

18<sup>th</sup> August, 2016

The General Manager  
Department of Planning and Environment – Southern Region  
PO Box 5475  
Wollongong NSW 2520

Dear Sir/Madam,

**RE: DRAFT SOUTH EAST AND TABLELANDS REGIONAL PLAN**

We refer to the draft South East and Tablelands Regional Plan (draft Plan) currently on exhibition. On behalf of our client, the Cartwright family, we thank you for the opportunity to comment. The Cartwrights are the owners of an existing land holding known as the Cartwright land adjacent to Sutton village within the Yass Valley Local Government Area (LGA). The subject land has been held by the family for several generations and with the recent passing of the most senior member of the family, [REDACTED] the remaining family members now wish to pursue a staged development of the land. To assist, please find enclosed, a location map of our client's land holding.

The Cartwrights have held a number of discussions with Yass Valley Council (Council) over the potential of the land to contribute and support the role of Sutton as a village within the LGA. Being adjacent to the existing village, the potential of the Cartwright land to contribute to a range of dwelling types and densities from village scale to rural living has considerable strategic merit. Our client has also participated in the recent Sutton master planning consultations conducted by Council.

Given the intent of our client with respect to their landholding, and its context in the strategic work Council is undertaking with respect to Sutton and the LGA more generally, we felt it appropriate to make this brief submission to the draft Plan to inform the Department of our client's intentions and to submit our views with respect to the consistency of the proposal with the draft Plan.

We note that the draft Plan is intended to supersede the current Sydney to Canberra Corridor Regional Strategy. On behalf of our client, we note and support Goal 1 of the draft Plan being to sustainably manage growth opportunities arising from the ACT. Specifically the following Directions:

- *To provide well located and serviced land for housing in the Greater Capital to meet demand.*

The Cartwright land being adjacent to Sutton will consolidate the role of Sutton as a village. Being immediately adjacent to the village and near to the village centre it can provide for both village style allotments immediately across the road from the school,

as well as opportunities for larger “village edge” lots that will not require reticulated services. In doing so, the potential development of the Cartwright land will contribute to the diversity of housing supply across the region in a well located and planned manner.

- *The coordinating of infrastructure delivery to support release areas in the Greater Capital.*

The current draft settlement strategy review by Yass Valley Council as well as the Sutton village master planning exercise seeks to confirm the role of towns and villages within the LGA and consider the opportunities for sustainable growth of the villages including Sutton.

Neither Sutton village nor the Cartwright land are part of a “release area” requiring the co-ordinated delivery of major infrastructure. Nonetheless the village master planning strategy seeks to enable due consideration of the infrastructure that will be required to service a modest expansion of the village over time.

More generally, we note that the development of the Cartwright land as part of the future growth of Sutton is well placed to support and achieve the draft Plan Actions as follows:

- *Protect agricultural and environmental land by avoiding the impacts of rural residential development.*

The Cartwright land has minimal agricultural value, being relatively small in size and constrained by being adjacent to the Sutton village, Sutton Road, the Federal Highway and the Yass River. Our clients have commissioned a preliminary ecological review of the land (by Ecological Australia) and those results have been supplied to the Council led village master planning process to inform that process and avoid adverse environmental impacts.

- *The avoidance, minimising and offsetting of the impact of development on significant environmental assets.*

Located on the village fringe, the Cartwright land is well placed to support closer settlement as rural living in a planned manner. Accordingly, the development of the land will not result in the poor planning outcomes of social isolation, land speculation or land use conflicts with nearby agricultural uses as referred to in the draft Plan.

The preliminary planning of the Cartwright land is based on a landscape approach to determining the environmental capacity of the land in terms of what form of development, how arranged and the density of. This landscape planning approach is entirely consistent with the draft Plan actions of protecting biodiversity and natural resources. With this in mind, any planning proposal lodged would have considerable site specific merit.

It is anticipated that any planning proposal lodged would also result in the rezoning of parts of the land to ensure a greater conservation outcome (than is required under current LEP provisions) and the protection of the Yass River riparian corridor.

The Cartwright land will be subject to a separate planning proposal, however in doing so, will make a positive contribution to housing choice in the region, support the role of Sutton village and will do so in manner entirely consistent with the overall Goals of the draft Plan.

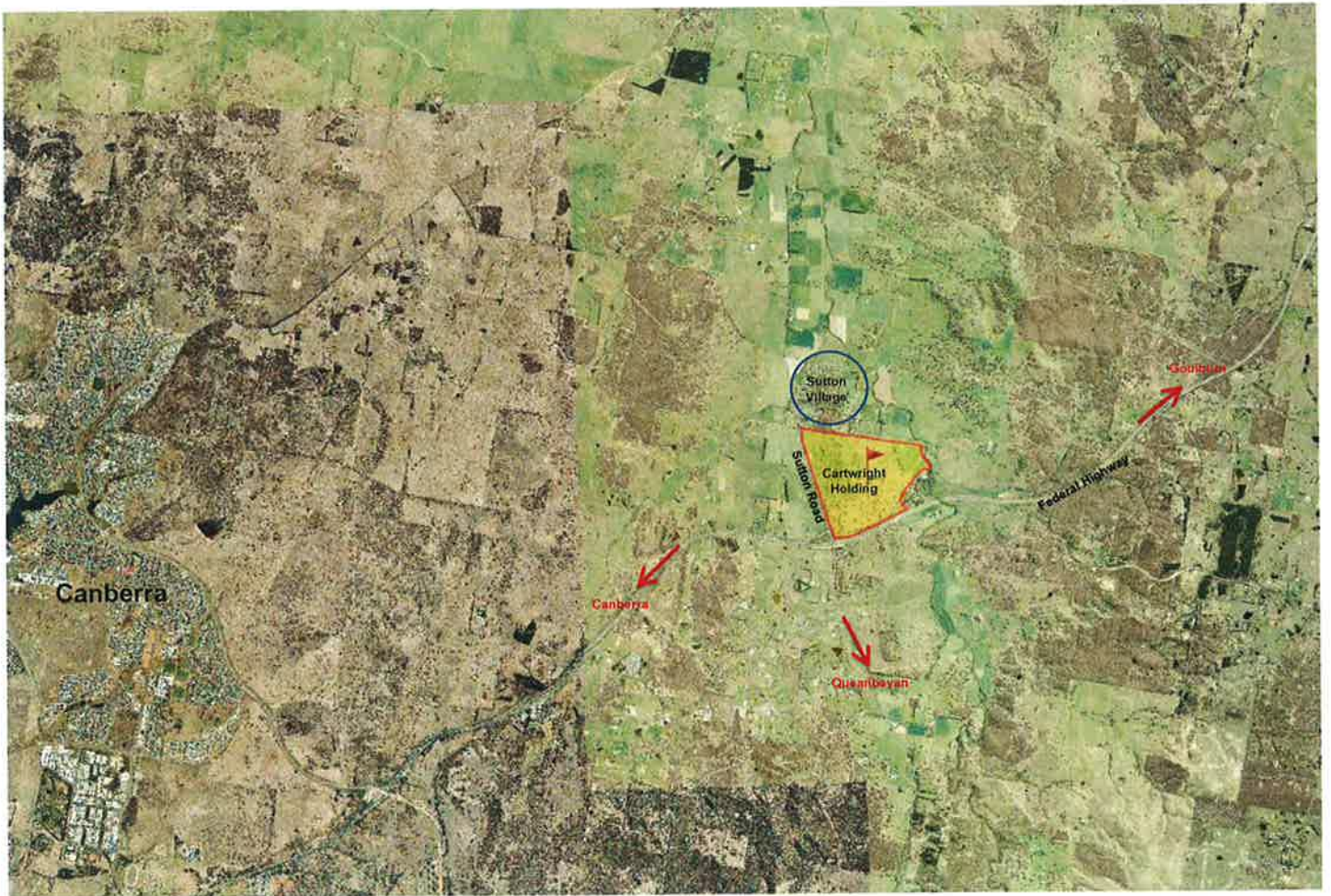
Thank you again for the opportunity to make a submission and pleased to discuss

Yours faithfully



Mark Grayson  
Director  
Knight Frank Town Planning





Cartwright Holding Location Map