

Graham Judge

From: Liz Makin <Liz.Makin@yass.nsw.gov.au>
Sent: Tuesday, 22 December 2020 2:10 PM
To: Graham Judge
Cc: Arif Chohan
Subject: Council Report for Planning Proposal Gundaroo Kyeema
Attachments: CO_25112020_SR_577_7.pdf

Graham,
I understand you have asked Arif for the report (attached) and minute below – as previously sent to you.
Thanks, Liz

6.4 PLANNING PROPOSAL - KYEEMA, GUNDAROO

SUMMARY

To present a report on the draft Planning Proposal to amend the zone and lot size boundaries as they currently apply to land north of Gundaroo within the *Yass Valley LEP 2013*, so as to align with the subdivision layout approved by Development Consent DA 185092.

RESOLVED that :

- Planning Proposal for Kyeema Administrative Amendment (PP.2020.04)* be endorsed and forwarded to the Minister for Planning and Public Spaces to request a Gateway determination pursuant to s3.34 Environmental Planning & Assessment Act 1979.**
- Planning Proposal (PP.2020.04) be adopted if no significant objections are received after the public exhibition of the Planning Proposal pursuant to the conditions of Gateway determination in accordance with s3.34(2)(c) Environmental Planning & Assessment Act 1979.***

(Abbey/McManus) 200

FOR: Councillors R Abbey, G Frost, N Furry, A Harker, J Jones, M McManus, M Reid and K Turner

AGAINST: Nil

At 04:33 pm Councillor Burgess returned to the Chambers.

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From: Graham Judge <Graham.Judge@planning.nsw.gov.au>

Sent: Thursday, 10 December 2020 1:06 PM

To: Arif Chohan <Arif.Chohan@yass.nsw.gov.au>; Liz Makin <Liz.Makin@yass.nsw.gov.au>

Cc: Graham Towers <Graham.Towers@planning.nsw.gov.au>

Subject: Planning Proposal Gundaroo Road, Kyeema - adjust zone boundaries.

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Arif/Liz,

We have received the PP for Kyeema, Gundaroo Road.

It is difficult to interpret the flood diagrams in relation to the proposed changes in zone boundaries and flood hazard. The Kyeema PP Jan 2017 provided the following diagram below that clearly indicated flood hazard areas and zone boundaries.

Can you please provide a similar diagram to the one below showing the flood risk under the Gundaroo FPRMS&P over existing and proposed zones and the approved subdivision (e.g. flood risk layer over Figure 7 of the new PP). This information will be of interest to the DPIE Biodiversity and Conservation Flood unit and provides a clear understanding of flood risk and existing/proposed zones.

Can you also send me a copy of the Council report/Council minutes and covering letter for this PP.

Extract from Kyeema planning proposal January 2017

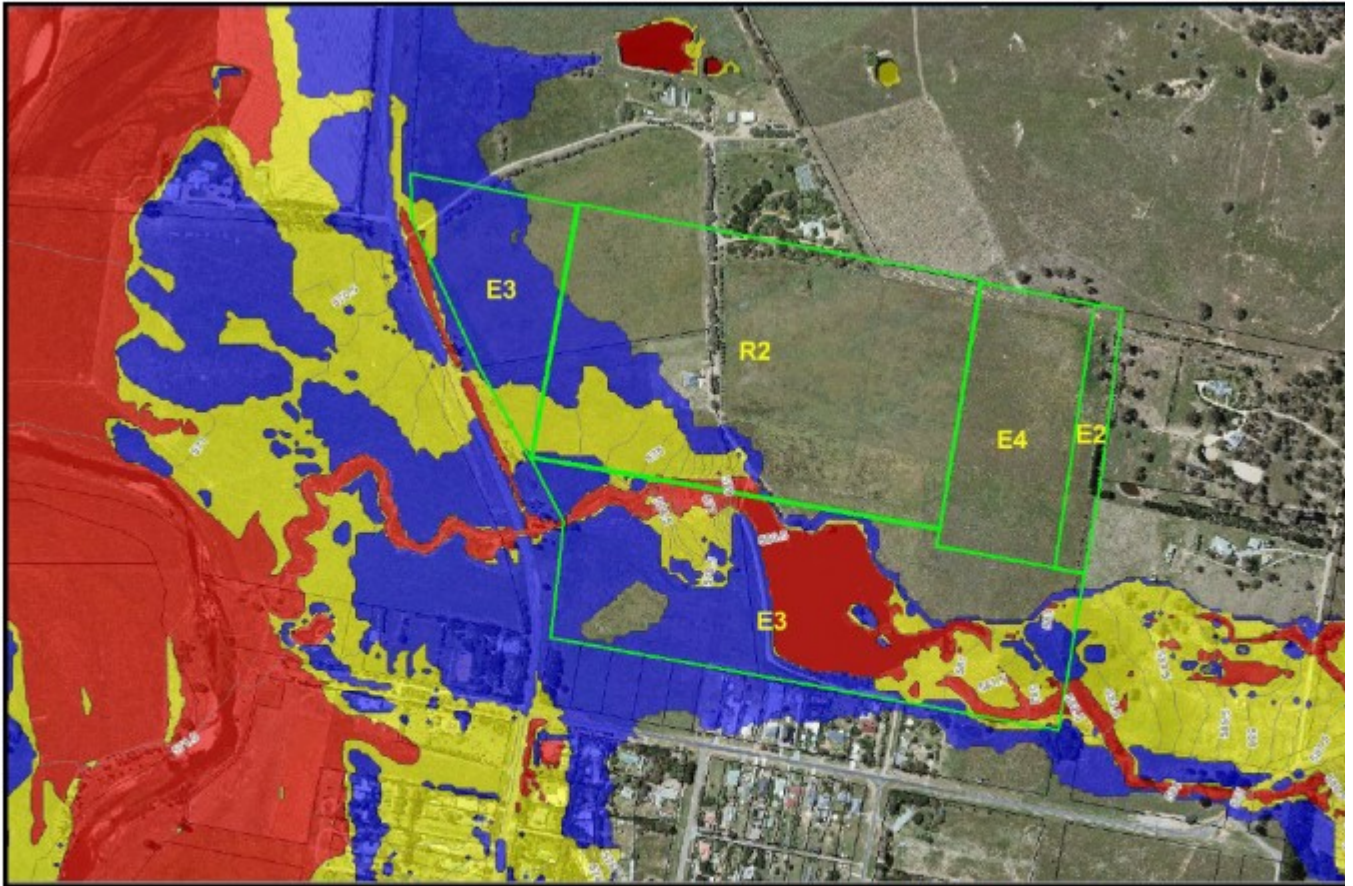


Figure 1: Flood Risk Precincts over subject site

(Red-High, Yellow-Medium, Blue- Low)

Source: Gundaroo Floodplain Risk Management Study and Plan –WMA Water 2016

Note: indicative zone boundaries are an estimate only

Regards

Graham Judge

Senior Planning Officer

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

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