

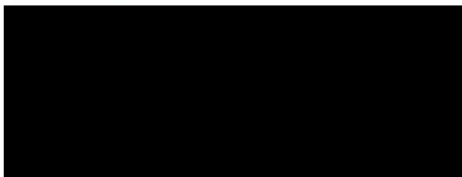
## Gateway Determination

**Planning proposal (Department Ref: PP-2024-291): to rezone and amend minimum lot size along 137 Brisbane Grove Road, Goulburn**

I, the Acting Executive Director, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Goulburn Mulwaree Local Environmental Plan 2009 as described above should not proceed for the following reasons:

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

Dated 12th day of November 2024.



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

**Delegate of the Minister for Planning and  
Public Spaces**