

Graham Judge

From: Arif Chohan <Arif.Cohan@yass.nsw.gov.au>
Sent: Wednesday, 28 November 2018 10:37 AM
To: Graham Judge
Cc: Liz Makin
Subject: Clarification - R2 Zone and MLS serviced/unserviced land - PP 2155 Sutton Road

Importance: High

Hi Graham,

I refer to your email and conversation with Liz this morning regarding the MLS applicable to the proposed R2 zone in the subject planning proposal.

I am writing to confirm that Council is intended to apply similar provisions of MLS for the proposed R2 zone those were applied to R2 zone in Gundaroo.

As such, the Lot Size Map should show a MLS of 2000 sq meter for R2 zone. In addition, the provisions of clause 6.12(2) and 6.12(3) should be applied to a land that is not connected to reticulated sewerage scheme, which means for unserviced lots a MLS of 5000 sq metre for a dwelling house and a MLS of 10,000 sq metres (1 ha) for dual occupancy.

Hope this clarifies your question, should you wish further information, please do let me know.

Regards,

Arif

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From: Liz Makin <Liz.Makin@yass.nsw.gov.au>
Sent: Wednesday, 28 November 2018 10:23 AM
To: Arif Chohan <Arif.Cohan@yass.nsw.gov.au>
Subject: FW: 2155 Sutton Road PP - R2 Zone and MLS serviced/unserviced land

From: Graham Judge <Graham.Judge@planning.nsw.gov.au>
Sent: Wednesday, 28 November 2018 10:21 AM
To: Liz Makin <Liz.Makin@yass.nsw.gov.au>
Subject: 2155 Sutton Road PP - R2 Zone and MLS serviced/unserviced land

Liz,
The PP is unclear on the proposed MLSs for unserviced and serviced land. It appears to indicate that the R2 Zone will have a 5,000 sqm MLS (subdivision) and apply a 10,000 sqm MLS for dual occupancy development for unserviced land.

Following on from our conversation today can Council please confirm that it is the intention of the PP to apply similar provisions that currently apply to R2 zone in north/south Gundaroo, i.e. rezone land to R2 Zone and apply:

- 2,000 sqm MLS for serviced lots (reticulated sewerage) and
- 5,000 sqm MLS for unserviced lots (dwelling house) or 10,000 sqm MLS for dual occupancy.

Regards

Graham Judge

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