

## 6.1 PLANNING PROPOSAL - ADMINISTRATIVE AMENDMENT: 82 LAIDLAW STREET, YASS

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### SUMMARY

To present a report on a draft Planning Proposal seeking an amendment to the *Yass Valley LEP 2013* land zoning, lot size, floor space ratio and height of building maps for 82 Laidlaw Street, Yass to reflect the updated cadastral map and the extent of Yass River flooding as shown in the Yass Flood Study.

### RECOMMENDATION

*That:*

1. *The Planning Proposal – Administrative Amendment: 82 Laidlaw Street, Yass (PP-2019-04) be endorsed and forwarded to the Minister for Planning to request a Gateway Determination pursuant to s3.34 of the Environmental Planning & Assessment Act 1979.*
2. *Authorisation be requested to exercise Council’s delegation as the local plan-making authority under s3.36 Environmental Planning & Assessment Act 1979.*

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### FINANCIAL IMPLICATIONS

Resources for planning proposal assessment are provided for in the current Operational Plan.

### POLICY & LEGISLATION

- *Environmental Planning & Assessment Act 1979*
- *South East and Tablelands Regional Plan*
- *Yass Valley Local Environmental Plan 2013*
- *Yass Flood Study 2016*

### REPORT

#### 1. Introduction

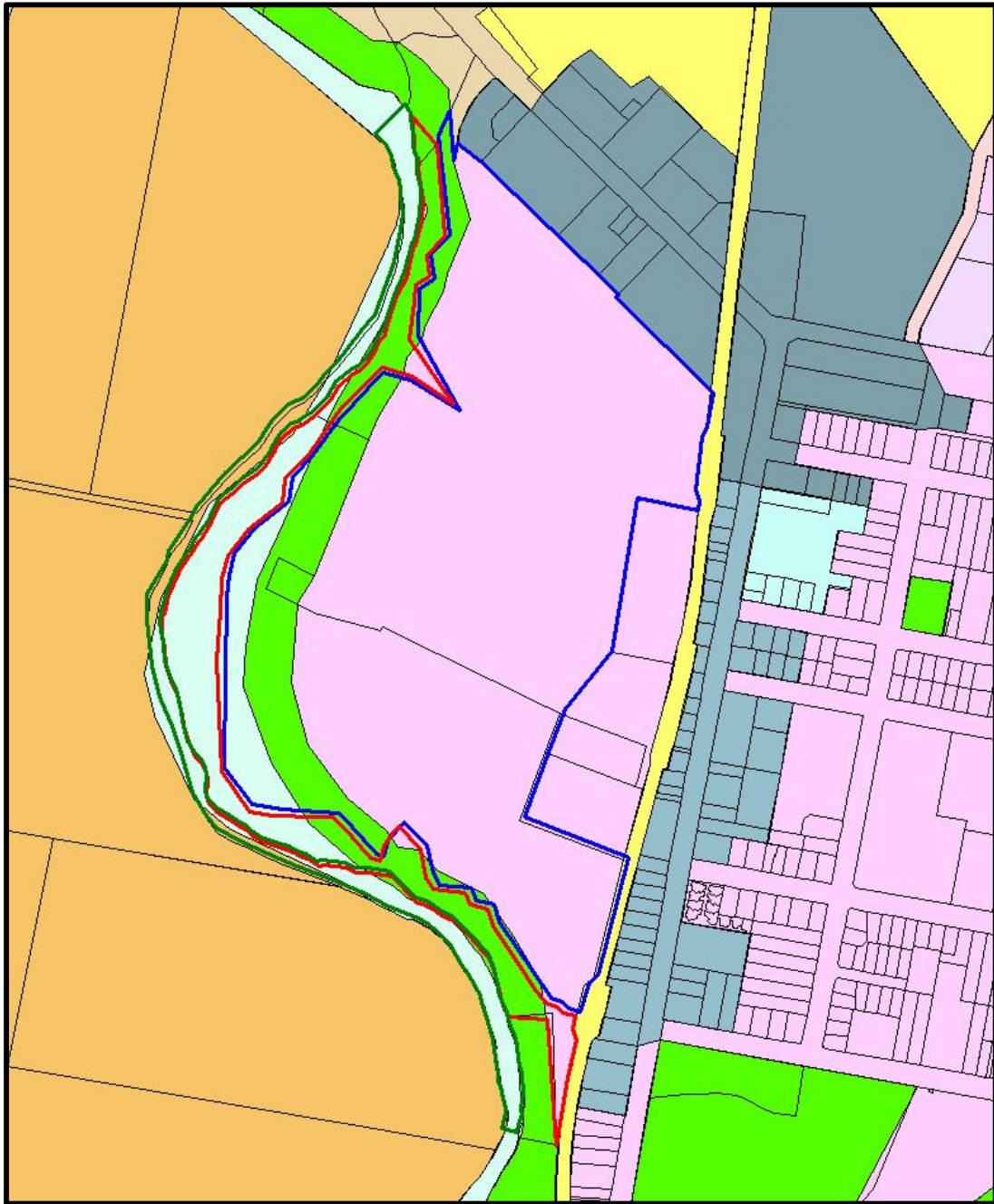
Council received a Development Application in 2018 for residential subdivision of 82 Laidlaw Street, Yass. During the assessment discrepancies were noted in the land zoning, lot size, floor space ratio and height of building *Yass Valley LEP 2013* maps for the subject site. The discrepancies arose in part due to the cadastral map not accurately reflecting the alignment of the Yass River, and also the transfer of previous zoning extent from the previous *Yass LEP 1987*.

#### 2. Planning Proposal

Land Registry Services has updated the cadastre consistent with the Yass River alignment. It is now necessary to remove the anomalies in land zoning, minimum lot size, floor space ratio and building height maps applicable to the site.

It is proposed to make the following amendments to the *Yass Valley LEP 2013* maps (refer map below) for the site:

- a. The W1 Natural Waterways zone be applied to the Yass River only (bank to bank)
- b. The RE1 Public Recreation Zone follow the extent of the 1% AEP flood level as identified in the *Yass Flood Study 2016* rather than the previous arbitrary width of 80m
- c. The residual part of Lot 1 DP660006 and Lot 2 DP853558 abutting the proposed RE1 Public Recreation be zoned R1 General Residential



**Existing YVLEP 2013 Land Zoning Map. Amend the zone of:**

- Land outlined green to W1 Natural Waterways zone
- Land outlined red should be RE1 Public Recreation zone
- Land outlined blue should be R1 General Residential zone

- d. The minimum lot size of Lot 1 DP660006 and Lot 2 DP853558 be updated in accordance with the land zones identified above. A minimum lot size should not apply to W1 Natural Waterway and RE1 Public Recreation zones, and the R1 General Residential zone should have a 700m<sup>2</sup> minimum lot size.
- e. The floor space ratio control should not be applied to W1 Natural Waterway and RE1 Public Recreation zones whereas a floor space ratio of 0.5:1 should apply to the R1 General Residential zone.
- f. Building height controls should not apply to W1 Natural Waterway and RE1 Public Recreation zones and the R1 General Residential zone should have a building height control of 8m

### 3. Conclusion

The draft Planning Proposal is administrative in nature and is very low impact, reflecting the existing site characteristics. It is considered appropriate that it be exhibited for a maximum of 14 days pursuant to the Department's 'A guide to preparing local environmental plans'.

Authorisation should also be sought to exercise its delegation of local plan-making authority under s3.36 *Environmental Planning & Assessment Act 1979*, as this Planning Proposal is considered to be a routine, minor matter.

### STRATEGIC DIRECTION

Key Pillar	1. Our Environment
CSP Strategy	EN4 - Maintain a balance between growth, development and environmental protection through sensible planning
Delivery Program Action	EN4.1 - Ensure Council's statutory planning instruments are up to date and reflective of the community needs
Operational Plan Activity	EN4.1.1 – Undertake ongoing strategic land use planning and reviews of existing instruments

**ATTACHMENTS:** A. Planning Proposal 82 Laidlaw Street (*Under Separate Cover*)