

Graham Judge

From: Graham Judge
Sent: Wednesday, 15 January 2020 2:11 PM
To: 'Arif Chohan'
Subject: 82 Laidlaw Street Yass PP
Attachments: Site Map.pdf

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

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