

## Alteration of Gateway Determination

### **Planning proposal (Department Ref: PP\_2013\_YASSV\_002\_00 – Northern Gundaroo)**

I, the Executive Director, Regions, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 3 October 2013 (as since altered) for the proposed amendment to the Yass Valley Local Environmental Plan 2013 as follows:

#### 1. Change the description of the Planning Proposal

**from** “rezone land at known as ‘Kyeema’ at Gundaroo Road, Gundaroo from RU1 Primary Production to RU5 Village and E3 Environmental Management and amend the minimum lot size for the subject land.”

**to**

“rezone certain land known as ‘Kyeema’ located north of Gundaroo at Gundaroo Road from RU1 Primary Production Zone to R2 Low Density Residential Zone with a minimum lot size of 2,000 square metres, E4 Environmental Living Zone with a minimum lot size of 1 hectare, E3 Environmental Management Zone with a minimum lot size of 2 hectares, E3 Environmental Management Zone with a minimum lot size of 10 hectares and E2 Environmental Conservation Zone with ‘nil’ minimum lot size.

- Apply a minimum lot size of 20 hectares to part lot 1 DP 850916 to be retained as RU1 Primary Production Zone.
- Apply a minimum lot size for subdivision of land (5,000m<sup>2</sup>) and dual occupancy development (1 hectare) on land zoned R2 Low Density Residential Zone in Gundaroo where reticulated sewerage and a sustainable water supply is not provided.
- Ensure proposed development within the R2 Low Density Residential Zone in Gundaroo is designed, sited and will be managed to avoid contamination of groundwater.”

#### 2. Insert:

new condition 1A “The planning proposal is to be amended to be consistent with the amended description of the planning proposal and consistent with the zones and minimum lot sizes for the site as shown on the attached draft LEP map sheets LZN\_005E and LSZ\_005E (Tab E1 and Tab E2).”

#### 3. Insert:

new condition 1B “Prior to undertaking community consultation Council is to provide the Director Regions, Southern Region, with a copy of the amended planning proposal.”

4. Insert:

new condition 2B “The planning proposal is to be amended to identify and address the implications of the *Gundaroo Flood Study March 2016* and address any inconsistency with s117 Direction 4.3 Flood Prone Land.

5. Insert:

a new condition 4A “Consultation is required with the following public authorities under section 56(2) (d) of the Act:

- Office of Environment and Heritage
- Murrumbidgee Catchment Authority
- Department of Primary Industries – Office of Water
- NSW Environmental Protection Authority
- NSW Health
- NSW Education

Each public authority is to be provided with a copy of the amended planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.”

6. Insert:

a new condition 5A “Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:

- (a) the amended planning proposal must be made publicly available for a minimum of **28 days**; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing local environmental plans (Department of Planning and Infrastructure)*.”

7. Delete:

condition 7 “The timeframe for completing the LEP is to be 36 months from the week following the date of the Gateway determination.”

and replace with:





## Planning & Environment

a new condition 7 "The timeframe for completing the LEP is to be 48 months from the date of the Gateway determination."

Dated *24<sup>th</sup>* day of *October* 2016

A handwritten signature in black ink, appearing to read "Stephen Murray".

**Stephen Murray**  
Executive Director, Regions  
Planning Services  
Department of Planning and Environment

**Delegate of the Minister for Planning**