



Mr Chris Berry
General Manager
Yass Valley Council
PO Box 6
YASS NSW 2582

Dear Mr Berry

Planning proposal PP_2020_YASSV_003_00 to amend Yass Valley Local Environmental Plan 2013

I write in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend Yass Valley Local Environmental Plan 2013 to rezone part of Lot 6 DP 1056285, 'Coolawin', Gundaroo Road, Gundaroo to R5 Large Lot Residential Zone with a 2 hectare minimum lot size.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should not proceed for the reasons provided in the enclosed Gateway determination.

I have also determined, as delegate of the Secretary, that the planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones, 1.5 Rural Lands, 3.1 Residential Zones, 2.1 Environmental Protection Zones, 2.6 Remediation of Contaminated Land, 4.3 Flood Prone Land and 5.10 Implementation of Regional Plans have not been adequately justified in accordance with the terms of the Directions.

Should you have any enquiries about this matter, I have arranged for Mr Graham Judge to assist you. Mr Judge can be contacted on 6229 7906.

Yours sincerely

10/11/2020
Monica Gibson
Executive Director
Local and Regional Planning

Encl: Gateway determination