



**Office of
Environment
& Heritage**

YASS VALLEY

2 FEB 2015

COUNCIL

Your reference:
Our reference:
Contact:

PP-2012-01
ED14/809
Allison Treweek 62297082

Mr David Rowe
General Manager
Yass Valley Council
PO Box 6
YASS NSW 2582

27 JAN 2015

Dear Mr Rowe

Thank you for your letter regarding the Office of Environment and Heritage's (OEH) review of the Yass Valley Rural Lands Planning Proposal. I appreciate you bringing Council's concerns to my attention. I apologise for the delay in responding.

I understand that the Rural Lands Planning Proposal aims to change the current minimum rural lot size of 80 hectares to a minimum of 40 hectares with an averaging provision across the Local Government Area (LGA). OEH made a submission regarding this proposal on 22 August 2014 and I also am aware that representatives from OEH, the Department of Planning and Environment and the Department of Primary Industries (DPI), met with Yass Valley Council to discuss the concerns raised in the OEH and DPI submissions.

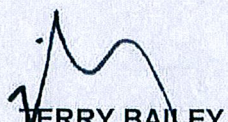
I note the issues you have raised that, in the opinion of Council, would safeguard biodiversity values. Notwithstanding these issues, a 40 hectare minimum lot size across all rural lands in the LGA may have significant impacts on vegetation and biodiversity.

OEH would like to work with Yass Valley Council in developing additional provisions in the LEP that will further protect the biodiversity values of the rural zones of Yass Valley LGA in the LEP amendment. In addition, OEH has no objection to the 40 hectare lot size being applied to areas with lower conservation values.

I understand the Department of Planning and Environment is now considering this issue.

If you have any further questions regarding this matter, Ms Allison Treweek, Senior Team Leader Planning, OEH can be contacted on 62297082 or by email at allison.treweek@environment.nsw.gov.au.

Yours sincerely



ERRY BAILEY
Chief Executive