

## PEER REVIEW REPORT

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<b>JRPP No.</b>	2014STH005 DA
<b>DA No.</b>	5.2014.6.1
<b>Proposal</b>	To construct and operate a new South East Livestock Exchange (SELX) with an annual throughput of approximately 150,000 cattle and 1,330,000 sheep and lambs by 2021.
<b>Property</b>	Proposed Lot 20 in a subdivision of Lot 2, DP1169723, Black Range Rd, Yass
<b>Applicant</b>	SELX Pty Ltd

In February 2014 Council determined that any assessment report prepared by Yass Valley Council staff in relation to the proposed saleyards facility at proposed lot 20 being part of Lot 2 DP 1169723 at 1653 Yass Valley Way, Yass is peer reviewed prior to the submission to the Joint Regional Planning Panel.

Shortly after commencing duties at Yass Valley Council on 15 July 2014 I determined that the most practical way to proceed in accordance with this determination was for the former Director Planning & Environmental Services to continue with the assessment due to his extensive corporate knowledge of the proposal and that I would perform the peer review role.

The supervision of the Assessing Officer (i.e. former Director) was undertaken by the General Manager ensuring that I was at arm's length from the process and did not influence in anyway the assessment report or the outcomes.

This process would ensure probity and independence in the assessment of the Development Application.

I have had no contact with the Assessing Officer either before or after the completion of the Assessment Report. I received the final report from the Assessing Officer on 18 August 2014.

Following receipt of the Assessment Report I undertook a peer review into the Development Application for the proposed saleyards and as part of this process I have read the Environmental Impact Assessment Report, submissions received and reviewed the Development Application file.

The assessment has been undertaken against the heads of consideration under s79C *Environmental Planning & Assessment Act 1979* and in my opinion identified all the relevant factors to be taken into account. I agree with the observations made and conclusions drawn.

I note the Assessment Report makes reference to the site being in a bushfire prone area (i.e. section 2.6.12). Lot 2 DP 1169723 is partially affected by a bushfire prone area however this does not affect the proposed site for the saleyards complex. The bushfire prone areas for Yass Valley have also been recently reviewed by the Rural Fire Service. The revised maps also indicate that the site is not in a bushfire prone area. On this basis the proposal does not need to meet the specifications and requirements of the *Planning for Bush Fire Protection* document as indicated in the Assessment Report.

No reference is made in the assessment to the access arrangement for the dwelling on the adjoining land to the east. The proposed development will disrupt the access driveway to this dwelling. To address this issue adequate access for this dwelling needs to be provided. This could be achieved by:

- A carriageway easement through the subject land benefiting the existing dwelling
- An alternate access driveway around the subject site to Bellevale Road
- Incorporating the dwelling into the development site for use as a manager's/caretaker's dwelling

I have incorporated a condition relating to this access into the draft Consent conditions.

The assessment does not make clear reference to the fact that the title for the subject site has not yet been created. The proposal is on proposed lot 20 in an unregistered plan of subdivision. This subdivision needs to be finalised prior to the issue of a Construction Certificate or prior to the issue of an Occupation Certificate.

I have incorporated a condition relating to the registration of this subdivision into the draft Consent conditions.

The legislative procedures for the processing (including consultation) of the Development Application have been undertaken in accordance with the *Environmental Planning & Assessment Act 1979* and the *Environmental Planning & Assessment Regulation 2000*. I do not see any flaw in this aspect of the process.

It is my opinion that the assessment (other than the matters identified and discussed above) and all the conclusions drawn from the assessment are reasonable. There does not appear to be any fundamental flaw in the assessment that would be fatal to the recommendation. The procedural requirements have also been met.

Chris Berry BTRP Dip Env Sci MBA FPIA  
**Director Planning & Environmental Services**  
**Yass Valley Council**

**Date:** 20 August 2014