



Ms Sharon Hutch  
General Manager  
Yass Valley Council  
PO Box 6  
YASS NSW 2582

Dear Ms Hutch

**Planning proposal PP\_2018\_YASSV\_002\_00 to amend Yass Valley Local Environmental Plan 2013**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received 16 October 2018 in respect of the planning proposal to correct errors or make minor changes (housekeeping amendments - 39 Items) to Yass Valley LEP 2013.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones, 1.5 Rural Lands, and 2.1 Environmental Protection Zones are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions. Section 9.1 Direction 4.4 Planning for Bushfire Protection requires confirmation from the NSW Rural Fire Service before the objectives of this direction can be signed off.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

I have also conditioned the Gateway determination that the planning proposal be revised prior to community consultation to include the proposed new Biodiversity Map.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing

clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Graham Judge to assist you. Mr Judge can be contacted on 02 6229 7906.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Musgrave', is positioned above the typed name and title.

1/11/2018

**Luke Musgrave**  
**Acting Director Regions, Southern**  
**Planning Services**

Encl: Gateway determination  
Authorised plan-making reporting template