

22 January 2019

Yass Valley Council  
c/o [Council@yass.nsw.gov.au](mailto:Council@yass.nsw.gov.au)

Attention: Ms Liz Makin

Dear Ms Makin,

**Planning Proposal for 2090 Sutton Road, Sutton**

Thank you for your correspondence dated 11 December 2018 seeking comments on the abovementioned planning proposal.

Queanbeyan-Palerang Regional Council (QPRC) has now reviewed the draft planning proposal and provides the following comments:

1. QPRC generally requires reticulated services to be provided where any extensions to towns or villages are proposed.
2. Given the proposed lots will require bore water to provide for non-potable water supply, Yass Valley Council should be satisfied lots of 5000sqm represent a sustainable lot size for ongoing water extraction in the area into the future.
3. The background documentation doesn't appear to provide an analysis confirming there will be an adequate ongoing water supply available from roof catchments for the development.
4. The proposal is unlikely to significantly increase the use of any infrastructure within QPRC on this occasion.

Thank you for the opportunity to comment on the subject planning proposal.

If you wish to discuss this submission in more detail please contact Sue Robb of Council's Land Use Planning Branch on 6238 8163.

Yours sincerely



**David Carswell**  
Service Manager  
Land Use Planning  
Natural and Built Character  
**Queanbeyan-Palerang Regional Council**

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