

Gateway Determination

Planning proposal (Department Ref: PP_2020_YASSV_003_00): to amend the Yass Valley Local Environmental Plan 2013 to rezone part of Lot 6 DP 1056285, 'Coolawin', Gundaroo Road, Gundaroo to R5 Large Lot Residential with a 2-hectare minimum lot size.

I, the Executive Director, Local and Regional Planning, at the Department of Planning, Industry and Environment, 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 Yass Valley Local Environmental 2013 as described above should not proceed for the following reasons:

1. Council has not provided adequate justification for the proposed amendment, including demonstrating the strategic need for the planning proposal to meet housing demand.
2. The planning proposal is inconsistent with the Yass Valley Local Strategic Planning Statement 2020 and the Yass Valley Settlement Strategy 2017-2036 which seek to provide only limited growth in Gundaroo to protect its character and due to limited availability of services. The site is not identified in either strategy for rural residential development.
3. The planning proposal is inconsistent with the South East and Tablelands Regional Plan because:
 - a) it would result in fragmentation of productive agricultural land which has the potential to increase land use conflicts between rural lifestyle development and adjoining agricultural uses, therefore is inconsistent with Action 8.2;
 - b) it would result in an urban release area being located on flood prone land containing a designated waterway and erosion hazards with the potential to impact on groundwater sources, therefore is inconsistent with Actions 16.1 and 18.1;
 - c) the subject land has not been identified for rural residential development in the Yass Valley Settlement Strategy 2017-2036 prepared by Council and endorsed by the Department, therefore is inconsistent with Direction 28 and Action 28.1; and
 - d) the site has limited access to infrastructure and services (water, sewer), constitutes productive agricultural land affected by natural hazards and could result in increased land use conflicts with adjoining productive zoned agricultural land, therefore is inconsistent with Direction 28 and Action 28.2.

4. The planning proposal is inconsistent with section 9.1 Directions 1.2 Rural Zones, 1.5 Rural Lands, 2.1 Environmental Protection Zones, 3.1 Residential Zones, 4.3 Flood Prone Land and 5.10 Implementation of Regional Plans, and the inconsistencies have not been adequately justified.
5. There is already sufficient urban zoned land located in the north and south Gundaroo urban release areas to meet projected housing demand until 2036.
6. The planning proposal may create a precedent for the rezoning of rural land in the area for residential development that has not been identified in the Yass Valley Settlement Strategy.

Dated 10th day of November 2020.



Monica Gibson
Executive Director
Local and Regional Planning
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces