

Ms Gayleen Burley  
General Manager  
Yass Valley Council  
PO Box 6  
YASS NSW 2582

10 July 2025

PP-2025-1002 to amend Yass Valley Local Environmental Plan 2013

Dear Ms Burley

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 04 June 2025 in respect of the planning proposal to rezone 16-18 Cusack Place to R1 General Residential and C2 Environmental Conservation Zone.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act Directions 3.2 Heritage Conservation, 4.1 Flooding and 4.3 Planning for Bushfire Protection. Consultation with relevant state agencies and the DCCEEW Biodiversity and Conservation – Flood Unit, RFS, NSW Heritage and the Local Aboriginal Land Council will provide feedback on the consistency of the proposal with these Directions. Council should ensure this occurs prior to the LEP being made.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The amending local environmental plan (LEP) is to be finalised on or before 10 April 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to [mapinstrument.drafting@dpie.nsw.gov.au](mailto:mapinstrument.drafting@dpie.nsw.gov.au). The relevant Department of Planning, Housing and Infrastructure team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

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

Yours sincerely



**Chantelle Chow**  
**Acting Director Southern, Western and Macarthur Region**  
**Local Planning and Council Support**

Encl: Gateway determination