 1285453	Local	I373	HER_001 DH
Goulburn	<u>Railway</u> Station masters house and railway station group of buildings	Sloane Street	Lots 1 and 3, DP 1002807; Lot 4, DP 1006133; Lot 9991, DP 1221196; <u>Lot 1, DP 775327</u>	Local*; State*	I501	HER_001 DF

Goulburn	Former police barracks, part of Railway Bowling Club (1874)	283 Sloane Street	Lot 2, DP 817431	Local*; <a href="#">State</a>	I517	No map change
Marulan	Dwelling, 'Wandi' (former Plumb's Inn, 1845)	16501 Hume Highway	Lot 5, DP 657521	Local; <a href="#">State</a>	I556	No map change

**Table 6**

*Amendments to Part 2 Heritage Conservation Areas of Schedule 5 of the GM LEP 2009 - GM LEP 2009 Map Series*

<b>Name of Heritage Conservation Area</b>	<b>Identification on <a href="#">Heritage Map</a></b>	<b>GM LEP 2009 Map Series</b>
Bungonia Heritage Conservation Area	Shown by a red outline with red hatching and labelled "Conservation Area—General" on Sheets HER_003, HER_003BA and HER_003AA of the <a href="#">Heritage Map</a>	No map change
<a href="#">Buffalo City</a> Heritage Conservation Area	<a href="#">Shown by a red outline with red hatching and labelled "Conservation Area – General" on Sheet HER 001DD of the Heritage Map</a>	HER_001DD
Goulburn City <a href="#">Heritage</a> Conservation Area	Shown by a red outline with red hatching and labelled "Conservation Area—General" on Sheets HER_001DA to HER_001DG of the <a href="#">Heritage Map</a>	No map change
Goulburn Water Works <a href="#">Heritage</a> Conservation Area	Shown by a red outline with red hatching and labelled "Conservation Area" General— on Sheets HER_001D and HER_001DA of the <a href="#">Heritage Map</a>	No map change
Kenmore <a href="#">Heritage</a> Conservation Area	Shown by a red outline with red hatching and labelled "Conservation Area" General— on Sheet HER_001F of the <a href="#">Heritage Map</a>	No map change
Lansdowne Estate Heritage Conservation Area	Shown by a red outline with red hatching and labelled "Conservation Area" General— on Sheets HER_001DF, HER_001DI and HER_001E of the <a href="#">Heritage Map</a>	No map change

Marulan Township Old Marulan  
Heritage Conservation Area

Shown by a red outline with red hatching and labelled "Conservation Area—General" on Sheet HER\_003D of the *Heritage Map*

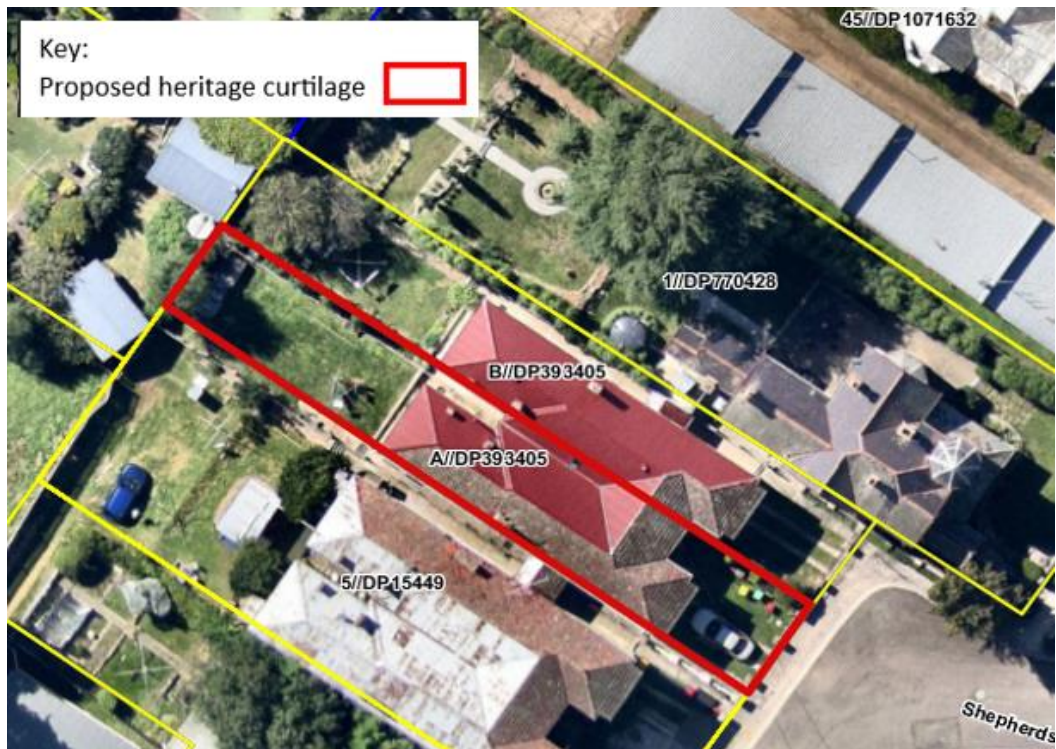
No map change



**Figure 1**

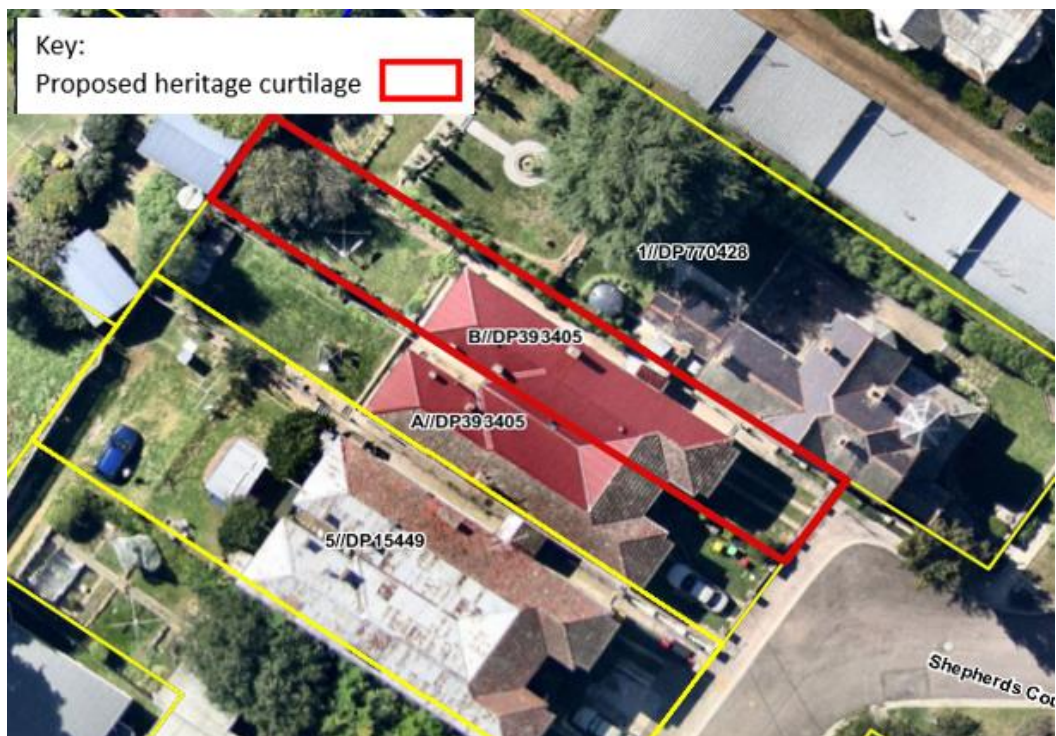
3 Carramar Way, Goulburn NSW 2580 (Lot 8 DP 255585) (HER\_001D)





**Figure 2**

5 Shepherds Court, Goulburn NSW 2580 (Lot A DP 393405) (Existing listing I500 – to be broken into three individual items) (HER\_001DE)



**Figure 3**

7 Shepherds Court, Goulburn NSW 2580 (Lot B DP 393405) (Existing listing I500 – to be broken into three individual items) (HER\_001DE)



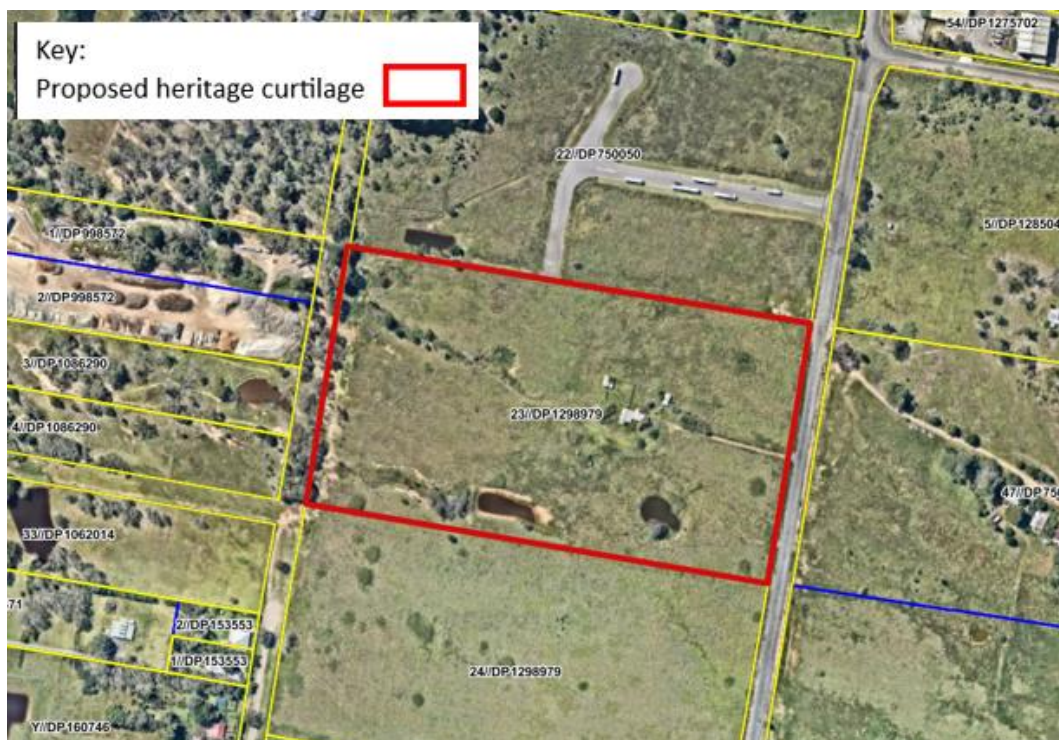


**Figure 4**  
12 Belmore Street, Goulburn NSW 2580 (Lot 1 DP 779274) (HER\_001DD)



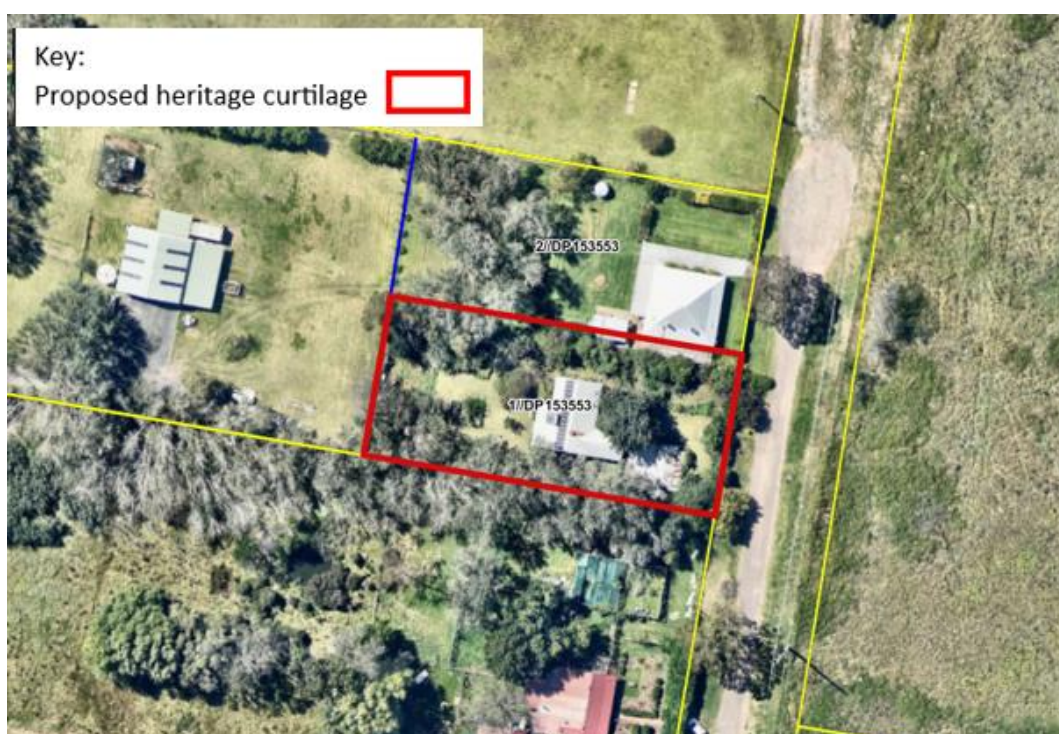
**Figure 5**  
42 Cathcart Street, Goulburn NSW 2580 (Lot 1 DP 31025 and Lot 2 DP 206258) (HER\_001D)





**Figure 6**

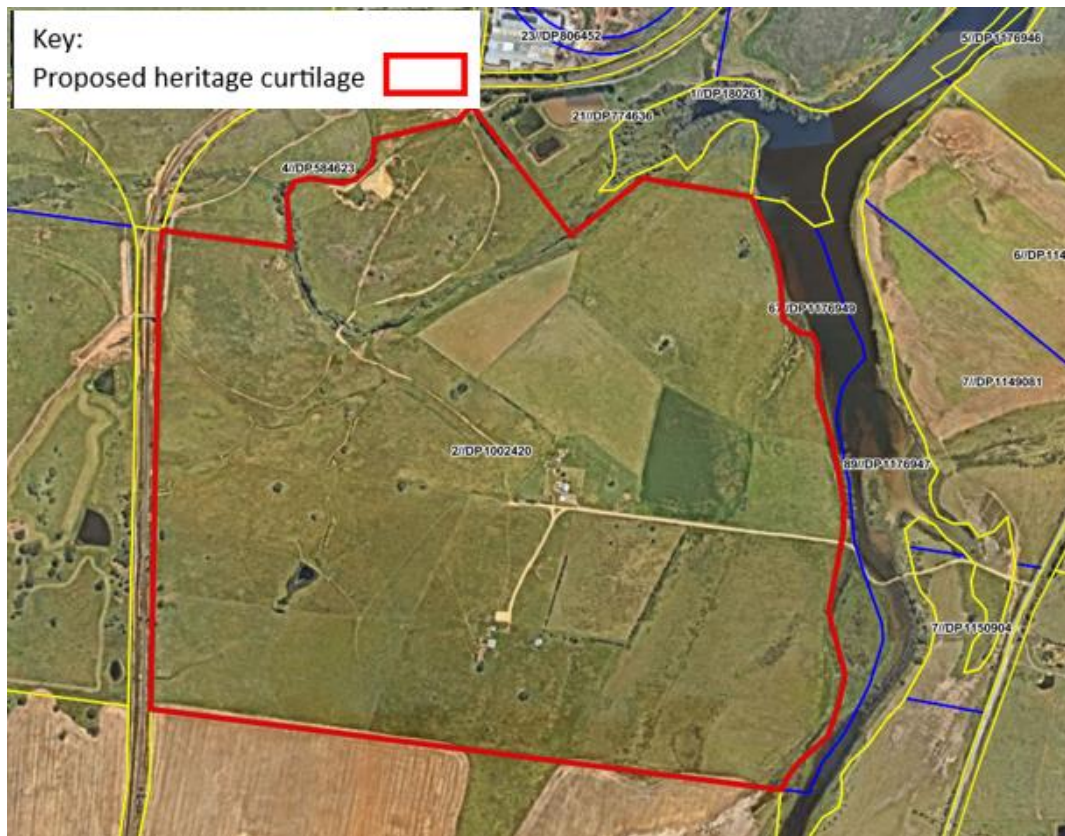
*Site of Former Argyle Boiling Down Works - 48 Common Street, Goulburn NSW 2580 (Lot 23 DP 1298979) (HER\_001G)*



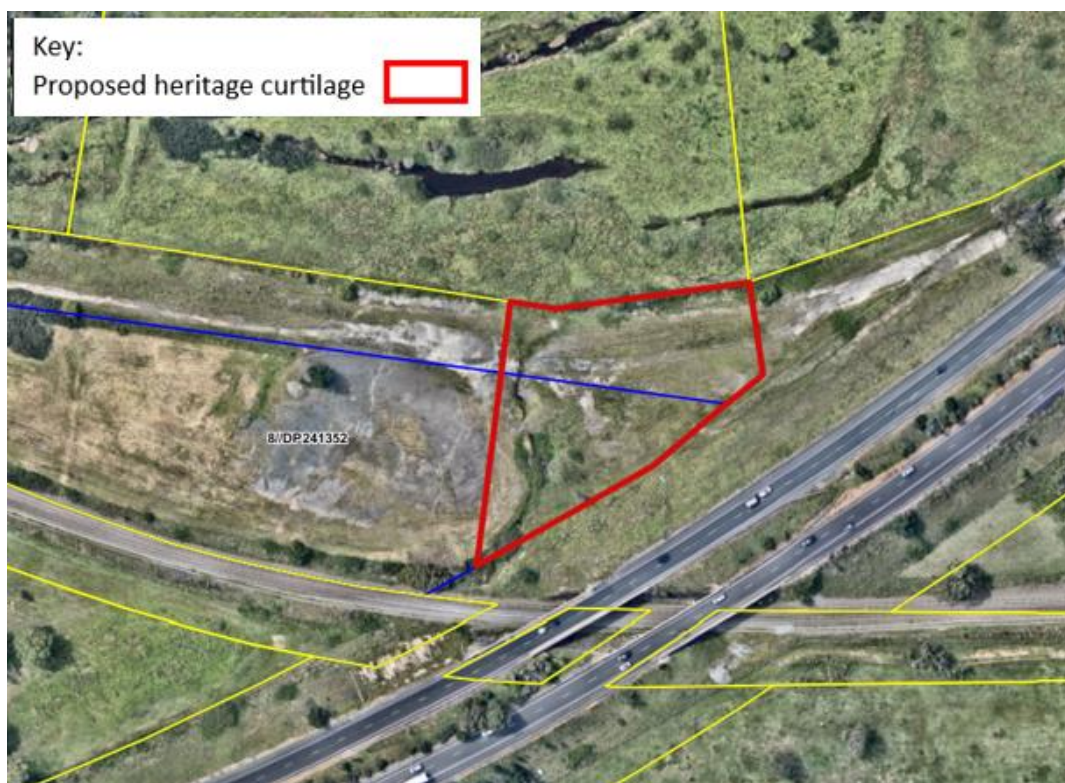
**Figure 7**

*Slab Cottage - 107 Long Street, Goulburn NSW 2580 (Lot 1 DP 153553) (HER\_001G)*



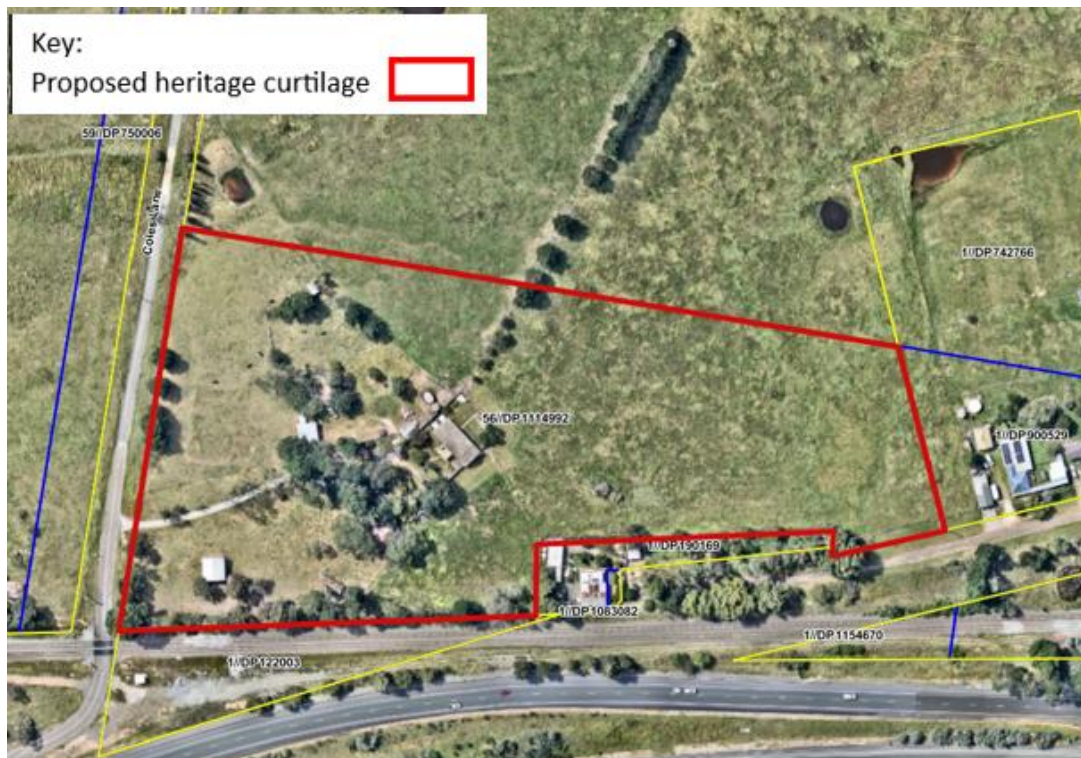


**Figure 8**  
 Bois Chere Homestead Complex - 5267 Braidwood Road, Goulburn (Lot 2 DP 1002420) (HER\_001 and HER\_001E)



**Figure 9**  
 Bois Chere Hotel (Part Lot 8 DP 241352 and Road Reserve) (HER\_001)





**Figure 10**

*Bonnie Doon - 14 Coles Lane, Yarra NSW 2580 (Lot 56 DP 1114992) (HER\_001)*



**Figure 11**

*Bundong Homestead Complex - 660 Glenoval Road, Lake Bathurst (Part Lot 2 DP 553409) (HER\_002)*





**Figure 12**

*Canberra Style Bus Shelter – Albert Street, Goulburn NSW 2580 (GPS: -34.741026°S, 149.71458°E) (1 metre curtilage around shelter) (HER\_001DD)*



**Figure 13**

*Canberra Style Bus Shelter – Victoria Street, Goulburn NSW 2580 (GPS: -34.742088°S; 149.723304°E) (1 metre curtilage around shelter) (HER\_001DD)*





**Figure 14**

*Canberra Style Bus Shelter – Verner Street, Goulburn NSW 2580 (GPS: -34.750091°S; 149.704754°E) (1 metre curtilage around shelter) (HER\_001DB)*



**Figure 15**

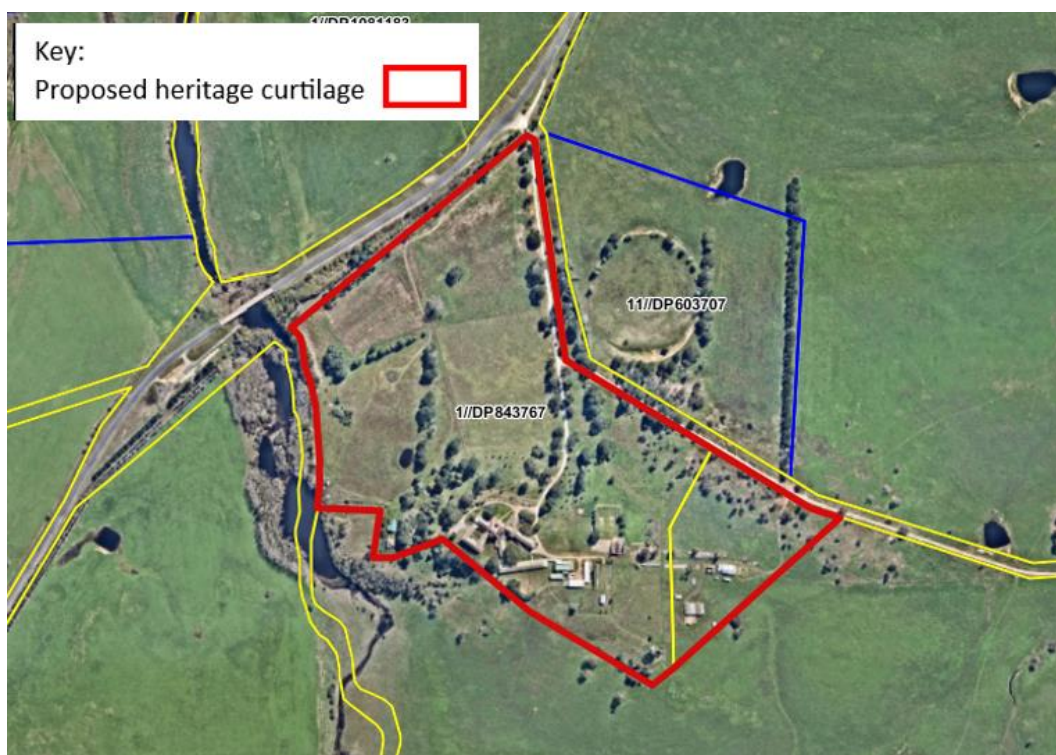
*Canberra Style Bus Shelter - Reign Street, Goulburn NSW 2580 (Part Lot 1 DP 381521 GPS: 34.725193°S; 149.737987°E) (1 metre curtilage around shelter) (HER\_001D)*





**Figure 16**

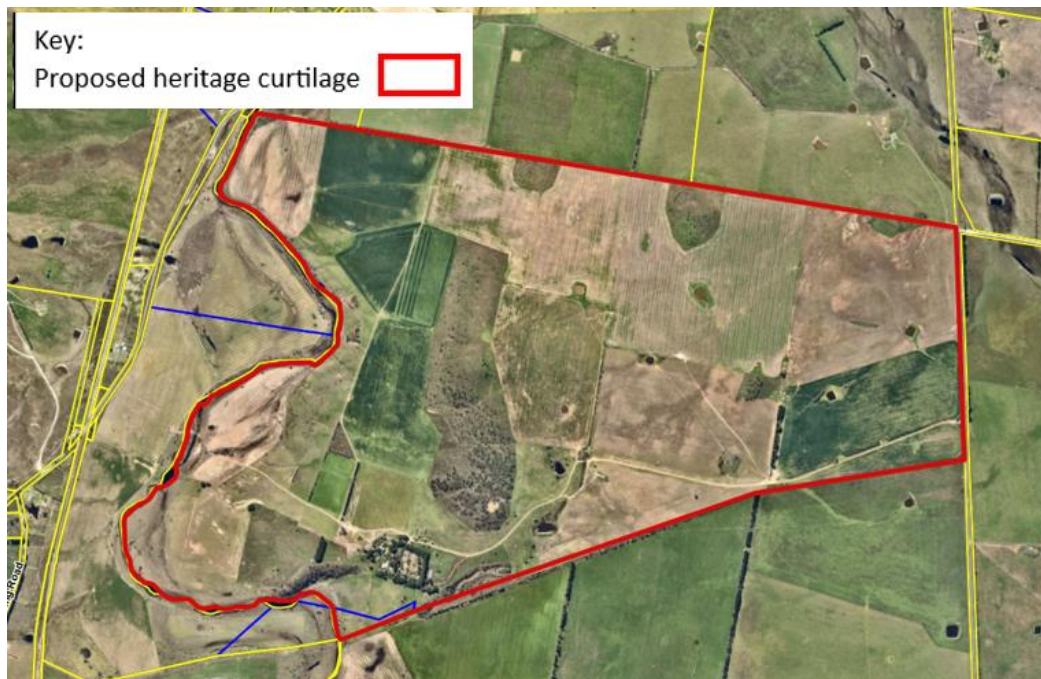
*Canberra Style Bus Shelter – Ross Street, Goulburn NSW 2580 (GPS: 34.726594°S; 149.741481°E) (1 metre curtilage around shelter) (HER\_001G)*



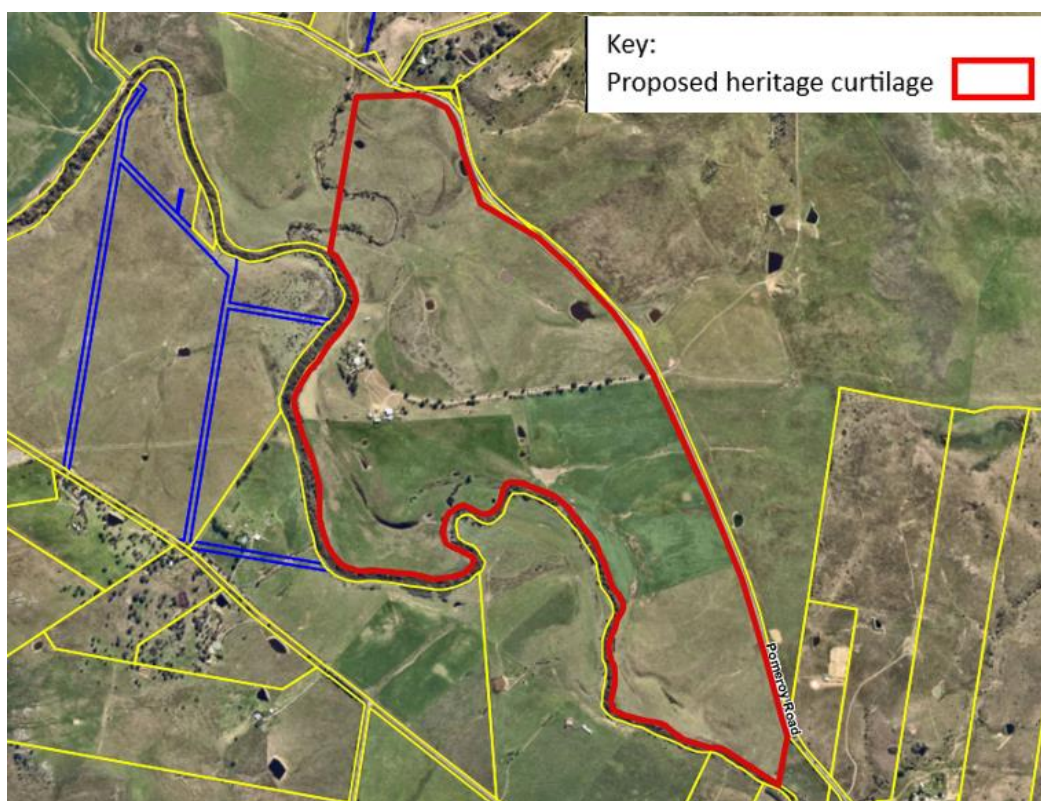
**Figure 17**

*Inveralochy Estate and Seminary - 3436 Braidwood Road, Lake Bathurst NSW 2580 (Lot 1 DP 843767) and part of 3262 Braidwood Road, Lake Bathurst NSW 2580 (Part Lot 2 DP 843767) (HER\_002)*



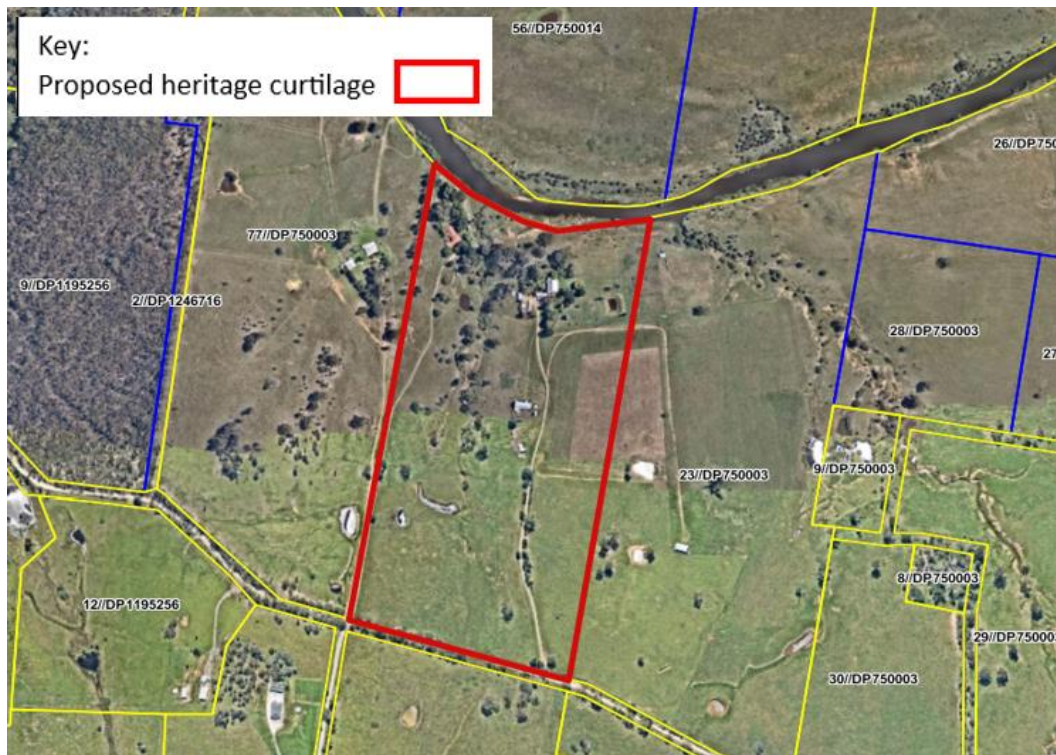


**Figure 18**  
 Kelburn Farm - 4453 Braidwood Road, Tirrannaville NSW 2580 (Lot 4 DP 744166 and Lot B DP163537) (HER\_001)

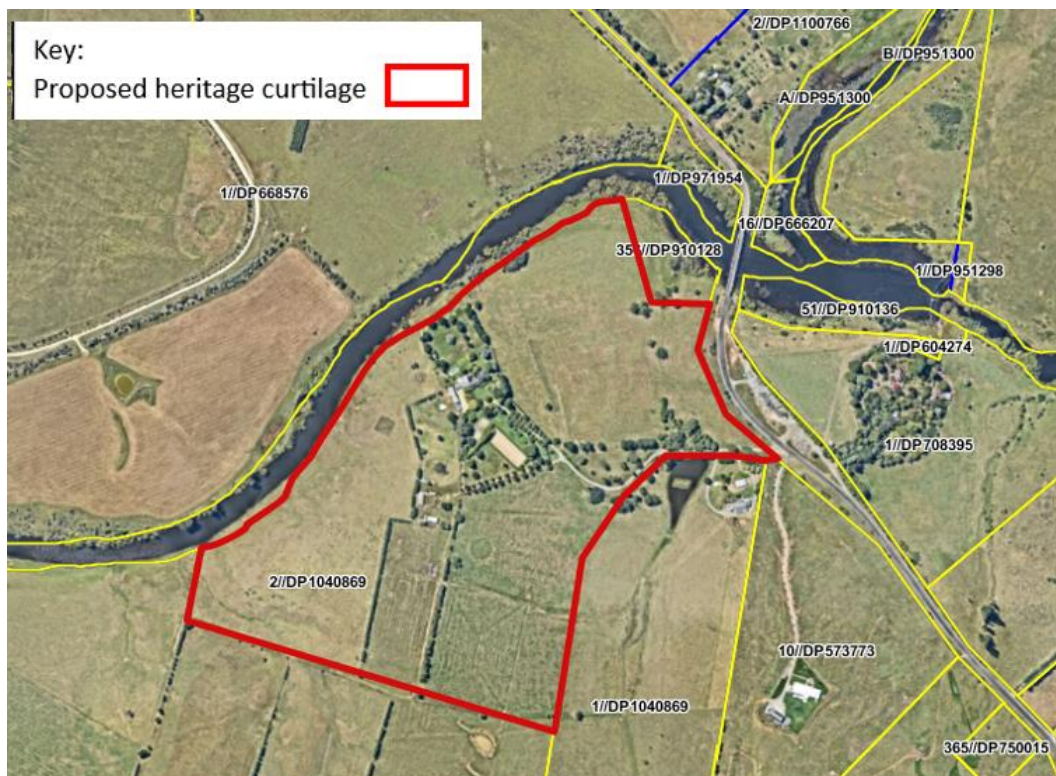


**Figure 19**  
 Kimpton Park Farm Complex - 257 Pomeroy Road, Pomeroy NSW 2580 (Lot 1 DP 742254) (HER\_001)





**Figure 20**  
Longreach - 100 Bulls Pit Road, Baryton NSW 2580 (Part Lot 67 DP 750003) (HER\_003)

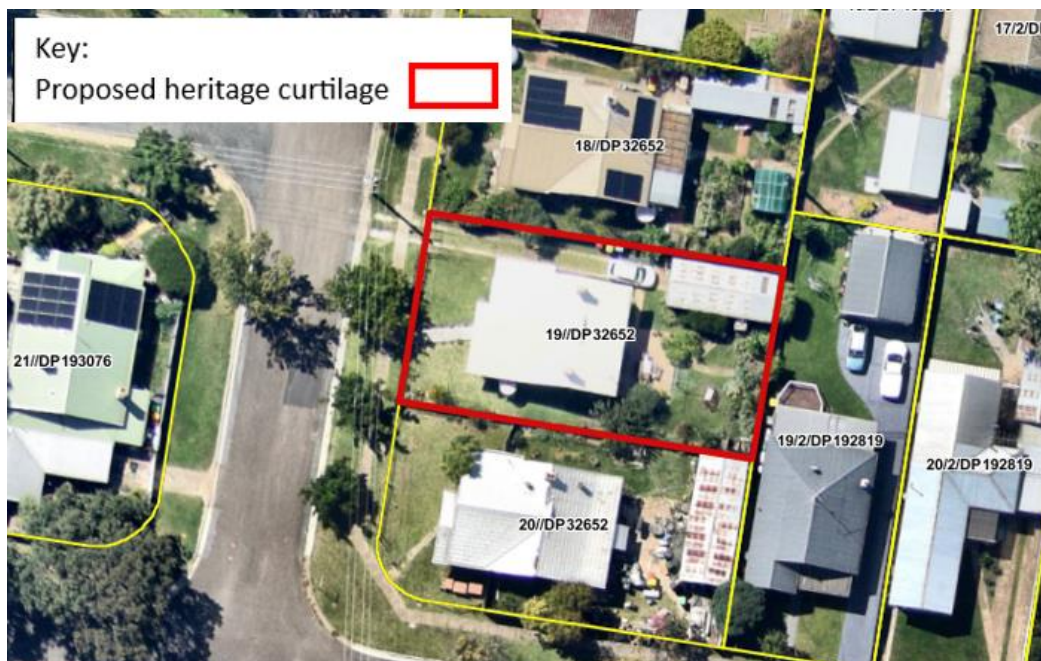


**Figure 21**  
Rossiville - 157 Range Road, Baw Baw NSW 2580 (Lot 2 DP 1040869) (HER\_001)



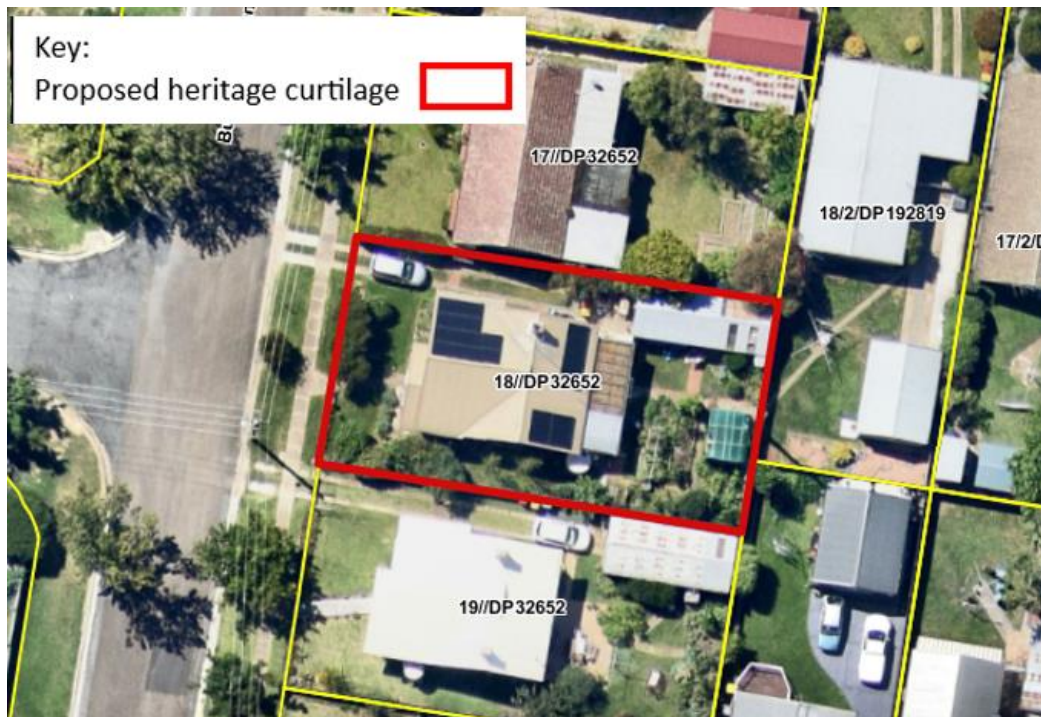


**Figure 22**  
 1 Buffalo Crescent, Goulburn NSW 2580 (Lot 20 DP 32652) (HER\_001DD)



**Figure 23**  
 3 Buffalo Crescent, Goulburn NSW 2580 (Lot 19 DP 32652) (HER\_001DD)





**Figure 24**  
5 Buffalo Crescent, Goulburn NSW 2580 (Lot 18 DP 32652) (HER\_001DD)



**Figure 25**  
9 Buffalo Crescent, Goulburn NSW 2580 (Lot 16 DP 32652) (HER\_001DD)





**Figure 26**

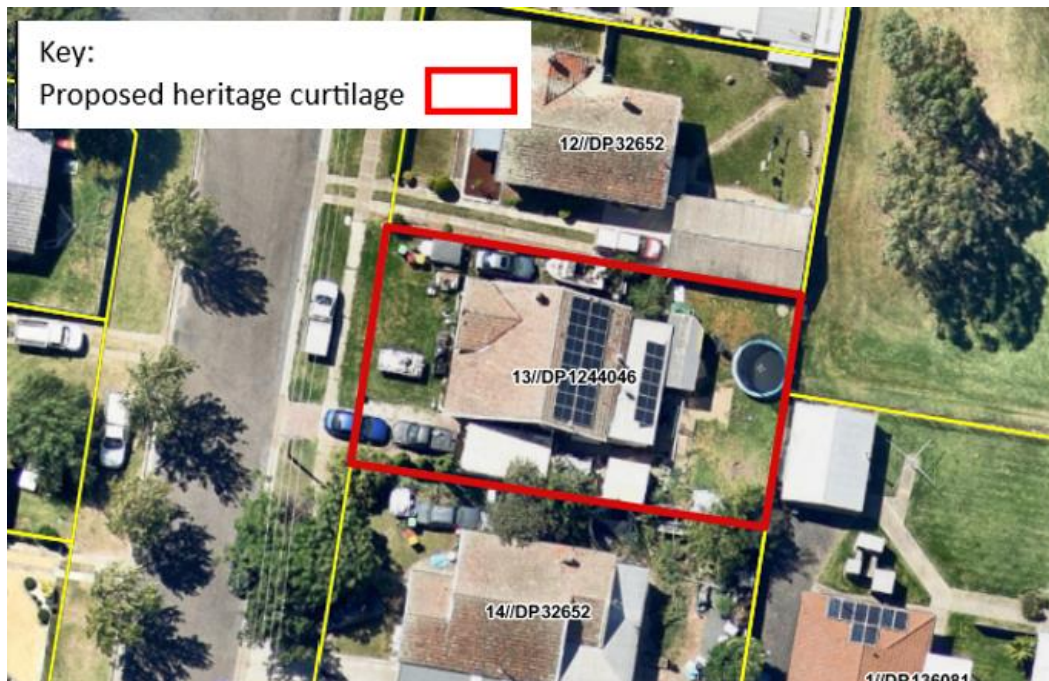
11 Buffalo Crescent, Goulburn NSW 2580 (Lot 15 DP 32652) (HER\_001DD)



**Figure 27**

13 Buffalo Crescent, Goulburn NSW 2580 (Lot 14 DP 32652) (HER\_01DD)





**Figure 28**

15 Buffalo Crescent, Goulburn NSW 2580 (Lot 13 DP 1244046) (HER\_001DD)



**Figure 29**

17 Buffalo Crescent, Goulburn NSW 2580 (Lot 12 DP 32652) (HER\_001DD)





**Figure 30**  
19 Buffalo Crescent, Goulburn NSW 2580 (Lot 11 DP 32652) (HER\_001DD)



**Figure 31**  
21 Buffalo Crescent, Goulburn NSW 2580 (Lot 10 DP 32652) (HER\_001DD)





**Figure 32**  
23 Buffalo Crescent, Goulburn NSW 2580 (Lot 9 DP 32652) (HER\_001DD)



**Figure 33**  
37 Buffalo Crescent, Goulburn NSW 2580 (Lot 2 DP 193076) (HER\_001DD)



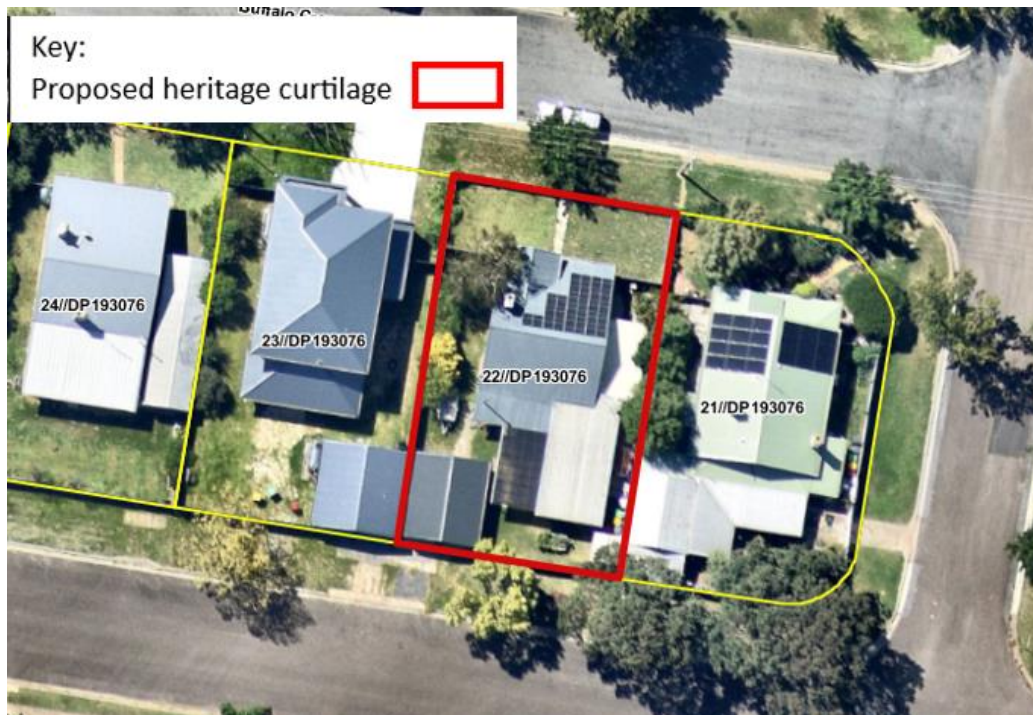


**Figure 34**  
39 Buffalo Crescent, Goulburn NSW 2580 (Lot 1 DP 193076) (HER\_001DD)



**Figure 35**  
25 Ruby Street, Goulburn NSW 2580 (Lot 21 DP 193073) (HER\_001DD)





**Figure 36**  
27 Ruby Street, Goulburn NSW 2580 (Lot 22 DP 193073) (HER\_001DD)



**Figure 37**  
31 Ruby Street, Goulburn NSW 2580 (Lot 24 DP 193073) (HER\_001DD)





**Figure 38**

*Mapping Curtilage Changes Associated with Administrative Amendments - 66 and 68A Grafton Street – Existing Heritage Curtilage (HER\_001DH)*



**Figure 39**

*Mapping Curtilage Changes Associated with Administrative Amendments - 66 and 68A Grafton Street – Proposed Heritage Curtilage (HER\_001DH)*





**Figure 40**

*Mapping Curtilage Changes Associated with Administrative Amendments - Addition of Lot 1 DP 775327 to the existing railway station masters house and railway station group of buildings heritage listing*



**Figure 41**

*Proposed Buffalo City Heritage Conservation Area*



## Part 5 - Community Consultation

The Planning Proposal will be publicly exhibited in accordance with the Gateway Determination, *LEP Plan Making Guidelines* and Council's *Community Participation Plan*.

Written notification will be provided to affected landowners.

## Part 6 - Project Timeline

It is envisaged that following the gateway determination the process will take approximately 9-11 months for a project of this scale.

<b>Gateway Determination</b>	June 2025
<b>Timeframe for completion of technical studies</b>	No further studies identified.
<b>Timeframe for agency consultation</b>	July 2025 – August 2025
<b>Public Exhibition</b>	August 2025
<b>Public Hearing</b>	Not required as per the Gateway determination.
<b>Consideration of submissions</b>	September – October 2025
<b>Date of submission of LEP to DPHI</b>	November 2025
<b>Anticipated date of plan made</b>	December 2025 – January 2026
<b>Anticipated date plan forwarded to DPHI for notification</b>	December 2025 – January 2026

## Part 7- Appendices

Appendices included within this planning proposal are listed in the table below

<b>Appendix A</b>	Schedule 5 Amendments to the <i>Goulburn Mulwaree Local Environmental Plan 2009</i>
<b>Appendix B</b>	Statements of Significance
<b>Appendix C</b>	Water NSW Pre-Gateway Referral Advice
<b>Appendix D</b>	Water NSW Post-Gateway Referral Response
<b>Appendix E</b>	DCCEEW Heritage Referral Response

