

Graham Judge

From: Liz Makin <Liz.Makin@yass.nsw.gov.au>
Sent: Thursday, 30 January 2020 12:01 PM
To: Graham Judge
Subject: FW: 82 Laidlaw Street Yass PP
Attachments: Planning Proposal - 82 Laidlaw Street Yass (Ver2).pdf

Graham,
Changes made. I wasn't sure whether I should upload the updated version to the portal- or just send to you direct.
Let me know if you need anything else.
Thanks, Liz

Liz Makin | Acting Director Planning | **Yass Valley Council**
P: +61 (0)2 6226 1477
E: Liz.Makin@yass.nsw.gov.au | W: www.yassvalley.nsw.gov.au

Working Together for our Community

Follow us on:



yass valley council
the country the people



DISCLAIMER

Any email (including all attachments) from Yass Valley Council is intended exclusively for the addressee. The contents of the email may be confidential and any confidentiality will not be surrendered because an email has been sent to the receiver by mistake. If you have received an email in error, please notify the sender, delete the email from your system and destroy any copies. No part of any email should be reproduced, rewritten, changed or communicated without the written consent of Yass Valley Council. Any personal information received by you in an email from Yass Valley Council must be handled in accordance with the *Privacy Act 1988*.

From: Graham Judge <Graham.Judge@planning.nsw.gov.au>
Sent: Wednesday, 15 January 2020 2:11 PM
To: Arif Chohan <Arif.Chohan@yass.nsw.gov.au>
Subject: 82 Laidlaw Street Yass PP

Arif,
I have had an opportunity to review the planning proposal for adequacy (is the information provided adequate to comply with requirements for the preparation of a PP) and make the following comments;

1. The PP indicates that it applies to Lot 1 DP 660006, Lot 2 DP 853558 (Page 5). According to SIXMap the correct DP description for Lot 2 is **DP 853358**, not DP 853558 (see Lot DP on attached site map). Can you please check and change if required.
2. Section 9.1 Directions 6.2 Reserving Land for Public Open Space and 2.1 Environmental Protection Zones also apply to the planning proposal because it seeks to change the RE1 Public Open Space Zone to an R1 General Residential Zone and change the E3 Environmental Management Zone to W1 Natural Waterways Zone. I suggest that the PP indicate that any inconsistencies with these Directions are of minor significance because it is rectifying zone anomalies between the residential, recreation and environmental zones associated with errors in the cadastre and the location of the Yass River on the LEP Maps.
3. I note the PP is consistent with Direction 4.4 Flood Prone Land because land within the 1:100 flood event will remain as RE1 Public Recreation Zone.
4. SEPP 55 applies to the site because it seeks to rezone land for residential development. Council should include some commentary on the SEPP, i.e. if the land is identified on a council register contaminated land, if the site is unlikely to be contaminated based on the history of land use and based on these considerations the land is suitable for residential development.

Regards

Graham Judge
Senior Planning Officer

Local and Regional Planning | Department of Planning, Industry and Environment

T 02 6229 7906 | E graham.judge@planning.nsw.gov.au

11 Farrer Place, Queanbeyan, NSW 2620 | PO Box 5475, Wollongong NSW 2520

www.dpie.nsw.gov.au



**Planning,
Industry &
Environment**

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.

<http://www.mailguard.com.au/mg>

[Report this message as spam](#)

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.

<http://www.mailguard.com.au/mg>