



New South Wales

PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Yass Valley Local Environmental Plan 2013 (Amendment No 2)

Your ref: Kieran Haydon
Our ref: AH e2017-253.d04

In my opinion the attached draft environmental planning instrument may legally be made.

When the environmental planning instrument is made, a map cover sheet that lists the final form of the maps adopted by the instrument should be signed by the person making the instrument.

A handwritten signature in black ink, appearing to read 'D Colagiuri'.

(D COLAGIURI)
Parliamentary Counsel
27 October 2017

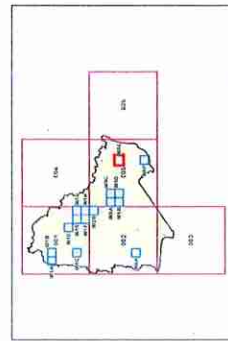
Land Zoning Map - Sheet LZN_005E

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Business Development
- B4 Enterprise Corridor
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 Large Lot Residential
- R5 Public Recreation
- R6 Private Recreation
- R7 Primary Production
- R8 Rural Landscape
- R9 Forestry
- R10 Primary Production Small Lots
- R11 Village
- R12 Special Activities
- R13 Infrastructure
- R14 Natural Waterways

Cadastre

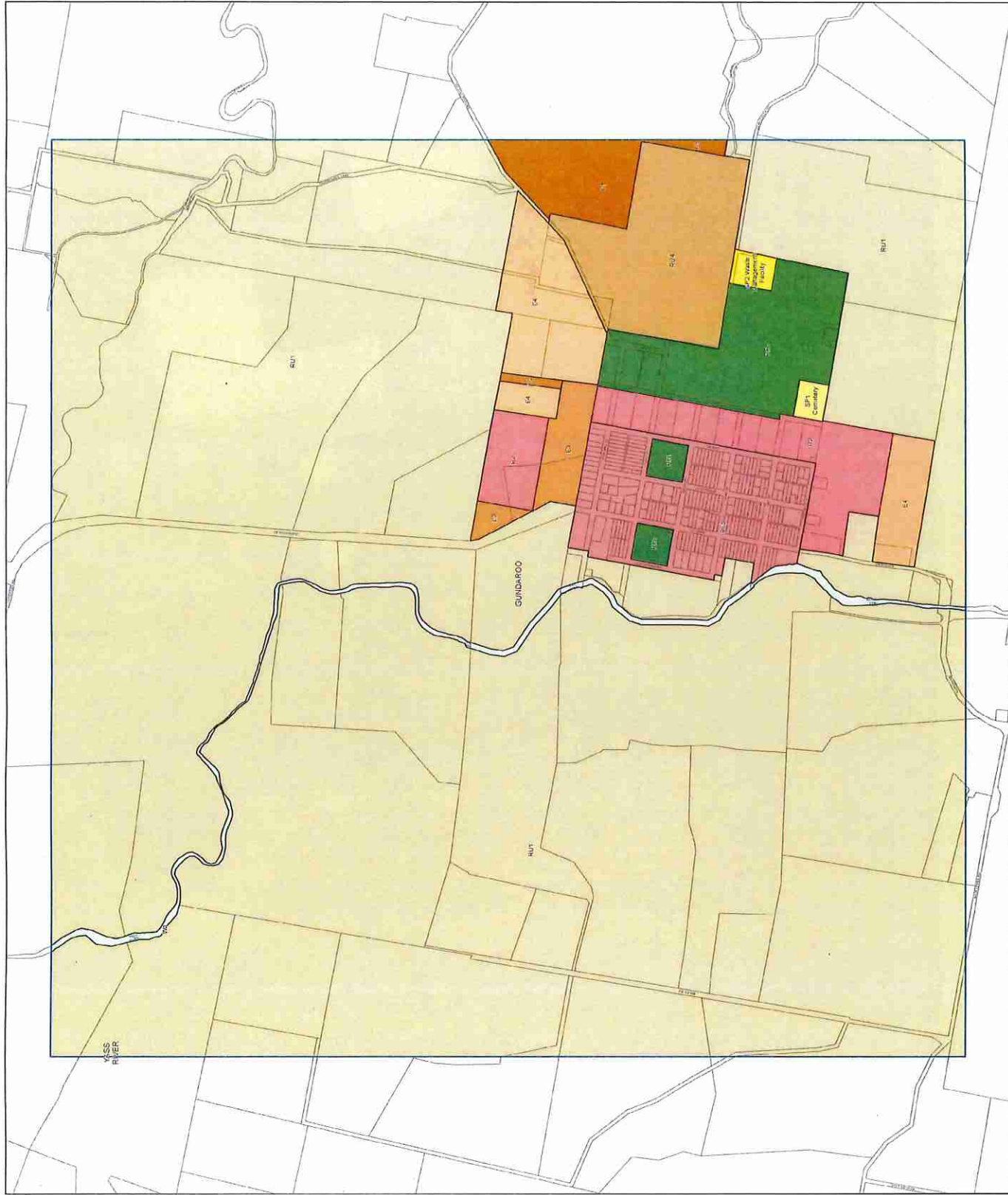
— Cadastre 06/03/2013 Land and Property Information (LPI)



N

0 200 400 600 metres
Scale 1:20 000 @ A3
Projection: GDA 1984
Map Zone 56

Map Identification Number: 6710_CON_LZN_005E_020_20170514





New South Wales


Yass Valley Local Environmental Plan 2013 (Amendment No 2)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning, make the following local environmental plan under the
Environmental Planning and Assessment Act 1979.

Minister for Planning

	12/1/18
Delegate of the Minister for Planning	

Yass Valley Local Environmental Plan 2013 (Amendment No 2)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Yass Valley Local Environmental Plan 2013 (Amendment No 2)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land at Sutton Road and Faithfull Street, Gundaroo and land known as Kyeema at Gundaroo Road, Gundaroo.

4 Maps

The maps adopted by *Yass Valley Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the Minister on the making of this Plan.

Schedule 1 Amendment of Yass Valley Local Environmental Plan 2013

[1] Clause 4.6 Exceptions to development standards

Insert after clause 4.6 (8) (c):

(ca) clause 6.12.

[2] Clause 6.12

Insert after clause 6.11:

6.12 Development on certain land in Gundaroo in Zone R2 Low Density Residential

- (1) This clause applies to land in Zone R2 Low Density Residential and shown edged blue on the Lot Size Map.
- (2) Despite any other provision of this Plan, the size of any lot resulting from a subdivision of land to which this clause applies is not to be less than 5,000 square metres unless the lot is connected to a reticulated sewerage scheme.
- (3) Development consent may be granted to development for the purposes of a dual occupancy on land to which this clause applies, where the land is not connected to a reticulated sewerage scheme, only if the size of the lot on which the development is to be carried out is at least 10,000 square metres.
- (4) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development is designed, sited and will be managed to avoid contamination of groundwater.

Environmental Planning and Assessment Act 1979

Yass Valley Local Environmental Plan 2013 (Amendment No. 2)

Yass Valley Council
209 Comur Street,
Yass, NSW, 2582

Map Cover Sheet

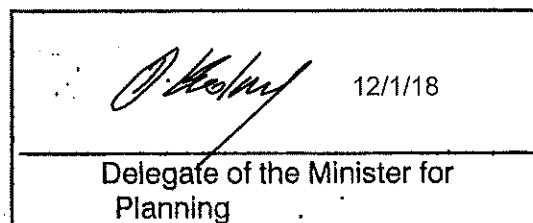
The following map sheets are revoked:

Map Sheet	Map Identification Number
Lot Size Map LSZ_005E	8710_COM_LSZ_005E_020_20160801
Land Zoning Map LZN_005E	8710_COM_LZN_005E_020_20130424

The following map sheets are adopted:

Map Sheet	Map Identification Number
Lot Size Map LSZ_005E	8710_COM_LSZ_005E_020_20170914
Land Zoning Map LZN_005E	8710_COM_LZN_005E_020_20170914

Certified



[Title of Council Delegate]

[Date] Minister for Planning and Environment

[Date]



IRF17/286

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

Dear Mr Rowe

Yass Local Environmental Plan 2013 (Amendment No. 2)

I refer to the proposals to amend Yass Local Environmental Plan 2013 to rezone land north and south of Gundaroo village for urban development.

I am pleased to advise that as the Minister's delegate, I have made the plan under section 59(2) of the *Environmental Planning and Assessment Act 1979*, and under section 34(5) it will take effect when published on the NSW Legislation website.

Should you have any further enquiries about this matter, I have arranged for Mr Graham Judge, Senior Planning Officer in the Department's Southern Region office, to assist you. Mr Judge can be contacted on 6229 7906.

Yours sincerely

12/1/18

Oliver Holm
Acting Executive Director, Regions
Planning Services