



IRF19/6907

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

Attention: Liz Makin

Dear Mr Berry

I refer to correspondence from Yass Valley Council dated 3 October 2019 requesting a Gateway determination for a planning proposal to rezone Lot 1 DP 119459, 2402 Sutton Road, Sutton to R2 Low Density Residential Zone and E4 Environmental Living Zone.

Following an initial review, it is considered that additional information is required to enable assessment for a Gateway determination. The following additional information is required:

**Flooding**

1. The matter of adequate access/evacuation during flooding has not been addressed in the planning proposal. Additional information is required to address this matter and further justification as to why this site is appropriate for an extension of Sutton Village if it becomes isolated from Sutton and Canberra as a result of flooding. This additional information should be consistent with the Sutton Floodplain Risk Management Study and Plan.
2. The planning proposal is to be revised to include suitably labelled diagrams showing the 1% AEP Hydraulic categories (Floodway, Flood Storage and Flood Fringe) and PMF (including flood depth) overlaid on the proposed zone map.
3. Additional information is required to clarify if there is likely to be any earthworks associated with the proposed urban development of the site to mitigate any flood impacts and if this is likely to alter flood behaviour.

**Groundwater vulnerability**

4. The subject site is identified by the Yass Valley Local Environmental Plan (2013) Groundwater Vulnerability Map. Additional information is required on the potential impacts of proposed unserviced urban development (i.e. impacts of on-site effluent disposal) on groundwater resources. Consideration should be given to whether there is a need to introduce provisions to mitigate potential impacts on groundwater resources similar to those applied in Gundaroo.

### **Riparian Areas**

5. The proposed E4 Environmental Living Zone and 2.5 hectare minimum lot size has the potential to generate four new residential lots along McLaughlins Creek. Additional information is required to justify proposed provisions that will potentially increase impacts of unserviced residential development on McLaughlins Creek, including the opportunity for additional access to riparian water rights.

### **New Intersection – Sutton Road**

6. The planning proposal should include additional information on the viability of creating an intersection on a classified Regional Road (Sutton Road) within a 100km/h speed zone to create a safe and flood free access/egress to future urban development.

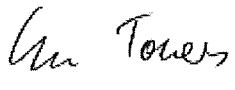
### **State Environmental Planning Policies**

7. SEPP 55 Remediation of Land – Further information is required from Council that it has considered whether the land is contaminated, if the land may require remediation and whether Council is satisfied that the land is suitable for residential development.
8. SEPP Primary Production and Rural Development (2019) – SEPP Rural Lands (2008) was repealed in February 2019 and replaced with SEPP Primary Production and Rural Development (2019). The proposal needs to address this SEPP and Ministerial Direction 1.5 Rural Lands.

The additional information requested above will assist State agencies including the NSW State Emergency Service, Transport for NSW, the Department of Planning, Industry and Environment – Energy, Environment and Science Division, and Department of Primary Industries (Agriculture) to consider the proposal. It is suggested that Council undertake pre-Gateway consultation with these agencies prior to submitting additional information to ensure agency needs are met.

If you have any queries, please contact Mr Graham Judge, Senior Planner, Southern Region, at the Department on 6229 7906.

Yours sincerely

 30/10/19

**Graham Towers**  
**Acting Director, Southern Region**  
**Local and Regional Planning**