



New South Wales

Yass Valley Local Environmental Plan 2013 (Amendment No 6)

under the

Environmental Planning and Assessment Act 1979

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

SARAH LEES

As delegate for the Minister for Planning and Public Spaces

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1 Name of Plan

This Plan is *Yass Valley Local Environmental Plan 2013 (Amendment No 6)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to land at 2090 Sutton Road, Sutton, being Lot 5, DP 838497.

4 Maps

The maps adopted by *Yass Valley Local Environmental Plan 2013* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

Schedule 1 Amendment of Yass Valley Local Environmental Plan 2013

Clause 6.13

Insert after clause 6.12—

6.13 Development on certain land in Sutton in Zone R5 Large Lot Residential

- (1) The objectives of this clause are as follows—
 - (a) to ensure lot sizes have appropriate regard to the characteristics of the land, including biodiversity values,
 - (b) to enable safe and efficient access to Sutton Village by road,
 - (c) to manage and maintain the quality of water in the Yass River,
 - (d) to protect the environmental values and scenic amenity and cultural heritage of the Yass River.
- (2) This clause applies to land in Zone R5 Large Lot Residential and shown edged green on the Lot Size Map.
- (3) Despite clause 4.1, development consent may be granted for the subdivision of land to which this clause applies if the consent authority is satisfied that—
 - (a) the average area of all the lots created will be at least the minimum size shown on the Lot Size Map in relation to the land, and
 - (b) none of the lots created will have an area of less than 5,000 square metres, and
 - (c) none of the lots created will have an area greater than 2.5 hectares, and
 - (d) vehicular access to and from each of the lots created will be provided by Guise Street, Sutton, and
 - (e) in relation to land adjoining the Yass River, all land adjoining the Yass River will be retained in one lot.
- (4) Development consent must not be granted to development for the purpose of a dual occupancy on a lot on land to which this clause applies unless the area of the lot is at least 10,000 square metres.
- (5) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—
 - (a) there are appropriate measures proposed to avoid, minimise or mitigate any likely adverse impacts of the development on the Yass River, and
 - (b) if required, there are appropriate measures proposed to rehabilitate the riparian area of the Yass River, and
 - (c) the development is not likely to increase water extraction from the Yass River.