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Ms Sarah Lees
Director- Southern Region
Planning Services
NSW Department of Planning, Industry & Environment
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Dear Sarah

Revised Planning Proposal - Minimum Lot Size for Low Rise Medium Density Housing

I refer to the Planning Proposal to amend the *Yass Valley Local Environmental Plan (YVLEP) 2013* to include Minimum Lot Sizes for Low Rise Medium Density Housing.

In response to Council's request for a Gateway determination, the Planning Proposal has been revised in accordance with the comments received from the Department's Codes Team.

Council notes that the Low Rise Medium Density Code will not apply to land not connected to a reticulated sewerage system. It is also understood Council cannot introduce a minimum lot size for manor houses in the YVLEP 2013 until the Code applies to the LGA. It is also noted that minimum lot size under the Code for manor houses would continue to apply for complying development and any minimum lot size for manor houses within the YVLEP 2013 would only apply to a development lodged as DA.

As such, Council has revised the Planning Proposal by removing the minimum lot size for manor houses and Item 2 of the initial Planning Proposal in relation to restricting the application of the code based on reticulated sewerage connection.

It is considered that the Planning Proposal now satisfies the Department's requirements. Council is of the opinion that the amendments made to the Planning Proposal are in line with Council's resolution. A Gateway determination is requested with delegation to make the amendment as local plan-making authority.

Please do not hesitate to contact Mr Arif Chohan, Strategic Planner should you require further information.

Yours sincerely



Liz Makin
Acting Director Planning