

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

Attention: Chris Berry

Dear Mr Rowe

I refer to Yass Valley Council's submission under Section 59 of the *Environmental Planning & Assessment Act, 1979*, requesting the Department of Planning and Environment (the Department) finalise the two rezoning matters adjacent to Gundaroo village as proposed by the Council (references PP_2013_YASSV_001_00 and PP_2013_YASSV_001_00).

The Department has reviewed the information prepared to support the proposed rezonings and has also considered the submissions made by other government agencies. At this time there would appear to be a number of issues in respect of ensuring a suitable non-potable water supply for any future lots. The information provided by the Council suggests there is potential contamination of the available groundwater that may preclude its use for any non-potable domestic purpose.

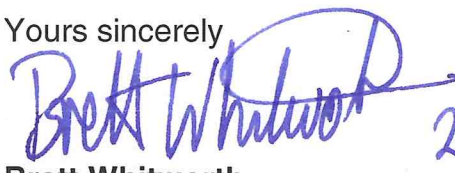
Since the Council submitted its request, more recent discussions with the Department indicated consideration was being given to potentially introducing some reticulated services (non-potable water) for the village subject to the outcomes of discussions with nearby landowners. Any such servicing arrangements have the potential to significantly influence the final urban form of the village, and the Department would appreciate the Council's further advice as to the likelihood of this infrastructure proceeding and to what extent, if any, this changes the proposed zonings and lot sizes for the subject lands as set out in the current planning proposal.

In the event Council wishes to proceed with the proposed servicing arrangements, a collective meeting should be held with the Office of Water, the Department of Health, the Council and the Department to clarify these arrangements and to confirm there is no subsequent risk to human health. This will also ensure that the proposed water diversions are allowable under the Murray Darling Basin cap. Unless these issues can be confirmed, it is difficult to envisage how to progress either rezoning proposal.

It would also be appreciated if the Council could provide further advice as to the timing of the Floodplain Risk Management Plan for Gundaroo. It is noted flood studies have been prepared for both sites by the respective landowners. However, an understanding of the timing of the Council's Floodplain Risk Management Plan, and why the proposed rezonings should proceed in advance of this work being completed, would be useful.

If you would like to discuss this matter further, please contact Mr Martin Brown in the Department's Queanbeyan Office on (02) 6229 7913.

Yours sincerely

 21 September 2015.

Brett Whitworth
General Manager - Southern Region
Planning Services