

Gateway Determination

Planning proposal (Department Ref: PP_2019_YASSV_001_00): to apply a minimum lot size for dual occupancy and multi-dwelling housing developments in residential zones.

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 Plan (LEP) 2013 to apply a minimum lot size for dual occupancy and multi-dwelling housing developments in residential zones should proceed subject to the following conditions:

1. The planning proposal is to be updated prior to community consultation to:
 - (a) provide quantitative analysis and assess the impacts of the planning proposal on future housing supply and diversity, and
 - (b) include a new savings and transition clause to ensure the proposed amendments do not affect any development applications lodged and not determined or appeal processes.
2. The updated planning proposal required under condition 1 is to be submitted to the Director, Southern Region for endorsement prior to undertaking community consultation.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
4. Consultation is required with the NSW Rural Fire Service under section 3.34(2)(d) of the Act. The NSW Rural Fire Service is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

6. The time frame for completing the LEP is to be by **30 June 2020**.

Dated 17th day of January 2020.

A handwritten signature in black ink, appearing to read 'Monica Gibson', with a stylized, cursive script.

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

**Delegate of the Minister for Planning
and Public Spaces**