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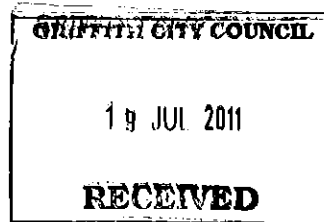
Email: info@planningmatters.net.au

Our Ref: 2010.38

Your Ref: DA 95/2011

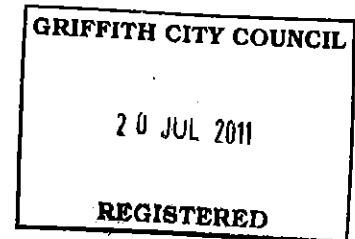
Lots 478, 762 & 763, DP 751728

Doug McWilliam Road, Yenda



14 July 2011

Mr K McNicol
Landuse Planning & Compliance Coordinator
Griffith City Council
PO Box 485
GRIFFITH NSW 2680



Dear Mr McNicol,

DA 95/2011 – Response to submission received by Council

Thank you for providing us with a copy of the submission received by Council relating to DA 95/2011. Both the proponent & I have read the submission and appreciate the complainant's potential concerns with regard to the proposal. In saying that, the proponent does not believe that the proposal is unsuitable for the locality or likely to have a detrimental impact upon the residents of Yenda. Please find below a response to the issues raised in the submission:

- Decreasing market prices of land surrounding the proposed site:
 - The proposed development is not considered to detrimentally affect market prices of land within the village of Yenda. In this regard, the subject site has traditionally been used for industrial purposes. The proposed 'magazine' building will actually occupy evaporation ponds, which depending upon how they were maintained in the past, could have been considered to restrict further development. If anything, the proposed development will result in a diversification in the types of businesses that operate in Yenda, which in turn might actually result in a positive impact on house prices in the village.
- Decreasing population near the proposed site:
 - The subject site is located within an established industrial precinct of Yenda. The proposal is not considered to restrict development within close proximity of the site or result in a decrease in the population of Yenda. The proposal's exclusion zones (which will restrict further development) only just exceed the site's boundaries but are not considered to restrict development within the locality. The 'magazine' building, which has the greatest exclusion zone, will be located on former evaporation ponds, which in themselves restrict further development for geo-technical reasons.
 - If anything, the proposed development will provide for a diversification in the types of businesses that operate in Yenda. The proposed business may employ staff who do not currently live in Yenda decide to relocate to the village.
- Schools:
 - The subject site is located approximately 400m from the Yenda Primary School's allotment. The proposed 'magazine' building will be located in the centre of Lot 478, DP 751728, so as to ensure that it is far as possible away from the site's boundaries and surrounding land-uses.

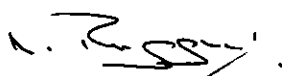
- Fertiliser storage & fuel depot:
 - The proposed development is not considered to impact upon existing fertiliser & fuel storage facilities located to the south of the site. In this regard, the proposed development includes the provision of exclusion zones, which only just go beyond the site's southern boundary.
- Dust & grain storage:
 - The proposed development is not considered to impact upon existing grain storage located facilities to the south of the site. The proposed development is not considered to generate significant dust issues that may affect surrounding properties or land-uses.

The issues raised in the submission are not considered to warrant refusal of DA 95/2011. Likewise, the complainant's issues are not considered to highlight any potential elements of the proposal that are considered to be unacceptable and require modification through the imposition of any specific conditions of consent.

I trust that our response to the submission will enable Council staff to finalise their assessment of DA 95/2011. Given that the proponent is extremely anxious to proceed with the proposal, your assistance in determining this DA as quickly as quickly as possible would be greatly appreciated.

Should you have any other queries regarding this application please don't hesitate to contact me on 0427 844 374 or by email: mruggeri@planningmatters.net.au

Regards,



Martin Ruggeri
Principal

Planningmatters Development Service