



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

Dear Ms Hutch

**Planning proposal PP_2015_YASSV_001_00 – Alteration of Gateway
Determination – revised planning proposal**

I refer to your letter in relation to planning proposal PP_2015_YASSV_001_00 seeking a Gateway alteration for the revised planning proposal.

I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 16 April 2015 for PP_2015_YASSV_001_00 (as altered). The Alteration of Gateway determination is enclosed.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.2 Rural Zones, 1.3 Mining, Petroleum and Extractive Industries and 1.5 Rural Lands are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

Please note that at this stage I have not agreed that Council has justified inconsistencies with section 9.1 Directions 2.1 Environmental Protection Zones, 2.3 Heritage Conservation and 4.4 Planning for Bushfire Protection. The site contains significant areas of environmentally sensitive land and bushfire hazard and it is possible that consultation with the community and relevant agencies may require further changes to the plan. Council will therefore need to obtain the agreement from the Secretary for any inconsistencies with section 9.1 Directions 2.1 Environmental Protection Zones, 2.3 Heritage Conservation and 4.4 Planning for Bushfire Protection when the final planning proposal is submitted to the Department and prior to the plan being made.


The Gateway alteration includes three new conditions as follows;

- Council is to undertake an agency forum as part of the consultation process with government agencies under condition 6. The forum will assist these agencies in preparing their submission on the proposal by providing them with an outline of the intent of the revised planning proposal and the proposed servicing framework contained in the Services and Infrastructure Report.

- A Memorandum of Understanding (MoU) is to be agreed by the ACT and NSW Governments and Yass Valley Council to establish appropriate governance arrangements and servicing model for the provision of government services and infrastructure to the Parkwood urban release area. This condition will need to be satisfied before the finalisation of the LEP.
- As discussed with council and the proponent, a Strategic Bush Fire Study is to be prepared prior to community consultation to address matters raised with Council by the NSW Rural Fire Service. I understand that the proponent has also discussed this directly with council and has commenced this work.

If you have any questions in relation to this matter, I have arranged for Ms Sarah Lees, Director Regions Southern to assist you. Ms Lees can be contacted on 4224 9450.

Yours sincerely

 28 August 2018
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Alteration of Gateway determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_YASSV_001_00)

I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 16 April 2015 (as since altered) for the proposed amendment to the Yass Local Environmental Plan 2013 as follows:

1. Change the name of the planning proposal

from *"To rezone approximately 600 hectares of land (Parkwood) in Yass Valley Shire, adjacent to the ACT, for urban development to accommodate approximately 5,000 dwellings and other suitable land uses as part of an anticipated 11,500 development in conjunction with the Australian Capital Territory at West Belconnen."*

to *"To rezone approximately 600 hectares of land (Parkwood) in Yass Valley to R1 General Residential Zone, E2 Environmental Conservation Zone, E3 Environmental Management Zone and SP1 Special Activities Zone to accommodate approximately 5000 dwellings, a conservation corridor and other suitable land uses on land adjacent to the West Belconnen urban release area (approximately 6500 dwellings) in the Australian Capital Territory."*

2. Delete:

"condition 2"

3. Delete:

"condition 6"

and replace with:

new condition 6: "Consultation is required with the following public authorities and non-government groups under section 3.34 (2) (d) of the Act and to comply with the requirements of relevant section 9.1 Ministerial Directions:

- The ACT Government, including:
 - Chief Minister, Treasury and the Economic Development Directorate;
 - Community Services Directorate;
 - Education Directorate;
 - Environment, Planning and Sustainable Development Directorate;
 - Health Directorate;

- Justice and Community Safety Directorate;
 - Transport Canberra and City Services;
 - Icon Water;
 - NSW Department of Premier and Cabinet;
 - NSW Treasury;
 - Ambulance Service of NSW;
 - NSW Department of Justice;
 - Local Land Services;
 - Fire and Rescue NSW;
 - NSW Rural Fire Service;
 - NSW Department of Family and Community Services;
 - NSW Department of Education;
 - NSW Department of Health;
 - Transport for NSW;
 - Department of Planning and Environment – Resources and Energy;
 - Office of Emergency Management;
 - NSW Police Force;
 - NSW Cross Border Commissioner;
 - NSW State Emergency Service;
 - Office of Environment and Heritage;
 - NSW Office of Local Government;
 - NSW Department of Primary Industries – Agriculture;
 - NSW Department of Industry – Water;
 - NSW Department of Industry – Crown Lands; and
 - Local Aboriginal Land Council.”
4. Insert a new condition 9: “A forum is to be held with all relevant government agencies as part of the consultation with agencies under condition 6 to provide these agencies with an outline of the intent of the revised planning proposal and the servicing framework contained in the Services and Infrastructure Report submitted with the revised planning proposal.”
 5. Insert a new condition 10 “Prior to finalisation of the LEP, a Memorandum of Understanding (MoU) is to be agreed by the ACT and NSW Governments and Yass Valley Council to establish appropriate governance arrangements and servicing model for the provision of government services and infrastructure to the Parkwood urban release area.”
 6. Insert a new condition 11. “A Strategic Bush Fire Study is to be prepared prior to community consultation that addresses the following matters;
 - a) the impacts of the development within a landscape context that includes a landscape assessment that considers the requirements for bush fire risk management in the landscape and the impact on

biodiversity in the implementation of these risk management mechanisms; and

- b) identification of an indicative road network layout, details of access points and integration with the existing traffic network on roads external to the site. The management of emergency evacuation and management of traffic in a bush fire emergency should inform the road network; and
- c) the identification of areas of limited and/or no residential or development potential."

Dated 23rd day of August

2018.



Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning