

Bookham

yass valley council

the country the people

Binalong



Bowning



Yass

Town



And Villages Study 2010

Gundaroo

Murrumbateman

Wee Jasper

Sutton



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Cover Page (L-R)

1. St Patrick's Catholic Church, Binalong
2. Barney's Café, Bookham
3. Commercial Hotel, Bowning
4. Westpac Bank, Yass
5. Coodravale Homestead, Wee Jasper
6. Murrumbateman Library, Murrumbateman
7. Morning Street, Gundaroo
8. Cnr of Camp and Victoria Streets, Sutton

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1 INTRODUCTION

Three Local Environmental Plans (LEP'S) currently cover the Yass Valley Local Government Area as a result of local Council amalgamations which occurred on 11 February 2004. These LEP's are:

- *Yass LEP 1987*
- *Yarrowlunla LEP 2002*
- *Gunning LEP 1997*

As a result, Yass Valley Council has resolved to prepare a new combined and comprehensive LEP. The new LEP is required to be prepared in accordance with the NSW Department of Planning (DOP) Standard Instrument—Principal Local Environmental Plan. This “standard LEP template” is designed to ensure consistency in zones and definitions across the state, as well as implementing a standard format for LEP mapping.

In addition to the Standard Instrument—Principal Local Environmental Plan, Council will also use the following principle studies to guide the development of a new LEP:

- Yass Industrial Lands Study (**completed and endorsed by NSW Department of Planning**)
- Yass Commercial Precinct Study (**completed and awaiting endorsement from NSW Department of Planning**)
- Yass Valley Non Urban Lands Study (**draft study under review**)
- Yass Valley Town and Villages Study

All of these studies sit within the general framework of the NSW Government's Sydney-Canberra Corridor Regional Strategy, which is specifically discussed later in further detail.

This Town and Villages study has specifically focused on the areas around Binalong, Bowning, Gundaroo, Murrumbateman, Sutton and Yass – and to a lesser extent Wee Jasper and Bookham. The primary issues which have been reviewed include:

- Existing and proposed zones under the Standard Instrument—Principal Local Environmental Plan
- Population growth and property demand
- Potential expansion of zones for future ‘residential’ or ‘village’ uses - including existing requests for ‘spot’ re-zonings.
- Existing small allotments around village areas
- Water provision and effluent disposal
- The availability of essential infrastructure required for growth

1.1 OBJECTIVES

The Town and Villages study sets out a Growth Plan for the Yass Valley which aligns with the Sydney Canberra Corridor Strategy to 2031. It sets out to:

- Consider opportunities for further growth, focusing on the Yass Valley's proximity to the ACT, the availability of land, housing prices and existing community facilities.
- Consider the constraints to further growth – namely, the provision of water, effluent disposal, areas of high biodiversity and bushfire prone areas.
- Review all zonings in the town Yass and the surrounding Villages which have not been reviewed for over 23 years.
- Review the history and settlement of Yass and the Villages with regard to their locations, their role within the region and historical issues.
- Ensure that zones better reflect the existing patterns of land use and lot sizes as appropriate.
- Identify areas for future residential, rural residential and village investigation – thus introducing a greater level of certainty for land owners and the community.
- Review and plan for existing town and village expansion. The study has not considered the creation of additional settlement outside the defined investigation areas.

1.2 DRIVERS OF CHANGE

Macroplan was engaged by the former Department of Infrastructure, Planning and Natural Resources (now Department of Planning) to prepare a study as part of the broader planning being undertaken in the Sydney-Canberra Corridor. This study - '*Investigation of the Drivers of Change in the Sydney-Canberra Corridor*' was completed in 2004 and was used to inform the Sydney-Canberra Corridor Regional Strategy (discussed in detail later).

The study noted that the corridor has well developed highways, well performing employment hubs in the north and south and projected population growth in both Sydney and Canberra.

The study also highlighted the issues which need to be addressed for the region to function effectively as a 'corridor'. These include:

- Increasing the population
- Addressing environmental concerns in a sustainable way
- Developing key infrastructure
- Generating a greater level of economic activity within the Corridor
- Instigating planning controls to protect future options for major growth and associated infrastructure

The document identified four key 'driver of change' areas (underlined):

a) Demographic Change

People are likely to be attracted to a region that has:

- access to affordable housing
- access to good education
- access to recreation activities
- a good climate
- low crime
- strong health and low levels of disease
- a definable and vibrant culture; and
- good access to transport and other infrastructure (ie. water).

b) Environmental issues

People have a desire to reside in an area that:

- Is close to capital cities or on the coast, taking advantage of natural assets (i.e. for scenic, recreational values)

This can lead to:

- Increased 'urban' development resulting in the loss of agricultural land
- Further pressures on water supply

c) Economic Growth and Development

An area is attractive when there are plentiful options for education and employment. This is critical when trying to retain and attract young persons to a community, which in turn shares the knowledge and skills that they possess.

Industries within the region should be diverse, and not only local, but regional, national and global (i.e. able to Export).

d) Public Investment/Infrastructure Development

Growth requires supporting infrastructure including:

- housing
- transport, freight and logistics (eg rail freight, air and road transport to move goods and people)
- utilities Infrastructure (i.e. water, power, gas etc)
- education and employment
- social and community services (i.e. health, aged care, social inclusion etc.)

Yass Valley Council has already completed the Yass Industrial Lands and Commercial Precinct Studies which address issues of Economic Growth and Employment for the Yass Valley. These studies have a specific focus on Yass Town. As such this study focuses more on projected demographic changes, housing provision and the sustainability of future development in Yass and its surrounding Villages.

Therefore when the key drivers of change identified by Macroplan are expanded in local context, it becomes clear how they will influence the extent, type and location of growth in the Yass Valley LGA. Identifying these specific drivers is a

critical aspect of the strategic approach required to prepare the Yass Valley LGA for this change. The key drivers which are specifically impacting on the Yass Valley LGA are:

Accessibility

Much of the Yass Valley LGA is within the commuter zone of Canberra. This is generally accepted to be 40 – 45 minutes (the basis of the current ACT and sub region planning strategy). As Canberra continues to grow to a projected 500,000 people by 2031, so too will the attractiveness of the Yass Valley LGA as an alternate housing choice.

This is a trend has not been fully accounted for in the Sydney-Canberra Corridor Regional Strategy population estimates for the Yass Valley LGA. A metropolitan area of up to ½ million people adjoining the Yass Valley LGA will have a significant impact on planning and development. This is and will continue to have a direct impact on strategically planning for the Yass Valley LGA.

Land adjacent to the ACT – (Gooromon Jeir, Tallagandra-Picaree, Gundaroo, Sutton and Murrumbateman)

The area of the Yass Valley LGA directly north and east of Canberra is 10 - 20 minutes from existing suburban areas. This area contains the rural areas of Gooromon Jeir, Tallagandra-Picaree and the villages of Murrumbateman, Gundaroo and Sutton. It is a peri urban area experiencing a number of issues but, notably.....

Farming in these areas is constrained through increased land values which in turn, price out farming, leading to an increase in land speculation driven by the demand for lifestyle lots in those areas which are accessible to commuting....Devising planning responses to these issues is one of the greatest challenges for rural lands planning.

It is important to be aware that in many ways this area will parallel the planning issues experienced for some time by Sydney fringe LGA's such as Wollondilly and Hawkesbury. While the scale may be different, the planning issues will be similar.

Towns and villages

There are a number of towns and villages in the Yass Valley LGA that continue to experience considerable pressure for development, most notably Yass, Murrumbateman, Gundaroo and Sutton. All are within the recognised commuting distance of Canberra. Of these, only Yass has any potential for growth in terms of current vacant land which is zoned for residential purposes.

Economy

The economy of the Yass Valley LGA is linked in many ways to the economic drivers of the ACT, particularly in terms of the LGA as an alternative lifestyle/housing choice. This is expected to continue and be an ongoing driver of population growth.

Housing choice/lifestyle/affordability

The Yass Valley LGA continues to be an alternative choice for housing in the ACT and sub region market for both lifestyle and affordability reasons. The housing lifestyle choice is evident in the village/urban/rural and rural residential options offered in the LGA, all of which should be retained. It is also acknowledged that the extent and location of housing types needs to be part of a coordinated and planned approach which is linked to infrastructure provision while protecting rural land values.

The town of Yass in particular continues to be a competitive housing market in terms of affordability when compared to Canberra. Notwithstanding recent affordable housing initiatives by the ACT Government, Yass is expected to remain an affordable and viable alternative to the Canberra and Queanbeyan housing market, particularly when considering how accessible it is to employment options in Canberra. This level of accessibility is expected to greatly improve with the proposed Barton Highway duplication.

Water/Infrastructure

The absence of a reliable urban water supply continues to be a barrier to development and growth in the Yass Valley LGA. The current Yass, Bowning and Binalong water supply is due to be augmented by an extension of the Yass dam wall which will increase its capacity threefold. This increase in capacity will be sufficient to supply Yass, Bowning and Binalong with scope to supply other villages such as Murrumbateman, which is not currently serviced with a secure potable water supply. The guarantee of a long term sustainable water supply effectively negates any requirement for water from the ACT given that the Yass water supply (when augmented) will provide:

- certainty for consumers,
- be affordable; and
- be of a quality that meets relevant health standards.

Transport

Transport links have a considerable influence on planning and development within the Yass Valley LGA.

Both the Barton and the Hume Highways form part of a nationally strategic link between Sydney, Melbourne and Canberra. The Sydney – Melbourne Corridor Strategy commissioned by AusLink confirms that the Corridor is the busiest inter-capital road corridor on the AusLink network. It is also ranks in the top three most heavily trafficked segments of the interstate rail network. It also notes that interstate freight between Sydney and Melbourne is forecasted to increase by nearly 70% over the next 20 years, further emphasising the strategic importance of the Yass Valley LGA.

The Yass Valley LGA also contains the confluence of the rail, road and fibre optic telecommunications network between all three cities, and as such is

strategically placed to capture further growth in logistics and industries that rely on transport and 'information' infrastructure.

The proposed Barton Highway duplication will reduce travel times to the centres of Yass and Murrumbateman and will significantly enhance their accessibility to and from Canberra. This will have a significant impact on:

- Commuting to the ACT from an extended area of the Yass Valley LGA;
- Making Yass a more viable and attractive housing option;
- Yass as a more competitive regional alternative for business and employment; and
- Additional development pressure for rural living.

Latent Demand

The supply of housing in the Yass Valley LGA has been constrained by the lack of suitably zoned land and the supply of reliable volumes of potable water which have effectively limited growth. In the town of Yass, the limit on town water supply resulted in a 'moratorium' on additional residential lots from 2004-2009.

A latent demand for housing not able to be met by limits on supply will therefore need to be factored in by ensuring an availability of serviced and suitably zoned residential land within the LGA.

Housing Supply

In terms of existing housing supply, there are approximately 2,000 potential lots currently zoned residential in and around the town of Yass where no significant expansion is proposed. There is no vacant existing zoned village land within Murrumbateman.

Into the future, there is the potential for an additional 1500 allotments to be created in and around the villages of Binalong, Bowning, Murrumbateman, Gundaroo and Sutton, based on the recommendations of this study.

This potential land supply may however be constrained by the availability of infrastructure and environmental constraints.

2 TRADITIONAL OWNERS OF THE YASS VALLEY

The Yass Valley has traditionally been inhabited by the Ngunnawal and Wiradjuri Tribes. The Ngunnawal tribe covered the area which is present day Canberra, and extended over the majority of the Yass Valley Local Government Area (LGA). The Wiradjuri covered a large portion of NSW, but only a small part of the present day Yass Valley LGA near the western edge. 'Wiradjuri' means "people of the three rivers" being the Lachlan, Macquarie and Murrumbidgee (HO & DUAP, 1996). There is question over the exact boundaries of the tribes due to the ambiguity of some historical records and the use of tribal languages as boundaries (Freeman). There is also considerable evidence that these tribes mixed and visited each other for ceremonies.

Traditional owners were displaced – often violently, from their lands during the early 1800's as settlers began to farm the Yass Valley. The Robertson Land Act in 1861 increased the level of settlement in the area – both in the villages and surrounding areas. As a consequence any traditional owners attempting to live in the bush were likely to have been forced off the land and later - onto the Reserves (White & Cane, 1986).

As Mullholland states *"the White Settlers did not understand the traditions and nomadic habits of the Aboriginal people. Conversely, the Aborigines could not comprehend the white people's ideas of land ownership"*. There were many attempts to entice traditional owners to 'settle' in the Yass Valley area – mainly through provision of food, clothing, blankets and the setting aside of reserves. The main reserves in the Yass area were Oakhill (1888-1910, 1917-1934, 1960-mid 1980's), Edgerton (1910-1916), and Hollywood (1934-1960).

There was minimal interaction between traditional owners and settlers during the early settlement of Yass and the villages. *"Most Aborigines reacted to the presence of the township by avoiding it, often only coming into town once a year on the day of their yearly issue of a blanket on the Queen's birthday"* (White & Cane, 1986, p.24).

Most of the aboriginal sites and artefacts that existed prior to the development of the current town and village areas would have since been disturbed or destroyed through agricultural practices, building and road construction.

At present, the only 'Declared' Aboriginal Place in the Yass Valley is the Oakhill Reserve (DECCW). In addition to this, there are other sites and artefacts which remain and should be appropriately identified and protected, through a separate Aboriginal Heritage Study which would ideally encompass the entire Local Government Area. This study would be informed by the available data in the Aboriginal Heritage Information Management System (AHIMS).

Places which are likely to be of archaeological interest are generally raised areas adjacent to creeks/swamps, with burial sites potentially occurring across the LGA due to the varied burial customs used throughout the locality. Remnant vegetation also has the potential for scarring. Due to the sensitivity of many of these Aboriginal sites and artefacts, it is unlikely that they will be listed individually.

There are some places which may be included within the Heritage Schedule to the new LEP. These potential listings will however, be dependent on the information available for each site/s. It is also intended that the AHIMS data will be used in the preparation of a comprehensive DCP.

Consequently, in the absence of a detailed Aboriginal Heritage Study, an assessment will need to be undertaken on each site – particularly ‘greenfield’ sites which are identified to facilitate the expansion of the villages.

Therefore whilst this study focuses on the existing Town and Villages settled by Europeans, the traditional owners of all land within the Yass Valley – the Ngunnawal and Wiradjuri are acknowledged.

3 LEGISLATION, STRATEGIES AND PLANS

3.1 ACT/NSW Settlement Agreement

The ACT/NSW Cross Border Region Settlement Agreement was endorsed in August 2006 by the NSW and ACT governments. The two key principles of the agreement are as follows:

- *Future settlement in the ACT should be in accordance with the Canberra Spatial Plan whilst settlement within the surrounding NSW region should accord with the Sydney Canberra Corridor Strategy.*
- *Settlement patterns are to be consolidated around existing urban areas, and should demonstrate a high level of 'urban containment'.*

It refers to the MOU on Cross Border Water Resources, in that water may be supplied where both the ACT & NSW agree on the proposed settlement being sustainable and cost efficient. It also highlights the need to ensure that conflict is avoided by appropriately considering land uses, services and road connections on opposite sides of the ACT - NSW border.

3.2 Sydney-Canberra Corridor Regional Strategy

Prior to the preparation of the Sydney-Canberra Corridor Regional Strategy, the ACT & Sub Region Strategy set the framework for settlement within the region. It was adopted in September 1998, and recommended increased development in Yass, and investigation into potential development around the existing villages of Sutton, Gundaroo and Murrumbateman. There was also a stronger emphasis on the medium to long term protection and development of the Gooromon - Jeir area. This strategy has since been superseded by the Sydney-Canberra Corridor Regional Strategy.

The Sydney-Canberra Corridor Regional Strategy outlines a plan for growth up to 2031 within the area linking the two cities. It was adopted by the NSW Department of Planning in 2008 and provides the NSW Government's position on the future of the Corridor. This strategy also complements other relevant state and local strategies and documents. It was prepared in light of the ACT/NSW Cross Border Region Settlement Agreement (referred to above) in order to establish an agreed ACT - NSW position in relation to settlement in the southern sub-region of the corridor.

The Strategy states that the trend towards smaller household sizes will continue and is expected to decline from an average of 2.53 persons in 2006 to 2.25 in 2031. Accordingly, the strategy suggests that there is a need within the region to diversify housing types to meet the projected demand for an ageing population and increasing single and childless couple households.

The Sydney-Canberra Corridor Regional Strategy sets out "Threshold Sustainability Criteria" that both Council and the NSW State Government must consider rezoning proposals against. Within this study, areas which may be considered for further higher order development are shown as 'Future Investigation' areas. Therefore before considering any future rezonings or

development proposals within these areas, the following criteria would need to be met:

- *Infrastructure Provision: Mechanisms are in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way.*
- *Access: Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided.*
- *Housing Diversity: Provide a range of housing choices to ensure a broad population can be housed.*
- *Employment Lands: Provide regional/local employment opportunities to support the Sydney – Canberra Corridor's expanding role in the wider regional and NSW economies.*
- *Avoidance of Risk: Land use conflicts, and risk to human health and life avoided.*
- *Natural Resources: Natural resource limits not exceeded/environmental footprint minimised.*
- *Environmental Protection: Protect and enhance biodiversity, air quality, heritage and waterway health.*
- *Quality and Equity in Services: Quality health, education, legal, recreational, cultural and community development and other government services are accessible.*

It should be noted that these criteria have been used to review all recommended zones within the Town and Villages study.

Housing and Settlement - Southern Sub Region

The Yass Valley lies within the southern subregion of the Sydney-Canberra Corridor. The strategy identifies Yass and a number of its surrounding villages as being capable of accommodating further population growth as they benefit from commuting and migration associated with the ACT. The strategy acknowledges that rural lifestyle is a popular and established choice within the region and that opportunities within the Yass Valley are increasing as travel and communication infrastructure improves.

Growth in Yass town is projected to be able to accommodate approximately 600 additional dwellings – on existing residential zoned land. There are no specific projections made in the Strategy for the villages, except for the reference that there is no vacant 'Village' zoned land in Murrumbateman – despite the demand.

The strategy highlights the close proximity of the ACT to Sutton and Murrumbateman and the subsequent demand for housing in these two villages in particular. It also states that the rural villages can provide opportunities for residential lifestyle within a more sustainable context and refers to Gundaroo and Binalong as offering more affordable housing choices.

The strategy recognises that the future growth of Yass and its surrounding Villages will be mainly limited by the availability of water. The strategy aptly highlights that as this issue is resolved, it is likely that the Yass Valley will experience continued demand for residential development.

In addition to Yass town and the villages, the Gooromon - Jeir area – north of the ACT border, has again been identified for long term future development. The study makes it clear that this area - while flagged for possible future growth is unlikely to be required before 2031 due to the amount of residential development proposed for Queanbeyan.

Regional Challenges

The strategy identifies a number of significant challenges within the Sydney – Canberra corridor. The challenges of particular relevance to the Yass Valley are summarised below:

- *Population growth, together with an ageing population, smaller or single person family units and the associated decline in household occupants. There is a need to consider housing diversity and smaller dwellings which are easier to manage to meet this growing need.*
- *Provision of short term accommodation in the major regional centres and towns for tourism and key employers / institutions.*
- *Water provision and security for development occurring outside Sydney and Canberra.*
- *Address impact/conflict between existing agricultural uses and future 'urban' development by implementing appropriate zonings and subdivision controls, as well as the identification of long term urban release areas.*
- *Manage the location and impacts of rural residential development.*
- *Reduce the amount of commuting and journey to work out of the region by providing regionally based employment and housing opportunities.*
- *Addressing High rates of unemployment – particularly youth unemployment, which will exacerbate the ageing of the population, as younger people leave in search of work- resulting in the further decline of the villages in particular.*
- *Protection of the agricultural sector by the appropriate location of non compatible uses such as rural residential development.*
- *Encourage development options that make more sustainable use of land and resources and respond to risks associated with climate change.*
- *Ensure that development occurs in a way that safeguards and enhances the existing environmental, biodiversity and scenic assets of the Region.*

- *Conserve and incorporate items of Aboriginal, European and Cultural Heritage into land use planning and the natural resource management processes.*
- *Strengthen constraints on certain development activities in drinking water catchments.*
- *Improve water management and conservation strategies to secure water supply to new residential areas.*
- *Ensure that water provision for development does not impact on environmental flows.*
- *Recognise and incorporate the cross-border arrangements for water supply within a NSW strategic planning framework.*

Centre Hierarchy

The Sydney - Canberra Corridor strategy establishes a hierarchy of centres ranging from Major Regional Centres (e.g. Goulburn and Queanbeyan), to Major Towns (e.g. Yass), to Villages, which would include Binalong, Bowning, Gundaroo, Murrumbateman and Sutton. Bookham and Wee Jasper sit outside this hierarchy as neither provide a significant range of services.

Major Towns are described as having the following key functions:

“Larger Towns provide local and district services and facilities. Comprising a general range of weekly and some higher order goods and business services with well established town centres. The full range of housing types are generally provided”.

Villages are described as having the following key functions:

“Small centres that provide a limited range of local retail and general services”.

The strategy provides for the growth of towns and villages within the Corridor region, while ensuring that the role of Major Regional Centres such as Bowral, Goulburn and Queanbeyan are reinforced.

3.3 Canberra Spatial Plan

The Canberra Spatial Plan was prepared by the ACT Government and adopted in 2004. The document sets out a strategy for growth within the ACT up to 2034. The plan emphasises urban consolidation within the ACT, and in particular identifies that urban development will need to be contained within approximately 15 kilometres of the city centre. In relation to residential settlement, the plan aims for at least 50 per cent to occur within 7.5 kilometres of the city centre in the next 15 years. It directs higher density development in and around Civic and the satellite town centre nodes of Belconnen, Woden and Tuggeranong, as well as locating urban renewal sites and along major transport corridors. The main strategic justification being to limit travel times and distances between home and work.

The plan acknowledges that surrounding NSW areas – including the Yass Valley and Queanbeyan LGA's have been experiencing higher rates of growth than those in the ACT (as of 2004). This growth was considered to be partly due to housing affordability as well as changes in lifestyle preferences.

The ACT and Sub-Region Planning Strategy 1998 proposed future urban growth in the Gooromon – Jeir area adjacent to the Barton Highway to the north west of the ACT. Gooromon – Jeir was originally identified as a future urban area in the Y-Plan of 1967 which remained the key strategic plan for the ACT until the preparation of the Spatial Plan. The Y-Plan envisaged discrete settlement areas which accommodated residential settlement as well as employment opportunities for the residents. In particular, the plan identified Canberra extending to the north east towards Sutton and Gundaroo and along the Barton Highway towards Yass, eventually taking in Gooromon Jeir.

The Spatial Plan acknowledges more than 30 years on that this has not been achieved. It is also argued that further development sprawl towards areas such as Gooromon - Jeir will not achieve the urban consolidation and subsequent reduction in trip lengths that the strategy is seeking.

Gooromon - Jeir was identified within the ACT and Sub Region Planning Strategy in 1998 as being an area for potential long term urban development. At that time, the area was spread across two LGA's, the former Yass and Yarrawlumba Shires, and is now contained wholly within the Yass Valley LGA as a result of Local Government amalgamations in 2004.

3.4 Standard Instrument LEP

As part of ongoing NSW Planning Reforms, the NSW government mandated the preparation of comprehensive, standard LEP's for each Local Government Area in NSW. On 31 March 2006, the Standard Instrument—Principal Local Environmental Plan was gazetted for this purpose.

This "standard LEP template" is designed to ensure consistency in zones and definitions across the state, as well as implementing a standard format for LEP mapping. There is also the provision for local flexibility through the ability to add additional objectives or clauses, as well as non-mandatory land uses within each zone.

The Town and Villages Study is one of a suite of principal studies that will inform the preparation of the draft Yass Valley LEP. The Standard Instrument zones which are proposed in Yass and its surrounding Villages are outlined in detail within Section 9 of the study.

3.5 117 Directions

Section 117(2) of the Environmental Planning and Assessment Act 1979 enables the Minister for Planning to issue directions to local Councils that must be observed when preparing their Standard Instrument LEPs.

The directions cover the following broad categories:

1. *employment and resources*
2. *environment and heritage*

3. *housing, infrastructure and urban development*
4. *hazard and risk*
5. *regional planning*
6. *local plan making.*
7. *metropolitan planning*

The following directions are pertinent to the Town and Villages Study, and the Recommendations arising from it.

2.1 *Environment Protection Zones*

This direction requires that a planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.

2.3 *Heritage Conservation*

This specifies that a planning proposal must contain provisions to allow for the conservation of items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance, as well as Aboriginal objects or places.

3.1 *Residential Zones*

A planning proposal must include provisions that encourage the provision of housing that will broaden the choice of building types and locations, make efficient use of existing infrastructure and services, reduce the consumption of land for housing and associated urban development on the urban fringe.

3.2 *Caravan Parks and Manufactured Home Estates*

A planning proposal is to provide for a variety of housing types, and opportunities for caravan parks and manufactured home estates.

3.3 *Home Occupations*

Planning Authorities must encourage the carrying out of low-impact small businesses in dwelling houses, without the requirement for development consent.

3.4 *Integrating Land Use and Transport*

Land use locations must ensure that access is improved between housing, employment and services through transport, walking and cycling.

4.3 *Flood Prone Land*

This direction is to ensure that the development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy.

4.4 *Planning for Bushfire Protection*

A planning proposal is to have regard to *Planning for Bushfire Protection 2006* and introduce controls that avoid placing inappropriate developments in hazardous areas.

5.1 *Implementation of Regional Strategies*

This is to ensure that the vision, land use strategy, policies, outcomes and actions contained in regional strategies are integrated into LEP's and associated planning proposals. In the Yass Valley's case, this is the Sydney to Canberra Corridor Strategy.

4 YASS VALLEY STUDIES AND STRATEGIES

4.1 Non Urban Lands Study

The Yass Valley Council Draft Non Urban Lands Study was prepared by GHD and investigated options for rural land within the LGA. This investigation covered dwelling entitlements, minimum lot sizes and recommended zones to be incorporated into the new LEP. It provided two options with respect to minimum lot sizes. Option 1 recommended the retention of an 80 Hectare minimum lot size whilst Option 2 recommended 300 hectares in the northern and western parts of the LGA, 80 hectares in the east and 16 hectares in Wallaroo. It was placed on public exhibition from 29 June to 21 August 2009.

At the conclusion of the exhibition period, a large number of submissions had been received by Council. The vast majority of comments made in these submissions opposed the 300 hectare minimum lot size and supported the retention of rural lot averaging. Other submissions focused primarily on further fragmentation into small lifestyle allotments.

Numerous suggestions were made ranging from lot sizes of 0.4 to 1 hectare, to 16 ha, to 40 ha and the retention of the status quo. It became apparent that the current draft study needed significant additional work to move forward.

The State Environmental Planning Policy (Rural Lands) 2008 (SEPP) which applies to all rural land in NSW does not require Councils to review their minimum lot size(s) or to change those lot sizes that are already existing in an LEP. As such, a Council can transfer the existing minimum lot sizes currently applying to rural land in its LGA into a new LEP as a matter of course.

At the time of this study, Council is in the final stages of the preparation of the draft Yass Valley Standard Instrument LEP. In November 2010, the NSW Minister for Planning advised Council that in order to finalise the LEP as quickly as possible, an 'interim' minimum lot size of 80 ha should be adopted. Council resolved to do so at its meeting of the 15th December 2010. It also resolved that Council will instigate a broadly – based consultative process to review the Non Urban Lands strategy with the intent of submitting a separate Planning Proposal.

The only impact of the Non Urban Lands study on the recommendations of the Town and Villages Study is in relation to minimum lot sizes for land proposed to be zoned RU1 Primary Production.

4.2 Industrial Lands Study

Industrial growth opportunities in and immediately around the town of Yass have been outlined in the Industrial Lands Study which was completed and adopted by Council in October 2008. The study made recommendations in relation to the areas which could potentially be re-zoned to accommodate the apparent demand for commercial and industrial land uses. The recommendations cover a total area of 188 ha, broken up into 57 ha of existing land zoned either commercial or industrial, and a further 131 ha of land over a number of sites. The additional areas identified include a large area known as the Black Range Road – Yass Valley Way Industrial Precinct, which is an expansion of land around the existing Yass Highway Service Centre node and a further area around Wargeila Road and

Faulder Avenue has also been flagged for business development. The consolidation and expansion of the two main existing industrial/business precincts in both North and South Yass is a central focus of the study which aims to provide increased business opportunities in these areas.

While the Town and Villages study is predominantly focussed on residential land availability and demand, the Industrial Lands Study is pertinent in considering the interface and impacts on nearby future residential development. The study is also particularly important to the growth of Yass Town and the villages of Bowning and Murrumbateman as it provides for significant additional employment generating lands which could support increases in population growth independent of the ACT labour market.

The North Yass – Business Precinct (shown below) includes the land immediately to the west of Settler’s Court and Discovery Drive. The land is currently zoned 4(a) Industrial, despite the existing established use being residential. Option 1 is the preferred option outlined for this land to allow it to be rezoned to R1 General Residential. This will allow for its subsequent redevelopment, which will also need to incorporate satisfactory buffers from any future industrial uses further to the west.

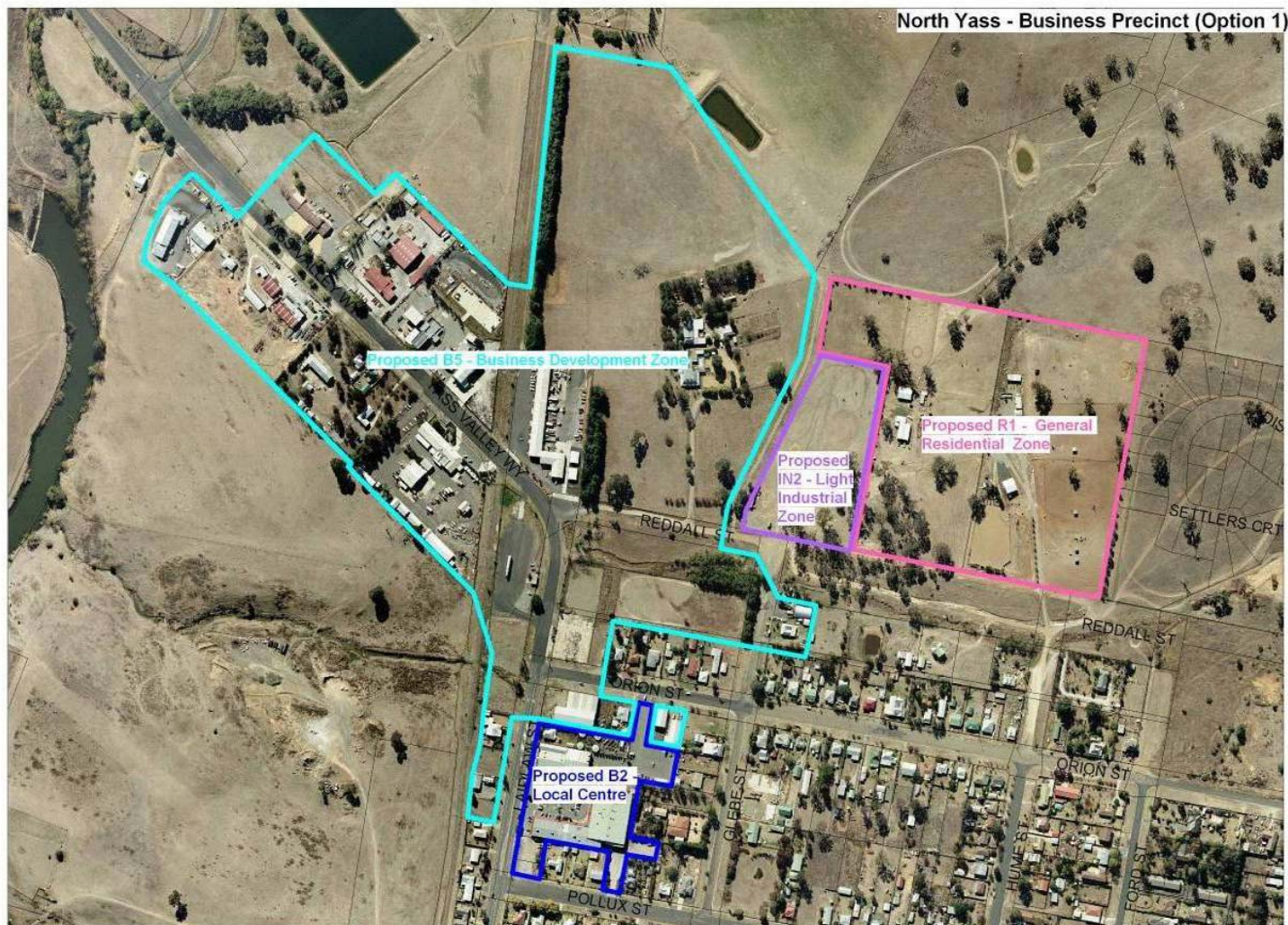


Figure 1. North Yass Business Precinct (Option 1) – Yass Industrial Lands Study

The South Yass Business Precinct was also reviewed and mainly contains the existing 4(a) zone, plus some additional land along Yass Valley Way.



Figure 2. South Yass Business Precinct – Industrial Lands Study

The existing Yass saleyards were also reviewed as part of this study as there are proposed residential subdivisions bordering the Saleyards and these developments will impact on the ability of the Saleyards to operate effectively over time. This is likely to require the relocation of the existing saleyards to an alternative location, which will free up the saleyards land for future residential development.

It should also be noted that there is some minor overlap in the land covered by the Industrial Lands Study and the Yass Commercial Precinct Study. This land is located at the southern and northern most edges of the Commercial Precinct Study and the recommendations of that study will take precedence over those in the Industrial Lands Study.

4.3 Yass Commercial Precinct Study

Council engaged Macroplan and Lennon Salvestro Planning to prepare the Yass Commercial Precinct Study. The study has been publicly exhibited and finalised by Council and is now awaiting endorsement from the NSW Department of Planning.

The objectives of this study are:

- *To review the existing Yass Commercial Precinct and surrounding land in order to identify issues relating to the future supply and demand for commercial land in the town of Yass.*
- *To recommend appropriate zones and other development controls for inclusion in a new LEP which will support the growth of Yass as a commercial centre for the surrounding region.*

All land contained within the Commercial Precinct Study has been excluded from the study area for Yass Town as part of this study to avoid duplication.

Whilst some limited light industrial and commercial growth could be accommodated within the Villages, it is ideally located in Yass given its accessibility to the Barton and Hume Highways and its access to reticulated sewer for the disposal of trade waste. Yass is also the only place in the LGA which has the zoning patterns to separate commercial and industrial uses from more sensitive uses such as residential housing. The Villages will all have a 'Village' zoning over their core which whilst allowing for a mix of land uses to be accommodated can also result in significant land use conflicts.

Proposed landuse zones for both the North and South Yass commercial precincts are provided below.



Figure 3. North Yass - Yass Commercial Precinct Study

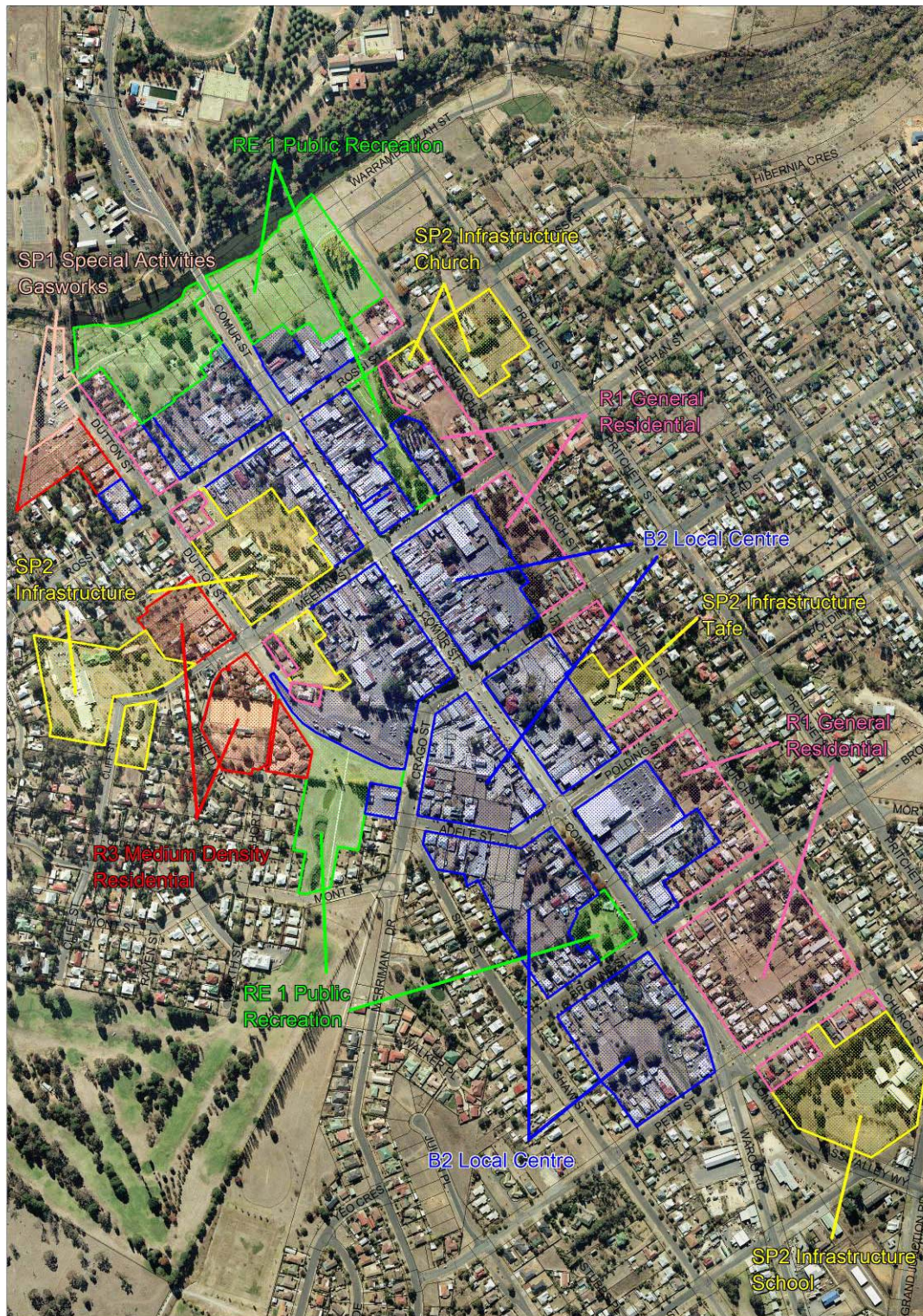


Figure 4. South Yass – Yass Commercial Precinct Study

5 WATER AND SEWER

Current and future water supplies are the greatest constraint on the future growth and expansion of the Yass LGA. At present, only Yass is serviced by a reticulated water and sewerage system with Bowning and Binalong supplied with reticulated water from Yass. The existing Murrumbateman reticulated water supply is sourced from a bore within the Recreation Grounds. Binalong, Bookham, Bowning, Gundaroo, Murrumbateman, Sutton and Wee Jasper are not sewered.

It is anticipated that the planned raising of the Yass Dam wall will facilitate additional growth in Yass, Binalong and Bowning. It is also envisaged that this project will harvest enough water to service the existing Murrumbateman Village with a new reticulated supply and provide for future growth outside this area to 2031.

Any increase in residential, commercial and industrial development for Yass and the Villages must however be considered in light of its sustainability as a whole. Therefore, this study needs to ensure that planned growth can be accommodated around the current and future water supply.

5.1 Yass Valley Catchment

The Yass Valley LGA sits predominantly within the Murrumbidgee Catchment with a small northern portion within the Lachlan Catchment. These lands are administered by the respective Catchment Management Authorities (CMAs).

The Yass River is a major tributary of the Murrumbidgee - and Yass, Bowning, Gundaroo, Murrumbateman and Sutton are located within its' catchment. The Yass River is the primary source of the reticulated water supply for Yass Town, as well as Binalong and Bowning.

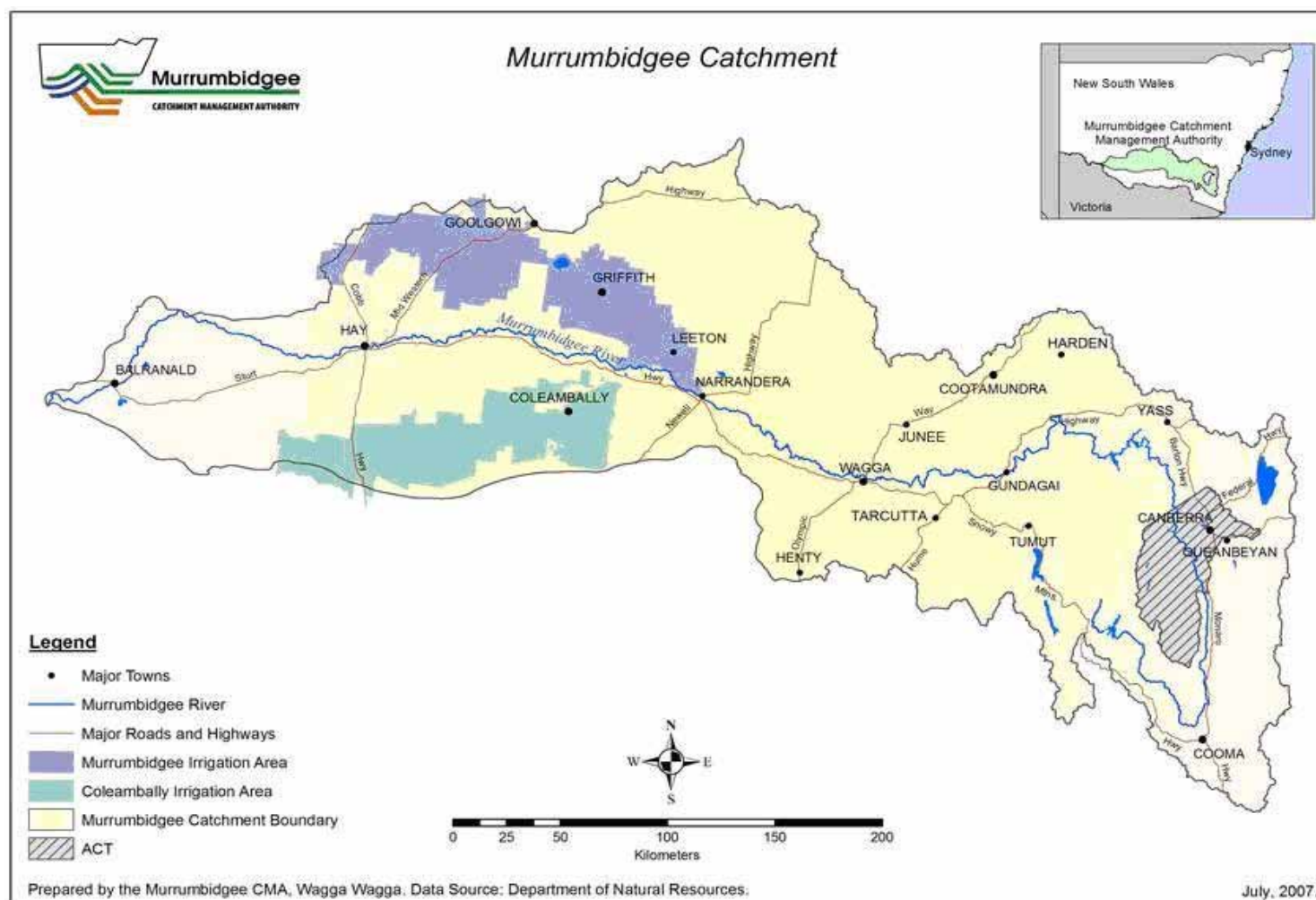


Figure 5. Murrumbidgee Catchment Management

Source: <http://murrumbidgee.cma.nsw.gov.au/about-us/our-catchment/catchment-map.html>

The Murrumbidgee Catchment is further broken down into Area and Sub Catchments. The Yass Valley Catchment is split into the 'Yass Lower' and 'Yass Upper' catchments and the Burrinjuck Catchment which is broken up into 'Burrinjuck Dam' and 'Murrumbidgee II'.

Catchment Planning and Reporting

The 2002 'Yass Area Catchment Action Plan' refers to the Stressed Rivers Assessment Report (DLWC 1999) which classified some areas of the catchment as being under high environmental stress.

"Yass Upper includes the Yass River and tributaries above the Yass Weir which were assessed as having high environmental stress and high water extraction. The primary stress factors for the Yass Upper catchment include salinity, dams, and rural residential development. NSW Fisheries identified a high conservation value with threatened species present such as Macquarie Perch and Silver Perch."

"Yass Lower includes the Yass River and tributaries below Yass weir, which were assessed as having high environmental stress and low water extraction. The primary stress factors for the Yass Lower catchment include sewerage, weir and salinity. Similar to Yass Upper, NSW Fisheries identified a high conservation value due to the expected presence of threatened species. Full development of the Yass Lower catchment creates a potential increase in hydrologic stress which could see Yass Lower ranked in the highest overall stress category similar to Yass Upper and Murrumbidgee II."

The Action Plan lists priority areas within the Catchment for Dryland Salinity. Salinity is a major problem for the area, with the Yass River recording a salinity rise of 7% per year – approximately double the State's average.

The Plan highlights the threat posed to native vegetation through urban expansion and poor grazing practices in the Catchment. There has been a significant rise in dieback and tree decline, which in turn is affecting biodiversity and water quality. The overall priority actions are to:

1. *Protect existing remnants*
2. *Revegetate degraded areas*
3. *Establish vegetation corridor links and*
4. *Improve biodiversity, habit and aesthetics.*

Surface & Groundwater

The 'Yass Snapshot on Sustainability' report was prepared in 2004 to advise on the sustainability of surface and groundwater supplies in the Yass River Catchment due to the increasing demand for rural irrigation, rural residential development, land use changes and population growth in and around the unserviced Yass Valley Villages. The report identifies that there is no "Unregulated Streams Management Plan" in place, nor is there a Groundwater Management Plan for the Yass River Catchment. The importance of having these two strategies is stressed in the report as the groundwater system within the catchment maintains summer flows in the creeks and rivers.

As of 2004 the embargo that was put in place on any new surface water irrigation licenses has resulted in an increasing number of licenses being sought for groundwater extraction. It was also noted that there has been a shift from the

more traditional grazing land use to more intensive rural residential development across the Catchment. This in turn had led to a 517% increase in the number of dams between pre 1970 and 2001 over a 1000 ha study area at Murrumbateman (Franklin & Parker).

At present, dams for stock and domestic use do not require a license as long as they comply with the Harvestable Right for the property. The 'Harvestable Right' as set out under the NSW Farm Dams Policy (Section 53 of the Water Management Act, 2000) was adopted as an interim measure of sustainability for surface water use in the Yass River Catchment. It specifies the Surface Water Sustainable Yield as the area of the land in *ha* x *0.07 ML*. The overall level of surface water use is therefore difficult to estimate, especially as there are unlicensed users who also have riparian access and pump directly from rivers.

Groundwater access through bores and wells is required to be licensed and hence can be managed to a limited extent, through an allocated annual volume of water. The overall level of groundwater use is also difficult to estimate given the number of older, unlicensed bores within the Catchment extracting unknown volumes of water.

Figure 6 is taken from the *Yass Snapshot on Sustainability* and details Groundwater Usage V's Sustainable Yield for the Yass River Catchment. It is noted that in most areas of the Catchment, groundwater use is between 0 and 75% of Sustainable Yield.

An assumption could be made that a large area of the Catchment is held in agricultural land uses, which often rely heavily on dams for surface water provision and groundwater to a lesser extent. The uses are also more dispersed, as are the impacts on groundwater in the wider area. The map does however demonstrate that the unserviced villages in the LGA have significant issues in terms of sustainable groundwater usage.

Based on the specified Groundwater Sustainable Yield (0.065ML/ha) the villages have the following groundwater usage rates, as shown below:

Murrumbateman Village: Between **750 and 1000+%** of Sustainable Yield

Gundaroo Village: Between **150 and 300%** of Sustainable Yield

Sutton Village: Between **200 and 300%** of Sustainable Yield

This data was collated in 2004, and these rates are likely to have increased significantly since that time. It is noted that the Murrumbateman Village area experienced a further 38.29% growth in population between 2001 and 2006, placing further demand on the aquifer.

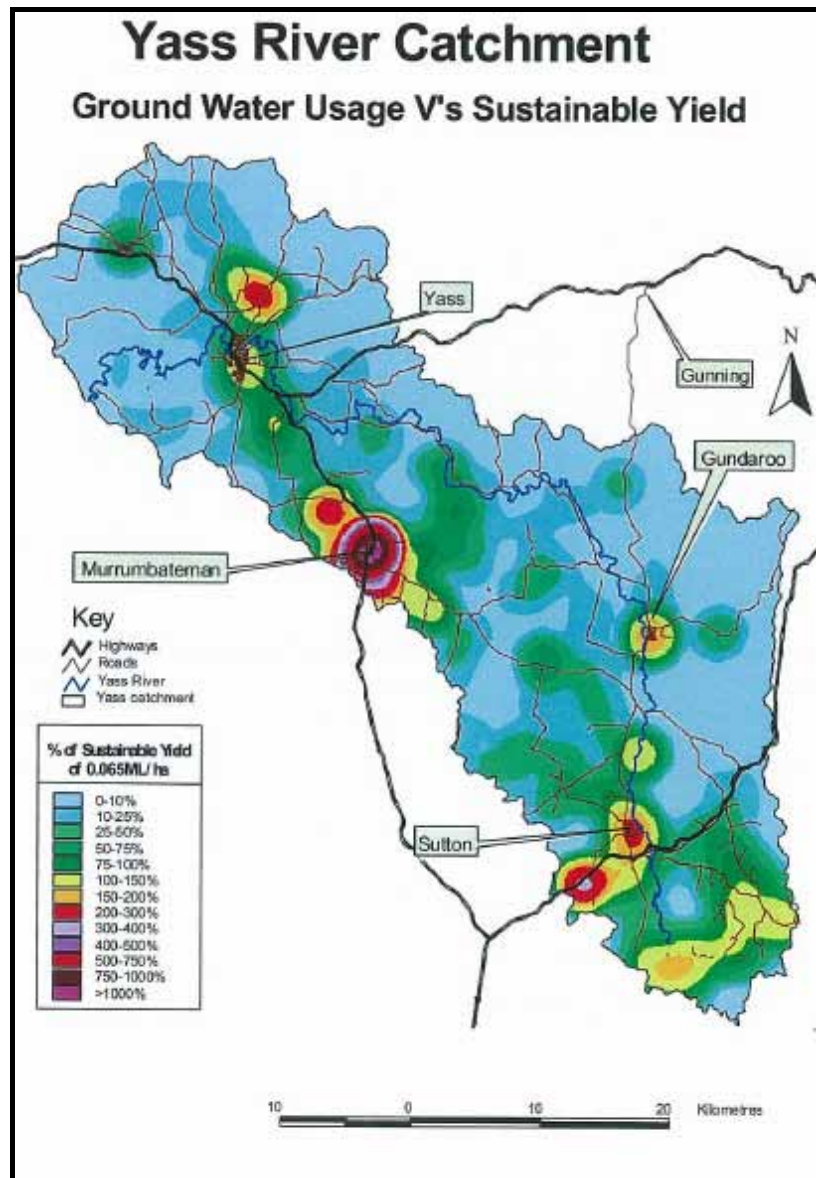


Figure 6. Yass River Catchment – Groundwater vs Sustainability Yield

Source: Yass Snapshot on Sustainability (2004)

5.2 Sydney-Canberra Corridor Strategy

The strategy states that there must be provision of potable water with an affordable, reliable and quality supply to all greenfield urban development.

Yass Valley is covered by two interlinked Memorandums of Understanding (MOU's) between the ACT and NSW governments, which provide for water in accordance with an agreed set of principles – these are agreements are discussed in further detail below. The principles cover residential settlement and the protection of water resources within the Cross Border Region.

5.3 ACT-NSW Cross Border Water

An MOU in relation to Cross Border Water Resources between the ACT and NSW was signed in 2006. While the MOU does not make any specific offers or guarantees in relation to the future supply of water to the Yass Valley LGA, it does provide a mechanism and framework for the provision of such a supply should an arrangement be agreed upon. The agreement sets out conditions of supply, whether from ACT dams or the Googong Dam to advance the sustainable management of ACT water for the ACT and Cross Border Region.

At present, there is no cross border supply in place to the Yass Valley LGA. As such, water supplies from this source cannot be relied upon to support any further development in Yass or the Villages at this time.

5.4 Council Water & Sewerage Policies

The Yass Valley Local Water Utility (LWU) is a business unit of Yass Valley Council. The utility is responsible for the provision of water and sewerage services for Yass town and the villages of Binalong, Bowning and Murrumbateman. It also integrates stormwater management into those services to ensure efficient and sustainable use of water resources.

Yass Valley Water Supply Policy

This policy was adopted in July 2008. The objectives of the policy are to:

- *Provide a sustainable water supply to meet current and future needs;*
- *Implement practices that result in efficient use of water;*
- *Provide a pricing structure that is reflective of the cost of water and provides for a disincentive for excessive usage;*
- *Provide a water quality that meets the needs of the customers;*
- *Promote the use of recycled water;*
- *Define the area of supply.*

A reticulated water supply is currently available to Yass, Bowning, Binalong and Murrumbateman to the areas shown in Figures below. The policy sets out the requirements for new connections, insofar as the standard 'Fees and Charges' apply where connection is available into the existing water main. Where extension of the water main is required to service development within the supply area standard 'Fees and Charges' apply as well as 100% of the cost of providing new infrastructure.

The current pricing of water consists of an access charge and a charge per kilolitre. There is no longer a 'Water Allowance' and the pricing structure is set out to promote the conservation of water.

The policy sets out the targets for effluent reuse to replace irrigation extractions for recreational land from the Yass River as a short term goal, and to eventually use 100% of effluent from centralised systems as the long term goal. Greywater reuse is also supported by Council in accordance with guidelines issued by the NSW Department of Health.

The policy also states that the existing Murrumbateman Village water supply – is accessed from the recreation ground bore which has the potential to contain high levels of nitrates. These nitrates can cause associated health related issues.



Figure 7. YASS WATER SUPPLY AREA JUNE 2005 – YASS VALLEY COUNCIL WATER SUPPLY POLICY WS-POL (23rd July 2008)

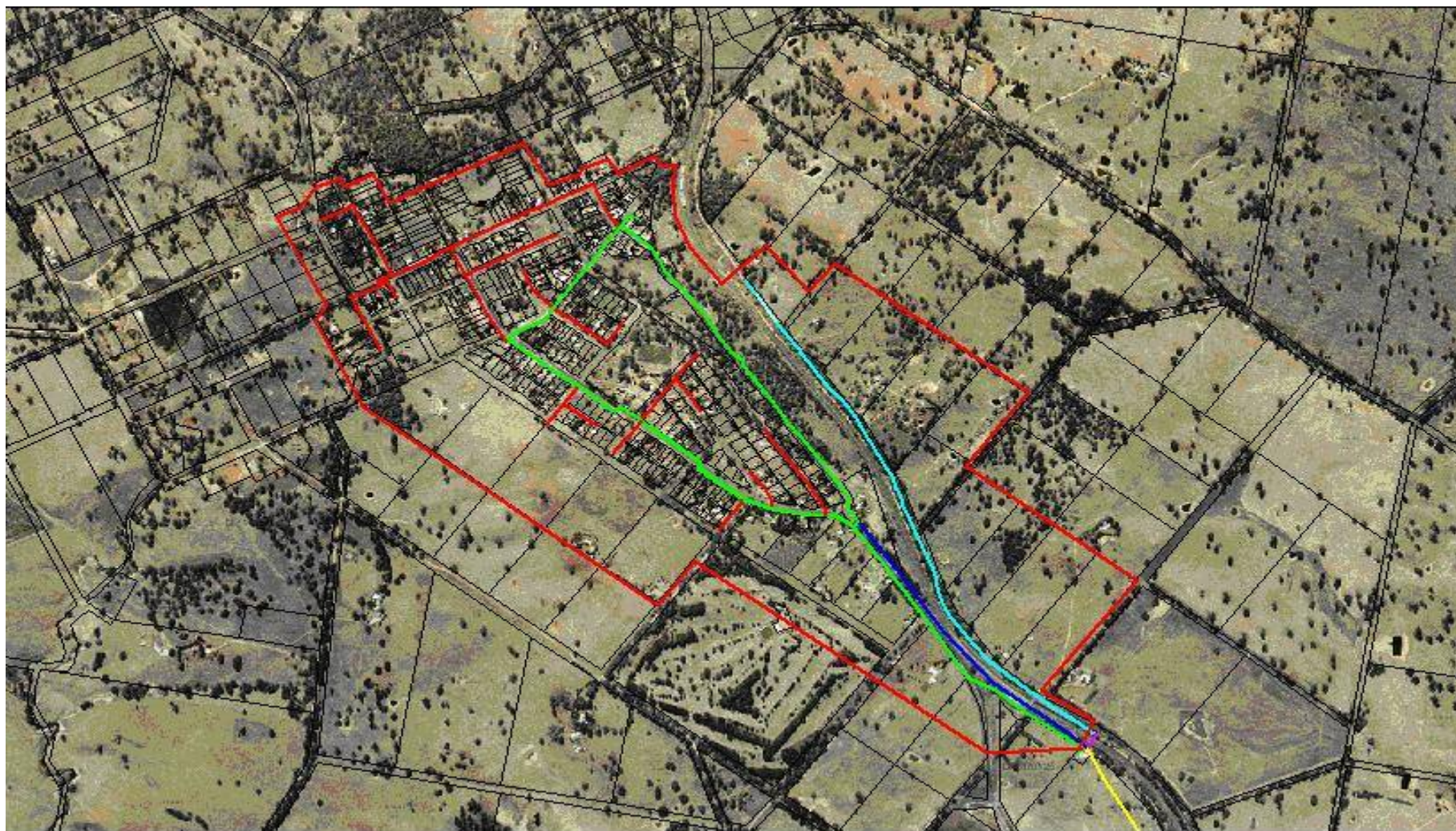


Figure 8. BINALONG WATER SUPPLY AREA JUNE 2005 – YASS VALLEY COUNCIL WATER SUPPLY POLICY WS-POL (23rd July 2008)



Figure 9. BOWNING WATER SUPPLY AREA JUNE 2005 – YASS VALLEY COUNCIL WATER SUPPLY POLICY WS-POL (23rd July 2008)



Figure 10. MURRUMBATEMAN (BORE) WATER SUPPLY AREA JUNE 2005 – YASS VALLEY COUNCIL WATER SUPPLY POLICY WS-POL (23rd July 2008

Water Supply Restrictions Policy

The drought conditions experienced over the past decade have seen water restrictions imposed more frequently not only in the Yass Valley LGA, but in the majority of the state. These restrictions have been put in place to ensure the security of the water supply to Yass and the serviced villages. Although water restrictions have been implemented for the Yass Dam for many years - a formal policy was only adopted in June 2009. The objectives of this policy are:

- *To conserve water during drought situations.*
- *To provide guidelines for the management and implementation of restriction levels.*
- *To encourage sensible water use on outdoor applications.*

The policy sets out the capacity thresholds of the Yass dam and the Murrumbateman Bore Yield which trigger each stage of Water Restrictions.

Water restriction records from the former Yass Shire and Yass Valley Council since 1998 are contained within Appendix 1. It is noted that Stage 4 restrictions have only been implemented twice, and Stage 5 once – all between January and June 2003. Stage 3 Restrictions were implemented over December- January 2003 (prior to Stages 4 and 5 discussed above), as well as April-June 2004, May-June 2005 and December 2006 to June 2007. Each of the higher level restrictions were all lifted following winter and spring rainfalls, combined with the reduced water consumption over the cooler months.

The impact of these restrictions on daily water usage is shown in Figure 11 below for the period January 2002 until October 2008. The graph clearly shows a decrease in water use moving from Stage 1 to Stage 2 restrictions and usage levels remaining relatively low once Stage 2 or greater restrictions are imposed.

An overall downward trend can be observed in water usage between 2002 and 2008 which could be attributed to the increased cost of water, increased community awareness regarding sustainable water use and changing attitudes due to the drought and the high profile of climate change. There has also been a trend towards more waterwise gardens, incentives for more efficient household appliances and bathroom/kitchen/laundry fittings, as well as Local and State Government rebates for rainwater tanks.

Average Daily Water Usage During Restriction Times

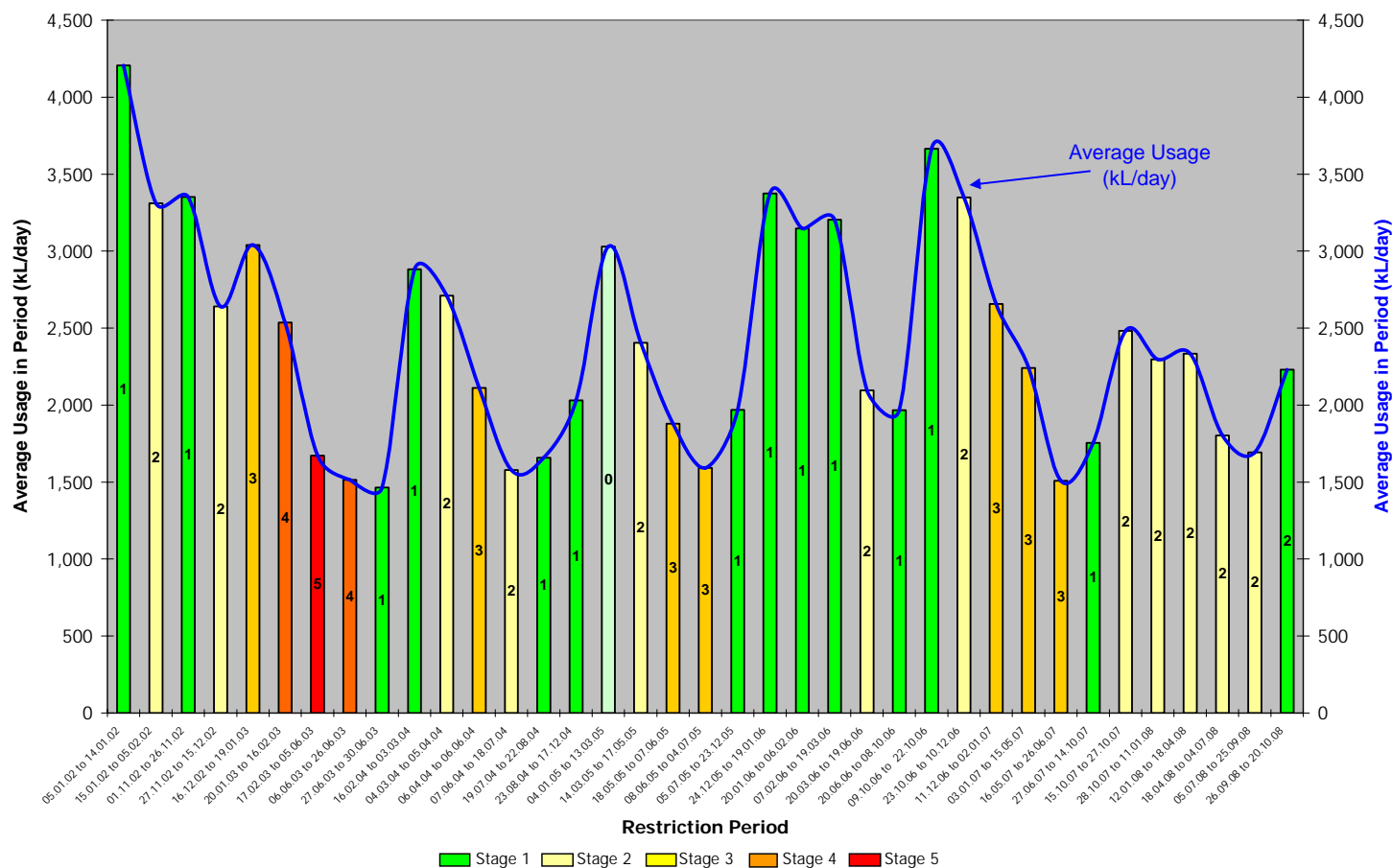


Figure 11. Average Daily Water Usage During Restriction Times

The Water Supply Restrictions Policy states that restrictions are only lifted from Level 2 for Murrumbateman when the Bore draw down level recovers to 5.0 m from ground level. The Figure below shows that restrictions have not been lifted since 2006, when they were first formally implemented for the bore. Murrumbateman recently dropped down to Stage 1 restrictions in April 2010, due to substantial Autumn rains.

5.5 Integrated Water Cycle Management Plan (IWCM)

The Yass Valley IWCM plan was adopted in May 2008. This plan identifies water resource and urban issues, investigates potential management options, calculates likely future demands and identifies alternative water sources. Feasible options for the Yass Valley were determined with regard to water, sewerage and stormwater with capital works programs costed accordingly.

Issues relating to the provision of water, sewer and stormwater services in the Yass Valley were identified through a review of existing background information, as well as discussions with Yass Valley Council Staff and stakeholder consultation. The issues identified are as follows:

- *Lack of water storage/poor security of existing source*
- *Insufficient funds to provide required works*
- *Need for extension /upgrade of water supply, sewerage and stormwater to serve existing and future customers*
- *Need to maximise sustainable effluent and stormwater management*
- *Development restricted by lack of water*
- *Poor quality water in the Yass River affects the quality of the water supply*
- *Traditional land use including land clearing, loss of riparian vegetation, deforestation, and agricultural uses has resulted in poor fertility, soil erosion, acidic soils, and dryland salinity*
- *Extensive land clearing and grazing has contributed to dryland salinity*
- *Some rural residential developments are not sustainable*
- *High operating and management costs resulting in high bills*
- *Stormwater contributing to water quality issues in Yass River*
- *Potential groundwater over-extraction*
- *Lack of water sharing process*
- *Town Water extraction contributes to hydrologic stress in Yass River*
- *Occasional non compliance with drinking water guidelines*

- *Groundwater quality for Murrumbateman town water supply is poor.*
- *Need for sustainable on site systems*
- *There are activities within the LGA that have the potential to pollute waterways*
- *Changing land use leading to increased water demand*
- *Increase in water service and sewerage complaints and sewer main chokes.*

A demand analysis for water consumption and wastewater generation was developed as part of the IWCM Strategy. This looked at historical production and demand data, peak day to average day demand ratio calculation and Unaccounted For Water (UFW) i.e. leakages and mains flushing. From this analysis a range of scenarios were developed to address the issues outlined above. Of these scenarios, those which were the most socially, environmentally and economically feasible were explored and costed in detail. The most relevant information for this IWCM strategy is included below as it pertains to Yass town and the villages.

The IWCM draft scenarios for Yass Valley Council's Water, Sewerage and Stormwater Management were put to a Project Reference Group. The scenario which was initially selected as the preferred option in terms of environmental and social benefits versus the economic costs would have required a relatively long lead time. That scenario involved an indirect potable reuse component, which would have required detailed investigations, risk assessment and consultation that would have ultimately resulted in lengthy delays to the project.

The Yass Valley has experienced critical water shortages in the past few years, which has resulted in the implementation of severe water restrictions. Provision of a secure water supply is therefore a critical issue which must be addressed promptly. This is reflected in the fact that at present, new development is constrained because of a lack of potable water. The ability of the current supply to withstand extreme drought conditions and climate change is also critically important which provides further impetus to secure an alternative or improved water supply.

5.5.1 IWCM - Water

The Yass Dam Yield Study (Department of Commerce, 2003) concluded that the safe yield of the existing Yass Dam is between 650 and 1000 ML/year. The IWCM Strategy adopted 800 ML/year as the average secure yield, and that figure is used throughout the strategy. These values were determined based on historical data on stream flow conditions. The secure yield was reviewed by DECCW incorporating Climate Change data in 2010, and Council has now adopted a more conservative 600 ML/year. As such, this figure has been used in this Study to determine potential development within Yass and the serviced Villages.

Bowning and Binalong are supplied through a 100mm rising main pipeline which currently can only deliver 75% of the peak daily demand. When demand is exceeded, the Binalong Dam (Illalong Off-Creek Storage Reservoir) can be accessed. This however, has not been necessary in the past few years due to the water restrictions put in place. The peak demand problems in Binalong can be

offset through the storage of excess water available from low demand periods in the Binalong Dam. This water supply however, does not undergo any post treatment process apart from chlorination and is therefore not preferred by the local community. A 150mm pipeline duplication has been identified as an option to address the peak demand issue for Bowning/Binalong, however no detailed designs have been undertaken at this stage.

Three bores have been constructed as an emergency source of water for South Yass. The 3 bores are licensed to supply 170 ML/year, however do not allow for continuous extraction and therefore can only be accessed intermittently as an emergency source.

5.5.2 IWCM - Sewerage

At present, only Yass is serviced by a reticulated sewerage system. The Yass Sewage Treatment Plant (STP) treats sewage from Yass as well as septic tank effluent from throughout the LGA. In 2010, 68 commercial premises are licensed to discharge liquid trade waste into the sewer system. A new extended aeration plant was commissioned in March 2010.

There is a current effluent reuse scheme in place adjacent to the Treatment Plant over 40 hectares of agricultural land. In addition to this, other reuse schemes being considered or implemented include on recreation grounds, the Yass Golf Course and new urban subdivisions.

Binalong, Bookham, Bowning, Gundaroo, Murrumbateman, Sutton and Wee Jasper are not serviced by reticulated sewer. These villages rely on a range of effluent disposal systems including traditional septic tank and absorption trench systems, pump out systems, waterless composting systems, wet composting systems and aerated waste treatment systems. The performance of these onsite systems are often poor during wet weather conditions.

Reticulated sewerage systems have therefore been considered for each of these villages to mitigate any health or environmental issues arising from the current methods of effluent disposal. The Gundaroo and Sutton communities generally do not support the development of centralised sewage treatment systems. Wee Jasper and Bookham are too small to make such a system cost effective. In the medium term Council therefore aims to provide reticulated systems to Murrumbateman, Binalong and Bowning.

5.5.3 IWCM Recycled Water

As part of the IWCM Strategy, a number of options were investigated for effluent reuse. These were:

- Dual reticulation for new development areas:
At the North of Yass town between Laidlaw Street and Yass River and at the South East of Yass town along the Eastern side of Grand Junction Road.
- Dual reticulation as part of provision of sewerage to the villages
- Indirect potable reuse from Yass STP to Yass River at a point upstream of the water supply intake

- Indirect agricultural application of treated effluent (discharged to river instead of present recycling for agricultural purposes) for parks and golf courses.

Each of these options were assessed on the capital and operational costs with regard to the feasibility of each option. Most of these options are not considered to be economically viable due to the distance between the Yass STP and the new development sites.

The more sustainable future developments are in relation to water in particular, the more comfortably Yass and the Villages can grow. It is acknowledged that there will need to be a substantial shift in the public perception of recycled water before it is accepted as being suitable for drinking. In the mean time, on site water recycling plants can be incorporated into subdivision design to provide for external/garden usage and for some internal uses such as toilet flushing. This will allow potable water use to be reduced and reserved for domestic purposes.

On site Industrial Water recycling systems should also be required for new developments. Given the size of the area of land that will be rezoned for employment generation as part of the new LEP, it is crucial that new industrial developments incorporate these measures so as to have a negligible impact on the Yass Town Water Supply and not constrain residential development.

Rainwater harvesting can also reduce the reliance on the reticulated water supply within the town. The analysis for the IWCM plan was conducted based on the assumption that a 5000 L Rainwater Tank would be installed for each new residential dwelling (Rainwater tanks larger than 5000 L - for an average sized residential dwelling, have less impact on water savings in areas with low average rainfall - such as the Yass Valley). The calculations demonstrated that a 5000L tank could supply up to 45% of the total outdoor and toilet flushing requirements for an average residential dwelling. The inclusion of a water tank for new developments, as well as the retro fit of existing homes, would therefore result in savings for the town supply.

The Murrumbateman reticulated water supply is sourced from the bore within the Recreation Grounds. At present it is unable to meet the current demand, and the water quality is generally poor and non potable. As such, the IWCM strategy investigated the impact of utilising rainwater tanks to supplement the Village bore water supply. The scenarios investigated were based on the assumption that rainwater would cater for all internal uses except for toilets and washing machines – which can be supplied by the existing village water supply. This equates to approximately 48% of the total internal demand being provided by rainwater.

Unfortunately, there are limitations on requiring rainwater tanks for development which is connected to mains water. These limitations are discussed in relation to *BASIX* which came into effect across NSW in 2005.

5.6 BASIX

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 sets out regulations to encourage sustainable Residential Development. Clauses 8 and 9 of the Act specify that BASIX overrides all other Environmental Planning Instruments and Development Control Plans insofar as they aim:

'to reduce consumption of mains-supplied potable water.....in the use of a building to which this Policy applies or in the use of the land on which such a building is situated'.

The Yass Valley LGA is within the BASIX 40% water reduction area for the State. Therefore when a BASIX assessment is made for a development, a 40% reduction must be achieved using a range of options such as landscaping, fixtures or providing an alternative water source. An alternative water source includes a rainwater tank, stormwater tank, reticulated alternative water supply, greywater treatment system, greywater diversion system or private dam. By installing an alternative water supply, the BASIX water score will be improved- however improvements in the water score can also be achieved through landscaping and water saving fixtures.

As such, the installation of a water tank is only mandatory if a BASIX Certificate requires it to achieve the 40% reduction. Accordingly, the development consent, complying development certificate or construction certificate will be subject to a condition requiring that the tank of the specified capacity is installed. As the BASIX SEPP overrides all other the LEP's and DCP's, Council is unable to impose a further condition on development consents to supplement a constrained water supply.

Council encourages the installation of tanks on existing dwellings through its Rainwater Tank Rebate program, which is in addition to those rebates available through the NSW DECCW. To be eligible, the tank must be at least 4500 litres, and not cross connected into the town water supply.

At present, Council places a condition on all development and consents issued for dwellings not connected to a reticulated supply as follows:

"Potable water supply storage shall be provided on site to the following minimum standard:

- 45000 litres for houses less than 150 sqm
- 90000 litres for houses in excess of 150 sqm.

Above ground tanks shall provide for the refilling of fire tankers by the installation of a "Stortz" fitting at the base of the tank with a gate valve. The house service may branch off this outlet. Underground tanks shall include an access hole at least 150mm diameter".

'Planning for Bushfire Protection' 2006 specifies a minimum of 10000 litres dedicated water supply for firefighting purposes for each occupied building (excluding drenching systems). This is incorporated into the tank volumes required above.

5.7 WATER PROVISION IN THE TOWN & VILLAGES

5.7.1 Non Reticulated Groundwater Supply

The NSW Groundwater Quality Policy states that groundwater resources must be protected from contamination and special protection must be given to town and drinking water supplies. In 2008 an embargo was placed on all new applications

for groundwater licences for all groundwater not covered by water sharing plans in the inland part of NSW. The Yass Valley Council Local government Area is not part of a water sharing plan. While the embargo does not apply to applications for bores to meet basic domestic and stock use, it would apply to any new re-zonings and greenfield subdivisions where there is no reticulated water supply and bore water is proposed to be used.

In addition to this, new or expanding businesses requiring groundwater will need to trade with an existing licence holder. This embargo severely limits the potential for the future development of the un-serviced villages aside from those with existing licensed bores.

Regional State of the Environment Report (RSoE)

The Regional State of the Environment Report (RSoE 2009) details the current groundwater conditions within the Yass Valley based on available data. The report notes a consistent decline in bore water levels between 2004 and 2008, which is a continuing trend since 1991. It is surmised that this is a result of increased groundwater extraction as well as low rainfall. The report also states that the total groundwater extraction for the Yass Valley Council LGA is less than the natural recharge for the same area.

The report also refers to the current state of Groundwater salinity in the LGA as being moderate.

'There are three major areas identified as having high salinity; a 4km radius around the town of Binalong, a 2km radius area around the town of Bowning and an area approximately 10km east of Murrumbateman (AWR 2005). Further salinity risks by the year 2050 have been identified to the south and south-west of the Council area.'

DECCW Groundwater Mapping

The Department of Environment, Climate Change and Water (DECCW) has provided data to Council which is being used to develop Environmentally Sensitive Mapping (ESL) which incorporates Land, Water and Biodiversity maps for the entire LGA. When complete, these maps will sit as 'Overlay' maps in addition to the land use zoning maps. It is important to note that the information shown in this layer has been compiled from existing available data, including mapping at a 1:250000 scale. For an individual site this may mean that mapping may not always be accurate, however in the absence of specific detailed studies, this mapping represents a significant advance in identifying environmentally sensitive land. In terms of Groundwater, the following 'example draft' Clause is proposed to be included in the draft Yass Valley LEP to link in with the mapping.

Example Clause for incorporation into the draft LEP

Environmentally Sensitive Lands – Groundwater

- (1) The objective of this clause is to protect and preserve groundwater sources.**
- (2) This clause applies to land that is identified as a “Sensitive area” on the Natural Resources Sensitivity Map—Water.**
- (3) Development consent must not be granted for development specified for the purposes of this clause on land to which this clause applies unless the consent authority is satisfied that the development:**
 - (a) is unlikely to adversely impact on existing groundwater sources, and**
 - (b) is unlikely to adversely impact on future extraction from groundwater sources for domestic and stock water supplies, and**
 - (c) is designed to prevent adverse environmental impacts, including the risk of contamination of groundwater sources from on-site storage or disposal facilities.**
- (4) The following development is specified for the purposes of this clause:**
 - (a) aquaculture,**
 - (b) intensive livestock agriculture,**
 - (c) industries,**
 - (d) liquid fuel depots,**
 - (e) mines,**
 - (f) rural industries,**
 - (g) service stations,**
 - (h) sewerage systems,**
 - (i) turf farming,**
 - (j) waste or resource management facilities,**
 - (k) water supply systems,**
 - (l) works comprising waterbodies (artificial).**

(Source: DECCW Practice Note for using spatial information in Local Environmental Plan to protect and manage Environmentally Sensitive Lands. Murray-Murrumbidgee Region, 2009)

Figure 12. Example of Groundwater clause for incorporation into the Draft LEP

The above clause is most relevant to those developments that propose to store, dispose or recycle solid or liquid wastes on-site. The Groundwater Vulnerability mapping was based on the DRASTIC methodology. DRASTIC is an acronym for the most important mappable features within the hydrogeologic setting which control groundwater pollution. These features are:

- D – Depth to water table
- R – (Net) Recharge
- A – Aquifer media
- S – Soil media
- T – Topography (slope)

- I – Impact of Vadose Zone Media
- C – Conductivity (Hydraulic) of Aquifer.

In future, when a Development Application is prepared for a proposal within an area of identified groundwater vulnerability - soil type, water quality and standing water level of groundwater beneath the proposed development site is to be determined. The location of watercourses, drainage lines, and seasonally inundated areas (wetlands) also need to be taken into account. The proposal will also be required to consider how potential contamination can be avoided or mitigated and how adverse impacts will be monitored.

Villages

Gundaroo and Sutton are the two villages within the LGA which rely mostly on non reticulated groundwater as their predominant source of water. The quality of the groundwater (bore water) is often quite poor due to high mineral levels and is therefore not potable and requiring supplementation from a secure rainwater storage.

Gundaroo

The average rainfall for Gundaroo is 625.7 mm as advised by the BOM (*as of Jan 27 2010*) with the lowest annual rainfall recorded in 2002 of 437 mm since records began for the station in 1987. It is noted that a number of years have incomplete data and therefore the trend since 1999 is difficult to confirm, however it appears that the annual rainfall has not been above the average for over ten years - since 1998.

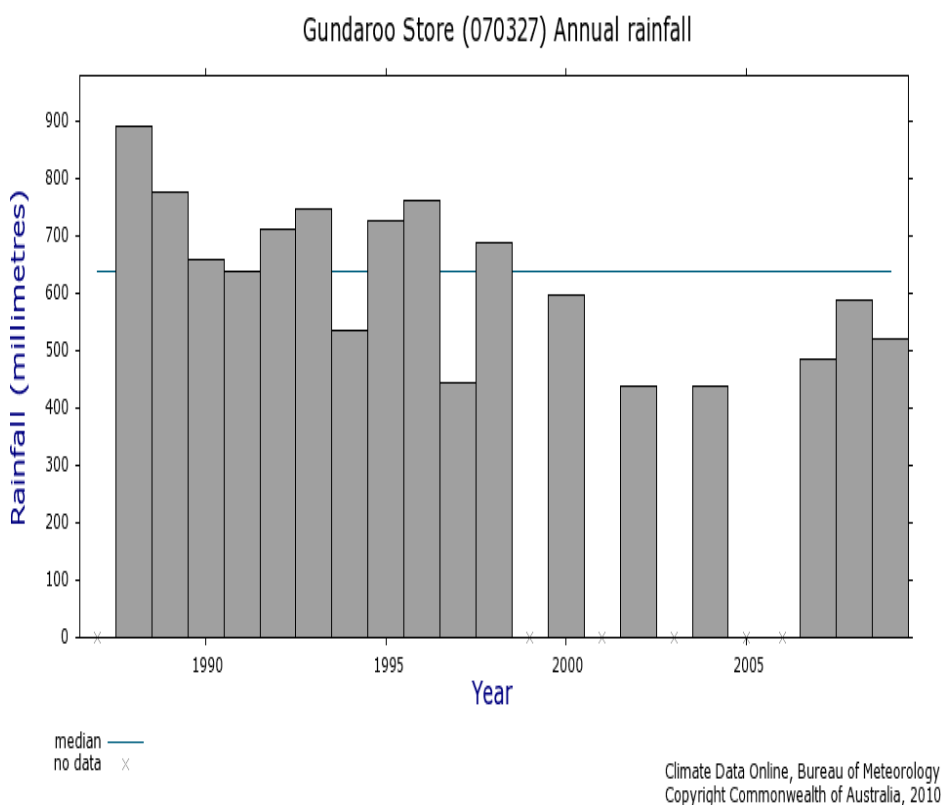


Figure 13. Gundaroo Store average rainfall (up to Jan 2010)

(Source: Bureau of Meteorology, 2010)

As shown in the 2004 Yass Snapshot on Sustainability Report, the current groundwater usage is between 150 and 300% of Sustainable Yield. As such, growth for the village must be conservative, and employ sustainable water design to mitigate any additional stress on the aquifer.

Sutton

Goolabri Drive Station is 2.1 km from Sutton, however formal data collection has only occurred here since 2002. In addition, some years have incomplete data, so the data set is minimal and therefore not altogether useful. This Station indicates that rainfall in the past few years has ranged from 410.7mm to 679.6 mm.

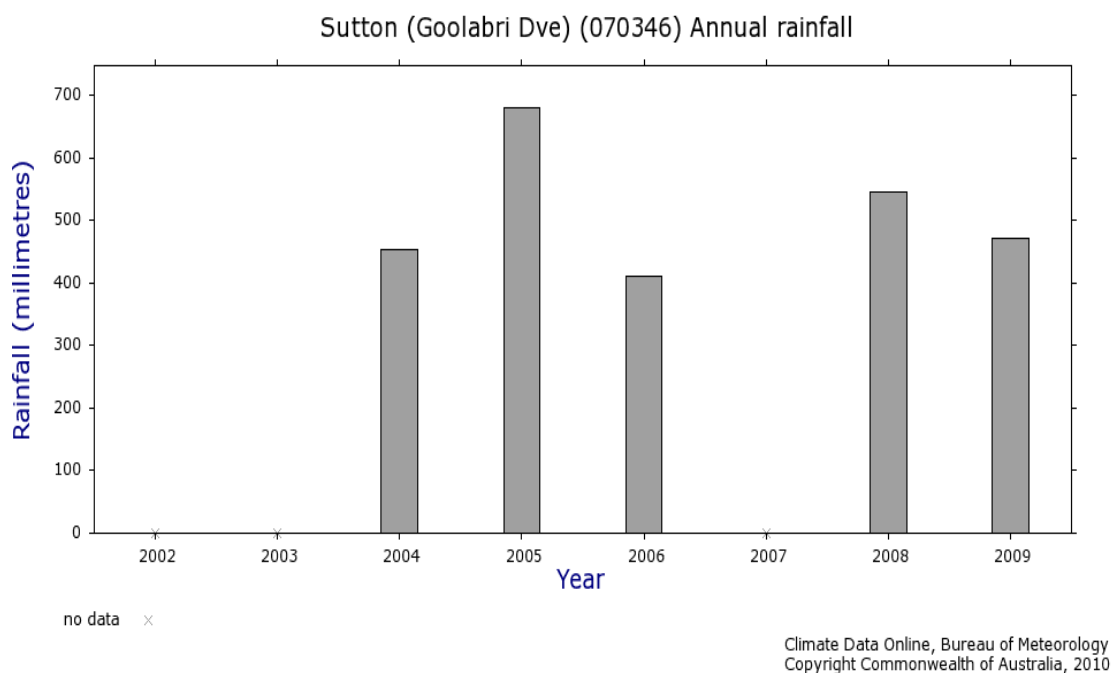


Figure 14. Sutton (Goolabri Dve) Annual Rainfall (up to Jan 2010)

(Source: Bureau of Meteorology, 2010)

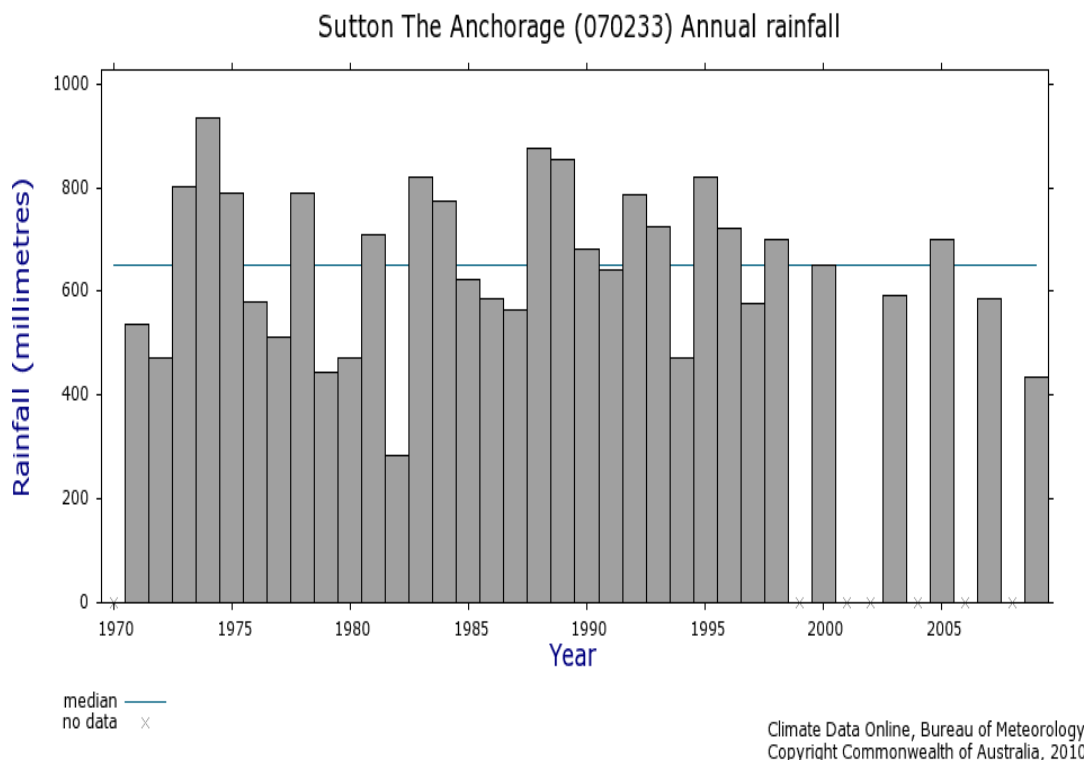


Figure 15. Sutton the Anchorage Annual Rainfall (up to Jan 2010)

(Source: Bureau of Meteorology, 2010)

'The Anchorage' station is 5.9 km to the south of Sutton. It commenced in 1970, and the data collected from this station indicates an average annual rainfall of 651.6 mm. Again, there are some gaps in data collection, and some readings have not been quality controlled. The measurements that were collected for 2009, indicate that the yearly rainfall was 434 mm – significantly below the average for the station.

While previous correspondence to Council has cited rainfall data from various properties around Sutton – including 'Katandra', 'Majulah', 'Oakhill' and 'Timaroo', this data is not from stations registered with the BOM and therefore has not been quality controlled. Nevertheless, it is noted that in recent years there has been a trend away from the annual median rainfall for Sutton.

Sutton relies predominantly on groundwater supplies, due to the low rainfall in the immediate area. Some of the original concerns over the initial rezoning proposal discussed above were raised by the Sutton Working group in 2003 with the then Yarrawalumla Shire Council and the NSW Minister for NSW Planning Minister. They cited the fact that there were decreasing bore yields and many residents were regularly purchasing water, although often with difficulty given the lack of water carting contractors in the Sutton area.

The Yass Snapshot on Sustainability (2004) states that current groundwater usage around Sutton Village is between 200 and 300% of Sustainable Yield. It is particularly concerning that this unsustainable level of extraction has been reached with a Village population of only 258 (2006 Census). Any substantial increase in the density of development for the village could therefore have serious consequences for the existing residents within the village, as well as the agricultural uses within the area.

Given the current groundwater situation and the low rainfall pattern for the village pressure for further residential development in Sutton can only be accommodated when a secure water supply is provided from the ACT.

5.7.2 Reticulated Groundwater Supply

Murrumbateman

In the years preceeding 1947, the Murrumbateman area experienced harsh drought conditions. Sir Walter Merriman contracted the services of the Pacific Boring Co to establish a bore on Merryville that year. Within a few years, 56 bores had been drilled on Merriman properties around the Murrumbateman Village (Mullholland).

By 1958, many farmers had already sunk bores on their own properties. In that same year, the NSW Department of Agriculture and the CSIRO conducted a study into the water resources of the Yass River Valley. The study emphasised the importance of access to groundwater, leading to further testing and usage of this important resource (Mullholland, Pp. 214-215).

In 1968, a bore was sunk to supply non-potable water to the school. In 1971, one of the dwellings in the village obtained approval from the Department of Education to pipe water from the school bore, becoming the first house in Murrumbateman with a reticulated supply (Mullholland p218).

Willings et al carried out a study in 1973, to investigate the possibility of a reticulated water supply from the Yass Dam or a new Dam on Murrumbateman Creek. Both proposals were considered unviable at that time, as was the use of groundwater as a source of potable water for the village. Tests showed water from the village bores was not potable, due to elevated nitrate levels generally between 11 and 15mg per litre (the World Health Organisation (WHO) standard is 10mg per litre) and excessive hardness with Calcium Carbonate levels above the WHO standard of 200mg per litre (YSC Murrumbateman Estates Study Pp 58-69).

Murrumbateman Village's existing reticulated water supply was established in 1984 from groundwater sourced from a bore within the Murrumbateman Recreation Ground. This bore was drilled after the Old Murrumbateman School bore failed in 1982. The current ground water supply has proved to be insufficient in capacity to meet the current maximum peak daily demand. (Water Supply Strategy, August 13, 2008, YVC). There are also cumulative impacts on the aquifer in the area due to the level of development surrounding the village and the number of bores which have been sunk – many of which may not be licensed due to their age (1950's).

The reliance on groundwater supplies is also a health concern given the poor quality of the bore water and the risk of pollution from septic tank leakage into the aquifer. In addition, contamination from agricultural fertilisers and pesticides may well also be occurring. As such, groundwater should only form a supplementary supply for households and a clean supply of rainwater from roof collection must still be provided for all dwellings in Murrumbateman.

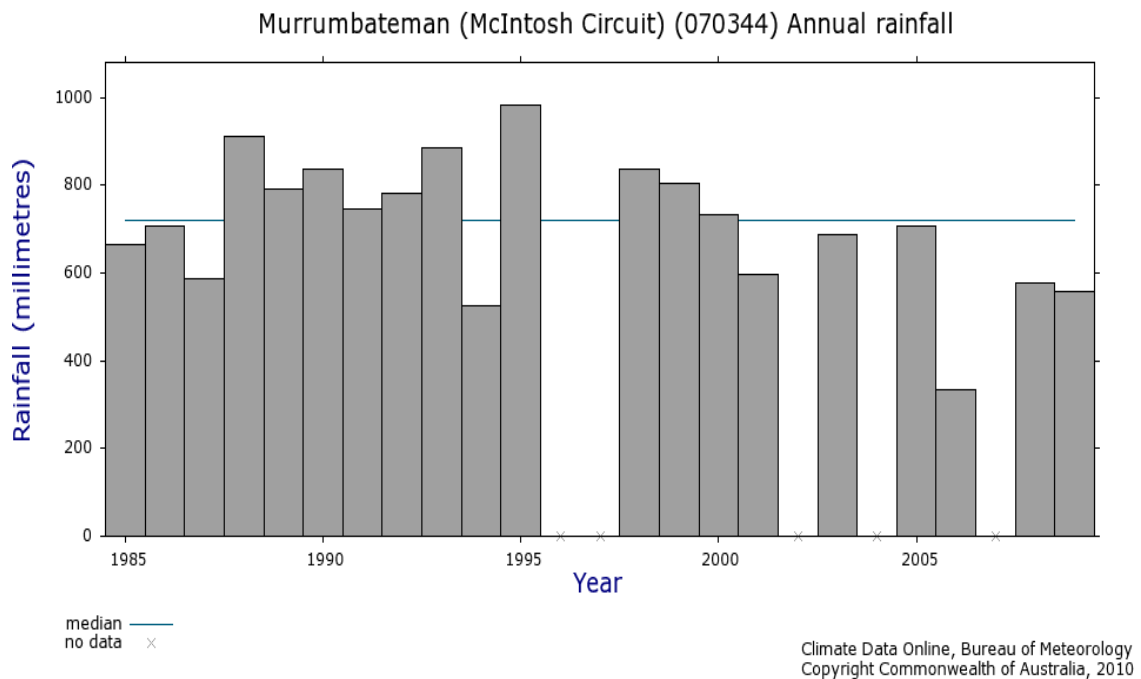


Figure 16. Murrumbateman (McIntosh Circuit) Annual Rainfall (up to Jan 2010)

(Source: Bureau of Meteorology, 2010)

The records at this station were commenced in 1985, and the annual average rainfall is 712.8 mm. The lowest recorded rainfall (335.4 mm) occurred in 2006.

5.7.3 Reticulated Yass Dam Water Supply

Binalong

The recording of Binalong's rainfall records commenced in 1887 at the Post Office, and therefore it is one of the most complete data sets to use in determining rainfall patterns within the LGA. The average annual rainfall recorded at Binalong since this time is 643.0 mm. The lowest annual rainfall was 222.1 mm in 1944, with the 2nd lowest being 291.2 mm in 2006.

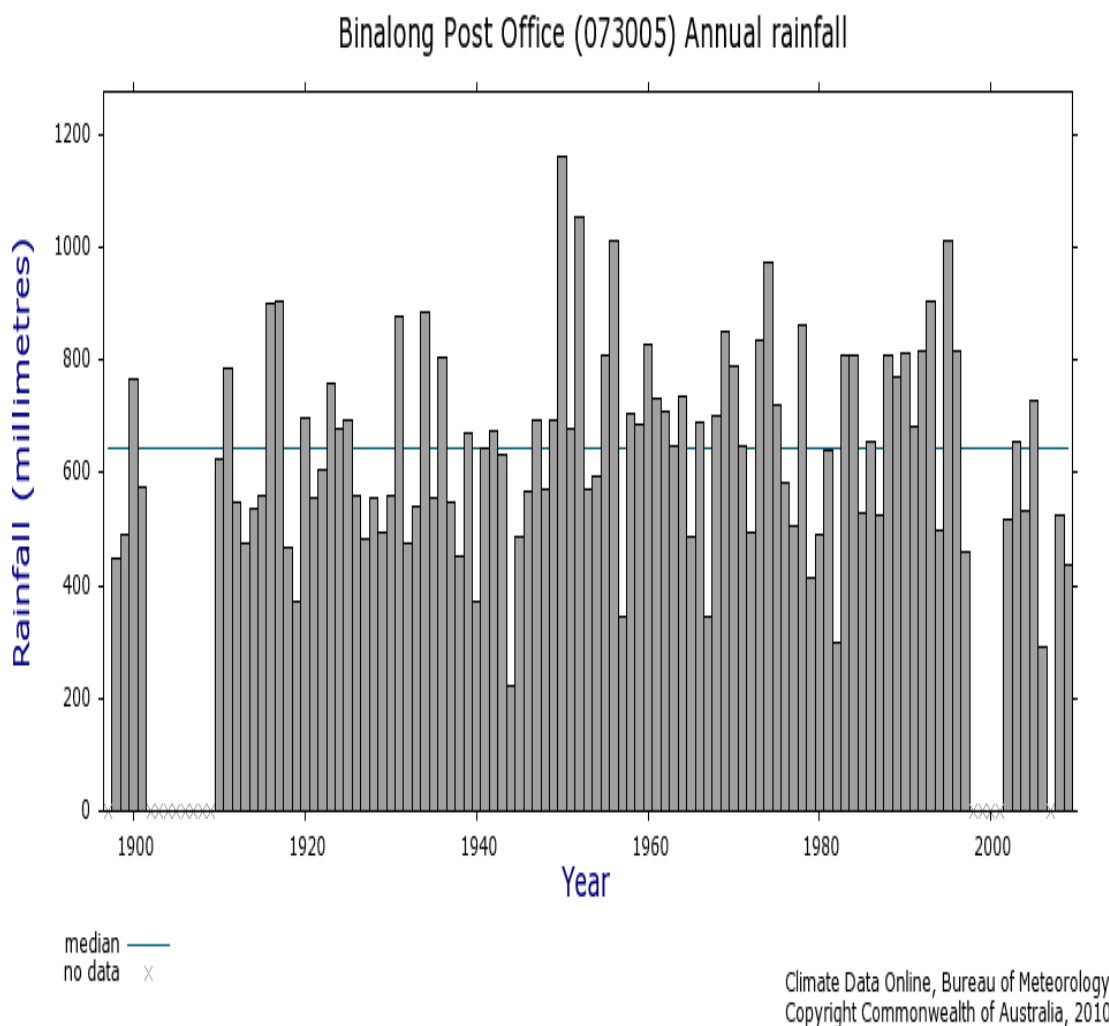


Figure 17. Binalong Post Office Annual Rainfall (up to Jan 2010)

(Source: Bureau of Meteorology, 2010)

Binalong is currently serviced with water from the Yass Water Treatment Plant via the Yass Dam. Binalong was previously supplied via an old railway reticulation system from the Illalong weir. This system operated up until 1990 when the village was connected to the Yass supply.

Clause 8.2 of the *Yass Shire Council DCP for Land Zoned 2(v) Village (BINALONG)* requires all new dwellings within the 2(v) Village Zone to be connected to the town reticulated water supply. It also stipulates that where extension of the existing reticulated supply is required, the extension shall be at the owner's expense.

Bowning

The average annual rainfall for Bowning Station is 657.7mm. Although data for Bowning began in 1907, there are many years where data is either incomplete or has not been quality controlled. This is particularly so in the most recent years.

Bowning is serviced with a reticulated water supply from the Yass Water Treatment Plant which sources water from the Yass Dam. Up until 1990, Bowning did not have access to a reticulated water supply. Bowning relies on on-site

sewage disposal and was not included on the NSW Governments Priority List for village sewerage schemes.

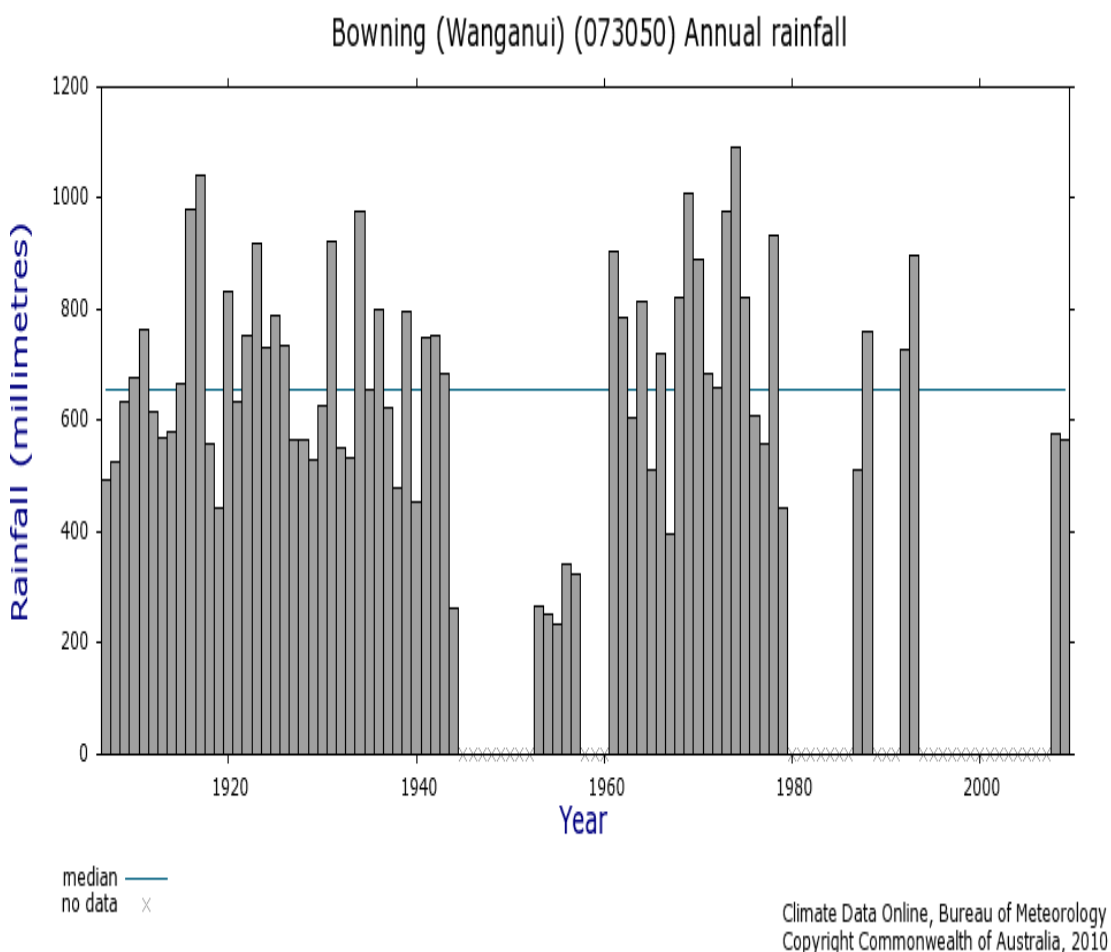


Figure 18. Bowning (Wanganui) Annual Rainfall (up to Jan 2010)

(Source: Bureau of Meteorology, 2010)

Clause 8.2 of the *Yass Shire Council DCP for Land Zoned 2(v) Village (BOWNING VILLAGE)* states that all new dwellings within the 2(v) Village zone must be connected to the town reticulated water supply. The cost of any extension required to the existing reticulated system must be at the owner's expense.

Yass

Rainfall data collection for Yass began in 1898, and there are several incomplete years of data since that time. The annual average rainfall for Yass from the Linton Hostel (1.2km to the north) is 645.9 mm. There has been a great degree of fluctuation in annual rainfalls, from 211.5 in 1944 to 1227.9 in 1956.

The Yass Dam, located upstream of Yass on the Yass River, provides water to Yass, Binalong and Bowning. It currently has a total storage capacity of 872 ML, and the water treatment plant is designed to treat a flow of 13 ML/day.

The water sourced from Yass Dam is of poor quality in relation to pH and hardness due to the presence of calcium carbonate from the naturally occurring limestone in the area. While it does not pose any health risks to consumers, it does affect the taste of the water and affects the use and lifespan of appliances such as hot water systems and washing machines. There are plans to upgrade the Yass Water Treatment Plant to facilitate automated softening.

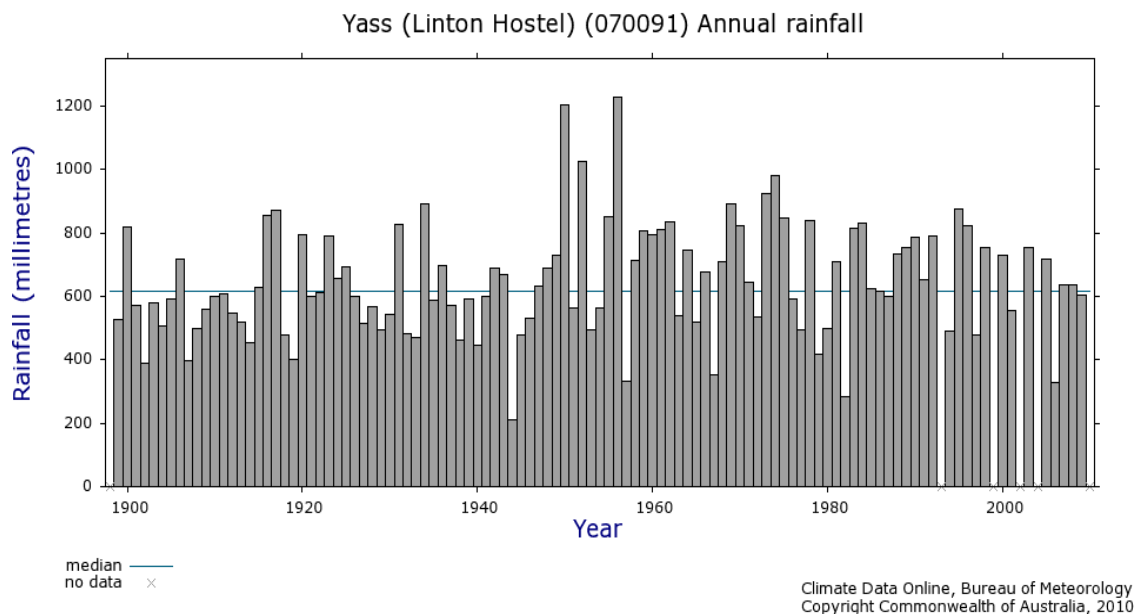


Figure 19. Yass (Linton Hostel) Annual Rainfall (up to Feb 2010)

(Source: Bureau of Meteorology, 2010)

5.8 Yass Dam Wall Raising

At present, the Yass Dam is operating at its full capacity, which severely limits future development. A number of options have been explored by Council, including a pipeline from the ACT Border, construction of an off-river storage to store water during peak flow or increasing the height of the existing dam. The option selected for the medium term provision of a secure water supply is raising the dam wall.

The dam wall raising project is currently under way, with the concept design completed. Various height options were investigated and a three metre rise in height was considered to be the most cost effective. The proposed increase in the

dam wall height will provide an increase in total storage volume from 872 ML to 2400 ML.

The current total annual demand for the Yass town water supply varies between 750 and 850 ML. The average water usage rate has been projected as 110kl/person/year. The current secure yield for the existing Yass dam is approximately 600 ML. This is able to supply a total population of 5,900 persons. Raising of the dam wall will allow for a secure yield of approximately 1,700 ML, which can supply a population of 15,500 persons.

Existing historical land use zonings and resultant development patterns in Yass mean that further greenfield residential development cannot be accommodated, unless it is located away from the town core and existing residential areas.

Given its location, existing growth patterns and topography which can comfortably accommodate large areas of residential development, Murrumbateman is likely to accommodate much of the future growth in the LGA to 2031 outside of the existing zoned areas in Yass. Murrumbateman also has an existing water quality and supply issue which needs to be resolved for existing village residents (approx 120 lots) regardless of any proposed expansion. As such, the provision of reticulated water supply from Yass will not only address this issue but will also provide for the future growth of the village. Plans for a Sewerage Treatment Plant in Murrumbateman have also substantially progressed, with two sites being investigated for its location, and various environmental assessments being undertaken.

An occupancy rate of 2.7 persons per dwelling has been used to estimate the approximate number of additional lots that could be serviced by raising the dam wall. This equates to 920 lots. The Sydney Canberra Corridor Strategy has forecast that the average number of persons within a dwelling is likely to decrease to around 2.25 persons in 2031 due to changes in family/household structure and ageing population. Using this figure, the number of allotments increases 1110. It is important to note that the higher household occupancy rate will be used initially to allow for conservative growth and to provide a buffer for the effects of climate change.

It is also important to note that if the population increases beyond 15,500 for Yass, Binalong, Bowning – and potentially Murrumbateman, alternative water sources will be required accordingly, water from the ACT or pumping from Burrinjuck Dam will need to be further investigated.

In addition to residential population growth, Yass town has been identified as an area where large scale employment generating lands can be developed up until 2031 – this is recommended in the (endorsed) Industrial Lands Study, and the Yass Commercial Precinct Study. As part of this process the Industrial Lands Study recommends the release of up to 131 ha of 'greenfield' development sites. This presents a prime opportunity for Yass Valley Council to plan for sustainable water reuse initiatives such as on-site water filtration and recycling facilities for new industrial businesses and estates.

5.9 Effluent Disposal & Sewerage Infrastructure

At present, only Yass Town has a reticulated sewerage system. All other domestic and commercial properties across the LGA rely on on-site sewage management systems. These systems include:

- Septic Systems with absorption trenches
- Aerated Waste Water Treatment Systems (AWTS)
- Pump out systems
- Composting systems
- All other accredited systems approved by NSW Health

The maintenance of these systems is critical given the reliance on groundwater within the LGA and the community health risks associated with leakages into the groundwater system.

DECCW have supplied Council with information which will form part of the Environmentally Sensitive Lands mapping, acting as Overlays in addition to the LEP Zoning maps. The Water map details Vulnerable Riparian Areas, Gully and Streambank Erosion Mapping and Groundwater vulnerability. There are no areas identified on these maps as having High Groundwater Vulnerability, however there are many areas – generally clustered around rivers and streams which have been identified as having Moderately High Groundwater Vulnerability. In these areas, *'Developments with the potential for significant contamination of groundwater sources (such as intensive animal agriculture) would not be considered appropriate'*.

It is estimated that there are around 2500 on-site management systems in the Yass Valley LGA. The Local Government (General) Regulation 2005 requires that installation of all on-site sewage systems are approved by Council. Council has a continuing inspection program, of which 1314 systems have been inspected to date (2009). They are inspected to ensure that:

- Persons are not coming into contact with sewage or effluent on the premises
- Effluent is not being discharged into watercourses or onto any land that has not been identified as a designated effluent area
- That the system is well maintained and operated in a sanitary condition

The results of the inspection program (to 2008/2009) are outlined in Table One below. The results indicate that 42% of all systems have either failed completely and require replacement, or require some upgrade works to be carried out. These figures on system failures and the number of upgrades required are concerning, given the potential for groundwater pollution or general runoff during rain periods.

TABLE ONE: 1314 On Site Sewerage Management Inspections Undertaken					
531 AWTS			783 Others (Septic etc)		
Total no. of AWTS systems failed	Total no. of AWTS systems requiring upgrade work	Total no. of AWTS systems requiring no work	Total no. Of 'Other' systems failed	Total no. of 'Other' systems requiring upgrade work	Total no. of 'Other' systems requiring no work
19	191	321	79	263	441
3.57% AWTS Fail Rate			10.08 % 'Other' System Fail Rate		
35.96 % of AWTS require upgrading			33.58% of 'Other' systems require upgrading		
60.47% of AWTS – O.K			56.33% of 'Other' systems – O.K		

AWTS: Aerated Waste Water Treatment Systems

(Source: Yass Valley Council On-Site Sewerage Management Guide, 2008/2009)

Some of these systems do not have installation dates and their maintenance records are unknown. Therefore it is often difficult to conclude whether the condition of the system is related to soil type and conditions or the age and level of maintenance undertaken.

Once the inspection of all systems is completed, Council will then be able to determine the suitability of different types of systems across the LGA and will be more able to assess overall impacts and risks in certain areas. Advances are continually being made in the technology of these systems and while these are encouraged, they will continue to be assessed on an individual basis.

The DECCW Water Mapping will also be used to flag sensitive areas through the DA process to ensure that land uses are assessed more rigorously in regard to the methods proposed for effluent disposal.

One of the key limiting factors in this regard is the size residential / village allotments. Conservatively speaking a minimum allotment size of 2000 sqm is capable of sustainably containing a conventional on-site sewage management system. Allotments smaller than this are often constrained to the point that they are either unable to be fully developed or an expensive non-conventional technology is required to be used to dispose of effluent. It is on this basis that a minimum village allotment size of 2000 sqm was endorsed as Council policy in 2009. It is therefore proposed to continue with this policy and set a minimum village allotment size of 2000 sqm as part of this study.

Binalong & Bowning

Binalong and Bowning currently rely on on-site effluent disposal. Binalong and Bowning have been ranked 7 and 8 respectively on the NSW Government's priority list for sewerage, under the Government's priority assistance program.

Council has completed the Option studies for these two villages and completed a draft Review of Environmental Factors (REF). Projects that are ranked 3 and

above are eligible for funding at present. Due to their scale, these projects can only proceed with external funding assistance.

Gundaroo

Clause 16 of the existing Gunning LEP specifies that subdivision within the Gundaroo Village (Zone 2) must create lots which are suitable (in Council's Opinion) for the on-site disposal of waste water – based on a soil analysis.

The Gundaroo community have previously indicated that they are generally unsupportive of a reticulated sewerage system for the village.

Murrumbateman

At the time of the Murrumbateman Estates Study (1989), the State Pollution Control Commission advised that due to the *'highly saturated nature of the soils around Murrumbateman Village in winter...further release of village residential allotments should not be allowed without a proper sewerage treatment works being constructed'*.

To date, Murrumbateman remains unsewered. The original site selected for the proposed STP was approximately 1 km to the north of the village – on the property 'Hawthorn'. Council has now decided to investigate relocating the STP further away from the Village to allow for future village expansion to the north. It is envisaged that once the STP is completed, it will be able to cater for the existing village population, plus additional growth which is dependent on the volume of water – if any, that can be supplied to Murrumbateman from the raised Yass Dam.

Sutton

Sutton relies on on-site effluent disposal within the village. Yarrowlumla Council commissioned ACTEW AGL in 2000-2001 to investigate the provision of reticulated sewerage to the village. It was determined at that time, the high establishment cost and lack of reticulated water meant that it was not feasible.

In light of this, any potential for increased residential development within this part of the Yass River Catchment must be carefully managed to avoid exacerbating the current situation. As Sutton Village relies heavily on groundwater, sewage contamination of that water supply would be extremely problematic for residents. Potential developers must therefore be able to demonstrate safe and effective on-site effluent disposal, using current best practice methods and technology appropriate to Sutton's environmental constraints.

Yass

As stated previously, only Yass is supplied with a reticulated sewerage system. A new Yass STP was commissioned on 12 March 2010. This plant is designed to cater for a population of 6800, but has been designed too permit expansion for an additional 4000 persons. This STP would also be required to accept trade waste from the expected Industrial expansion of the town.

5.10 Flooding

There are no detailed flood studies for the LGA and Council acknowledges that this is a significant data gap in planning for future development. Some areas which are known to be within a floodplain are already included within zones which reflect this – such as 6(a) – Open Space under the Yass LEP 1987.

This zone was applied quite liberally, and included land which is already occupied by existing dwellings (such as those adjacent to the Yass River – Yass Town). These areas are being reviewed so that zoning under the new LEP will reflect the existing land use, as well as the flooding potential. This is likely to be through the application of a combination of an E3 Zone – Environmental Management, E4 – Environmental Living, and/or RE1 – Public Recreation Zone, in the absence of Flood Level data.

In the event that Council receives future requests for rezoning within low lying areas any approval would be subject to a detailed survey and flooding calculations for the site to determine flood levels.

If Council undertakes a flood study in the future with the associated preparation of flood mapping, the LEP would include a Local Clause with the following (or similar) wording from the Department of Planning:

Example Clause for incorporation into the draft LEP

Flood Liable Land [local]

- (1) *The objectives of this clause are:*
 - (a) *to maintain the existing flood regime and flow conveyance capacity; and*
 - (b) *to enable safe occupation and evacuation of land in a flood event; and*
 - (c) *to avoid significant adverse impacts upon flood behaviour; and*
 - (d) *to avoid significant adverse effects on the environment that would cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of the river bank/watercourse; and*
 - (e) *to limit uses to those compatible with flow conveyance function and flood hazard.*
- (2) *This clause applies to land subject to the discharge of a 1:100 ARI (average recurrent interval) flood event plus 300mm freeboard.*
- (3) *Consent must not be granted to development on land to which this applies unless the consent authority is satisfied that the development:*
 - (a) *will not adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties; and*
 - (b) *will not significantly alter flow distributions and velocities to the detriment of other properties or the environment; and*
 - (c) *will enable safe occupation and evacuation of the land; and*
 - (d) *will not significantly detrimentally affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of the river bank/watercourse; and*
 - (e) *will not be likely to result in unsustainable social and economic costs to the flood affected community or general community as a consequence of flooding; and*
 - (f) *if located in a floodway,*
 - (i) *is compatible with the flow conveyance function of the floodway; and*
 - (ii) *is compatible with the flood hazard within the floodway.*
- (4) *In this clause, floodway has the same meaning as it has in the Floodplain Development Manual 2005*

Figure 20. Example of Flood liable land clause for incorporation into the Draft LEP

6 FLORA AND FAUNA

6.1 EPBC & TSC Acts

The *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* enables the Australian Government together with States and Territories to focus on matters of national environmental significance.

The objectives of the EPBC Act are to:

- *provide for the protection of the environment, especially matters of national environmental significance*
- *conserve Australian biodiversity*
- *provide a streamlined national environmental assessment and approvals process*
- *enhance the protection and management of important natural and cultural places*
- *control the international movement of plants and animals (wildlife), wildlife specimens and products made or derived from wildlife*
- *promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources*

The EPBC Act becomes effective when a proposal has the potential to have a significant impact on a matter of national environmental significance. The seven matters of national environmental significance to which the EPBC Act applies are:

- world heritage sites
- national heritage places
- wetlands of international importance
- nationally threatened species and ecological communities
- migratory species
- Commonwealth marine areas
- nuclear actions.

The NSW *Threatened Species Conservation Act 1995* operates concurrently with the Federal EPBC Act 1999. The objectives of this Act are to:

- *conserve biological diversity and promote ecologically sustainable development, and*
- *prevent the extinction and promote the recovery of threatened species, populations and ecological communities, and*
- *protect the critical habitat of those threatened species, populations and ecological communities that are endangered, and*

- *eliminate or manage certain processes that threaten the survival or evolutionary development of threatened species, populations and ecological communities, and*
- *ensure that the impact of any action affecting threatened species, populations and ecological communities is properly assessed, and*
- *encourage the conservation of threatened species, populations and ecological communities by the adoption of measures involving co-operative management.*

The NSW TSC Act protects Threatened Species through protection of habitat (eg. native vegetation or bushrock removal) and controlling the spread of weeds, feral animals and pests. The Act may also require an Environmental Impact Assessment for a proposed development or use, if it is considered that it will have an effect on a threatened species. This must be done before development consent under the Environmental Planning & Assessment Act 1979 can be issued.

The lists of threatened species from the Regional State of the Environment Report (RSoE) 2009 include a number of species listed under the EPBC Act 1999 and the TSC Act 1995. Therefore if any village expansion proposals are likely to affect habitat for these species, these Acts will come into effect.

Accordingly, 'greenfield' and/or rezoning proposals which contain remnant vegetation or have a high likelihood of containing habitat for threatened species will be required to submit an Environmental Impact Assessment or Flora and Fauna Survey as part of the rezoning request.

6.2 Standard Instrument LEP

Areas which are known to be of high or special conservation value or have specific habitat value will be recognised by applying specific land use zones set out in the Standard Instrument LEP Template. The 'E' Environment Protection Zones have been created for land where the primary focus is the conservation and/or management of environmental values.

These zones would be selected from the following:

Zone E2 Environmental Conservation

Objectives of Zone:

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

Zone E3 Environmental Management

Objectives of Zone:

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.

Zone E4 Environmental Living

Objectives of Zone:

- To provide for low impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

6.3 Yass Valley RSoE

Eight National Parks, Nature Reserves and State Conservation Areas either fall within or intersect the Yass Valley LGA covering around 24,250 ha. These include the Hatton's Corner, Mundoonen, Burrinjuck and Wee Jasper Nature Reserves. There are seventeen properties nominated as wildlife refuges within Yass Valley, however no properties currently have Voluntary Conservation Agreements in place. The Coree Flats Wetland is also located within the Yass Valley LGA and is listed in the Directory of Important Wetlands in Australia, as being of national significance (RSoE 2009).

Current information in relation to known Threatened Species within the Yass Valley LGA is shown in figures 21 and 22 below, and has been sourced from the 2009 Regional State of the Environment Report. While it is acknowledged that this information may not necessarily be comprehensive, it has been compiled from data from the Australian Department of the Environment, Water, Heritage and the Arts and NSW Department of Environment, Climate Change and Water. Information from site specific studies that have recently been carried out in or in the vicinity of Yass and the villages will be discussed later and complements this data.

Figure 21. RSoE 2009 List of Threatened plants known to occur in Yass Valley Council area

Common name	Scientific name	Conservation status		
		National†	NSW‡	
Yass Daisy	<i>Ammobium craspedioides</i>	V	V	
Woolly Ragwort	<i>Senecio garlandii</i>	V	V	
Wee Jasper Grevillea	<i>Grevillea iaspicula</i>	E	E	

Status (threat category): E=endangered; V= Vulnerable CE = Critically Endangered

† National Status under the Environment Protection and Biodiversity Conservation Act 1999; ‡ NSW Status under the Threatened Species Conservation Act 1995; Source: DECC 2005; DEHCA 2005; NSW Government 2005

Figure 22. RSoE 2009 List of Threatened animals known to occur in Yass Valley Council area

Common name	Scientific name	Conservation status#	
		National†	NSW‡
Eastern Bentwing-bat	<i>Miniopterus schreibersii oceanensis</i>	–	V
Eastern False Pipistrelle	<i>Falsistrellus tasmaniensis</i>	–	V
Eastern Pygmy-possum	<i>Cercartetus nanus</i>	–	V
Koala	<i>Phascolarctos cinereus</i>	–	V
Large-footed Myotis	<i>Myotis adversus</i>	–	V
Little Pied Bat	<i>Chalinolobus picatus</i>	–	V
Spotted-tailed Quoll	<i>Dasyurus maculatus</i>	E	V
Yellow-bellied Glider	<i>Petaurus australis</i>	–	V
Australasian Bittern	<i>Botaurus poiciloptilus</i>	–	V
Barking Owl	<i>Ninox connivens connivens</i>	–	V
Blue-billed Duck	<i>Oxyura australis</i>	–	V
Brown Treecreeper (eastern subspecies)	<i>Climacteris picumnus victoriae</i>	–	V
Diamond Firetail	<i>Stagonopleura guttata</i>	–	V
Grass Owl	<i>Tyto capensis</i>	–	V
Grey-crowned Babbler	<i>Pomatostomus temporalis temporalis</i>	–	V
Hooded Robin	<i>Melanodryas cucullata cucullata</i>	–	V
Major Mitchell's Cockatoo	<i>Cacatua leadbeateri</i>	–	V
Olive Whistler	<i>Pachycephala olivacea</i>	–	V
Painted Honeyeater	<i>Grantiella picta</i>	E	V
Powerful Owl	<i>Ninox strenua</i>	–	V
Regent Honeyeater	<i>Xanthomyza phrygia</i>	E	E
Speckled Warbler	<i>Chthonicola sagittata</i>	–	V
Square-tailed Kite	<i>Lophoictinia isura</i>	–	V
Superb Parrot	<i>Polytelis swainsonii</i>	V	V
Booroolong Frog	<i>Litoria booroolongensis</i>	–	E
Green and Golden Bell Frog	<i>Litoria aurea</i>	V	E
Northern Corroboree Frog	<i>Pseudophryne pengilleyi</i>	V	V
Southern Bell Frog	<i>Litoria raniformis</i>	V	E
Southern Corroboree Frog	<i>Pseudophryne corroboree</i>	E	E
Yellow-spotted Tree Frog	<i>Litoria castanea</i>	E	E
Striped Legless-lizard	<i>Delma impar</i>	V	V
Macquarie Perch	<i>Macquaria australasica</i>	E	E
Silver Perch	<i>Bidyanus bidyanus</i>	–	V

Trout Cod	<i>Maccullochella macquariensis</i>	E	E
Golden Sun Moth	<i>Synemon plana</i>	CE	E

Status (threat category): E = Endangered; V = Vulnerable † National status under the Environment Protection and Biodiversity Conservation Act 1999; ‡ NSW status under the Threatened Species Conservation Act 1995

6.4 Bioregions

The NSW National Parks and Wildlife Service released specific information for the NSW Bioregions in 2003. The northwest portion of the Yass Valley LGA is located within the NSW South West Slopes Bioregion – which includes the villages of Binalong, Bowning and Bookham. The remaining (and more extensive) area of the LGA is within the South East Highlands Bioregion including Yass, Murrumbateman, Gundaroo and Sutton.

With regard to the South East Highlands Bioregion, a decline was noted in the numbers of the endangered regent honeyeater (*Xanthomyza phrygia*), which is also indicative of a decline in other woodland bird species such as robins, treecreepers and other small honeyeaters. This decline is thought to be caused by further fragmentation of habitat – especially at the edges of remnant vegetation stands. In addition to this, substantial increases have been observed in the populations of the noisy miner (*Manorina melanocephala*), Australian magpie (*Gymnorhina tibicen*) and grey butcherbird (*Cracticus torquatus*), which again tends to reflect a fragmented landscape in gradual decay. There were also significant numbers of introduced species recorded such as the Eurasian tree sparrow, blackbird, song thrush and common myna.

The predominant Vegetation types of the Murrumbateman Subregion of the South Eastern Highlands Bioregion were listed as: Blakely's red gum and yellow box occupying lower slopes, red stringybark, bundy and white gum on ridges. There are recorded areas of apple box and mottled gum. Limited swampy flats and valley floor grasslands are also present in the subregion.

In comparison, the South West Slopes Bioregion has been extensively cleared, and dryland salinity is widespread. As such, only fragmented areas of vegetation remain, which has seen a significant decline in bird populations in particular. The vulnerable superb parrot (*Polytelis swainsonii*), the endangered regent honeyeater (*Xanthomyza phrygia*) and the swift parrot (*Lathamus discolor*) all rely on the fragmented woodland vegetation areas for habitat.

6.5 Villages

Binalong, Bowning & Murrumbateman

Site specific Flora and Fauna assessments were made in August 2003 as part of a Review of Environmental Factors (REF) for the former Yass Shire 'Three Villages Sewerage Scheme'. The assessments looked at the vegetation communities and fauna habitats in and around the villages.

Based on information provided by the NPWS at that time, the Yass Daisy was identified as occurring to the west of Binalong and to the north-east and west of Bowning. The Wee Jasper Grevillea – listed as endangered, had only been recorded Wee Jasper and south of Burrinjuck. In all three villages, the roadside

vegetation – especially where there were trees present- provided the majority of the connecting habitat available, especially for birds and aboreal mammals.

The Binalong study area focused on the 'Binalong Common' - which was identified as an area of Yellow Box and Blakely's Red Gum Woodland, highly modified by grazing. Numerous River Red Gums were identified within the Riparian zone of Balgalal Creek. At that time, the grasses were unable to be identified due to the heavy extent of grazing. There was a site opposite the common which was not subject to the same level of grazing, and hence exhibited species that would be expected to regenerate under improved conditions. The fauna survey of the area undertaken at the time, observed the presence of 'vulnerable' Superb Parrots.

This study proposes to introduce E3 Environmental management and E4 Environmental Living zones over Balgalal Creek, as well as its associated floodplain, and adjacent heavily vegetated areas. There are already existing houses located within this area and these zones will reflect this, as well as ensuring that any future use or development is of low environmental impact. RE1-Public Recreation zoning is proposed over remnant vegetation on Crown Land within the Village which will reflect the existing public use of the land.

The Bowning study area focused on the site known as the 'Brickpit', 500m east of the village. This area is comprised of mostly Yellow Box and Blakely's Red Gum. The site is degraded – largely due to weed infestation and heavy grazing. There were some frog and mammal species observed in this area, and a possible sighting of a Hooded Robin, which is classified as a vulnerable species.

There are a number of heavily vegetated sites which are in Crown ownership and flank the eastern edge of the village. These are proposed to be zoned RE1–Public Recreation, to recognise the existing public use of the land. An E4- Environmental Living zone is proposed over land which is adjacent to Bowning creek, is low lying/flood prone or has scenic and vegetation values which need to be taken into consideration.

The Murrumbateman study area focused on 'Hawthorn' and its neighbouring property, to the north of the village, which has been cleared of native vegetation, with the exception of some scattered paddock trees. These areas were not considered to have any conservation significance, and there were no threatened flora species present in the observed area. The fauna surveys of these two areas revealed only five species of birds in total across the two sites, of which two were introduced species.

Kevin Mills and Associates also conducted a Flora and Fauna survey along Isabel Drive in Murrumbateman in May 2010. The area that was assessed incorporated a remnant woodland area adjacent to the Murrumbateman Tip, which contained Yellow Box *Eucalyptus melliodora*, Blakely's Red Gum *Eucalyptus blakelyi*, Apple Box *Eucalyptus bridgesiana*, Red Stringybark *Eucalyptus macrophycha* and Broad Leaved Peppermint *Eucalyptus dives*. The survey states that native birds – although sighted in the area, would most likely reside in the large area of remnant woodland to the north of the Tip.

Gundaroo

Gundaroo village remains semi rural in nature and as such there are still reasonably high habitat values. The Gundaroo Common lies on the southeast edge of the village. It comprises 55 ha of remnant native grassland and woodland, which originally served as a reserve and cattle saleyards for the

village. The Golden Sun Moth, Superb Parrot, Key's Matchstick Grasshopper, Striped Legless Lizard & Southern Lined Earless Dragon have all been recorded in the Common.

When considering possible expansion of the village, it is critical that the Common and other areas of remnant vegetation and riparian areas which border the village are able to link together through wildlife corridors where possible.

The Gunning Shire Council Rural Residential Suitability Study (1999) identified an area north of Marked Tree Road with high plant diversity. This area contained species which were highly susceptible to grazing either by being palatable to stock or otherwise intolerant to grazing. It also identified a similar area around McCleods Creek and while the grassland was deemed to be of moderate to low conservation value, the drainage and creeks were of a better condition, supporting some significant species and higher diversity. This area was also identified as being likely habitat for threatened bird species.

Sutton

Kevin Mills & Associates (KMA) undertook preliminary Flora and Fauna studies for potential village expansion to the west of Sutton in December 2003 and January/February 2004. Those studies concluded that some of the vegetation to the west of the existing village has high conservation value due its habitat value or being a remnant of an endangered community (e.g, Yellow Box – Red Gum Woodland). The study also states that it is unlikely that there are any threatened plant species present in that area, although if they are, they would be located in the existing woodland areas – presumably because these areas have not been farmed. The woodlands are also likely to provide habitat for birds and possibly the Striped Legless Lizard and South Eastern Lined Earless Dragon. National Parks and Wildlife Services have previously advised that targeted trapping surveys would be required to determine if the species were present.

A separate study was carried out in 2004 by Conacher Travers on the 'Oakdale', 'Urimbirra' and 'Bywong' properties, which are 2km north of Sutton. The study area was extensive and covered approximately 1700ha. The study area is a mix of cleared agricultural land and bushland. While separated from Sutton Village (and outside the study investigation area), it gives a reasonably good indication of the species present in the area. The survey observed 112 fauna species, which comprised 82 bird, 7 reptile, 7 amphibian and 16 mammals. Of these, the Diamond Firetail, Superb Parrot, Hooded Robin, Brown Treecreeper, Speckled Warbler and Eastern False Pipistrelle were identified all of which are classified as threatened. Several threatened species of reptile and amphibians, although not recorded during the survey were also considered likely to utilise the study area. Only one threatened flora species was observed - *Swainsona sericea* – Silky Swainson-pea.

Yass

Scattered studies have been carried out on specific sites around Yass. Most of the Yass study area – with the exception of an area along Coolalie Road, has been highly modified through vegetation clearing and grazing since European Settlement.

Kevin Mills & Associates carried out an assessment in November 2009 on the vacant land between Laidlaw Street and the Yass River, which is already zoned Residential. The report states that the original vegetation in the area was Yellow Box –Red Gum Woodland to Open Woodland, with a grassy understorey. On this particular site, it was noted that there are several Yellow Box and Blakely's Red Gum trees still present on the site. The native grassland understorey is no longer present and has instead been replaced by weeds, which would be indicative of many sites within the LGA. In relation to the habitat value of the site and other cleared sites in general, they are generally considered to be poor given the absence of native trees, shrubs and groundcover plants. Some dead trees would provide habitat for hollow nesting parrots and the rocky outcrops may support some reptile species, however numbers would be low unless associated with native plant cover. On these sites, riparian areas provide the most valuable habitat especially within reedy areas for wetland birds.

As an overall recommendation for the Yass area, Kevin Mills & Associates, noted that the two most relevant Threatened Species to consider are the Superb Parrot *Polytelis swainsonii* and the Striped Legless Lizard *Delma impar*, which have previously been recorded near the Yass Township. The Striped Legless Lizard is known to occur on the eastern edge of Yass, inhabiting rocky areas surrounded by native grassland. Yass is known to be within the breeding area for the Superb Parrot, which uses dead and living tree hollows for breeding.

6.6 Habitat

The threatened and vulnerable species within the LGA may either be assisted or placed at further risk depending upon how the villages and any potential increases in population and development are managed.

Native vegetation decline is accelerated by the rising water table and dryland salinity, which is a significant problem in the Yass Valley LGA. In some areas, the salinity is causing a decline in many species which are not salt tolerant. Any expansion of the existing villages needs to factor this issue in, particularly with regard to further water extraction and the removal of vegetation within future development areas.

Older Trees, even those which may be in decline, need to be retained where possible as they provide hollows for shelter and nesting. Indigenous trees and shrubs need to be retained where practicable and/or incorporated into landscaping plans for new development areas to provide for shelter and nesting sites. Where native vegetation retention may pose a safety risk either through proximity to dwellings or for bushfire/asset protection zones, replacement plantings are to be provided elsewhere on the site, or larger dedicated areas set aside in lieu for flora/fauna reserves.

Habitat issues also need to be assessed on an individual property basis, in addition to the development of strategies for each of the Town and Villages to encourage biodiversity and protect threatened species. As previously discussed in the Water Section of the study, information has been sourced from the Department of Environment, Climate Change and Water (DECCW) and is being used to develop Environmentally Sensitive Mapping (ESL) which incorporates Land, Water and Biodiversity maps for the entire LGA. When complete, these maps will sit as 'Overlay' maps in addition to the Zoning maps. It is important to realise that although these maps have been compiled from the data available, some of the 'attributes' shown on the maps have been modelled as it is not

possible to obtain detailed information for every site within the LGA. There may also be issues where mapping was completed at up to a 1:100000 - or even greater regional scale which may not be accurate at an individual site scale. In terms of Land, Vegetation and Biodiversity, the following 'example draft' Clauses will tie in with the mapping.

Example Clause for incorporation into the draft LEP

Environmentally Sensitive Lands – Land Overlay

- (1) *The objectives of this clause are to protect, maintain or improve the diversity and stability of landscapes, including:***

 - (a) *restricting development on land that is unsuitable for development due to steep slopes or shallow soils or both, and***
 - (b) *restricting development on land that is subject to soil salinity, and***
 - (c) *restricting the removal of native vegetation, and***
 - (d) *restricting development on land that is subject to permanent inundation, and***
 - (e) *restricting development on land with a high proportion of rock outcropping.***
- (2) *This clause applies to land that is identified as a ‘Sensitive area’ on the Natural Resources Sensitivity Map—Land.***
- (3) *Development consent must not be granted to development that involves the disturbance of soil, including the erection of a building or the undertaking of a work, on land to which this clause applies unless the consent authority has considered an environmental or geotechnical assessment that addresses the potential for any adverse impact on land:***

 - (a) *with a slope greater than 25%, or***
 - (b) *with a high proportion of rock outcropping, or***
 - (c) *subject to high erosion potential, or***
 - (d) *subject to soil salinity or impeded drainage, or***
 - (e) *subject to regular or permanent inundation.***
- (4) *Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development is consistent with the objectives of this clause and:***

 - (a) *the development is:***
 - (i) *designed, sited and managed to avoid any potential adverse impact on the land, and***
 - (ii) *unlikely to affect the rate, volume and quality of water leaving the land, or***
 - (b) *if a potential adverse impact cannot be avoided, that the development:***
 - (i) *is designed and sited so as to have minimum adverse impact, and***
 - (ii) *incorporates effective measures to remedy or mitigate any adverse impact, and***
 - (iii) *encourages the rehabilitation of areas to maintain landscape stability, such as re-vegetation of areas subject to soil salinity and high erosion potential.***

(Source: DECCW Practice Note for using spatial information in Local Environmental Plan to protect and manage Environmentally Sensitive Lands. Murray-Murrumbidgee Region, 2009)

Figure 23. Example of Environmentally Sensitive - Land overlay clauses in Draft LEP

Example Clause for incorporation into the draft LEP

Environmentally Sensitive Lands – Waterways

- (1) *The objectives of this clause are to protect or improve:*
- (a) *water quality within waterways, and*
 - (b) *stability of the bed and banks of waterways, and*
 - (c) *aquatic and riparian habitats, and*
 - (d) *ecological processes within waterways and riparian areas, and*
 - (e) *threatened aquatic species, communities, populations and their habitats, and*
 - (f) *scenic and cultural heritage values of waterways and riparian areas.*
- (2) *This clause applies to land that is:*
- (a) *identified as a "Sensitive area" on the Natural Resources Sensitivity Map—Water, or*
 - (b) *situated within 40 metres of the bank or shore (measured horizontally from the top of the bank or shore), of a waterway on land identified in subclause (a).*
- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered a report that addresses the following matters:*
- (a) *identification of any potential adverse impact on any of the following:*
 - (i) *water quality within the waterway,*
 - (ii) *aquatic and riparian habitats and ecosystems,*
 - (iii) *stability of the bed, shore and banks of the waterway,*
 - (iv) *the free passage of fish and other aquatic organisms within or along the waterway,*
 - (v) *habitat of any threatened species, population or ecological community,*
 - (b) *the likelihood that the development will increase water extraction from the waterway for domestic or stock use and the potential impact of any extraction on the waterway,*
 - (c) *a description of all proposed measures that may be undertaken to ameliorate any potential adverse impact.*
- (4) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development is consistent with the objectives of this clause and:*
- (a) *the development is designed, sited and managed to avoid any potential adverse environmental impact, or*
 - (b) *if a potential adverse impact cannot be avoided, the development:*
 - (i) *is designed and sited so as to have minimum adverse impact, and*
 - (ii) *incorporates effective measures so as to have minimal adverse impact, and*
 - (iii) *mitigates any adverse impact through the restoration of any existing disturbed area on the site.*

(Source: DECCW Practice Note for using spatial information in Local Environmental Plan to protect and manage Environmentally Sensitive Lands. Murray-Murrumbidgee Region, 2009)

Figure 24. Example of Environmentally Sensitive Land – Waterway clause for Draft LEP

Example Clause for incorporation into the draft LEP

Environmentally Sensitive Lands – Biodiversity Overlay

- (1)** *The objectives of this clause are to protect, maintain or improve the diversity of the biodiversity, including:*
 - (a)** *protecting biological diversity of native flora and fauna, and*
 - (b)** *protecting the ecological processes necessary for their continued existence, and*
 - (c)** *encouraging the recovery of threatened species, communities or populations and their habitats.*
- (2)** *This clause applies to development on land that is identified as a "Sensitive area" on the Natural Resources Sensitivity Map—Biodiversity.*
- (3)** *Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered a report that addresses the following matters:*
 - (a)** *identification of any potential adverse impact of the proposed development on any of the following:*
 - (i)** *a native vegetation community,*
 - (ii)** *the habitat of any threatened species, population or ecological community,*
 - (iii)** *a regionally significant species of plant, animal or habitat,*
 - (iv)** *a habitat corridor,*
 - (v)** *a wetland,*
 - (vi)** *the biodiversity values within a reserve, including a road reserve or a stock route, and*
 - (b)** *a description of any proposed measures to be undertaken to ameliorate any such potential adverse impact.*
- (4)** *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development is consistent with the objectives of this clause and:*
 - (a)** *the development is designed, sited and managed to avoid the potential adverse environmental impact, or*
 - (b)** *if a potential adverse impact cannot be avoided, the development:*
 - (i)** *is designed and sited so as to have minimum adverse impact, and*
 - (ii)** *incorporates effective measures so as to have minimal adverse impact, and*
 - (iii)** *mitigates any residual adverse impact through the restoration of any existing disturbed or modified area on the site.*

(Source: DECCW Practice Note for using spatial information in Local Environmental Plan to protect and manage Environmentally Sensitive Lands. Murray-Murrumbidgee Region, 2009)

Figure 25. Example of Environmentally Sensitive Land – Biodiversity Overlay clauses

The DECCW Biodiversity layer includes a range of attributes such as:

- significant native vegetation (including vegetation which has been cleared from >70% of its former range, or is located in a landscape that has been >70% cleared);
- habitat for threatened species, and endangered ecological communities, both listed under the NSW *Threatened Species Conservation Act 1995* and Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*;
- habitat for species under Migratory Agreements (e.g. JAMBA, CAMBA, Bonn);
- wetlands (Ramsar, Wetlands of National Significance, or State Significant Wetlands); and
- wildlife corridors, including roadsides and stock routes of High Conservation Value.

In relation to further village expansion, impacts upon flora and fauna will largely be dependent on the existing condition of the environment under consideration. As previously stated, some areas of the LGA have been extensively cleared, and/or have been subject to poor land management practices which have resulted in low biodiversity, erosion and dryland salinity – among other issues.

As such, subdivision layouts and development designs need to be more responsive to protecting habitat for threatened flora and fauna species – particularly where potential sites contain or abut remnant vegetation areas. This includes:

- Minimising vegetation removal;
- Fencing off and managing riparian zones and areas of high conservation potential;
- Strategies for managing domestic pets in future subdivisions;
- Limiting the removal of bushrock from critical habitat areas
- Locating areas for recreational activities away from high conservation areas (e.g Activities involving fireworks and motorbikes)
- Limiting water extraction and the resultant decreased environmental flows in rivers and streams.
- Managing introduced species ‘garden escapes’ and exotic weeds
- Maximising use of indigenous species for landscaping in and around the villages
- Developing fire sensitive design and management strategies
- Maximising permeability of development sites so as to maximise recharge of Groundwater, and runoff into adjacent creeks.
- Creation of wildlife corridors to link into the Crown Land patches of remnant vegetation.
- Protecting riparian areas and remnant roadside vegetation for habitat and wildlife corridors.

Some of the most critical areas for habitat are in Crown Ownership, insofar as they have never been developed or cleared. Council is in the process of determining areas where E2 – Environmental Conservation zones may be appropriate for this reason. Some of these areas will be shown on the Town and Villages Recommendations Maps.

7 BUSHFIRE

The SOE 2009 report states that approximately 114 ha of Yass Valley land was affected by Control Burns in the period 2004-2008 and three separate bushfires occurred in the LGA between 2006-2009.

With regard to development in bushfire prone areas, much has changed in recent years. The Canberra and Victorian Bushfires have shed light in particular on the impact of fire on peri-urban residential development, as well as having multiple safe methods of egress from these areas.

The NSW Rural Fire Service (RFS) released Planning for Bushfire protection in 2001 and a further amended version in 2006. This document applies to all development applications on bushfire prone land (information which is provided by the RFS) and specifies setbacks and other design and construction measures to protect human life and minimise impacts on property. Chapter 2 of the Document sets out the Legal Framework for Bushfire Protection, and makes mention that LEP's and DCP's are the most appropriate way of ensuring that Bushfire Planning Objectives are taken into account at subdivision stage.

In considering the range of uses which can be considered within the Villages, it is noted that for Special Fire Protection Purposes (SFPPs) a reticulated water supply should be available for firefighting services. These SFPP's include schools, childcare centres, hospitals, hotel/motels, tourist accommodation, residential buildings for older people or with disabilities and retirement villages.

With regard to preparing the draft Yass Valley LEP, and any later amendments, this must be done in the context of section 117 Direction 19 which requires Council to consult with and take into account comments from the NSW RFS and have regard to the following Planning for Bushfire Protection Principles:

- *Provision of a perimeter road with two way access which delineates the extent of the intended development;*
- *Provision, at the urban bushland interface, for the establishment of adequate asset protection zones for future housing;*
- *Specifying minimum residential lot depths to accommodate asset protection zones for lots on perimeter roads;*
- *Minimising the perimeter of the area of land interfacing the hazard, which may be developed;*
- *Introduction of controls which avoid placing inappropriate developments in hazardous areas; and*
- *Introduction of controls on the placement of combustible materials in asset protection zones.*

Bushfire hazard is a major issue identified as part of this study, particularly in the surrounding Villages. The study takes into account vehicle ingress and egress, vegetation cover, the provision of reticulated water supply and the overall defendability of an area. Aside from any other factors, the provision of safe, accessible residential areas was the prime consideration for the expansion of Yass Town and the Villages.

Yass Town, Bowning, Binalong and Murrumbateman are generally well planned with regard to bushfire hazard. With the exception of some isolated areas, most have been extensively cleared and have good and multiple ways of ingress and

egress. Parts of Gundaroo, Sutton and Wee Jasper have the greatest Bushfire Hazard of all the villages.

Around Gundaroo, particularly in the area to the east of the scarp, the slope of the land, combined with high vegetation cover creates a moderate to high bushfire hazard. The Gunning Shire Rural Residential Suitability Study considered some rezoning in this area in 1999 (however did not proceed) and as such, there was a recommendation for 'one dam per lot with an adequate fuel reduced buffer zone around dwellings.'

As part of the original proposal for the Sutton Village Estate in July 2003, Renaissance Forestry conducted a bushfire assessment of the site. They noted that *'the main threat to the property would be from fires coming from the northwest and west through forested or wooded lands, burning down a slope of less than 10 degrees.'*

They made a number of comments and recommendations regarding the area to the west of the village as follows:

- *There is a large block of forest to the NW of the proposed housing development*
- *The availability of water for fire fighting is a major factor*
- *Loss of water pressure in bushfire emergencies should also be avoided*
- *The design of the interface between the proposed housing development and bushland needs to be carefully considered*
- *It will be necessary to ensure that there are adequate fuel reduced zones between the houses and the woodlands and forests*
- *It will be advisable to reduce fuels by burning/grazing in the woodlands and forests*
- *Houses should be setback at least 30 metres from the edges of the forest and regenerating woodland/forest*
- *Access should be provided around the perimeter of the development*
- *The relevant coroner's findings following the Canberra fires should be carefully considered*
- *Subdivision patterns should have good access*
- *Evacuation routes or refuges should be planned*

Canberra Firestorm

In the Canberra Firestorm Coroners Report, it is estimated that '50 per cent of the impact of the fires in the suburbs came from ember impact directly out of neighbouring forests and the other 50 per cent of impact was likely to have been caused by fire spread within the urban area, either ember attack from fuels within other houses, or direct house-to-house flame contact.'

The findings stated that setbacks provided to bush areas should have been sufficient to prevent significant damage from radiant heat and direct flame to homes on the urban edge, however there is always a high probability that their gardens will ignite – especially those with heavy fuel loads (i.e mulch/dry materials). This becomes difficult to manage in summer months, when action is limited by water restrictions or the reliance on tank/bore water supplies.

With regard to the siting of dwellings, not only was it the smaller block sizes, but also the consistent setbacks of the dwellings which assisted in the spread of fire. It was also recommended that Australian Standard 3959 *Construction of Buildings in Bushfire Prone Areas* be implemented for the Canberra urban-rural interface.

8 INFRASTRUCTURE

8.1 Section 94 Contributions

As the population grows, either within an individual Town or Village and/or on an LGA wide scale so does the need and demand for amenities and services. Section 94 of the Environmental Planning and Assessment Act 1979 (EP and A Act) permits a Council to collect a 'Contribution towards the provision or improvement of amenities or services' It states:

"If a consent authority is satisfied that development for which development consent is sought will or is likely to require the provision of or increase the demand for public amenities and public services within the area, the consent authority may grant the development consent subject to a condition requiring:

- (a) the dedication of land free of cost, or*
- (b) the payment of a monetary contribution, or both".*

To enable Council to levy a contribution under this part of the Act, a Contributions Plan must be prepared under the same Act. Yass Valley currently has four Section 94 Plans in place across the LGA as a result of the Council Amalgamations in 2004. They are:

- Yarrowlumla Rural Roads Section 94 Plan 1994
- Gunning Rural Roads Section 94 Plan 1995
- Yass Rural Roads Section 94 Plan 2000
- Yass Valley Council Section 94 Plan 2004
- Yass Valley Council Heavy Haulage Section 94 Plan 2006

At the time of writing this study, Council has engaged a consultant to review all three of its existing Rural Roads Section 94 Contribution Plans in order to prepare a new Section 94 Contributions Plan for rural roads.

The plan which is of most relevance to Yass Town and the Villages is the *Yass Valley Council Section 94 Plan 2004*. The plan applies to all land within the Yass Valley LGA. The purpose of this plan is to facilitate the equitable collection and distribution of funding for:

- Road and Traffic Management works (rural & urban)
- Cycleways
- Community Facilities (multi purpose facilities & libraries)
- Compensatory Tree Planting
- Open Space
- Stormwater Quality Works
- Section 94 Studies and Administration
- Bushfire Protection

The plan recognises that Council has a legal and community obligation to recover costs from development that necessitates the provision of public facilities and services and that these costs are a legitimate "development cost". Contributions for water and sewer supply, distribution and headworks are not included within the plan as they are provided for under Section 64 Plans.

Where Council has determined that a proposed development or redevelopment will require the provision of works immediately adjacent to a redevelopment site including: *Road Widening, Road Works, Footpaths, Kerb & Guttering, Street tree planting or Drainage Works* - those works will fall within Section 80 of the EP & A Act and will be required to be provided or funded subject to the conditions of the development consent.

This may involve the transfer of land (at no cost) to Council for road widening, public amenities or any other services that may be required. The works may also be required to be provided by and at the full cost of the developer, or alternatively the payment of a contribution equivalent to the construction costs of the works.

Importantly, a new Ministerial Direction was issued on 4 June 2010 from the NSW Minister for Planning imposing a \$20,000 maximum contribution per allotment on all Councils across the State, irrespective of any reviews of Section 94 plans that were being undertaken by Councils at the request of the Minister.

The key impact of this new Direction is that from now on, any rural subdivisions located on sub-standard rural roads will be required to be upgraded to the standard required by Councils Roads Standards Policy RD-POL-09. This is likely to render these subdivisions financially unviable. There are currently a number of subdivisions that were relying on the imposition of the sub-standard Section 94 levy rather than undertake the necessary road upgrades.

It is important to note that the new Direction does not affect any application approved before the Direction was issued and will not impact on the collection of contributions under the *Yass Valley Council Section 94 Plan 2004*.

Urban Roads – Yass, Bowning & Binalong

The Yass Valley Council Section 94 Plan 2004 sets out the requirements for *Urban Roads & Traffic Management* in Yass Town and the villages of Bowning and Binalong. Contributions for these facilities will be levied within the areas shown on the maps contained within the Plan, based on the estimated vehicle trips for a proposed development. Gundaroo and Sutton were previously within the former Gunning and Yarrawlumla Shires, and as such contributions to those roads currently remain under the Yarrawlumla Rural Roads Section 94 Plan 1994 and the Gunning Rural Roads Section 94 Plan 1995.

It also states that the development of "Greenfield" sites or other significant residential or traffic generating developments in the vicinity of Yass Town will necessitate additional works or contributions over and above what is included within the plan. This can be required through conditions of development consent, or an amendment to the Section 94 Plan – depending on the circumstances.

The table below sets out cost apportionment for the works required based on the development of existing zoned land in Yass, Binalong and Bowning (as at 2004):

TABLE TWO: Apportionment Cost per village

Locality	Potential Allotments (assuming zoned + services available etc)	Equivalent Estimated Additional ADVT	Estimated Cost for Upgrade and/or Construction
Yass Town	2680	16080	\$2 715 000
Binalong	380 *	2280	\$564 000
Bowning	180 *	1080	\$272 000

Note: Tables provided reflect both existing and potential development as works in this instance, with address existing population demands and future demands.

** Average Vehicle trips per day are based on Yass Valley Council adopted standard of 6 trips per day for a standard allotment/dwelling.

Proposed developments will be levied on either a per lot or equivalent Additional Vehicle Trip basis estimated using Council's adopted Standards or the RTA Guide to Traffic Generating Development (or similar). Based on the above figures, the current contribution rates required are set out below:

TABLE THREE: Contribution rates per village

Locality	Contribution Rate – Per additional Allotment <u>OR</u>	Contribution Rate – Per Additional Vehicle Trip (ADVT)
Yass Town	= Total Cost of Works/Additional Allotments = Contribution per allotment = \$2 715 000 / 2680 (2004 est) = \$ 1013 per lot	= Total Cost of Works/ Additional Vehicle Trips in Period = Contribution per vehicle trip = \$2 715 000 / 16080 (2004 est) = \$169 per ADVT
Binalong	= Total Cost of Works/Additional Allotments = Contribution per allotment = \$564 000 / 380 (2004 est) = \$1484 per lot	= Total Cost of Works/ Additional Vehicle Trips in Period = Contribution per vehicle trip = \$564 000 / 2280 (2004 est) = \$247 per ADVT
Bowning	= Total Cost of Works/Additional Allotments = Contribution per allotment = \$272 000 / 180 (2004 est) = \$1511 per lot	= Total Cost of Works/ Additional Vehicle Trips in Period = Contribution per vehicle trip = \$272 000 / 1080 (2004 est) = \$ 252 per ADVT

Road Maintenance Programs

Each year Council will set aside funding for local, regional and state roads which are required to be resealed. National Highways (Barton, Federal & Hume) are maintained by the NSW RTA. The RTA funds and contracts Yass Valley Council to maintain State Roads (Burley Griffin Way and Lachlan Valley Way). Regional Roads (Murrumbateman Road, Yass Valley Way) are fully or partly funded by the RTA, and maintained by Council. Local roads are owned and maintained by Council.

8.2 Section 64 Contributions

Aside from existing zoning provisions, one of the major constraints for development is the existing layout of lots within the villages. Many of the lots are existing in 'paper' title form only, where roads and/or laneways were never constructed. As such, where each lot is held in individual ownership, development costs are prohibitive.

In some areas, such as along Red Hill Road in Bowning, large numbers of lots are held in a single ownership. The provision of infrastructure to these lots is therefore much more economical (due to economies of scale) as well as being easier to co-ordinate. Alternative subdivision layouts can also be considered in those cases to allow for more site responsive development of the land. Where lots are in separate ownership, Council encourages landholders to work together for a coordinated approach and cost sharing, rather than the first developer bearing the entire cost for subsequent lots to enjoy the benefits.

Council levies developer charges for water supply and sewerage under Section 64 of the Local Government Act. Yass Valley Council currently has two Section 64 Plans which relate to Water and Sewer. These plans date back to 2004 – pre amalgamation, and as such only relate to Binalong, Bowning, Murrumbateman and Yass. The plans are now ready to be revised and it is anticipated that this will be done once final costings for approved water and sewer infrastructure are finalised.

The plans set out a DSP (Developer Service Plan) area and the Contribution Rates are dependent on which area a development is within. These areas differ between those already serviced and those proposed to be serviced. In addition to the developer paying for the full cost of the design and construction of water supply, sewerage reticulation and stormwater drainage, the developer must also pay a developer charge.

The total developer contribution required to service a proposed development is assessed by multiplying the additional demand (ET) of the proposed development by the developer charge (\$/ET). This contribution may either be accumulated to fund proposed infrastructure or to recoup costs previously incurred by Council for works.

9 TOWNS AND VILLAGES

9.1 YASS VALLEY LGA

9.1.1 Population Projections

The current population of Yass and the villages of Binalong, Bowning, Gundaroo, Murrumbateman and Sutton as of the 2006 ABS Census is outlined below, together with the growth rates since 2001. It is important to note that some of these figures are distorted as the areas of some of the collection districts were altered substantially between the 2001 and 2006 Census.

TABLE FOUR: Number of Persons for the Town and Villages (2001 to 2006 ABS census)			
	2001 CENSUS POPULATION	2006 CENSUS POPULATION	GROWTH RATE %
BINALONG	308	268	-13.31
BOWNING	287	334	16.38
GUNDAROO	264	335	13.31
MURRUMBATEMAN	1272	1759	38.29
SUTTON	221	258	14.3
YASS	4909	5332	8.62

(Source: Australian Bureau of Statistics)

With the exception of Binalong, Yass and the other villages have all recorded extremely strong growth in this intercensal period.

In terms of future projections for population growth within the Yass Valley LGA, various sources have been referred to. The most recent of these is the *NSW Statistical Population Projections 2006-2036* (NSW Department of Planning) which were released in March 2010. These projections are shown in Table Five below:

TABLE FIVE: DoP Population Projections for the Yass Valley LGA		
YEAR	TOTAL POPULATION	GROWTH RATE (%)
1996	11,100	n/a
2001	12,100	1.80
2006	13,800	2.57
2011	15,000	1.69
2016	16,200	1.61
2021	17,500	1.50
2026	18,800	1.39
2031	20,000	1.26
2036	21,100	1.13

(Source: NSW Department of Planning)

Table Six below provides the Summary population accounts, which gives detailed projection calculations over the same period:

TABLE SIX: DoP Summary of Population Accounts						
COMPONENT	2006- 2011	2011- 2016	2016- 2021	2021- 2026	2026- 2031	2031- 2036
(1) Start of Period Population	13,800	15,000	16,200	17,500	18,800	20,000
(2) Natural Change	400	400	500	400	400	400

TABLE SIX: DoP Summary of Population Accounts						
COMPONENT	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036
(2a-2b)	900	1,000	1,000	1,100	1,100	1,200
(2a) Births	500	500	600	600	700	800
(2b) Deaths						
(3) Net Migration	800	800	800	800	800	800
(4) Total Change (2 + 3)	1,200	1,300	1,300	1,300	1,200	1,200
(5) End of Period Population	15,000	16,200	17,500	18,800	20,000	21,100

These projections have been produced statewide for each statistical area, however the 2031 projection of 20,000 people within the LGA is considered to be extremely conservative. The Yass Valley LGA is in a unique situation given its close proximity to the ACT and the diversity of residential housing options available. The consistent 800 person 'Net Migration' figure used in the projections for each period between 2006 and 2036 does not recognise these facts. Factors such as alternative lifestyle options and housing affordability continue to attract more people to the LGA – especially those from across the ACT border. Migration to Yass and the Villages is at present constrained by the lack of available zoned land as well as access to a secure water supply creating significant latent demand which has not been taken into account in the projections.

The recommendations of this study will provide for the expansion of Yass and the Villages mainly via proposed land re-zonings and/or the identification of future growth areas. This planned residential growth will be supported by the re-zoning of significant commercial and industrial employment generating lands. The Yass Industrial Lands Study and the Yass Commercial Precinct Study have already been completed and will inform the draft Yass Valley LEP along with this Study. As additional residential and employment generating lands are released within Yass as a result of these studies, population growth is expected to steadily increase.

To ensure consistency between recent Council Planning Studies the projections referred to in those studies are discussed below.

The projections contained within the Industrial Lands Study, which was finalised in October 2008 were based on Yass Valley Council Projections prepared in July 2005. At that time, the LGA was forecasted to grow by an average annual rate of 4% to approximately 23,000 persons by 2032. Yass was forecasted to grow to 11,804 by 2032, which would comprise 51% of the LGA's population.

The following table has been extracted from the Draft Non Urban Lands Study. The population projections were created in 2004 and show projections from 2005 to 2034 for the Yass Valley LGA. The total population for the Town and Villages proportion of the LGA was projected to increase from 8,731 persons in 2005 to 17,660 persons in 2034.

TABLE SEVEN: Population Projections from NULS

Year	Total Population	Percentage Increase	Rural Population	Town and Villages Population	T&V Percentage of Increase
2005	12,938	3.40%	4,207	8,731	-
2006	13,361	3.30%	4,263	9,098	3.67
2007	13,712	2.60%	4,318	9,394	2.96
2008	13,958	1.80%	4,374	9,584	1.9
2009	14,205	1.80%	4,429	9,776	1.92
2010	14,804	4.20%	4,484	10,320	5.44
2011	15,401	4.00%	4,540	10,861	5.41
2012	15,995	3.90%	4,590	11,405	5.44
2013	16,482	3.00%	4,640	11,842	4.37
2014	16,900	2.50%	4,691	12,209	3.67
2015	17,221	1.90%	4,741	12,480	2.71
2016	17,544	1.90%	4,791	12,753	2.73
2017	17,874	1.90%	4,849	13,025	2.72
2018	18,204	1.80%	4,907	13,297	2.72
2019	18,535	1.80%	4,965	13,570	2.73
2020	18,865	1.80%	5,023	13,842	2.72
2021	19,192	1.70%	5,080	14,112	2.7
2022	19,533	1.80%	5,146	14,387	2.75
2023	19,871	1.70%	5,211	14,660	2.73
2024	20,209	1.70%	5,276	14,933	2.73
2025	20,547	1.70%	5,342	15,205	2.72
2026	20,885	1.60%	5,407	15,478	2.73
2027	21,223	1.60%	5,473	15,750	2.72
2028	21,561	1.60%	5,538	16,023	2.73
2029	21,900	1.60%	5,603	16,297	2.74
2030	22,238	1.50%	5,669	16,569	2.72
2031	22,576	1.50%	5,734	16,842	2.73
2032	22,914	1.50%	5,799	17,115	2.73
2033	23,252	1.50%	5,865	17,387	2.72
2034	23,590	1.50%	5,930	17,660	2.73

Population Projections for the Yass Valley LGA from the Department of Health and Ageing, take into account fertility and mortality assumptions as indicated in "*Population Projections, Australia, 2006 to 2101*" combined with historical data observed in each statistical local area (SLA). The assumed migration levels are based on historical trends of net migration to each SLA. The following table details the number of persons predicted within the LGA up to 2027. It also has the corresponding NULS population figures listed beside it for comparative purposes. The variation between the Non Urban Lands Study population projections and the Department of Health and Ageing statistics is minimal.

TABLE EIGHT: Comparison of Population Projections from 2007 to 2027 (H&A and NULS projections)

Year	Department H & A	NULS
2007	14127	13,712
2008	14486	13,958
2009	14844	14,205
2010	15209	14,804
2011	15576	15,401
2012	15945	15,995
2013	16313	16,482
2014	16683	16,900
2015	17053	17,221
2016	17424	17,544
2017	17793	17,874
2018	18166	18,204
2019	18537	18,535
2020	18910	18,865
2021	19281	19,192
2022	19654	19,533
2023	20025	19,871
2024	20394	20,209
2025	20760	20,547
2026	21127	20,885
2027	21488	21,223

(Source: Department of Health and Ageing)

Based on historical analysis, it appears that the NSW DoP population projections may not reflect the true future potential of the Yass LGA. In summary, the majority of the growth within the LGA is projected to occur in the medium term to 2017. Both data sources discussed above estimated future population growth over the next 20-25 years to be about 2.1% per annum (long term average). This is clearly shown in Table Eight below:

TABLE EIGHT: Summary of Population Projections					
YASS LGA	2009	2017	2027	2031	Overall
Dept of Health and Ageing	14,844	17,793	21,488	n.a.	
		2.3%	1.9%	n.a.	2.1%
Draft Non-Urban Lands (Jackson)	14,205	17,874	21,223	22,576	
		2.9%	1.7%	1.6%	2.1%
YASS TOWNSHIP	2009	2016	2026	2031	Overall
Industrial Lands Study (Council)	6,638	8,761	10,663	11,614	
		4.0%	2.0%	1.7%	2.6%

Source: Yass Council, Jackson Partners, Department of Health and Ageing.

Similarly, the Yass Commercial Precinct Study estimates the population across the LGA to grow at about 2.0% per annum from 2009 to 2031. This accounts for the slightly more rapid recent growth that has already occurred from 2006 to 2009. This study also indicates that the total population of the Yass Valley LGA is expected to increase from 14,712 persons to about 22,785 by 2031 equating to an increase of about 8,073 persons or 2,800 to 3,200 dwellings.

This is much greater than the 2,000 extra dwellings and 4,000 extra persons estimated in the Sydney to Canberra Corridor Regional Strategy. This new growth however incorporates the 2004 Council amalgamations which increased the overall size of the Yass Valley Council area and recognises the more rapid than expected recent historical growth across the LGA.

Given the projections taken from the above sources it considered reasonable to suggest a total population for the LGA in 2031 of approximately 23,000 people. The current growth rates of Yass and Villages as shown in the 2001 and 2006 Census figures is between 8.62% and 38.29% and is not considered to be sustainable. This growth rate is likely to quickly adjust to a more moderate level of growth.

Excluding the rural proportion of the population, and based on the NULS projections, Yass Town and the Villages could be expected to increase from 10,320 in 2010 to 16,842 in 2031.

The Sydney Canberra Corridor Strategy forecasts that the trend towards smaller household sizes will continue and is expected to decline from an average of 2.53 persons in 2006 to 2.25 in 2031. As such, this forecast increase of 8,073 persons, and the estimated house size of 2.25 in 2031 will require an additional 2800 - 3200 dwellings as stated above. While the majority of these dwellings will be able to provided in Yass Town, the remaining Villages will be able to provide supplementary development opportunities. The ability to provide a water supply to these additional dwellings will be the biggest challenge within the Yass Valley, even with the planned Yass Dam wall raising.

9.1.2 Place of Work Data

Place of Work data has been collated for the entire Yass Valley LGA. The private sector employed the most number of people across the LGA in both 2001 and 2006. In 2001, there were 82.1% of persons employed in the private sector while this percentage increased slightly to 85.9% in 2006. The second largest group was those employed in State/Territory Government jobs accounting for 12.2% in 2001. This decreased slightly to 10.7% in 2006. The local government sector employed 3.4% of persons in the labour force in 2001 and 2.9% in 2006.

There is often an assumption that residents living within the Yass Valley LGA are predominantly employed in State/Territory Government or Commonwealth Government sectors and commute to the ACT for employment. This is clearly not the case, with industries such as retail, food and accommodation services and public administration in the top three employment industries for the Town and Villages in the Yass Valley LGA.

9.1.3 Dwelling Approvals

New dwelling approvals in the Yass Valley LGA between 2002 and 2006 dropped slightly from 126 dwelling approvals in 2002 to 81 dwelling approvals in 2006. The total value of residential building works peaked in 2005 at \$25.5 million and decreased in 2006 to \$19.3 million.

TABLE NINE: Building Approvals for Yass Valley LGA (ABS, 2008)

		2002	2003	2004	2005	2006
BUILDING APPROVALS - year ended 30 June						
Private sector houses	no.	126	123	115	115	81
Total dwelling units	no.	126	123	115	126	81
Value of total residential building	\$m	23.7	23.8	23.2	25.5	19.3
Value of total non-residential building	\$m	1.4	1.5	2.0	1.0	0.9
Value of total building	\$m	25.1	25.3	25.2	26.4	20.2

The following table is a comparison of the Australian Capital Region, including surrounding Local Government Areas. for new dwelling approvals from the financial periods of 2006 to 2009. Statistical data for the financial period of 2006/2007 shows the number of houses approved for Yass Valley LGA was 93 with 4 approved 'other dwellings'. In 2007/2008 the number decreased slightly to 88 dwellings approved, with 6 'other dwellings'. In 2008/2009 the number of dwelling approvals increased to 104 however there were no 'other dwellings' approved in this period.

New dwelling approvals in the ACR^(a) (ABS, 2009)

	2006-07			2007-08			2008-09		
	Houses ^(b)	Total other dwellings ^(c)	Total dwellings	Houses ^(b)	Total other dwellings ^(c)	Total dwellings	Houses ^(b)	Total other dwellings ^(c)	Total dwellings
ACT SSDs									
North Canberra	147	296	443	65	353	418	50	306	356
Belconnen	210	455	665	257	352	609	498	568	1 069
Woden Valley	42	10	52	78	39	117	54	99	156
Weston Creek-Stromlo	37	19	56	26	4	30	16	28	44
Tuggeranong ^(d)	81	20	101	95	134	229	84	112	196
South Canberra	48	141	189	77	160	237	56	152	208
Gungahlin-Hall	699	39	740	686	8	699	730	40	770
Total ACT SSDs	1 264	980	2 246	1 284	1 050	2 339	1 488	1 305	2 799
Private sector	1 122	980	2 104	1 180	1 050	2 235	1 407	1 311	2 718
Public sector	142	-	142	104	-	104	81	-	81
Selected NSW LGAs									
Queanbeyan (C)	91	198	290	75	91	176	35	137	172
Palerang (A)	169	22	191	82	8	91	51	2	55
Boorowa (A)	17	-	17	31	-	31	8	6	14
Goulburn-Mulwaree (A)	82	-	82	116	4	121	98	5	103
Harden (A)	8	2	10	4	-	4	1	-	1
Upper Lachlan Shire (A)	37	-	37	48	-	48	20	-	20
Yass Valley (A)	93	4	97	88	6	94	104	-	105
Young (A)	40	5	45	50	37	87	45	2	49
Bega Valley (A)	111	47	160	90	26	116	119	6	127
Eurobodalla (A)	201	123	324	163	22	187	91	10	103
Bombala (A)	2	-	2	2	-	2	2	-	2
Cooma-Monaro (A)	22	-	22	31	-	32	37	4	41
Snowy River (A)	33	26	59	25	24	49	17	6	32
Cootamundra (A)	14	61	75	34	21	55	20	-	21
Gundagai (A)	17	-	17	23	-	23	20	2	22
Tumut Shire (A)	38	35	73	52	118	170	43	2	45
Tumbarumba (A)	10	-	10	21	12	33	10	-	10
Total selected NSW LGAs	985	523	1 511	935	369	1 319	721	182	922
Private sector	975	504	1 480	933	348	1 283	721	178	901
Public sector	10	21	31	4	32	36	3	18	21
Total ACR	2 249	1 503	3 757	2 219	1 419	3 658	2 209	1 487	3 721
Private sector	2 097	1 484	3 584	2 113	1 398	3 518	2 128	1 489	3 619
Public sector	152	21	173	108	32	140	84	18	102

(a) Mainly compiled from permits issued by local government authorities and other principal certifying authorities or contracts let by commonwealth, state, semi-government and local government authorities. Excludes non-residential buildings which are primarily intended for purposes other than long-term residential purposes.

(b) Relates to separate dwelling units.

(c) Relates to dwellings containing more than one dwelling unit such as semi-detached, row or terrace houses or townhouses, flats, units, apartments, etc.

(d) Includes details for Remainder of ACT.

9.1.4 Real Estate Data Comparison

Comparison with Palerang Property Prices

The Palerang Local Government Area (LGA) includes Braidwood, Bungendore, Captains Flat, Majors Creek, Nerriga and Carwoola. The figures in Table 10 & 11 for the Palerang and Yass Valley LGA's respectively have been taken from *allhomes.com.au* and have not been manipulated to exclude the rural sales. The figures shown are median annual values for property sales in each location.

TABLE TEN: Palerang LGA Real Estate Data						
Year	Braidwood	Bungendore	Captain Flat	Majors Creek	Nerriga	Carwoola
2004	197,500	198,000	250,000	132,500	175,000	430,000
2005	275,000	385,000	163,000	750,000	117,000	388,500
2006	200,000	251,250	149,500	115,000	310,000	485,500
2007	232,000	253,000	220,000	590,000	161,000	620,000
2008	250,000	405,000	230,000	112,250	235,000	430,000

(Source: Allhomes.com.au)

TABLE ELEVEN: Yass Valley LGA Real Estate Data						
Year	Binalong	Bowning	Gundaroo	Murrumbateman	Sutton	Yass
2004	132,750	227,000	380,000	285,000	3,200,000	2,060,000
2005	92,500	262,500	409,000	225,000	570,000	250,000
2006	215,000	150,000	393,250	237,500	761,250	420,000
2007	3,650,000	256,500	565,000	285,000	530,000	270,000
2008	195,000	235,000	387,000	515,500	665,000	265,000

(Source: Allhomes.com.au)

As rural sales have been included within the calculation of median real estate values, these figures are distorted. They do however give a broad indication of median property value fluctuations within the various villages.

Comparison with Palerang and Yass Valley LGA Number of Sales

The following Tables and graphs show the number of sales taken from *allhomes.com.au* and include rural land sales, vacant land sales and residential land sales.

TABLE TWELVE: Number of Sales in Palerang LGA						
	Braidwood	Bungendore	Captains Flat	Majors Creek	Nerriga	Carwoola
2004	102	126	38	30	20	15
2005	71	127	33	75	59	12
2006	100	174	34	17	31	14
2007	133	258	47	80	12	31
2008	93	145	33	26	22	28

TABLE THIRTEEN: Number of Sales in Yass Valley LGA						
	Binalong	Bowning	Gundaroo	Murrumbateman	Sutton	Yass
2004	30	48	67	76	62	1130
2005	33	42	39	109	17	275
2006	14	11	32	90	22	350
2007	78	14	41	223	19	386
2008	28	24	25	132	37	281

Discussion

The number of property sales within Yass Town was significantly higher compared with the other towns and villages from both Local Government Areas throughout 2004 to 2008. In 2004 Yass had a record 1130 sales which decreased in 2005 to 275 sales. In 2008, the majority of areas experienced a decline in sales.

In terms of median price, Sutton had the greatest median and its demand is reflected by the lower number of sales and high median price from 2005 to 2008 indicating a supply shortage within the area. A similar pattern occurred in Calwoola.

Supply and demand had a similar pattern in Yass and Bungendore. Both towns had the highest number of sales respectively within their LGA's and the price of housing was moderately placed amongst the towns and villages showing that supply and demand are evenly met. Amongst these two, the higher demand was located in Yass. Gundaroo was also notably higher in median price than Murrumbateman but had a substantially lower number of sales which indicates a supply shortage in Gundaroo.

Overall, there appears to be a stronger market in the Yass Valley LGA when compared to the Palerang LGA. The 2006 Census statistics indicate more people were living in the Palerang LGA that had been living in the ACT 5 years previous to the census date compared with Yass Valley LGA. However when asked the question of their usual address one year ago, there were 141 more persons living in the Yass Valley LGA compared with Palerang LGA who had lived in the ACT previously. This indicates a swap in preferred residential location from the Palerang to the Yass Valley LGA.

10 BINALONG

10.1 *Settlement History*

The village of Binalong is located on the Burley Griffin Way, 30km Northwest of Yass, and 30km South of Boorowa. The village sits amongst treed ridgelines, the railway line and the Balgalal and Bobbara Creeks. The lot layout is a mix of rectilinear and orthogonal patterns although lots are generally rectangular in shape whilst varying in area.

The early history of Binalong was somewhat unruly and lawless. The 'nineteen counties' declared by Governor Sir Ralph Darling in 1829 were the 'limits of location'. As such, governance ceased at Port Phillip Road at Bowning Hill, and Binalong sat beyond the limits. Illegal squatters grazed their cattle until the late 1830's when they were able to legally apply for licenses and settlement (Maher).

The village was surveyed in 1850, and the arrival of the railway in 1876, largely influenced the pattern of development within the village. Fitzroy Street became the focus for commercial development at this time, given the close proximity to the railway station. The heart of the village is centred around the intersection of Fitzroy and Wellington Streets.

The original Railway Station was later closed and the 1915 Station opened on a ridge further to the northwest with the rail line also relocated to accord with this change. The original 1876 line was removed and that alignment formed the present extension of Fitzroy Street to the south (Three Village Study, 1996).

Binalong has had a vibrant history due to its location on the route to the 1860's Lambing Flat Goldfields (Three Village Study 1996) and later the prominence of rail in the Village as a terminal for coaches and trains. However, the closure of the rail line in 1989 ended a long and crucial association for Binalong with the railways and the associated transport, employment and recreational opportunities that it had brought to the village.

Many of the original lots created remain undeveloped at this time, with a number of streets remaining unsealed. The ridgelines and slopes surrounding the village have been largely cleared – although there is a large degree of native regrowth which has occurred. There are only a few scattered dwellings which have been built on the ridgelines over time.

Further growth and development of Binalong is inhibited, largely due to its close equidistant location between Boorowa and Yass, and the availability of services within those towns. Binalong and Bowning villages have developed differently to the other villages in the Yass Valley, in that they are located further from the ACT and have not had the development pressure from residents wishing to commute daily to Canberra for employment opportunities. Binalong is now a quiet rural village with many surviving remnants of its past, including a relatively intact main streetscape.

10.2 Social Profile

The ABS collection data area for Binalong UCL was 1.4sq km in both 2001 and 2006.



Figure 26. Binalong UCL 2001

Binalong UCL 2006

a) Population size and Change

The Binalong Urban Centre/Locality (UCL) has experienced a decrease in population as noted in the 2006 census. Since 2001, Binalong's population has decreased by 13.31 percent in its centre area, the population as recorded at the 2006 census was 268 persons compared to the figure of 308 as recorded in 2001.

b) Age distribution and change over time

There was a dramatic decrease in those aged between 0 to 24 in the period between 2001 and 2006. The age group with the highest percentage for both census periods in the Binalong UCL were persons aged 45-54. This group accounted for 19.4% of the entire demographic group in the Binalong UCL in 2006. The greatest decrease in the age groups were those aged 5-14 where in 2001 there were 45 persons compared with 21 persons in 2006. This pattern was also a similar to that which occurred for those persons aged 35-44.

It is clearly apparent from the data collected in 2006 that the Binalong UCL has an ageing population with a vast increase in the number of persons aged 45-84 years, since 2001. The following figure demonstrates in greater detail age distribution and change over time.

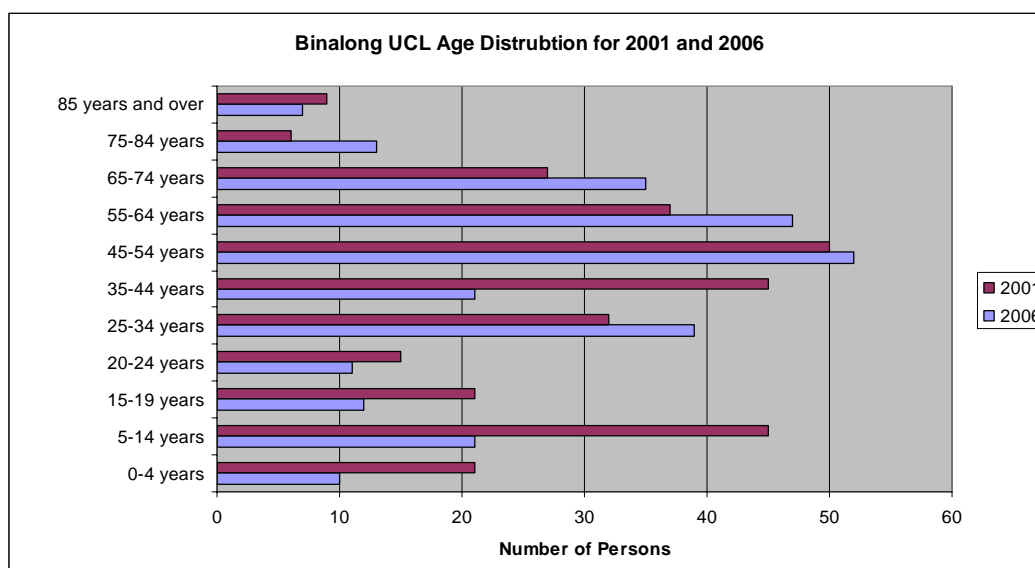


Figure 27. Binalong UCL Age Distribution between 2001 and 2006

(Source: Australian Bureau of Statistics)

c) Housing Type

Separate houses were the most dominant housing type in both 2001 and 2006.

TABLE FOURTEEN - Housing types for Binalong Urban Locality				
	2006		2001	
	No	%	No	%
Separate house	116	97.5	110	79.1
Semi-detached, row or terrace house, townhouse etc.	3	2.5	0	0.0
Flat, unit or apartment:	0	0.0	0	0.0
Other dwelling:	0	0.0	3	2.2
Unoccupied private dwellings*	N/A	N/A	26	18.7
Dwelling Structure not Stated	0	0.0	0	0
Total	119	100.0	139	100

Taken from 'Dwelling Structure: Private dwellings and Persons in occupied private dwellings (excluding overseas visitors)' ABS Basic Community Profile

* Unoccupied Private Dwellings was not a criterion in the 2006 census

Since 2001 there has been three semi-detached, row or terrace house, townhouse etc recorded. The 2006 household occupancy rate for Binalong UCL is 2.24 persons per household (data derived from total number of persons divided by total number of dwellings). This figure is lower than the Yass Valley LGA household occupancy rate of 2.82 persons per household.

This lower occupancy rate is likely to accord with the increase in numbers of those aged 55-74 years who were unlikely to have a dependent (aged 15-24 years) or a non-dependent child in the household.

d) Employment

The Binalong UCL had a notable decrease (5.1%) in the labour force participation rate from 2001 to 2006 with only 51.9% of those aged 15 and over in the labour

force. It was a remarkably low rate than when compared with the other urban localities. The Binalong UCL recorded the greatest decrease with its unemployment rate going from 8.7% in 2001 to 2.4% in 2006.

Whereas the entire Yass Valley LGA had a labour force participation rate in 2006 of 68% and an unemployment rate of 2.6%.

e) Employment by Industry

The following table shows the percentage of people employed in the Binalong UCL within different industry classifications. It should be noted that the text in brackets is the wording from the 2001 census and was not used in the 2006 census. In 2006, the ABS added in two more classifications: 'professional, scientific and technical services' and 'administrative & support services' and therefore data was unavailable for 2001.

TABLE FIFTEEN: Binalong Urban Locality Employment Analysis				
	2001	2006	Proportion of People Employed by Industry in 2001 in Binalong UCL (%)	Proportion of People Employed by Industry in 2006 in Binalong UCL (%)
Agriculture, forestry & fishing	17	26	15.18	22.81
Mining	0	0	0.00	0.00
Manufacturing	12	4	10.71	3.51
Electricity, gas, water & waste services	0	0	0.00	0.00
Construction	6	10	5.36	8.77
Wholesale trade	7	8	6.25	7.02
Retail trade	10	11	8.93	9.65
Accommodation & food services	24	18	21.43	15.79
Transport, postal & warehousing (Storage)	6	8	5.36	7.02
Information media & telecommunications (Communication Services)	3	6	2.68	5.26
Financial & insurance services	3	0	2.68	0.00
Rental, hiring & real estate services (Property and Business Services)	6	0	5.36	0.00
Professional, scientific & technical services	N/A	0	-	0.00
Administrative & support services	N/A	0	-	0.00
Public administration & safety (Government Administration and Defence)	0	10	-	8.77
Education & training	3	3	2.68	2.63
Health care & social assistance (Health and Community Services)	6	10	5.36	8.77
Arts & recreation services (Cultural and Recreational Services)	0	0	0.00	0.00
Other services (Personal and Other Services)	6	0	5.36	0.00
Non-classifiable Economic Units)	3	N/A	2.68	-
Not Stated	0	0	0.00	0.00
	112	114	100	100

In 2001 the largest proportion of people employed was in the accommodation and food services industry and consisted of 21.43% of the labour force. In 2006, agriculture, forestry and fishing were the highest percentile consisting of 22.81% of the labour force. There was also an increase from zero to ten persons in public administration and safety (Government administration and defence) in 2006.

10.3 Study Background

Yass Shire Council prepared the Three Villages Study in 1996, which encompassed Binalong, Bowning and Murrumbateman. This study looked at the character and heritage values of each of the villages and made recommendations that could be implemented into Development Control Plans. The study identified the communities expectations and made recommendations for future development in Binalong. In particular, the following findings of the study are noted:

- *Keep orthogonal plan (all villages)*
- *Maintain current building density, but allow dual occupancy or multi unit development (all villages)*
- *Withhold development along early rail alignment*
- *Preserve undeveloped ridges*

Council sought to incorporate the findings of the Three Villages Study into a DCP for each of the villages. Accordingly, the Yass Shire Development Control Plan for Land Zoned 2(v) Village (Binalong) was adopted by Council in February 1999. It applies to all land in the village of Binalong zoned 2(v) village under the Yass Local Environmental Plan 1987.

In conjunction with the above, amendment V15 reviewed the zoning of the land immediately surrounding the village of Binalong to 1(e) Rural Village. The amendment was gazetted in June 1999. A draft DCP had also been prepared for development within the 1 (e) Zone however it is unclear as to why that DCP was never adopted.

10.4 Existing LEP Provisions

Binalong is comprised of a number of zones, with the core of the village zoned 2(v) Village under the provisions of the Yass Local Environmental Plan 1987. This core is irregular in shape and is bounded by Mylora Street, Cemetery Road and Carters Lane to the south, Grogans Road/Railway Line to the east, Albert Street to the north, and Manning Street to the west.

The objective of the 2(v) Village Zone is:

"To set aside land for rural villages to allow for future development of a residential, commercial or light industrial nature associated with residents of the village, surrounding rural communities, tourists and travellers."

There are no provisions within the Yass LEP which specify any minimum lot sizes within the 2(v) Village zone.

With the exception of the area to the north & north east of the village which is zoned 1(a) Rural and 1(b) Rural Highway, the majority of the land surrounding the 2(v) zone is zoned 1(e) Rural Village.

The objectives of the 1(e) Rural Village Zone are:

- (a) *to set aside certain land for the purpose of village development within a rural setting on existing allotments surrounding the village zone, and*
- (b) *to provide for a co-ordination of development on allotments with a range of sizes to satisfy community demands and maximise public service facilities.*

Clause 12C of the Yass LEP specifies that Council must not consent to subdivision of any land zoned 1(e). The area that this zone covers contains lots created as part of original village subdivisions. The aim therefore of this zone, has been to allow dwelling entitlements on existing lots, but to prevent further fragmentation of the village fringe.

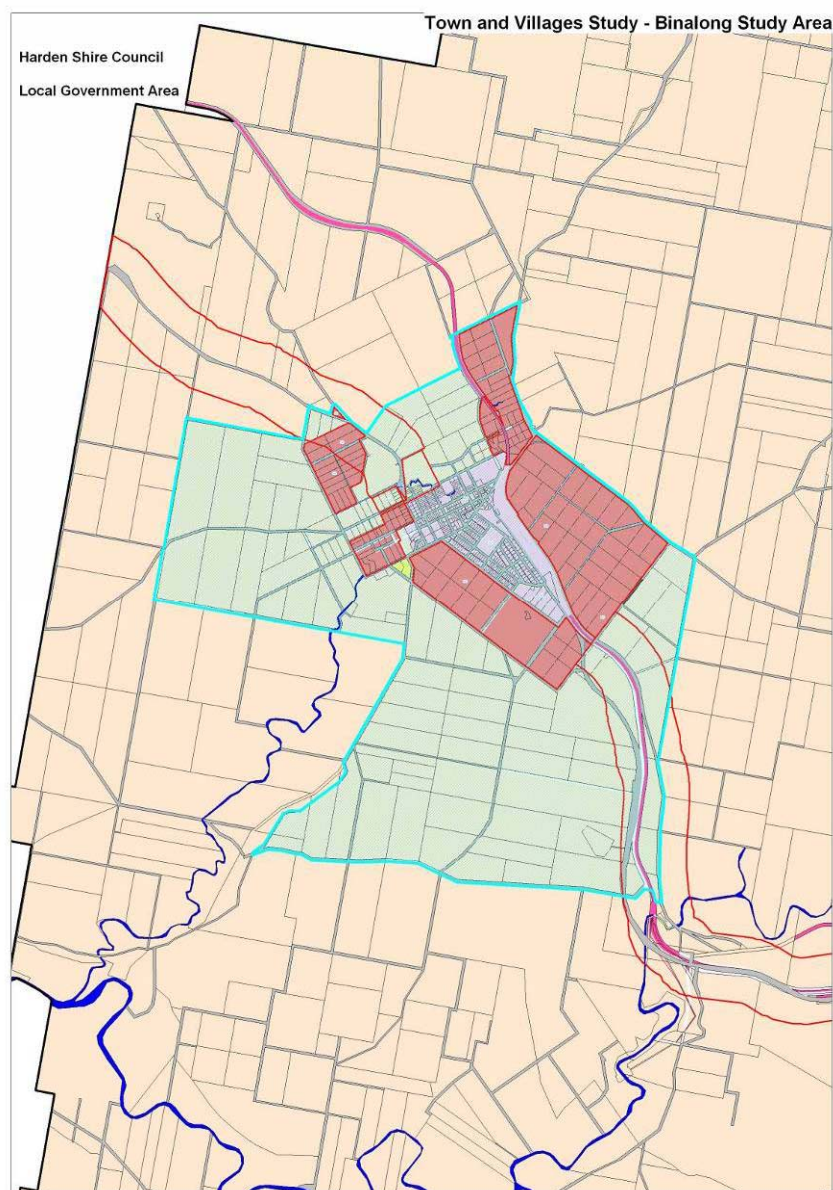


Figure 28. Binalong T&V Study Area

The 1(a) Rural zone covers all rural land within the Yass LEP. In terms of the Binalong study area, it occupies a significant portion of land to the south and west of the existing village. The objective of the 1(a) Rural zone is:

"to set aside certain land for agriculture purposes and purposes incidental thereto".

The 1(b) Rural Highway Zone extends over the Burley Griffin Way on both approaches into Binalong. The objective of this zone is

"To maintain a corridor along major National and State Highways so as to protect those roads from traffic generating developments which may affect the efficient and safe movement of the traveling public, and from those developments which would have an adverse impact on the amenity of the rural countryside."

10.5 Existing DCP Provisions

The 'Yass Shire Development Control Plan for Land Zoned 2(v) Village (BINALONG)' was adopted by Council in February 1999. It applies to all land in the village of Binalong which is zoned 2(v) village under the provisions of the Yass Local Environmental Plan 1987.

The objectives of the DCP are:

- *To maintain the character of the village of Binalong in terms of its streetscape, tree planting, architecture and materials, historic buildings and fabric, historic places, spaces and views to and from the surrounding land;*
- *To maintain the character of the village centre as a community focus serving the village as well as the surrounding rural community, tourists and travellers; and*
- *To enhance Binalong as a highlight of the journey by through traffic to surrounding centres.*

This DCP sets out the siting and design requirements for dwellings and also emphasises that further subdivision within the village is not encouraged.

The Yass Shire Council Development Control Plan for 'Exempt and Complying Development' was adopted by Council on the 22nd September 1999. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, will supersede this DCP on the 31 December 2010.

10.6 Land Use Survey

Binalong has a well established village centre, largely due to the historical presence of the railway within the village. The 1915 railway station is located on the ridge at the end of Wellington Street, overlooking the village.

The main street within the village is Fitzroy Street, on which Hotel Binalong is located, as well as the Real Estate Agent, CWA, White Rose Café, 1909 General Store, Butcher and Pioneer Park.

The Mechanic's Institute is located along Wellington Street, which intersects Fitzroy Street.

To the north, at the intersection of Queen and Fitzroy street is the Old Royal Guest House, then further along Queen is the Southern Cross Glass Gallery and Police Station.

Along Stephens Street is the Black Swan Inn and St Thomas's Church & Rectory, Corkhill's Art of Living Gallery and Motel Royal Tara (Conference and Function Centre).

Whilst St Patrick's Catholic Church is located in Monteagle Street, the Binalong Motor Museum is located in Oliver Street, and the Cemetery is at the Southwest end of Wellington St.

The town has a number of historical commercial & religious premises, now in private ownership – mainly used for residential purposes.

10.7 Community Facilities/Recreation Facilities

The community facilities within the village include the Binalong Primary School, Mechanics Institute, Binalong CWA rooms, Binalong Transfer Station, and the Library deposit station is located within the Binalong Post Office.

There are two churches in Binalong, being St Patrick's Catholic Church and St Thomas Church of England.

Given the size of the village, Binalong has a number of recreation facilities. These include the Binalong Pool, Binalong Golf/Bowling Club and the Binalong Recreation Ground.

10.8 Heritage

Binalong has a well preserved heritage streetscape, with a number of significant items. Many of the buildings are associated with the village's pastoral origins and the early establishment of the Railway. The key role the village played in the area is reflected in the Inns and Hotels that catered for the early pastoral community and those people traveling on the railway – especially to the goldfields.

Individual items include the 1883 & 1915 Railway Stations & yards, Gilbert's Grave, Primary School, Catholic Church/Convent & School group, former Bank of NSW, 1909 General Store, Hotel Binalong, Old Paterson's Pub, former Royal Hotel, Black Swan, former Golden Fleece Inn, St Thomas Church of England & Rectory and the former Courthouse.

As the village acted more as a terminal than a destination, development pressures have been minimal. Accordingly, many of the original buildings remain. The bypassing of the Hume Highway, and the closure of the Railway in 1989, although having immense economic and social impacts on the village, has conversely ensured the preservation of rural character and heritage.

Unfortunately, many of these significant places and items remain without adequate protection from demolition or unsympathetic modification. As part of the Yass Rural Areas Heritage Study in 2002, Binalong and surrounds were

reviewed. Items identified as part of that study are now flagged for formal listing in the Heritage Schedule to the new Yass Valley LEP.

10.9 Summary of Real Estate Data

The following information has been collated from the *allhomes.com.au* database. It should be noted that reference to median block size includes vacant land and allotments with dwellings.

In 2001, virtually all sales taking place in the Binalong village were residential with vacant land being recorded as sold. The median block sizes were 4123m² and median price was \$63,000 for a dwelling. In comparison to 2009, Binalong has had a vast increase in median house price to \$180,000 and the median block size had decreased to 1492m². During this timeframe, the median price for a house peaked in 2007 at \$230,000. From 2001 until the present (without taking into consideration of the real estate fluctuations in between) house prices have increased by 65%.

There were some vacant land sales between 2002 to 2009 with blocks sold at a median price of \$8,500 in 2002, peaking in 2005 at \$75,000 and decreasing again in 2009 to \$45,000.

The number of transactions from 2001 to 2004 remained low in the early twenties declining to 14 sales in 2005. Sales dropped even lower in 2006 to 5 transactions. A recovery occurred in 2007, where 20 transactions for purchases of houses and vacant land occurred and in 2008 sales remained steady dropping only slightly from the previous year.

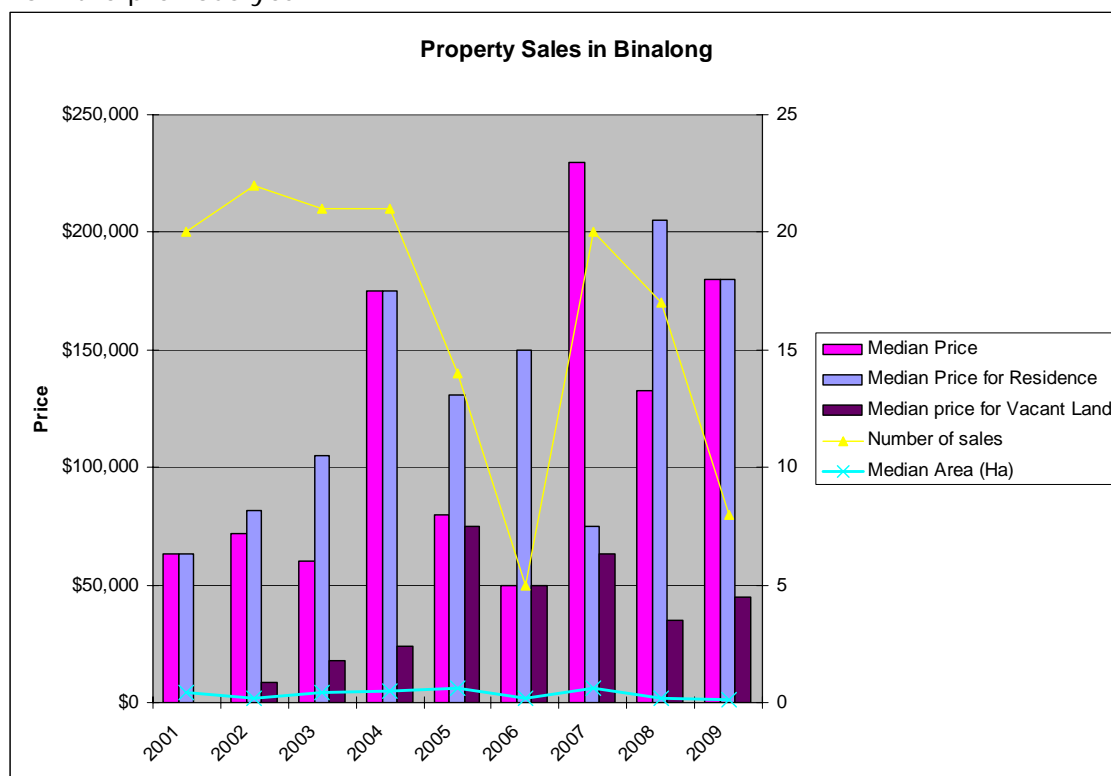


Figure 29. Property Sales from 2001 to 2009 in Binalong

(Source: Allhomes.com.au)

10.10 *Place of Usual Residence*

The percentage of people living in Binalong at the 2006 census who resided in the ACT five years ago was 3.5% whereas only 1.5% of people had their place of residence in the ACT a year ago. There were 33 persons in Binalong whose place of residence was not the same a year ago and 12% from this category were from the ACT. People who had a different address one or five years ago were mainly from somewhere in New South Wales which could indicate movement within the Local Government Area (LGA). The number of persons who had the same usual address one year ago compared with five years ago is greater by 59 persons.

TABLE SIXTEEN: Place of Usual Residence for Binalong comparison			
	<i>Males</i>	<i>Females</i>	<i>Persons</i>
Same usual address 5 years ago as in 2006	92	83	175
ACT (5 years)	3	6	9
Total with different usual address 5 years ago	34	42	76
TOTAL	132	128	260
Same usual address 1 year ago as in 2006	122	112	234
ACT (1 Year)	0	4	4
Total with different usual address 1 year ago	14	19	33
TOTAL	136	135	271

(Source: Australian Bureau of Statistics)

10.11 *Recommendations for Binalong*

The ABS Census data for Binalong revealed a population decrease of 13.31% between 2001 and 2006 to 268. Binalong is the only Village to record negative growth in this period. The data also indicates a significant ageing trend in the 45-84 year age groups and a substantial decrease in the 0-24 years age groups. This is particularly concerning for the future of the village, especially as Binalong does not enjoy a significant in-migration of residents from the ACT and Queanbeyan, due to its greater commuting distance for employment. The 2006 data showed that only 9 persons had resided in the ACT 5 years prior.

Binalong also recorded a very low labour force participation rate in 2006 with only 51.9% of persons aged 15 and over. This is consistent with an ageing population and the general lack of employment opportunities within the village. This is a serious concern for the long term viability of the village, in terms of Business and Investment prospects as well as the short term lack of disposable income being spent in the village. The 2006 employment profile for the village is also quite different to the other villages in the LGA, in that 22.81% were employed in the Agriculture, Forestry and Fishing Industry in 2006 and 15.79% were employed in the Accommodation and Food Services Industry, due to the presence of the Hotel, Motel and Restaurant within the village.

Real Estate Data for Binalong fluctuates – largely due to variations in sales and available housing stock. Nevertheless, there has been a consistent upward trend in price - between 2001 and 2009 where prices have increased overall by 65%. The ABS data reveals that 97.5% of the housing types in Binalong in 2006 were separate houses. This will be a significant issue for the village as the lack of housing diversity will mean ageing residents will need to relocate elsewhere such

as Yass or Young to access appropriate aged accommodation, as well as health, retail and transport opportunities.

Proposed Standard Instrument—Principal Local Environmental Plan Zones

Note: Zone Objectives and mandatory Land Uses are contained in Appendix 2

The existing 2(v) Village zone is proposed to be transferred into the new RU5 Village Zone. The minimum lot size is proposed to be 2000 sqm, which is generally consistent with the existing pattern of lot sizes within the village and is also consistent with the area required for on-site effluent disposal systems to function effectively.

- (1) The former Binalong Railway Station and railway line is proposed to be rezoned from Village to SP2 Infrastructure, to reflect its use and ownership.
- (2) An E4 Environmental Living zone is proposed to be introduced to the north of the village to recognise the environmental values and constraints of the land and the existing residential uses which have established within the area. This area comprises steeper terrain with high vegetation cover. A minimum lot size of 5 ha is proposed as the land has limited subdivision potential given its existing constraints.
- (3) E4 Environmental Living zone is also proposed over the land abutting Fitzroy Street opposite the former 1883 Railway Station. A drainage/creek line extends across the southwest part of the site and the land slopes down from Fitzroy Street towards it. The land also contains significant vegetation making it unsuitable for any further subdivision. As such A minimum lot size of 5 ha is proposed to be consistent with other land zoned E4.
- (4) The area to the west and immediate north of the village is proposed to be zoned E3 Environmental Management. The land is low lying, surrounds Balgalal Creek and includes a number of unmade roads (eg Albert St, northern sections of Fitzroy, Richmond, Stephens and Dickinson Streets). This land is considered to be unsuitable for further development given its existing environmental values.
- (5) The majority of the Binalong Golf Course / Bowling Club is proposed to be zoned RE2 Private Recreation consistent with its existing use and private ownership. It is however proposed to zone a strip of land adjacent to the unmade Mylora Street to RU5 Village Zone. The purpose of this is to provide the club with the potential to create an alternate income stream in the short to medium term. Any new village lots created in this area would need to have a minimum lot size of 2000 sqm.
- (6) The Binalong Recreation Ground is proposed to be zoned RE1 Public Recreation to reflect its community recreation use and ownership (Council Managed Crown Land).
- (7) The Crown Reserve abutting Balgalal Creek and Manning Street to the north of Village is heavily vegetated is proposed to be zoned RE1 Public Recreation to reflect its environmental value and current ownership.

- (8) The Crown Land to the south of the Transfer Station, bounded by Cemetery Road, Cattle Street East and Sykes Road and comprises land referred to as the Binalong Common. The land is proposed to be zoned RE1 Public Recreation as it remains a community asset still retained in Crown ownership.
- (9) The Transfer Station located on Cemetery Road is proposed to be zoned SP2 Infrastructure to reflect its existing use.
- (10) The Binalong Dam located off the Burley Griffin Way, south of the Village is proposed to be zoned SP2 Infrastructure consistent with its existing use.
- (11) The periphery of the Binalong is currently zoned 1(e) Rural Village under the provisions of the Yass LEP 1987. This zone is distinct from the 2(v) Village zone over the core of the village in that it allows for dwelling entitlements on each lot, as well as the use of the land for agriculture whilst limiting the range of other permitted uses. The 1(e) zone also currently prohibits any further subdivision. The new R5 Large Lot Residential zoning is proposed over this area, which will continue to provide for residential housing in a rural setting. The minimum lot size proposed in is 5 ha as the majority of lots are 9 ha or less. This will in effect limit further subdivision to a maximum of 2 additional lots across all R5 areas in Binalong.
- (12) The area to the south of the village although rural in use and character, is comprised of cleared, existing smaller lots in a number of holdings. This area is highly accessible from Burley Griffin Way on the approach into the village. The introduction of the RU4 Primary Production Small Lots zone over this area is proposed to recognise the existing fragmentation. A minimum lot size of 16 ha is however proposed to limit any further subdivision to a maximum of an additional 6 lots over this entire area. This rezoning would also allow for a greater diversity of residential options associated with small scale rural primary production in close proximity to an existing village and could create up to 25 additional dwellings. The historic allotments in this area have long been recognised by Council as having significant potential to provide alternate housing choice which is embodied in the proposed change in zoning.
- (13) Five lots to the north east of the railway line are also proposed to be rezoned to RU4 Primary Production Small Lots with a minimum lot size of 16 ha. This will not allow for any further subdivision but may enable the creation of 4 additional dwellings.
- (14) Land to the north east of the railway line, is currently zoned 1(e) Rural Village. This area is highly fragmented with some lot areas as low as 5000 sqm, but fortunately all of the land remains within one ownership. The land is highly constrained by a number of drainage/creeklines which traverse the property, as well as the vegetation present over the northern section of the land. There are already 3 existing dwellings within this area, located close to the road on higher ground. It is proposed to rezone this area as an E4 Environmental Living zone with a minimum lot size of 5 ha. This zone and lot size are considered to be more appropriate for the land as they recognise its environmental and catchment values and will ensure that any future development of this area is sensitive to these values.

- (15) The northernmost part of the Binalong Investigation area comprises lots between 12 and 24 ha, with 4 of the 7 lots containing existing dwellings (including the former Binalong Police Paddock on the western side of the Binalong-Harden Road). It is proposed that this land be zoned E4 Environmental Living with a minimum lot size of 16 ha, to reflect the existing fragmentation and size of lots, and to prevent further subdivision of the area. The E4 zone reflects the vegetation cover and topography of the area, as well as the potential archaeological and cultural values of the Police Paddock. This would result in a maximum of 2 additional dwellings within this area and no additional lots able to be created.
- (16) An R5 Large Lot Residential zone is proposed to the west of the village to recognise the fragmentation of the lots in this area. In terms of size and ownership a minimum lot size of 16 ha is most appropriate. R5 has been proposed over this area rather than RU4 as the lots are located adjacent to the village, and more likely to be most effectively used for residential purposes in a rural setting, rather than small scale primary industries. This would result in a maximum of 5 additional dwellings over this area.
- (17) The area to the west of the area referred to in 16 above is proposed to remain in RU1 Primary Production zoning, with a lower minimum lot size of 30 ha consistent with the smaller lot sizes. This would allow for a maximum of 3 additional dwellings and the potential subdivision of 2 additional lots. Garryowen Road is also not a major thoroughfare to any nearby towns so does not carry significant traffic from Yass, Harden or the ACT. Therefore it is unlikely that there will be any substantial interest or pressure in the future for the development of this side of Binalong.
- (18) Three areas within the Binalong investigation area are proposed to remain zoned rural or RU1 Primary Production. Although these areas are comprised of some smaller lots, they are parts of larger rural holdings with limited direct road access.

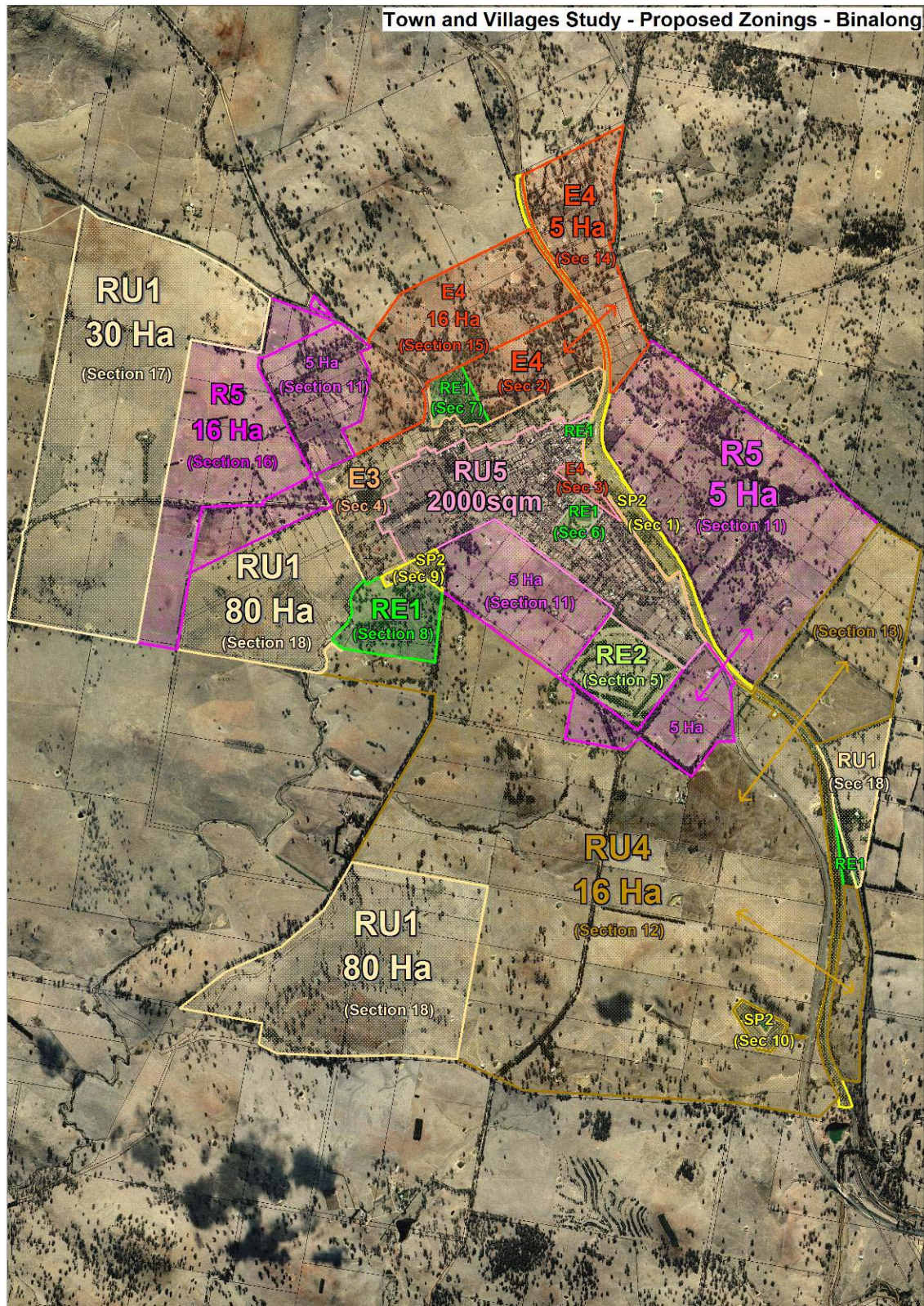


Figure 30. Proposed Zonings for Binalong in Towns and Villages Study

Other Considerations

The recommendations for Binalong have focussed on reviewing the existing land use zones and ensuring that zones better reflect existing development and current uses whilst also protecting the environmental values of the village.

The recommendations also encompass requests received from existing landholders over a number of years in relation to zoning anomalies which have prevented the development of small allotments adjacent to the village.

There are no additional recommendations for further investigation areas for Binalong in this study, mainly due to the current negative growth rate, the existing supply of land in the village, and the diversity of development options that will be afforded if the recommendations of this study are adopted.

The future development of the village is considered to be constrained due to its location and lack of significant services (medical and retail) which forces the community to travel to either Yass or Harden. The Village also remains unsewered however Binalong is on the NSW Government Priority list for sewerage, under the Government's priority assistance program and may receive funding for this to occur in the future.

11 BOOKHAM

Bookham is a very small village towards the western boundary of the Yass Valley LGA adjacent to the Hume Highway. Data on the Village is limited however the 2006 Census indicates that there is a population of 121 in the village and surrounding areas.

The Village dates back to as early as 1839 with a reference to 'Cumbookham-bookmah' shown on an original plan for the area (Julian). Given the age of the settlement and its location on the Port Phillip Road, Bookham has a number of items of potential Heritage Significance, which have been identified for inclusion in the draft LEP Heritage Schedule.

With regard to facilities, the Village is not serviced by reticulated water or sewer, and the school was closed and relocated to the Recreation Ground in 1991. Apart from this, there is a Café, Church, Hall, Machinery Business and Recreation ground.

The Village is therefore unlikely to experience any major demands for growth, however it will most likely consolidate its role in servicing travellers between Sydney/Canberra and Melbourne. As such, it is important that the permissible land uses within the Village Zone allow for a wide range of tourism related uses.

11.1 Study Background

Amendment V15 to the Yass Local Environmental Plan 1987 originally investigated the possible village expansion of Bookham. It was considered that the development pressures and demands at Bookham were not sufficient to warrant the preparation of a DCP, nor was any additional land required to be re-zoned. Council at its Meeting of the 24 April 2001 in turn resolved to not to proceed with the preparation of a DCP for the Village of Bookham.

11.2 Existing LEP Provisions

Bookham Village is currently zoned 2(v) Village under the provisions of the Yass Local Environmental Plan 1987. This area is bounded by Tomago Street to the north west, the Hume Highway alignment to the north east, Garry Street to the south east, and Drummond Street to the south west. A small fragment of this zoning also extends over part of the Cricket Ground.

The objective of the Village 2 (v) Zone is:

"To set aside land for rural villages to allow for future development of a residential, commercial or light industrial nature associated with residents of the village, surrounding rural communities, tourists and travellers."

There are no provisions within the Yass LEP which specify any minimum lot sizes within the Village 2 (v) zone.

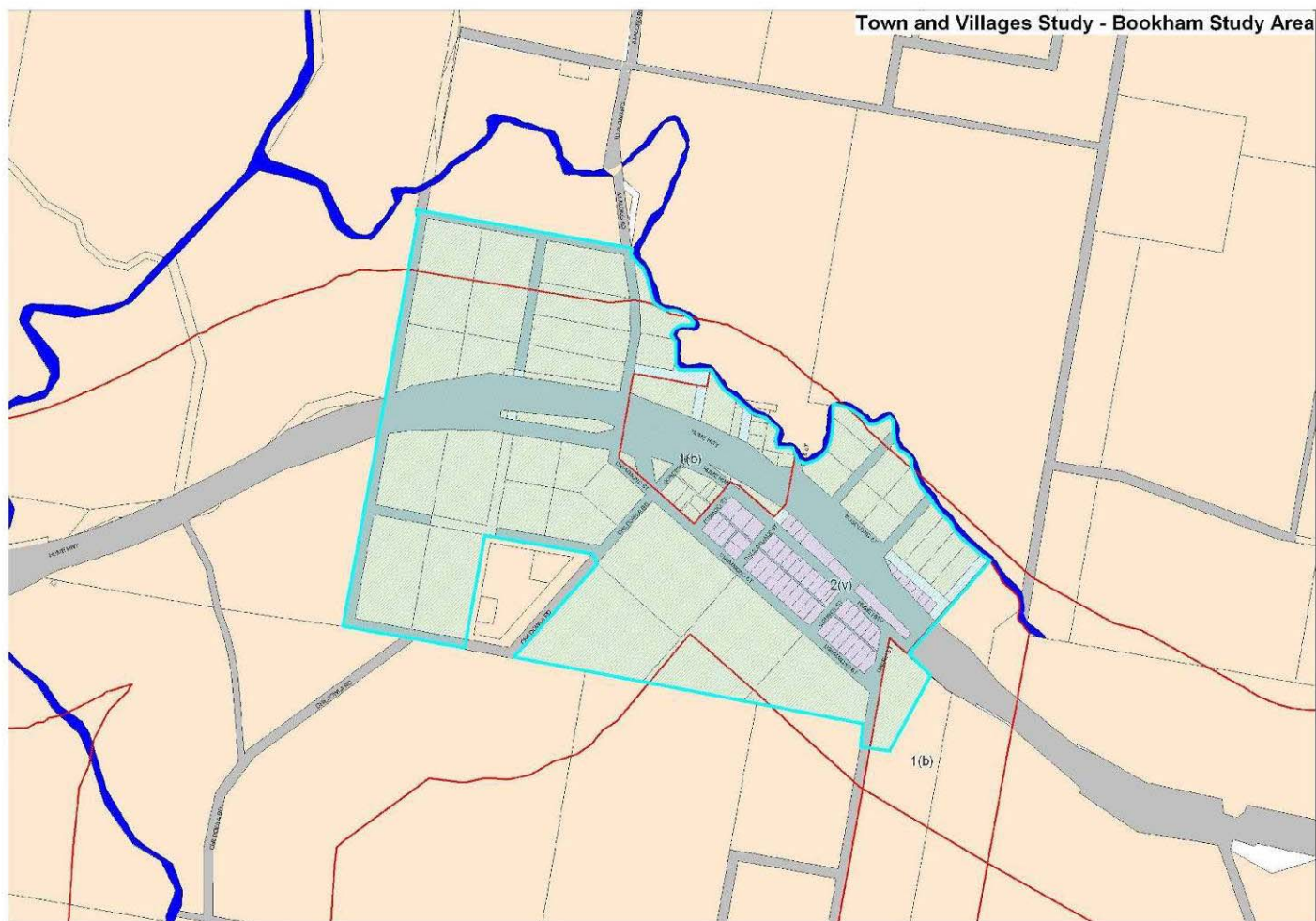


Figure 31. Bookham Study Area for T&V Study

The 1(b) Rural Highway zone extends over virtually all other land in the Bookham study area. The objective of this zone is:

"To maintain a corridor along major National and State Highways so as to protect those roads from traffic generating developments which may affect the efficient and safe movement of the traveling public, and from those developments which would have an adverse impact on the amenity of the rural countryside."

11.3 Real Estate Data

Sales within the Bookham village were relatively inactive when compared with the other villages. Only 9 sales were recorded in the village between 2001 and 2009 indicating that there is little demand for further growth.

11.4 Recommendations for Bookham

Bookham is a small, but easily accessible Village adjacent to the Hume Hwy. As such, it could have a dual role of providing a rural / semi residential lifestyle as well as being a rest area for travelers utilising the Hume Highway. With the exception of the Café, Hall, Recreation Ground and Church there are no other community facilities in the village. There is also no reticulated water or sewer, unreliable mobile service coverage, no school or retail shops and therefore residents need to travel to Yass for standard services. The only formed and sealed Village Roads are the Old Hume Highway (Fagan Drive) and Childowla Road and the distance from Yass and Canberra will always limit Bookham's attraction for intensive residential development.

Any future growth for Bookham should therefore be focused on encouraging tourist facilities rather than providing for additional residential settlement which could be achieved through flexibility in the land use table. These opportunities could also be consolidated and enhanced with the opportunities created by the nearby proposed (Birrema, Coppabella Hills and Marilba Hills) wind farm precincts both during construction and as potential tourist attractions when completed.

Proposed Standard Instrument—Principal Local Environmental Plan Zones

Note: Zone Objectives and mandatory Land Uses are contained in Appendix 2

Land to the north of Bookham **(1)** is already fragmented, however it is physically separated from the remainder of the Village by the Hume Highway. In terms of ownership patterns, most of these lots form part of larger holdings, and each holding already has an existing dwelling. As there is no foreseeable demand for any further fragmentation of these size lots around Bookham, it is prudent to retain the land within the RU1 Primary Production Zone.

The Bookham Cricket Ground to the north of the Highway **(2)** is connected to the village by a pedestrian underpass under the Highway. The Cricket Ground is Crown Land under Council Control, and is currently zoned part 2(v) village, part 1(b) Rural Highway. The Bookham Cricket Ground is one of two significant community hubs within Bookham and provides a number of facilities which are used to foster the extremely strong community spirit in the locality. Zoning this land RE1 – Public Recreation will therefore reflect its current use and ownership and will also reduce the two current zonings to one.

The existing 2(v) village area contains Barneys Café and the Hall which provides the other extremely important community hub is proposed to be transferred into the new RU5 Village Zone. The minimum lot size is proposed to be 2000 sqm which is consistent with existing lot sizes in the village.

The area immediately adjacent to the northwest of the village **(3)**, bounded by Goborro St (Childowla Road), Fagan Drive, and Tomago Street has been reviewed. This area contains the Uniting Church and six other existing small lots consistent with the pattern of the existing land zoned village. It is therefore proposed to be included in the RU5 Village Zone. This will allow for some small expansion of the village and is consistent with the existing lot pattern and use of the land by the Church.

There is a small triangular parcel of land bordered by the Old and New Hume Highways **(4)**, which was severed with the construction of the new Highway but remains with 1(b) Rural Highway zoning. This mapping inconsistency should be addressed through the inclusion of this land within the new RU5 Village Zone.

The lots to the south of the village **(5)** are contiguous with the existing village, and have access from Childowla Road or the partially formed Garry Street. The lots have areas ranging between 5 and 10 ha. As such it is proposed to zone these lots R5 Large Lot Residential, and set a minimum lot size of 10 ha in this area, which is consistent with existing lot sizes but does not provide for any further subdivision. This will allow for some diversity in rural living opportunities adjacent to the existing village.

The Bookham Cemetery to the south west of the village **(6)** is proposed to be included in the SP2 Infrastructure zone to reflect its existing use.

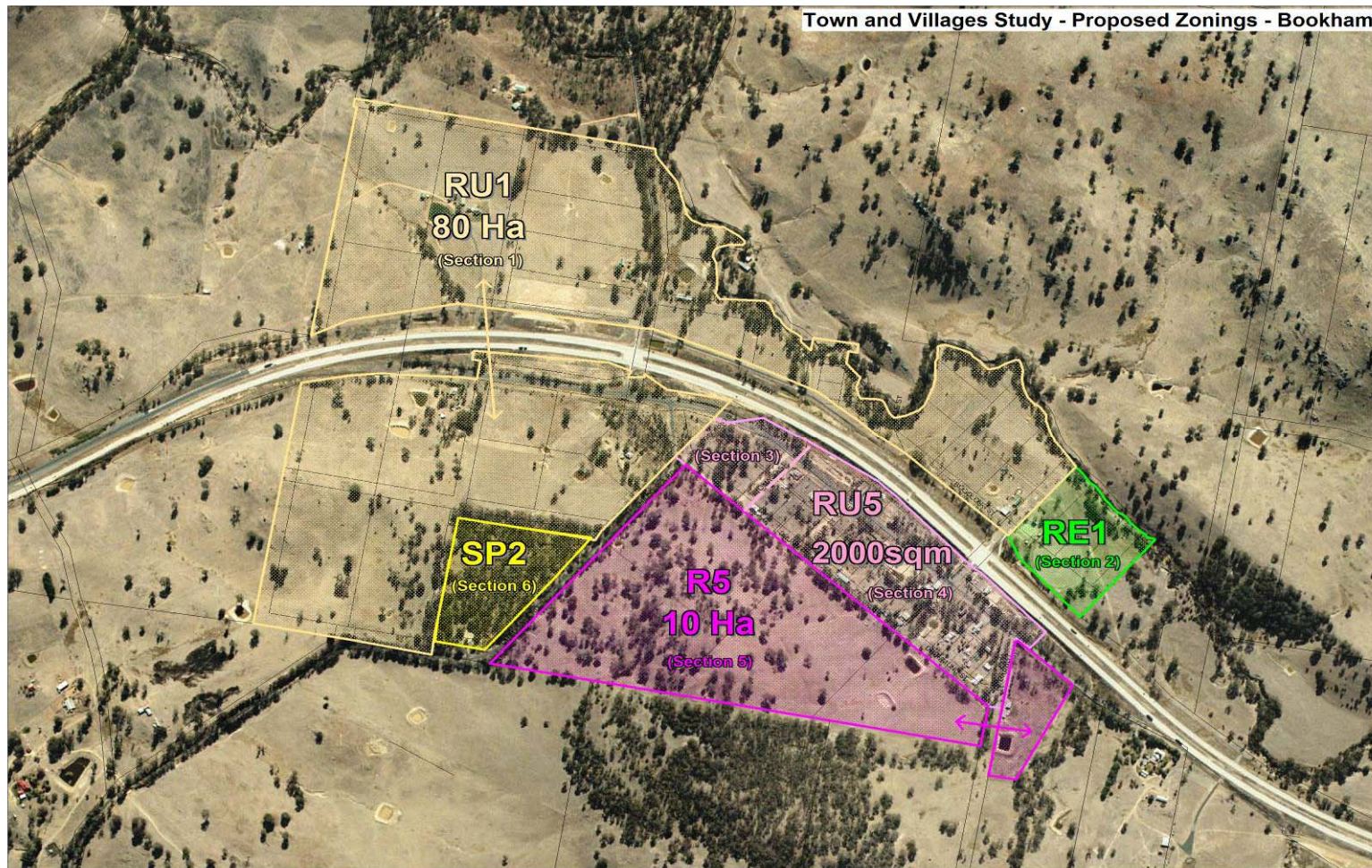


Figure 32. Proposed Zonings for Bookham for T&V Study

12 BOWNING

12.1 *Settlement History*

The village of Bowning is located at the base of Mount Bowning approximately 12.5 km north of the town of Yass. It was originally located on Port Phillip Road, and as such, Bowning was settled quite early in comparison to other villages. Bowning has also historically had close ties with Bookham providing both rail and postal services.

In 1876 the railway was extended across the northern portion of the village, which altered the focus to the northeast of the village. Prior to this occurring, many of the early sales had been to the west and south (Three Villages Study 1996, p 11).

Bowing Village was designed with a rectangular curtilage and the street layout has developed into a mix of rectilinear and orthogonal patterns.

Bowing is intersected by the Sydney-Melbourne railway line and Bowning Creek and prior to its bypass the Burley Griffin Way also traversed through the village. As a result lot areas are a mix of sizes and regular and irregular shapes. Many of the existing allotments remain undeveloped within the village, with a substantial number having no sealed access.

The current Hume Highway alignment diverted traffic out of Bowning in the late 1970's, which appears to have halted growth and development within the village. Development in Bowning has occurred randomly and sporadically, with the older dwellings and commercial buildings centred around Leake Street, mainly due to the historical location of the Railway Station. Other development within the village is a mix of styles and ages, with no consistent development character.

12.2 *Social Profile*

ABS collection data has been taken from a large Collection Data District which includes the Bowning Urban Centre/locality. Unfortunately the ABS could not provide a smaller data set and surrounding rural land was included in this district. In 2001, the collection district was 231.8sq km and increased in 2006 to 361sq km.

a) Population size and Change

The Bowning Urban Centre/Locality has increased in size by 16.38% from 2001 to 2006. The population in the collection district increased from 287 persons to 334 persons during this period.

b) Age distribution and change over time

In 2001 persons in the 5-14 years and 45-54 years age groups had the most number of persons with 56 each respectively. There were also 55 persons aged 35-44 years living within the collection data district. The lowest demographic group were those aged 85 years and over with three persons recorded. In 2006, those aged 45-54 years had the most number of persons with 51. There were also a large number of those aged 35-44 years and 55-64 years with 48 persons recorded respectively. Those aged 85 years and over were again the lowest age

group however in 2006 there were 6 persons as opposed to 3 persons from the previous census.

Figure 33 below shows age distribution from the 2001 and 2006 Census Collections respectively:

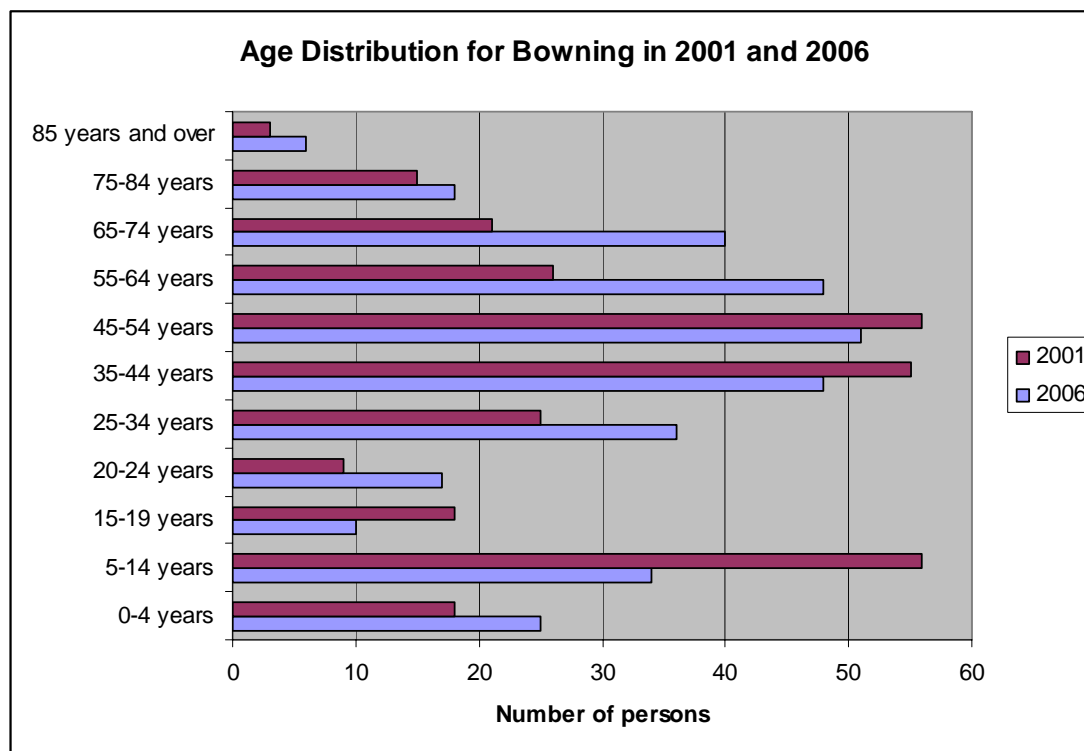


Figure 33. Bowning Age Distribution in 2001 and 2006

(Source: Australian Bureau of Statistics)

c) Housing Type

As shown in Table 17 below separate houses were the most dominant housing type in both 2001 and 2006 Census.

TABLE SEVENTEEN: Housing types for Bowning Urban Locality				
	2006		2001	
	No	%	No	%
Separate house	118	100.0	98	87.5
Semi-detached, row or terrace house, townhouse:	0	0.0	0	0.0
Flat, unit or apartment:	0	0.0	0	0.0
Other dwelling:	0	0.0	0	0.0
Unoccupied private dwellings	0	0.0	14	12.5
Dwelling Structure not Stated	0	0.0	0	0
Total	118		112	

In 2006, separate housing occupied the entire housing type for the collection district. There were 98 separate houses recorded at the 2001 census and 14 unoccupied private dwellings. The 2006 household occupancy rate for the collection district which includes the Bowning UCL is 2.82 persons per household

(data derived from total number of persons divided by total number of dwellings) and this figure is equivalent to the Yass Valley LGA household occupancy rate of 2.82 persons per household.

d) Employment

The collection district had an increase in persons aged 15 years and over, the total in the labour force and total of those employed. The number of persons unemployed at the 2006 census was the same as in 2001.

Bowning had a notable increase by 22.4% in labour force participation from 2001 to 2006, with 65.6% of those aged 15 and over in the labour force. It is slightly lower than the overall Yass Valley LGA rate which was 68% in 2006.

e) Employment by Industry

The following table shows the percentage of people employed in the Bowning UCL and land immediately surrounding the village. It should be noted that the text in brackets is the wording from the 2001 census and was not used in the 2006 census. In 2006, the ABS added in two more classifications: 'professional, scientific and technical services' and 'administrative & support services' and therefore data was unavailable for 2001.

In 2001 the largest proportion of people were employed in agriculture, forestry and fishing which consisted of 32% of the labour force. In 2006, the same trend was still dominant with 38% of the labour force working in the industry. The number of those employed in public administration and safety (government administration and defence) rose from 8% to 12% and the number of those employed in the accommodation and food services industry also increased from 2% to 8%.

TABLE EIGHTEEN: Bowning Urban Locality Employment Analysis

	2001 (Number of Persons)	Proportion (2001)	2006 (Number of Persons)	Proportion (2006)
Agriculture, forestry & fishing	58	38%	55	32%
Mining	0	0%	0	-
Manufacturing	12	8%	7	4%
Electricity, gas, water & waste services	0	0%	6	3%
Construction	7	5%	14	8%
Wholesale trade	3	2%	3	2%
Retail trade	14	9%	13	8%
Accommodation & food services	3	2%	14	8%
Transport, postal & warehousing (Storage)	6	4%	0	-
Information media & telecommunications (Communication Services)	3	2%	0	-
Financial & insurance services	0	0%	0	-
Rental, hiring & real estate services (Property and Business Services)	13	9%	0	-
Professional, scientific & technical services	-	-	4	2%
Administrative & support services	-	-	0	-
Public administration & safety (Government Administration and Defence)	12	8%	20	12%
Education & training	6	4%	15	9%
Health care & social assistance (Health and Community Services)	9	6%	15	9%
Arts & recreation services (Cultural and Recreational Services)	0	-	0	-
Other services (Personal and Other Services)	3	2%	3	2%
Non-classifiable Economic Units)	0	-	-	-
Not Stated	3	2%	3	2%
TOTAL	152	100%	172	100%

12.3 Study Background

As part of Amendment V15 to the Yass Local Environmental Plan 1987, the then Yass Shire Council prepared the Three Villages Study (1996), which encompassed Binalong, Bowning and Murrumbateman. The study looked at the character and heritage values of each of the villages and made recommendations that could be implemented into Development Control Plans. The community expectations and recommendations identified for future development in Bowning in this study included:

- *Keep orthogonal plan (all villages)*
- *Maintain current building density, but allow dual occupancy or multi unit development (all villages)*

- *Retain open slope within village*
- *No subdivision within the village*

Council sought to incorporate the findings of the Three Villages Study into a DCP for each of the villages. As part of this process, the Yass Shire Council Development Control Plan for Land Zoned 2 (v) Village (Bowning) was adopted by in August 2001. It applies to all land zoned 2(v) Village under the provisions of the Yass Local Environmental Plan 1987 in the village of Bowning.

The studies associated with Amendment V15 also reviewed the zoning of the land immediately surrounding the village of Bowning, in particular, the 1(b) Rural Highway Zone. The studies investigated the possibility of rural residential development, as well as the revision of the village boundary to accord with the historical subdivision pattern.

During public consultation for the amendment, it became apparent that there was little desire from the Bowning community to make more rural residential land available. Expansion of the Village zone was however supported, especially the re-zoning of existing 'village size' allotments located adjacent to the village which are currently unable to be used for residential purposes.

Due to Council resourcing issues at the time, it was decided that the Bowning re-zonings would not form part of amendment V15. Instead they were to be dealt with as part of a comprehensive review of the Yass LEP 1987 which was never finalised.

12.4 Existing LEP Provisions

Bowning is comprised of a number of zones, with the core of the village zoned predominantly 2(v) Village under the provisions of the Yass Local Environmental Plan 1987. This core is irregular in shape and is bounded by Rugby Street and Walls Junction Road to the north, Common Road to the east, Peru, Luther and Silver Streets to the south and the Hume Highway and Cossack Street to the west.

The objective of the 2(v) Village zone is:

"To set aside land for rural villages to allow for future development of a residential, commercial or light industrial nature associated with residents of the village, surrounding rural communities, tourists and travellers."

There are no provisions within the Yass LEP which specify any minimum lot sizes in the 2(v) Village zone.

The 1(b) Rural Highway zone extends over the Burley Griffin Way on both approaches into Bowning and over land adjacent to the Hume Highway. The objective of this zone is:

"To maintain a corridor along major National and State Highways so as to protect those roads from traffic generating developments which may affect the efficient and safe movement of the traveling public, and from those developments which would have an adverse impact on the amenity of the rural countryside."

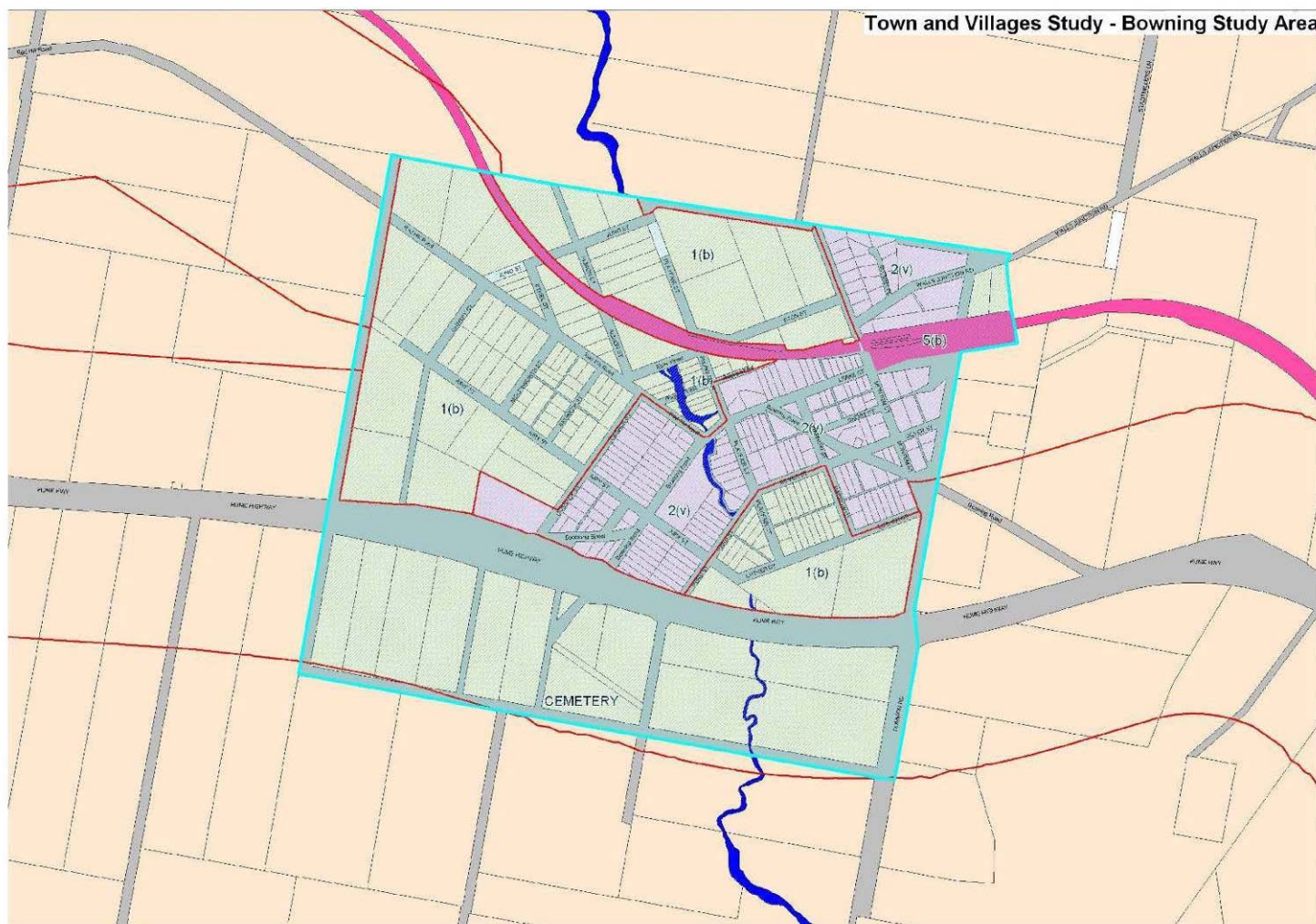


Figure 34. Bowning Study Area for T&V Study

12.5 Existing DCP Provisions

The Yass Shire Council Development Control for Land Zoned 2(v) Village (Bowning Village) was adopted by Council in August 2001. It applies to all land in the village of Bowning which is zoned 2(v) village under the provisions of the Yass Local Environmental Plan 1987.

The objectives of the DCP are:

- *To maintain the village character of Bowning in terms of its streetscape, tree planting, architecture and materials, historic buildings and fabric, historic places, spaces and views to and from the surrounding land;*
- *To maintain the character of the village centre as a community focus serving the village as well as the surrounding rural community, tourists and travellers; and*
- *To enhance Bowning as a highlight of the journey by through traffic to surrounding centres.*

The DCP sets out the siting and design requirements for dwellings and also emphasises that further subdivision within the village is not encouraged.

The Yass Shire Council Development Control Plan for 'Exempt and Complying Development' was adopted by Council on the 22nd September 1999. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, will supersede this DCP on the 31 December 2010.

12.6 Land Use Survey

The residential land uses dominate the Bowning Village, with a small number of commercial premises grouped around Leake Street. The Bowning Railway Station is located at the end of Leake Street in Wales Close. The Commercial Hotel is located on the corner of Leake and Montem Streets, and an upholstery now operates out of the historic Steer's General Stores building. A Gallery is housed in the old Telegraph Office.

The Bowning Catholic Church and Church of England are located in the south west portion of the village, on Bowning Road. The Central Garage and the Rollonin Café are also located on Bowning Road with the latter being opposite the Bowning Public School.

The cemetery is located away from the village core – on the south side of the Hume Highway.

The community, although small, has a number of facilities, including the Community Hall, Bowning Public School, Bowning Rural Fire Service, Bowning Transfer Station and the Oval / Cricket Ground.

12.7 Heritage

There are a number of significant heritage items within the village of Bowning, predominantly derived from its location on the original Port Philip Road. The alignment of Bowning Road or Burley Griffin Way as it was previously known was

based on the turning ability of bullock and horse drays, and this alignment remains today (Three Villages Study, 1996).

The most notable examples of historic buildings within the village are the Bowning Railway Station, Steer's General Store, St James Church, Mayfield Cottage, Cobb & Co Inn, Bowning Public School, Commercial Hotel, Bowning Catholic Church, and the Advance Hall.

The Hume Highway bypass of Bowning took with it passing business and as a result development pressure. Accordingly, much of the original historic fabric of the town remains intact. The challenge for the residents of Bowning is to ensure the ongoing, adaptive re-use of these heritage items to ensure they are maintained and form part of the future of the village.

As with the other villages, these significant places and items remain without adequate protection from demolition or unsympathetic modification. As part of the Yass Rural Areas Heritage Study in 2002, Bowning and surrounds were reviewed. Items identified as part of that study are now flagged for formal listing in the Heritage Schedule to the new Yass Valley LEP.

12.8 Summary of Real Estate Data

The following information has been collated from the *allhomes.com.au* database. It should be noted that reference to median block size includes vacant land and allotments with dwellings.

The median house price in Bowning in 2001 was \$60,500 and the median price for vacant land was \$22,000. The median area was 2428m² and there were a total of seven transactions that occurred.

The real estate market in Bowning has been relatively inactive when compared with the other villages during 2001 to 2009. There was however a notable peak in 2002 with 28 sales of dwellings and vacant land.

Median house prices peaked in 2007 at \$243,000 and the number of sales increased to 12 transactions in 2008 however no house sales took place in 2009. There were however, six transactions for vacant land in Bowning in 2009 indicating an increase in demand for vacant land sales in Bowning, given that two of the twelve sales from 2008 were also vacant land sales. The median area of allotments has also significantly increased since 2001 by 1619m² indicating a demand for larger blocks of land.

The figure below indicates that a rise in median house prices occurred between 2003 and 2004. The price for vacant land also fluctuated within this timeframe, with the median price for vacant land ranging from \$5,500 to \$150,000 per block.

The median house price in Bowning increased by almost 75% between 2001 and 2008, while the median price for vacant land also increased by almost 80% between 2001 and 2009.

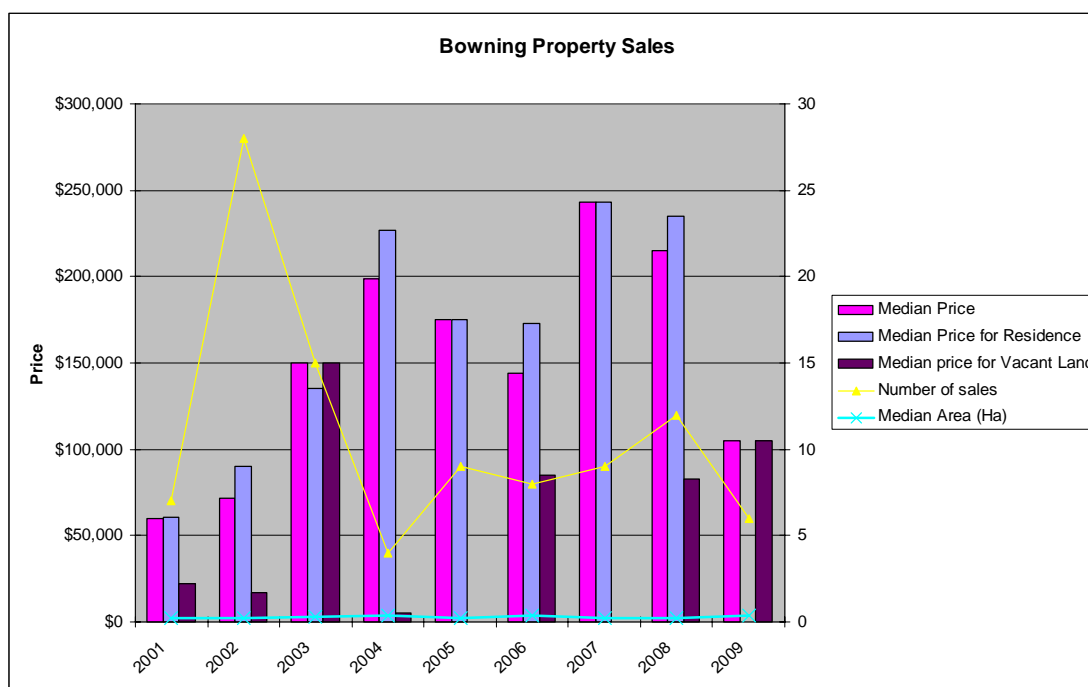


Figure 35. Bowning Property Sales from 2001 to 2010

(Source: Allhomes.com.au)

12.9 Recommendations for Bowning

The existing zones within the village have been in place unchanged since the implementation of the Yass LEP in 1987. The 2(v) Village zone covers the existing village core, with 1(a) Rural Agriculture and 1(b) Rural Highway zonings comprising the remainder of the land within the investigation area. At present, there are a large number of existing small lots and although bordering the village, they have been unable to attain building entitlements due to the 1(a) Rural and 1(b) Rural Highway zonings of the land.

Community Consultation as part of Amendment V15 to the Yass LEP in 1999 indicated that there was little desire from the Bowning community to make more rural residential land available. Expansion of the Village zone was supported however, especially in relation to re-zoning the existing 'village size' allotments located adjacent to the village which did not have a dwelling entitlement.

The current layout of Bowning is essentially the same as the original village layout, although some of the streets have never been formed. The 'square' shape of the Study Investigation area reflects that shown on the original parish map, which in turn reflects the existing small parcel lot patterns. The main changes to the village layout over time have been created by the Hume Highway Bypass and the Glover Place Subdivision to the north east of the Village.

Proposed Standard Instrument—Principal Local Environmental Plan Zones

Note: Zone Objectives and mandatory Land Uses are contained in Appendix 2

The existing 2(v) village zone is proposed to be transferred into the new RU5 Village zone. The minimum lot size is proposed to be 2000 sqm, which is consistent with the existing lot size pattern in the village and is also consistent with the area required for on-site effluent disposal systems to function effectively.

- (1) The land to the north west of the existing village is recommended to be changed from 1(b) Rural Highway to R5 Large Lot Residential. This new zoning will reflect the fragmented ownership pattern and the existing rural residential uses of some of the lots. The proposed minimum lot size for the R5 zone in Bowning is 2 ha.

To the north of Red Hill Road, there is a cluster of small village sized lots and unformed roads, almost all within single ownership. If these roads are closed and the lots consolidated and reconfigured, this could allow for some limited additional development. Aside from this, there are limited development opportunities proposed to be created with a maximum of 6 additional dwelling entitlements and the potential for the creation of only 1 additional lot over the entire area.

- (2) The land to the south of the village was originally contained within its boundaries but is now alienated by the Hume Highway. The cemetery is located to the south of the Highway, and therefore maintains an established connection to the village. Given the size of the existing allotments, their proximity and ease of access to Bowning Village, as well as Yass via the Highway it is considered appropriate to apply the R5 Large Lot Residential Zoning.

This zoning will provide for residential uses on large lots in a rural setting, close to Bowning Village with easy access to Yass. A minimum lot size of 10 ha is proposed, which would allow for a maximum of 3 additional dwelling entitlements in this area.

- (3) The land bordered by Red Hill Road, Bowning Road, Playfair Street (unformed), Albion Street (unformed), and the Railway Line is currently zoned 1(b), despite the existing small lot sizes. The land in the southern area of the village is also currently zoned 1(b). This land takes in Bowning Creek, as well as the vegetated hill abutting the Hume Highway, which has some limited existing residential development. After detailed consideration, it is suggested that the E4 Environmental Living zone best reflects the environmental and scenic values associated with the creek and its' floodplain as well as the vegetated areas to the south. Any further development would need be located and designed to take this into account, and would still need to have a minimum lot size of 2000 sqm to ensure that there was adequate area to manage site constraints and provide for on-site effluent disposal .

- (4) The land to the north of the railway line is difficult to access due to the location of the railway line, as well as the lack of formed roads. An R5 Large Lot Residential zoning is proposed for this area, given its proximity to the village – albeit alienated by the railway line. Given the small existing lot sizes and scattered dwellings a minimum lot size of 2 ha is proposed, and although there is potential for the development of approximately 8 additional dwellings, the cost of constructing access to each of those lots is extremely prohibitive and therefore this is unlikely to occur.

The lots which abut the western side of Montem Street are in the same ownership and have one dwelling between them. The land slopes down to the southwest, and is not suitable for intensive residential development, so R5 Large Lot Residential reflects the existing lot pattern and use of the land.

- (5) The other dwelling on the western side of Montem Street, is an original Railway Cottage on less than 700 sqm. Given its area and location, it is proposed to zone this land RU5 Village along with the other Railway Cottage opposite Glover Place.
- (6) The Railway Station and Line, as well as the 4000 sqm triangular lot of heavily vegetated Railway land to the north, is all proposed to be zoned SP2 Infrastructure.
- (7) There are three lots with frontage to the southern side of Walls Junction Road with lot sizes ranging from 8000 sqm to 4 ha. There is already dwellings on two of these lots. These lots sit on the periphery of the Village and it is recommended that they be zoned R5 – Large Lot Residential to be consistent with the above recommendations.
- (8) An RE1 - Public Recreation zoning is proposed for Eileen Glover Park between the Railway line to the south, and Walls Junction Road to the north. The proposed zoning reflects the Crown and Rural Lands Protection Board ownership, as well as the lands environmental values especially as it connects into a roadside vegetation corridor along Walls Junction Road and Montem Street.

An RE1 zoning is also proposed for the Crown Land to the east of the Village. This land is heavily vegetated and has community environmental values.

The Recreation Ground further to the south is also proposed to be zoned RE1 – Public Recreation.

- (9) The existing Tip and the Cemetery to the south are both proposed to be zoned SP2 Infrastructure.

Future Investigation Areas

- (10) As discussed earlier in the study, the growth of Bowning has been limited by its close proximity to Yass, the Hume Highway bypass and the affordability of housing in Yass to date.

While there was still a significant amount of vacant land within the Village at the 2006 Census, it is expected that the strong growth rate will continue into the future, as Bowning is able to offer an alternative lifestyle and affordable housing with easy access to the Hume Highway. The recommendations Council's Industrial Land's and Commercial Precinct Studies are expected to generate significant employment for persons residing within the town. Unfortunately, the shortages of residential land and the subsequent increasing house prices in Yass will be unable to cater for the amount of residential accommodation that will be required for the future workforce.

The land to the immediate west of the village along Red Hill Road has the most appropriate topography to allow for future Village expansion.

This area contains 40 existing 'paper lots', with only 2 existing houses. It should be noted that as Brunner, Molesworth and Cherry Streets, as well as the western most portion of Airy Street have not been formed, this allows for the consolidation and/or redesign of road and lot layouts. This is of course dependent on ownership patterns and fortunately many of the existing small lots are held as part of larger holdings. At present, the existing water supply area does not extend past Cossack Street in a northwest direction, so any future development needs to be planned so that the cost of extending the water main is shared between landowners.

- (11)** The land to the north and north east of Glover Place is also considered appropriate to be considered for future growth. The land is contiguous with the main core of the village, and is thus well located. There is however a significant amount of native vegetation present on the lots, and this would require a Flora and Fauna Assessment to be carried out to determine its values and appropriate future zoning. Furthermore, the ability to service the lots would also influence the zoning and minimum lot sizes.

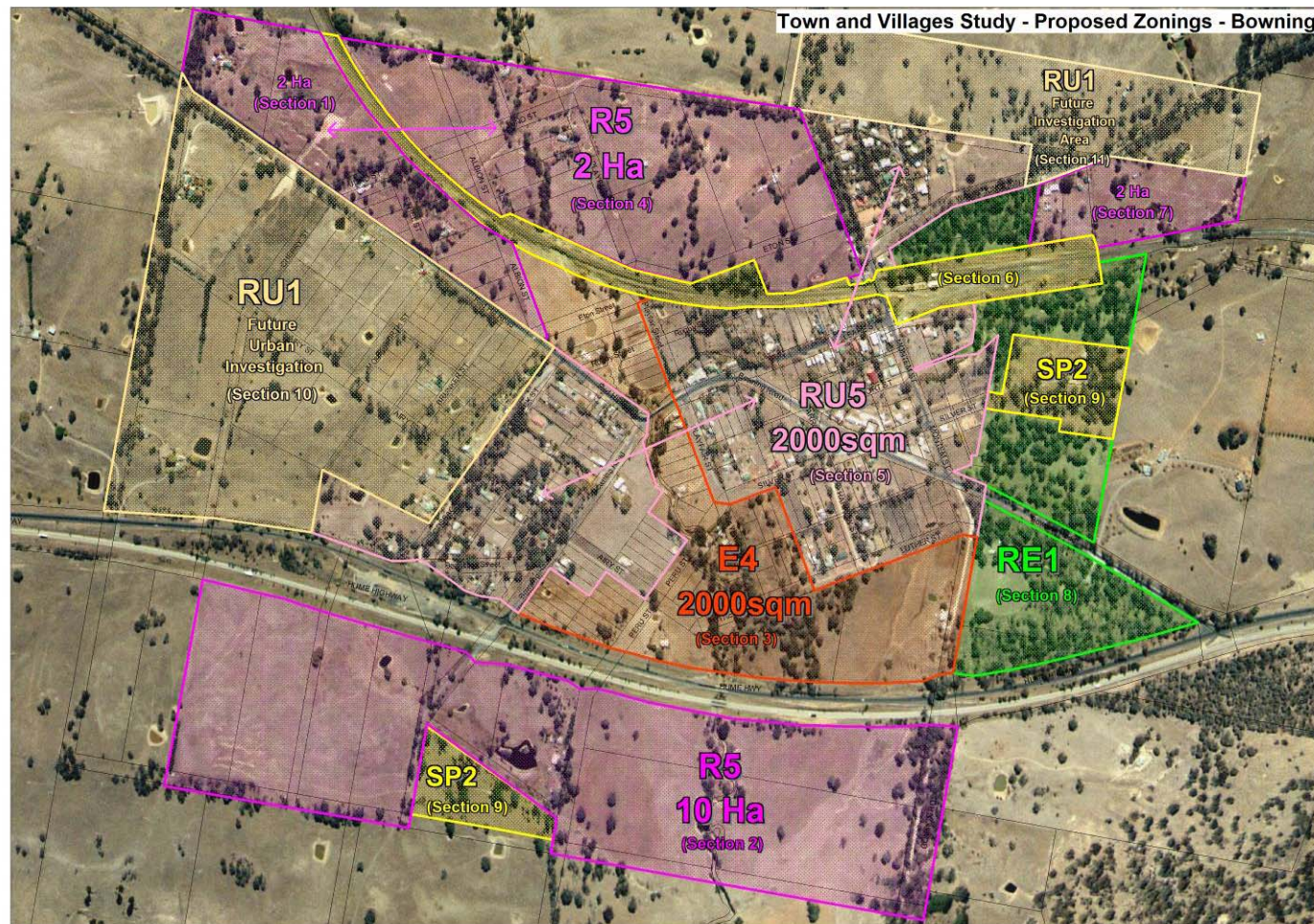


Figure 36. Proposed Zonings for Bowning in T&V Study

13 GUNDAROO

13.1 Settlement History

Gundaroo is located adjacent to the Yass River in the south-east of the Yass Valley LGA approximately 34 km from Canberra. Prior to the settlement of Gundaroo in its current location, there was an original settlement of Upper Gundaroo, at the intersection of the Bungendore, Sutton and Gundaroo Roads.

The current village layout is largely the result of the district survey undertaken in 1849. As a result of the NSW Local Government Act 1919, the local governance of the Gundaroo area was spread between the Queanbeyan, Gunning and Yass Shire Councils (Scarlett) – with the village itself located within the Gunning Shire. This arrangement created major ongoing difficulties in attracting funding with a lack of co-ordination between the three Councils, especially with regard to infrastructure. The road into Gunning was only completely sealed in the 1980's and until then, road conditions compounded the village's isolation.

The population of Gundaroo has historically remained low, largely attributed to its isolation, frequent flooding, various droughts and the economic depressions which have affected the area. Despite the hopes of the community in the early 1900's, Gundaroo was bypassed by the Federal Highway in 1931. Due to the state of the roads into the village, there had also been hopes of a railway line, particularly following the selection of Canberra for the site of the National Capital in 1908. Within the village itself, there were issues relating to street maintenance, and as they were not properly formed or developed, there was no obligation for maintenance from the Shire Council (Scarlett).

As stated above, Gundaroo was previously part of the former Gunning Shire Council. Gundaroo became part of the Yass Valley Council Local Government Area on 11 February 2004 following local Government amalgamations.

13.2 Social Profile

The ABS collection data area for Gundaroo UCL was 1 sq km in both 2001 and 2006.



Figure 37. Gundaroo UCL 2001

Gundaroo UCL 2006

(Source: Australian Bureau of Statistics)

a) Population size and Change

The Gundaroo Urban Centre/Locality (UCL) recorded a significant increase in population in the 2006 census. By way of example, Gundaroo's population has increased by 13.31 percent growing from 264 people in 2001 to 335 people in 2006.

b) Age distribution and change over time

The 35-44 age group had the highest number of persons in both census periods. This group accounted for 24.48% of the entire demographic group in the Gundaroo UCL in 2006. Nearly all age groups experienced an increase in persons in 2006. Notably, the number of those aged between 15-19 years, 25-34 years and 75-84 years decreased during this period.

Persons aged 20-24 increased from 3 persons to 16 persons and there was also a remarkable increase in those aged 45-54 years, increasing by 76% or 28 persons during the intercensal periods. The following figure demonstrates age distribution and change over time in greater detail:

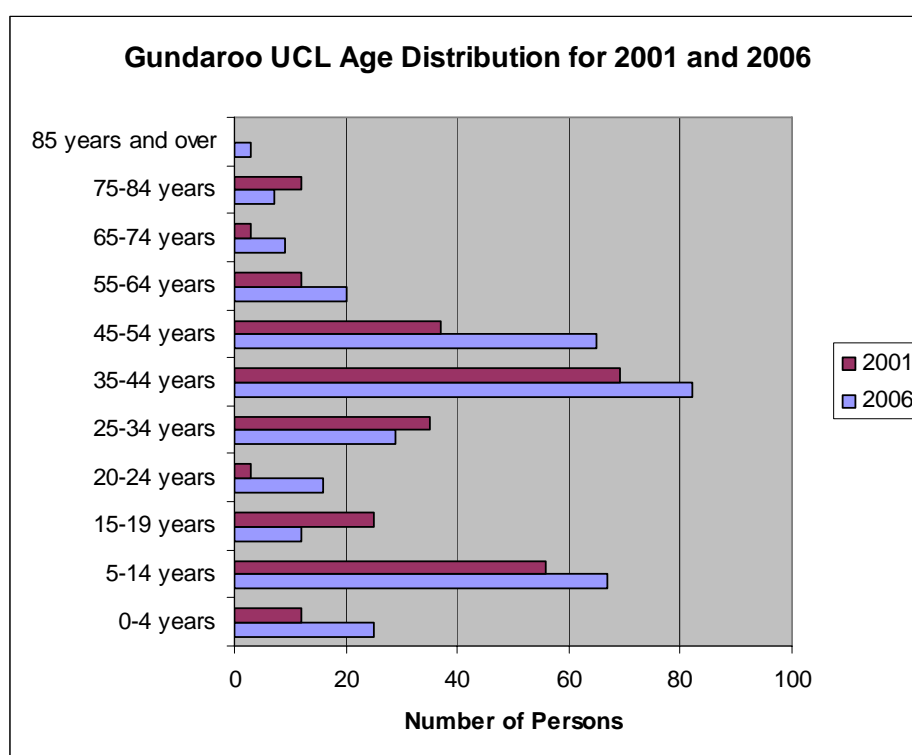


Figure 38. Gundaroo UCL Age Distribution for 2001 to 2006

(Source: Australian Bureau of Statistics)

c) Housing Type

Separate houses were the most dominant housing type in 2001 and consisted of all the housing type in 2006.

In 2001 there were three semi-detached, row or terrace house, townhouses etc recorded and none were recorded in 2006. It is likely that separate houses will continue to be built in the future.

The 2006 household occupancy rate for the Gundaroo UCL was 2.79 persons per household (data derived from total number of persons divided by total number of dwellings). This figure is lower than the Yass Valley LGA household occupancy rate of 2.82 persons per household.

TABLE NINETEEN: Housing types for Gundaroo Urban Locality

	2006		2001	
	No	%	No	%
Separate house	120	100.0	86	88.7
Semi-detached, row or terrace house, townhouse etc. with:	0	0.0	3	3.1
Flat, unit or apartment:	0	0.0	0	0.0
Other dwelling:	0	0.0	0	0.0
Unoccupied private dwellings	N/A	N/A	8	8.2
Dwelling Structure not Stated	0	0.0	0	0.0
Total	120	100.0	97	100

*Taken from 'Dwelling Structure: Private dwellings and Persons in occupied private dwellings (excluding overseas visitors)'

* Unoccupied Private Dwellings was not a criterion in the 2006 census (ABS)

d) Employment

The Gundaroo UCL had the greatest labour force participation rate in 2006 with 81.5% of people aged 15 and over actively involved in the labour force compared with the other urban localities. In comparison to the data collected for 2001, this was an increase of 12.6% for the locality.

In comparison, the overall Yass Valley LGA had a labour force participation rate of 68% and an unemployment rate of 2.6% in 2006.

e) Employment by Industry

The following table shows the percentage of people employed in the Gundaroo UCL within different industry classifications. It should be noted that the text in brackets is the wording from the 2001 census and was not used in the 2006 census. In 2006, the ABS added in two more classifications: 'professional, scientific and technical services' and 'administrative & support services' and therefore data was unavailable for 2001.

In 2001 the largest proportion of people were employed in Rental, hiring & real estate services (Property and Business Services) which consisted of 22% of the labour force however in 2006 there were zero persons employed in this area which suggests a data anomaly with the different industry categories. In 2006, Public administration & safety (Government Administration and Defence) had the highest percentage of the labour force (29%) and had increased from 24 persons to 57 persons from 2001 to 2006. There was also an increase of 15 persons employed in the construction industry in 2006. Importantly, persons working in agriculture, forestry and fishing also declined from 10% to 3% of the entire labour force.

TABLE TWENTY: Gundaroo Urban Locality Employment Analysis

	2001	2006	Proportion of People Employed by Industry in 2001 in Gundaroo (%)	Proportion of People Employed by Industry in 2006 in Gundaroo (%)
Agriculture, forestry & fishing	12	6	10	3
Mining	0	0	0	0
Manufacturing	9	10	7	5
Electricity, gas, water & waste services	0	3	0	2
Construction	0	15	0	8
Wholesale trade	0	0	0	0
Retail trade	9	9	7	5
Accommodation & food services	6	13	5	7
Transport, postal & warehousing (Storage)	0	0	0	0
Information media & telecommunications (Communication Services)	3	3	2	2
Financial & insurance services	0	3	0	2
Rental, hiring & real estate services (Property and Business Services)	28	0	22	0
Professional, scientific & technical services	N/A	26	N/A	13
Administrative & support services	N/A	3	N/A	2
Public administration & safety (Government Administration and Defence)	24	57	19	29
Education & training	18	15	14	8
Health care & social assistance (Health and Community Services)	8	15	6	8
Arts & recreation services (Cultural and Recreational Services)	6	4	5	2
Other services (Personal and Other Services)	3	3	2	2
Non-classifiable Economic Units)	0	N/A	0	N/A
Not Stated	0	9	0	5
	126	194	100	100

13.3 Study Background

The former Gunning Shire Council prepared a Rural Residential Suitability Study in 1999. This study noted an area for future 'Village' expansion to the immediate north of Gundaroo, with a possible area to the north east with a minimum lot size of 2 hectares.

Another extensive area along Marked Tree Road to the north east, was also under investigation, with a minimum proposed allotment size of 16 hectares. It is prudent to note that the area along Marked Tree Road, although flagged for possible rezoning, was also identified as having increased bushfire potential with each lot requiring its own dam for that reason.

The study recommended progression to community consultation for the rezoning of areas to the south and east of the village to 1(d) Rural Residential. It was expected that there would be water and sewerage provision in areas which were identified as having a possible minimum lot size of 2 hectares.

There was also a recommendation that the area for Village expansion be noted, as well as a possible site for a reticulated sewerage system.

It appears that this study was not well received by the community and therefore did not proceed.

'The Gundaroo Vision 1999 – A Community Initiated Plan for the Sustainable Future to 2020' was prepared by the Gundaroo Community Association as part of a proactive community approach to the future of the village. The plan was developed and published by the community without any external funding or support. As such, it does not have any formal Council endorsement, especially as the document was prepared prior to the local government amalgamations and Gundaroo's inclusion in the Yass Valley LGA. Nevertheless, and despite its' age, it will still be incorporated as a reference document to this study as it contains a significant amount of community research and professional analysis. Accordingly, it is suggested that the vision still provides a good indication of community sentiment on growth. If these views have substantially altered or evolved, it will become apparent during the public exhibition stage of this study.

The Vision outlines the Future Planning Strategies for Gundaroo Village. It states:

- *Planning should recognise the discrete village boundary and open agricultural surrounds. Fringe developments should not detract from this distinctive boundary. Planning should maintain the rural character and include landscaping and vegetation planting in development proposals.*
- *Community assets should be protected through specialised local development plans.*
- *The Gundaroo Vision Plan be ratified by the Gundaroo Community Association and Vision Workshop.*
- *That planning decisions should not take away viability from the local economy – e.g building houses on quality river soils.*
- *Land use assessment be made to clearly identify valuable agricultural land, fragile areas and environmentally important habitat corridors.*
- *Meaningful communication be established between Council and Gundaroo through the Gundaroo Community Association.*
- *The Economic Working Group takes the view that balanced development should be diverse, and that attention could be given to increasing the density of population in areas if it can be done sensitively e.g a terrace row with shared landscaping and facilities for the aged, or a small cluster development around a dam.*
- *A public discussion be convened on the implications of natural and boosted population growth.*

In relation to planning within the Village, the Vision acknowledges that it is economically rational to allow growth to occur in the established village area, to make effective use of existing road and electricity infrastructure. The plan also expresses a desire to consider alternative village patterns of development, define crucial blocks/spaces that require special treatment and/or village ownership, and identify core features of Gundaroo that need preserving in special planning controls.

The Vision also discusses planning around the edges of the Village. The community considers that development should be limited to small farms only, with no dwellings on the escarpment and restricted ribbon development along major roads.

Dwelling densities are recommended to be lower than comparable rural residential areas and any cluster developments should not be visible from main roads being screened by topography and/or vegetation. In summary, the Vision indicates that *“Large rural residential development adjacent to the village not only detracts from the village integrity and amenity, but can reduce the value of village holdings.if Gundaroo is perceived to be different and unique, its blocks will maintain a premium value (p 44)”*.

13.4 Existing LEP Provisions

Gundaroo is zoned 2 Village Zone under the provisions of the Gunning Local Environmental Plan 1997. This zoning covers the area from Gundaroo Terrace to the west, Rosamel Street to the north, Lute Street to the east, and Faithfull Street to the south. A further area to the east of the village is zoned 1(c) Rural Small Holdings and is bounded by Lute Street to the west, Rosamel Street to the north, Judith Street to the east, Faithfull Street to the south.

The objectives of the 2 Village Zone are:

- (a) *to maintain the predominantly residential character and service role function of villages within the area of Gunning.*
- (b) *to ensure that development which is carried out is compatible with village character and amenity.*

Clause 16 of the Gunning LEP states that the subdivision of land within the 2 Village zone, must create lots which are suitable for the on site disposal of waste water – based on a soil analysis. No minimum area is set by this clause.

The objectives of the 1(c) Rural Small Holdings zone are:

- (a) *to make land available for small holdings or hobby farms,*
- (b) *to allow other development which is compatible with small holdings or hobby farms,*
- (c) *to maintain the soil and water quality in good condition in association with the more intensive residential development of land within this zone.*

Clause 15 of the GLEP states that when subdividing land in the 1(c) zone each allotment must have an area of not less than 2 hectares.

Outside the 2 Village & 1(c) Small Holdings zones, the land is zoned 1 (a) General Rural. To the west of the Yass River, the land falls under the provisions of the Yass LEP and to the east the land is considered under the Gunning LEP. The rural subdivision of 1(a) land in the Yass LEP is based on an average lot area of 80 hectares, whereas the Gunning LEP sets 80 hectares as the minimum allotment size for both subdivision and the erection of a dwelling. As such, minimal subdivision has occurred outside the Village.

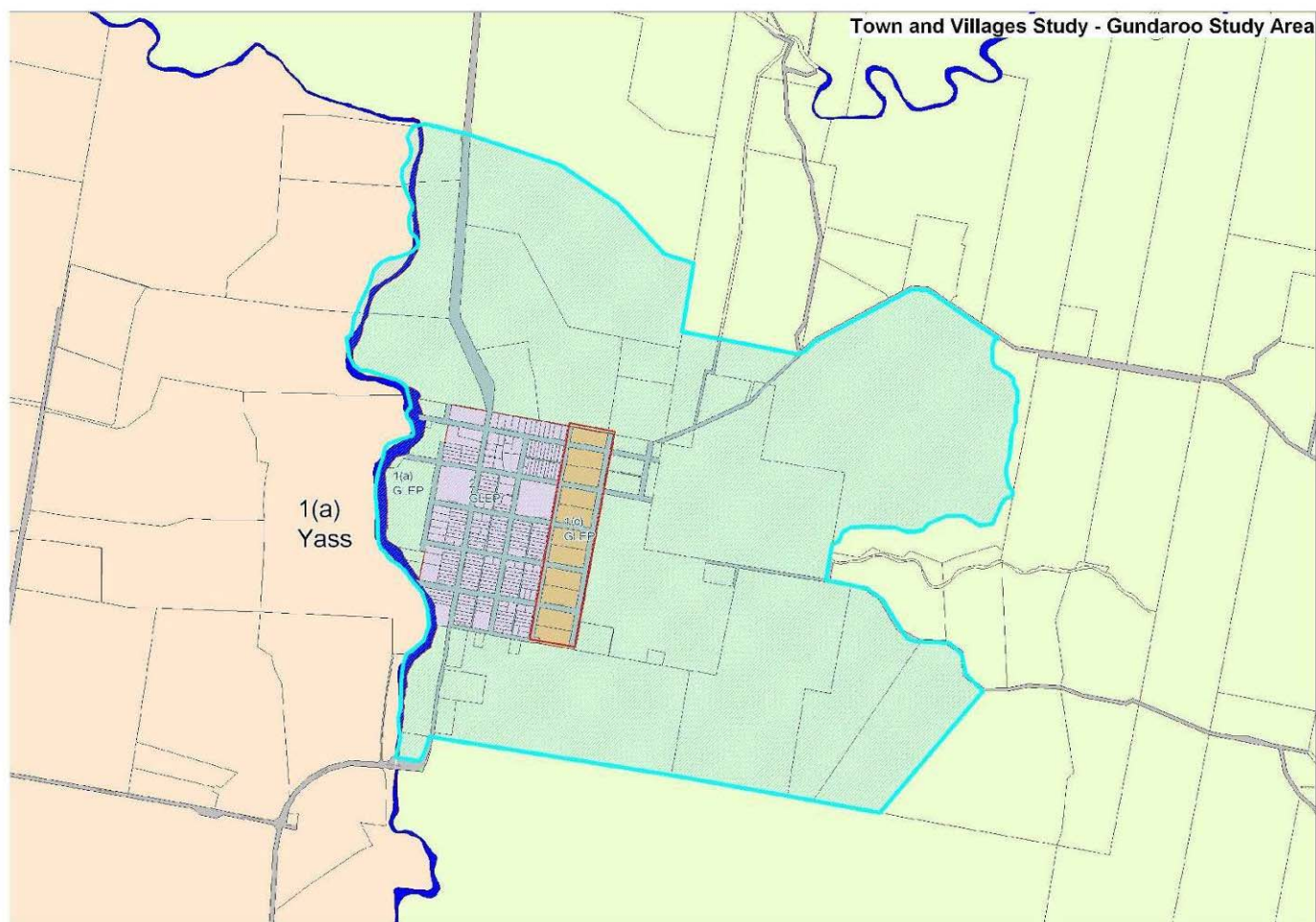


Figure 39. Gundaroo T&V Study Area

13.5 Existing DCP Provisions

There are no formal DCP's which apply to Gundaroo or the surrounding land. The former Gunning Shire Council did however prepare a Development and Construction Policy, which was adopted on the 18th December 2000. The policy was prepared to assist applicants in the preparation of their Development Applications and to familiarise builders with the requirements of Council to ensure a good standard of development.

13.6 Land Use Survey

The residential land uses/dwellings dominate the village, the majority of which are detached single storey buildings on large allotments. Commercial and community uses are mainly clustered along Cork Street. These include the Cork Street Café, St Mark's Anglican Church, Sally Paskin's Shop, The Gundaroo Store, Royal Hotel/Grazing Restaurant, Soldiers Memorial Hall, Post Office, IGA supermarket, Wine Bar, Library, Fire Service and Brolga Books & Art. The Gundaroo School is located at the southern end of the main street, with its' frontage along Lot Street. Gundaroo South Veterinary Clinic is situated on Faithfull Street.

The Gundaroo Park is at the northern end of Cork Street. There are also two 'open'/undeveloped areas within the village, being - the Gundaroo Common located on Dairy Creek Road, and the Police Paddock bounded by Morning, Lind, Lute and David Streets.

The Gundaroo Transfer Station is located to the northeast of the Common.

13.7 Community Facilities/Recreation Facilities

Although small in size, Gundaroo has a strong community and many facilities reflect this fact. This is evidenced by the role of the Gundaroo Community Association Inc and its involvement and interest in the operation of the village.

There are three Churches still in use within the village, being St Joseph's Catholic Church, St Mark's Anglican Church and the Community/Uniting Church.

The Gundaroo Park is the main recreational area for the Village, and the Soldier's Memorial Hall is used regularly for social, cultural and community events. The Gundaroo Common is still used as a community grazing area.

One of the few undeveloped areas of land within the Village is the Police Paddock. While it is owned by the Crown, the Gundaroo Vision outlines that the community wish for it to 'be deeded back to the Gundaroo Village and made into a public park or garden' (p17). The Gundaroo Community Association applied to lease the Police Paddock in 2005, for the primary function of public horse riding and agistment.

13.8 Education

Education facilities were established in Gundaroo in 1868, with a site being set aside. Construction of a purpose built school commenced in 1869. This building was outgrown and fell into disrepair, leading to a replacement school being built in 1898. The original 1898 school building is still present on the site, and is used as the school library. The former school house is also still there and now operates as the administration building.

"In 1969 the school was threatened with closure as only seven children were attending. Eventually three additional, rather young, children were found who brought the numbers over the required minimum of nine". The school is now well established, catering from Kinder to Year 6, with a current enrolment of 83 students and four teachers (Gundaroo School Website).

Pre-School Children are catered for by a Playgroup and School Children also have access to the Gundaroo Outside of School Hours Program (GOSH).

13.9 Heritage

The European heritage values of Gundaroo are a major part of the character of the village. A number of individual buildings have been conserved – largely due to the relative absence of development pressures throughout the late 1800's and 1900's. The streetscape is unique in that it is largely intact, and very few changes – including infill development have occurred.

The Gunning LEP 1997 lists 22 individual heritage items, and identifies a conservation area encompassing the main street core of the village. It is the only village in the Yass Valley to have comprehensive heritage protection through the LEP. Some significant examples of 19th Century settlement and development in Gundaroo include: The Caledonia Store, Camden Villa, St Mark's Anglican Church (former Court House), Kilamaroy & Garden, Gundaroo Literary Institute, Royal Hotel & Stables, Crowe's Wine Bar, Gundaroo Public School, St Joseph's Catholic Church and Sally Paskins Store.

Most of these buildings are clustered around Cork Street, with other significant buildings being scattered around the village.

It is likely that the number of heritage items will be increased as they are reviewed and transferred into the new comprehensive Yass Valley LEP.

The heritage and overall character of Gundaroo is distinctive, as many older historic towns were often founded upon agricultural wealth or gold. In Gundaroo, the historically difficult financial circumstances that often affected the village are evidenced in the laconic, vernacular styles of commercial buildings and private dwellings. A number of slab buildings still exist, as does the Village Common, which is still used by villagers for grazing purposes today.

13.10 Visual Amenity

Much of the visual amenity within Gundaroo, is derived from the low density semi-rural settlement within the village – as such it is important to retain this

density to protect its' character. This can be achieved through setting appropriate minimum lot sizes and setbacks from roads and side boundaries, as well as limiting the bulk and scale of buildings.

The ridgelines to the east of the village are very attractive and provide a high level of visual amenity in the village. The area surrounding the Yass River along the western boundary of the village is low lying with an attractive riparian corridor which is formed due to the presence of the established trees. The main entry into the village is framed by open grazing lands combined with the Yass River Bridge crossing.

A large degree of visual amenity is derived from the heritage streetscapes within the village which are largely intact. At present, the Gunning LEP 1997 provides controls regarding development and subdivision associated with heritage items and within the conservation area. These items and conservation area will be transferred into the new Standard Instrument LEP, which will ensure that the village streetscapes are conserved.

In addition to the above, it is envisaged that a comprehensive Development Control Plan (DCP) will be prepared specifically for Gundaroo Village. It particular, it will place an emphasis on the natural and built character of the village, and outline policy and guidelines to guide its future direction. This DCP is outside the scope of this study and will be prepared following the completion of the new LEP.

13.11 Summary of Real Estate Data

The following information has been collated from the *allhomes.com.au* database. It should be noted that reference to median block size includes vacant land and allotments with dwellings.

The median house price in Gundaroo was \$187,000 in 2001 and the median vacant land price was \$45,000.

The median house price increased from 2001 to 2009 with only one slight trough in 2007. In 2009, the median house price was \$489,000 and when compared with 2001 this represents an increase of almost 62%.

The median price for vacant land was less turbulent when compared to Binalong and Bowning and from 2001 to 2009 there was an increase by 81%. In 2008, there were six sales of vacant land in Gundaroo and the median price was \$127,500 per transaction.

The number of sales in Gundaroo was also steady from 2001 to 2008 with sales ranging from 17 to 25 per year. There was a decrease in sales in 2009 which could indicate a lack of supply.

The median area has not varied greatly over time with blocks ranging from 1910m² to 2490m². The median area for lots in 2002 from 2006 was 2023m².

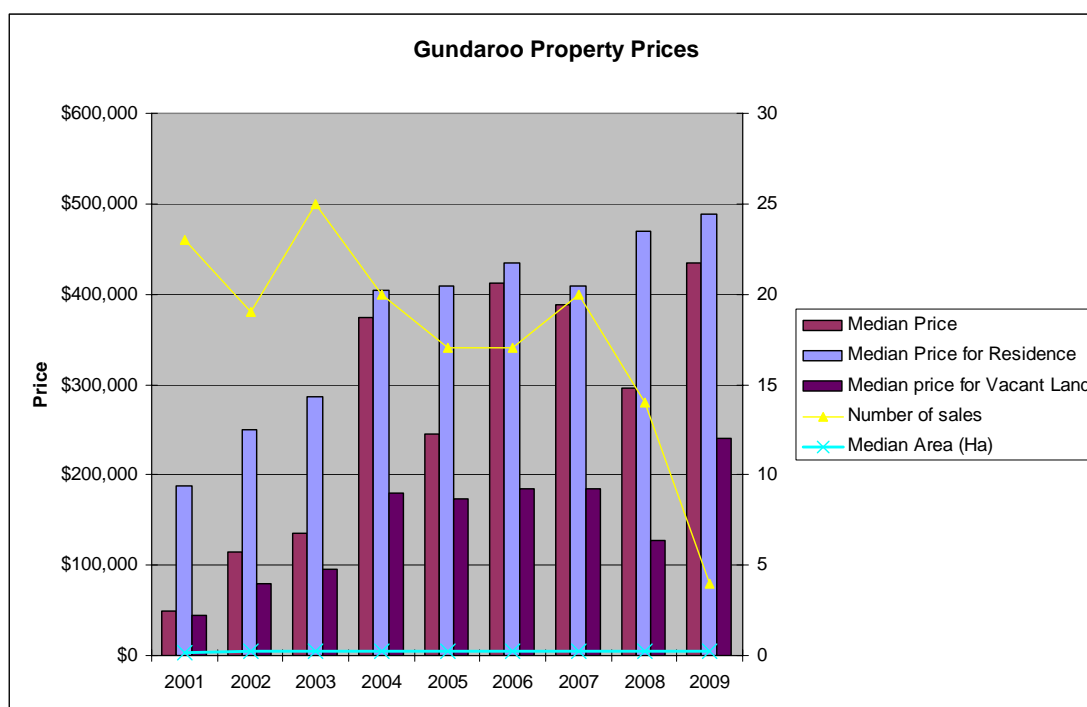


Figure 40. Gundaroo Property Prices from 2001 to 2009

(Source: Allhomes.com.au)

13.12 Place of Usual Residence

At the 2006 census, 17.9% of residents in Gundaroo stated that they resided in the ACT five years ago while 6.5% of residents responded that they resided in the ACT one year ago. There were 61 persons in Gundaroo whose place of residence was not the same a year ago and 34% were from the ACT. People who had previously lived the in ACT, one or five years ago made up the higher proportion of residents who had moved to Gundaroo. The number of persons who had the same usual address one year ago compared with five years ago is greater by 94 persons.

TABLE TWENTY ONE Place of Usual Residence for Gundaroo

	Males	Females	Persons
Same usual address 5 years ago as in 2006	84	80	164
ACT (5 Years)	26	29	55
Total with different usual address 5 years ago	68	66	134
TOTAL	157	150	307
Same usual address 1 year ago as in 2006	134	124	258
ACT (1 Year)	13	8	21
Total with different usual address 1 year ago	35	26	61
TOTAL	169	155	324

13.13 Recommendations for Gundaroo

The ABS data for Gundaroo reveals shows an increase in population from 264 in 2001 to 335 in 2006. As of 2006, 29% of people were employed in Public Administration and Safety (Government Administration and Defence), and 13% in the Professional, Scientific and Technical Services Industries. This indicates that a large proportion of the community commute the ACT or Queanbeyan for employment. A further 12% are employed in retail, accommodation and food services, which reflects that evolving industry in Gundaroo. Conversely, a decrease is noted in the Agriculture, forestry and fishing industries from 10% to 3% between 2001 and 2006.

There is clearly a large demand for residential properties in the Gundaroo village, given the lifestyle choice that the village provides and its proximity to Canberra. Between 2001 and 2009, the median price for a dwelling increased by 62% to \$489 000. This is a particularly interesting trend given the Sydney- Canberra Corridor Strategy makes particular mention that Gundaroo offers more affordable housing choice within the LGA.

A previous study was carried out in 1999 by the former Gunning Shire Council. This study focused more on rural residential land, and reviewed a significant area around the existing village. That study was prepared on the basis that reticulated water and sewer could be provided for the village – a prospect that the Village rejected at the time. The area surrounding Marked Tree Road was identified at that time as being high bushfire risk, and therefore any new lots created would require their own dam for fire fighting purposes. Creation of new dams – especially on small lots is no longer considered to be an acceptable sustainable solution, however the bushfire risk remains. Increasing the density of dwellings in this area further exacerbates the bushfire risk for the community and it is considered that there are far more suitable properties that could be developed within the area, which are more defensible in the event of a fire.

'The Gundaroo Vision 1999 – A Community Initiated Plan for the Sustainable Future to 2020' outlined the community planning priorities for Gundaroo Village. Its objectives are listed below, together with how this study addresses them (see *italics*):

- Planning should recognise the discrete village boundary and open agricultural surrounds. Fringe developments should not detract from this distinctive boundary. Planning should maintain the rural character and include landscaping and vegetation planting in development proposals.

This study has sought to review land on the very fringes of the village, rather than opening up large areas which are separated from the core of the village. This will allow the existing village to be consolidated, and incorporate a zoning which will reflect the existing use of surrounding land – such as RU4 Primary Production Small Lots, and RE1- Public Recreation for the Gundaroo Common and Police Paddock.

- Community assets should be protected through specialised local development plans.

An RE1 – Public Recreation Zoning is proposed for Gundaroo Park, Gundaroo Common and the Police Paddock. Heritage items and conservation areas within the existing Gunning LEP will be transferred over

into the new draft LEP, as well as the inclusion of some additional community items such as the Gundaroo Common and Clemenger and War Memorials.

- Planning decisions should not take away viability from the local economy – e.g building houses on quality river soils.

No further land adjacent to the river is proposed to be developed. Land behind, above and below the village – adjacent to the Yass River is proposed to be retained in a RU1 Primary Production rural zoning.

- Land use assessment be made to clearly identify valuable agricultural land, fragile areas and environmentally important habitat corridors.

Information supplied by DECCW is currently being used to create mapping which identifies land, groundwater & surface water issues and biodiversity. This mapping will act as 'Overlay' maps which will sit underneath the zoning maps in the LEP and identify areas which may require further investigation when considered development proposals.

It is also proposed to introduce an E4 Environmental Living Zone over some land along Marked Tree Road to recognise the environmental and visual values of the area, while acknowledging the existing residential use of each lot.

- The Economic Working Group takes the view that balanced development should be diverse, and that attention could be given to increasing the density of population in areas if it can be done sensitively e.g a terrace row with shared landscaping and facilities for the aged, or a small cluster development around a dam.

Increasing development within the Village is difficult due to the absence of reticulated water and sewer. The higher the density of the development, the more difficult it is to secure a potable water supply and ensure there is adequate land area to dispose of effluent. It should also be noted that while Gundaroo does and will continue to have an ageing population, it will remain difficult to accommodate them within the Village in any form of higher density retirement village or facilities given the current lack of infrastructure.

The Vision indicates that dwelling densities are recommended to be lower than comparable rural residential areas. Any cluster developments should not be visible from main roads and should be screened by topography and vegetation. In summary it states *'Large rural residential development adjacent to the village not only detracts from the village integrity and amenity, but can reduce the value of village holdings.if Gundaroo is perceived to be different and unique, its blocks will maintain a premium value' (p 44).*

In response, it should be noted that there are no areas recommended to be rezoned for Rural Residential use (R5 Large Lot Residential) at this stage. The area to the north of the Village has been flagged as an area for possible future village investigation, however zonings and densities would have to be determined following a detailed study of the site.

Taking these concerns into account, as well as the opportunities and constraints of the village, it is considered that some limited growth can be accommodated, without having a negative impact on the character of the village.

Proposed Standard Instrument—Principal Local Environmental Plan Zones

Note: Zone Objectives and mandatory Land Uses are contained in Appendix 2

The existing 2 Village zone is proposed to be transferred into the new RU5 Village Zone. The minimum lot size is proposed to be 2000 sqm, which is generally consistent with the existing pattern of lot sizes within the village, and is also consistent with the area required for on-site effluent disposal systems to function effectively.

- (1) The area to the immediate east of the village fronting Lute Street is proposed to be rezoned from 1(c) Rural Small Holdings to R2 Low Density Residential. There are eleven existing lots, with an area of approximately 2 ha each.

A minimum lot size of 5000 sqm is proposed for this area to provide a better visual transition towards the Common and allow larger areas for effluent disposal in this part of the village. This also allows for the existing grid pattern to be continued, with lots having frontage to the east-west road reserves (Lind, David, Harp, Lot and Faithfull Streets). Having a larger minimum lot size than the existing village lots would also remove the pressure to construct Judith Street. Judith Street is the interface between the Village and the Common, and it is undesirable that the road be constructed and sealed, and additional traffic introduced into the area.

With a proposed minimum lot size of 5000 sqm, this could equate to 44 additional village lots. This density however, is unlikely to be realised given the placement of existing dwellings on the lots, and existing drainage and access issues. Any further subdivision of the land would also be required to demonstrate secure water supply and effluent disposal areas.

- (2) The existing rural lots to the south and south east are cleared, are largely in separate ownership and are relatively small in area. An RU1 Primary Production zoning, with a minimum lot size of 40 ha is proposed over this land to reflect the current land use and fragmentation. This would enable 4 additional dwelling entitlements and allow landowners to reside in close proximity to the village, while undertaking smaller scale agricultural pursuits. A minimum lot size of 40 ha would only result in the potential subdivision of one additional lot.
- (3) The lot to the north of the Tip/Transfer Station is also proposed to be rezoned to RU4 Primary Production Small Lots. A more intensive zone and development would not be supported due to the creekline traversing the property and the 450 metre buffer area required around the Tip. It is however considered that there is some development potential for the site along Marked Tree Road and as such a minimum lot size of 10 ha is recommended to enable the establishment of small scale rural or primary production enterprises.
- (4) The lots on the northern side of Marked Tree Road have small areas – around 5 to 17 ha and are in separate ownership. They also have significant areas of vegetation, and each has its own dwelling. It is

proposed that these lots be zoned E4 Environmental Living. These lots should not further subdivided, given the existing vegetation and potential bushfire risk. A minimum lot size of 8 ha is therefore proposed, which would only allow for one additional dwelling entitlement, and prevent the creation of any additional lots.

- (5) The Gundaroo Recreation Ground and the Police Paddock are both included in the current village zoning, however this land is more appropriately zoned RE1 Public Recreation to reflect the existing community recreational uses. The Village Common is also proposed to be zoned RE1 for the same reason.
- (6) The Gundaroo Cemetery and the Transfer Station/Tip are both proposed to be zoned SP2 Infrastructure consistent with their existing uses.
- (7) The land to the immediate west, north and south of the village which abuts the Yass River has significant scenic values, is low lying/flood prone and is considered to be unsuitable for village development. The land is still in agricultural use and as such should be retained in an RU1 – Primary Production zone.
- (8) The land in the easternmost portion of the investigation area along Marked Tree Road has recently been transferred to the Crown as part of the McLeod's Creek Nature Reserve. As such, it is proposed to zone the land E2 Environmental Conservation, and to incorporate the adjacent lot to the east for the same reason.

Future Investigation Areas

- (9) The land to the north of the village is proposed to remain RU1 Primary Production at this time. It is proposed that this site be considered for the future growth of Gundaroo Village, subject to further investigation – including access to water. There is a creek and dam to the south- towards Rosamel Street, and a heavily vegetated area in the northeast corner. Aside from this, it is otherwise relatively unconstrained.

Developing the village in this direction in the future would allow the semi-rural village character to be maintained, and the subdivision pattern to reflect that of the existing streets. As this is a Greenfield site, subdivision of this land can accommodate reserves to address the above constraints as well as setbacks and landscaping to the Gundaroo – Gunning Road. It would be anticipated that this area could accommodate a mix of zones including RU5 Village and R5 Large Lot Residential subject to availability of a secure water source.

- (10) The area to the south of the village along Faithfull Street is generally acknowledged by the community as a logical direction in which the village can expand. The location of this area allows for land to be subdivided which can continue the characteristic rectilinear lot pattern of the village. The area is relatively flat, with minimal vegetation, and would be able to incorporate reserves along the Sutton Road and Faithfull Street to allow retention of the existing trees.

The area is opposite the existing school and would link comfortably with the village. It would be able to access and extend the existing drainage and road infrastructure, subject to the required upgrades.

Rezoning and development of this area would only be considered subject to the availability of a secure water source and demonstration that effluent could be satisfactorily disposed, given the drainage line that extends through the property. Staging and layout of any future development in this area would also need to be resolved. Any future development of this area would need to connect with the village through extension of existing street/s within the village, and incorporate a lot layout which respects the character of existing subdivision patterns. A lower density of development may be appropriate for the southern part of the area, to incorporate greater setbacks from Sutton Road to protect the Rural Vista on the village approach.

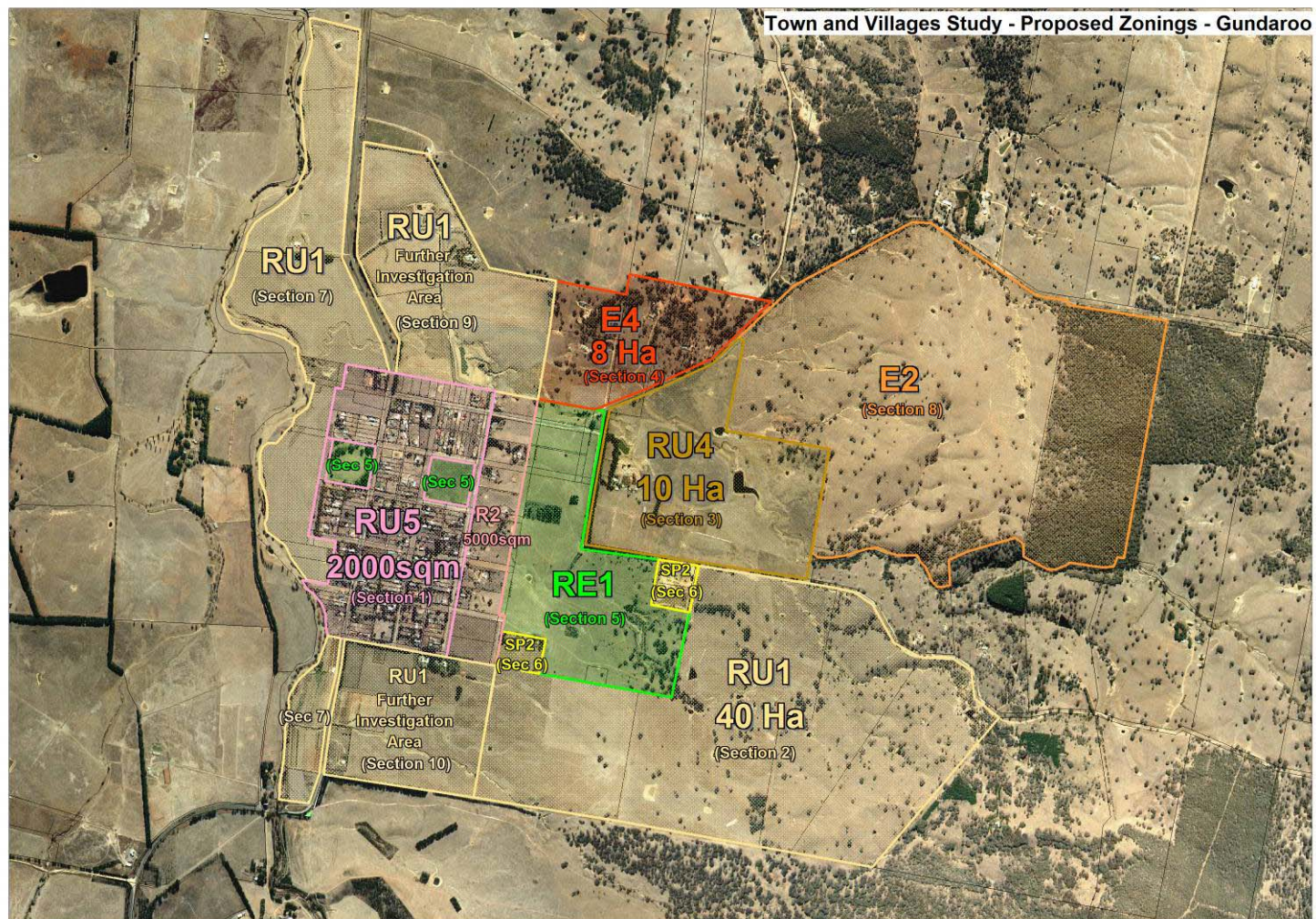


Figure 41. Gundaroo Proposed Zonings in the T&V Study

14 MURRUMBATEMAN

14.1 *Settlement*

The Murrumbateman area began to be settled when explorers such as Throsby, Hume and Hovell passed through the region and proclaimed the agricultural potential of the area. Prior to the passing of the Robertson Land Acts in 1861, 'settlement' took the form of 'squatting' on vast tracts of land – usually for the grazing of sheep and cattle. These squatters were free settlers or ex-convicts.

Murrumbateman village evolved from the original Murrumbateman Station where '*Hawthorn*' now stands. It was located on the road to Queanbeyan and would have been a staging point for travellers. Queanbeyan was proclaimed in 1838, however it would not have become a frequent destination until Canberra was established and higher usage of the road now known as the Barton Highway began. The Murrumbateman village was officially proclaimed in 1876, by Governor Sir Hercules Robinson. His wife was Nea Arthur Ada Rose D'Amour, which most likely gave rise to the street names Hercules and Rose within the village (Mullholland, p 189).

The original orthogonal half acre allotment pattern is confined to a discrete area within the village, confined by Hercules Street to the north, East Street (Barton Hwy), South Street and West Street. At the first land sale in 1876, only one town allotment was sold, as there were concerns over water availability and the belief that village growth would therefore be constrained (Mullholland, p.190).

It was not until almost a century later with the flow on effects of growth from Canberra during the early 1960's which increased the attractiveness and interest in Murrumbateman. Originally Murrumbateman would have been perceived as a much cheaper alternative to living in Canberra. This period also coincided with widespread access to groundwater and the construction of dams for a more secure water supply, which encouraged further development.

The village itself is still sparsely developed and original buildings are scarce. Instead, it has become surrounded by large lot rural residential estates, which have been settled in the last 40 years. These estates are popular with residents due to the close proximity to Canberra and the low density housing options they provide. Nevertheless, the village core is still a focus for residents in the surrounding rural and rural residential areas. This focus will be enhanced as the services provided in the village increase.

14.2 Social Profile

The ABS collection data area for the Murrumbateman UCL was 12.1 sq km in 2001 and 15.9sq km in 2006.

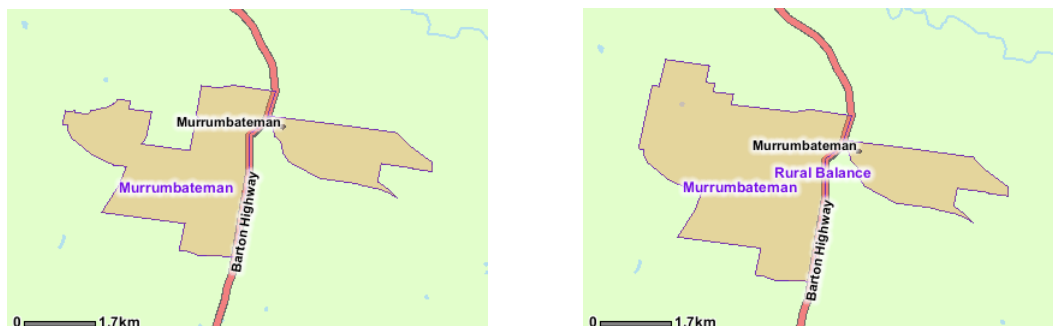


Figure 42. Murrumbateman UCL 2001

Murrumbateman UCL 2006

a) Population size and Change

The Murrumbateman Urban Centre/Locality (UCL) has experienced a significant increase in population as noted in the 2006 census. Since 2001, Murrumbateman's population has increased by 38.29 percent with its population increasing from 1,272 persons in 2001 to 1,759 persons in 2006.

b) Age distribution and change over time

There was an increase in all age groups between 2001 and 2006 with the exception of those aged 85 years and over. Importantly, those aged 65-74 years more than doubled during the intercensal period from 28 persons to 61 persons. Persons aged 55-64 years increased by 98% (104 persons to 206 persons) whilst the age group with the highest number of people for both census periods were aged 45-54. This group accounted for 18.53% of the entire demographic group in Murrumbateman UCL in 2006.

The age of the population in the Murrumbateman UCL could almost be described as a young. This description is based on the fact that the Murrumbateman UCL has only 3% of people aged 75 and over and 26% of the population were aged 14 years and under in 2006, with nearly half of the population (48%) aged between 35-64 years. Anecdotally, this would suggest that there are many households with young school children living in this area.

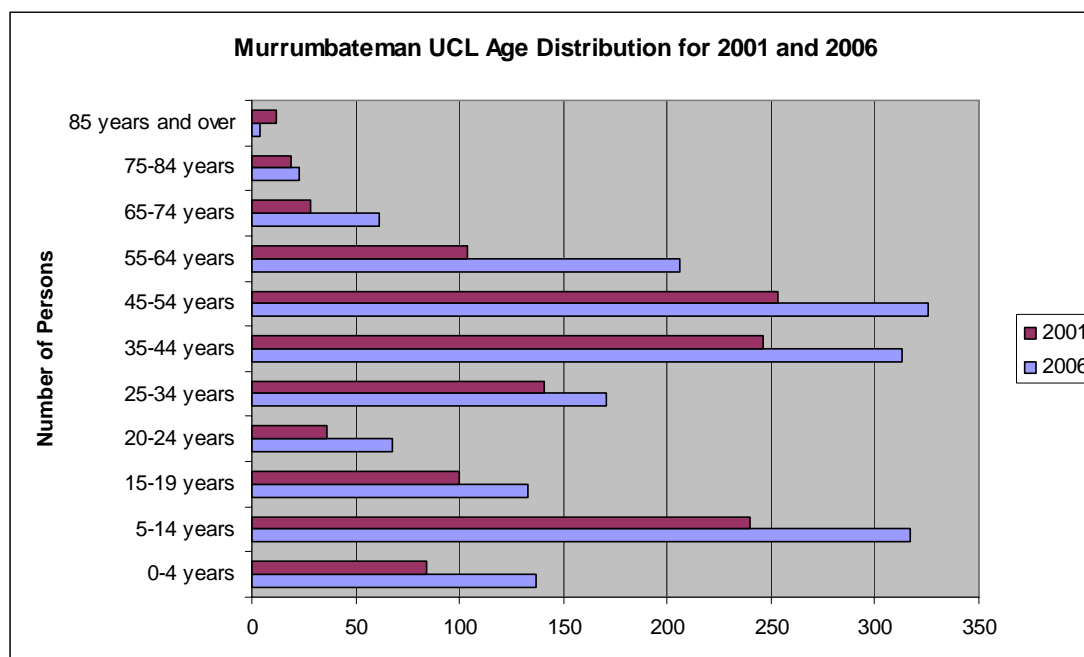


Figure 43. Murrumbateman UCL Age Distribution from 2001 to 2006

(Source: Australian Bureau of Statistics)

c) Housing Type

Separate houses were the most dominant housing type in both 2001 and 2006.

TABLE TWENTY ONE: Housing types for Gundaroo Urban Locality				
	2006		2001	
	No	%	No	%
Separate house	524	97.0	430	93.9
Semi-detached, row or terrace house, townhouse etc	7	1.3	0	0.0
Flat, unit or apartment:	3	0.6	3	0.7
Other dwelling:	6	1.1	3	0.7
Unoccupied private dwellings	N/A	N/A	22	4.8
Dwelling Structure not Stated	0	0	0	0.0
Total	540	100.0	458	100
*Taken from 'Dwelling Structure: Private dwellings and Persons in occupied private dwellings (excluding overseas visitors)'				
* Unoccupied Private Dwellings was not a criterion in the 2006 census (Source: ABS)				

Since 2001 there has been seven semi-detached, row or terrace house, townhouse etc recorded. It is likely however that separate houses will continue to dominate housing type in the future. The 2006 household occupancy rate for Murrumbateman UCL is 3.26 persons per household (data derived from total number of persons divided by total number of dwellings). This figure is higher than the Yass Valley LGA household occupancy rate of 2.82 persons per household.

The higher occupancy rate could also anecdotally indicate a higher number of dependent students (aged 15-24 years) or a non-dependent child in the household. In 2001 there were 136 dependent students and non-dependent children recorded during the census period accounting for 10.8% of the

relationship in a household situation. Although this figure slightly decreased in 2006 to 10.3% there were 169 persons living in the household classified as dependent students or non dependent children. It is expected that dependent students and non-dependent children are likely to increase in number given Murrumbateman's proximity to Canberra and Yass.

d) Employment

The Murrumbateman UCL had a slight decrease in its labour force participation rate from 2001 to 2006, with 74.7% of those aged 15 and over in the labour force compared with 75.3% in 2001. The Murrumbateman UCL also recorded a decrease in its unemployment rate down from 3.2% in 2001 to 1.5% in 2006.

The Yass Valley LGA as a whole had a labour force participation rate of 68% in 2006 and an unemployment rate of 2.6%.

e) Employment by Industry

The following table shows the percentage of people employed in the Murrumbateman UCL within different industry classifications. It should be noted that the text in brackets is the wording from the 2001 census and was not used in the 2006 census. In 2006, the ABS added in two more classifications: 'professional, scientific and technical services' and 'administrative & support services' and therefore data was unavailable for 2001.

TABLE TWENTY TWO: Murrumbateman Urban Locality Employment Analysis				
	2001	2006	Proportion of People Employed by Industry in 2001 in Murrumbateman UCL (%)	Proportion of People Employed by Industry in 2006 in Murrumbateman UCL (%)
Agriculture, forestry & fishing	9	4	1.30	0.42
Mining	0	0	0.00	0.00
Manufacturing	31	23	4.49	2.40
Electricity, gas, water & waste services	8	10	1.16	1.04
Construction	55	93	7.96	9.71
Wholesale trade	18	31	2.60	3.24
Retail trade	87	88	12.59	9.19
Accommodation & food services	28	61	4.05	6.37
Transport, postal & warehousing (Storage)	14	23	2.03	2.40
Information media & telecommunications (Communication Services)	19	22	2.75	2.30
Financial & insurance services	22	23	3.18	2.40
Rental, hiring & real estate services (Property and Business Services)	92	21	13.31	2.19
Professional, scientific & technical services	N/A	97	-	10.13
Administrative & support services	N/A	13	-	1.36
Public administration & safety (Government Administration and Defence)	129	236	18.67	24.63
Education & training	47	80	6.80	8.35

TABLE TWENTY TWO: Murrumbateman Urban Locality Employment Analysis

	2001	2006	Proportion of People Employed by Industry in 2001 in Murrumbateman UCL (%)	Proportion of People Employed by Industry in 2006 in Murrumbateman UCL (%)
Health care & social assistance (Health and Community Services)	61	76	8.83	7.93
Arts & recreation services (Cultural and Recreational Services)	24	15	3.47	1.57
Other services (Personal and Other Services)	44	18	6.37	1.88
Non-classifiable Economic Units)	0	N/A	0.00	-
Not Stated	3	24	0.43	2.51
TOTAL	691	958	100.00	100.00

In 2001 the largest proportion of people employed were in Public administration & safety (Government Administration and Defence) which consisted of 18.67% of the labour force. In 2006, the same industry was again the most dominant employer occupying 24.63% of the labour force. There was a decrease in those working agriculture, forestry and fishing as well as those working manufacturing during the intercensal period. Other dominant industries also emerged in 2006 including retail trade and professional, scientific and technical services.

14.3 Study Background

Planning controls were first introduced into Murrumbateman with the advent of an Interim Development Order (IDO) in 1966 under the former Goodradigbee Shire Council. This IDO introduced a 'Village Zone' and was implemented primarily to control 'ribbon development' along the Barton Highway.

The Murrumbateman Estates Study was undertaken by Yass Shire Council in 1989. It formed part of a shire wide study carried out at that time, but was released earlier as an independent study. The study was carried out in response to a perceived shortage of rural/residential land in the Murrumbateman area, to determine whether further land releases were required. The area that the study encompassed included the village and the existing rural/residential areas within a five kilometre radius of the Post Office.

At the time of the Estates Study, the State Pollution Control Commission advised that due to the *'highly saturated nature of the soils around the Murrumbateman village in winter further release of village residential allotments should not be allowed without a proper sewerage treatment works being constructed'* (Estates Study, p114). Those works were not considered to be economically viable in 1989 and therefore that study recommended that no further expansion of the village should take place. As the construction of a Murrumbateman Sewage Treatment Plant is now being considered Village expansion can be reviewed. Significant additional village growth can only be based on its development and the provision of a secure supply of potable water.

In relation to the surrounding rural residential estates, the study set out the following Policy Objectives:

- (i) *restrict development of areas of high environmental quality;*
- (ii) *provide additional rural/residential allotments to cater for the growing demand;*
- (iii) *provide community facilities desired by residents in the estates;*
- (iv) *protect amenity of the area through design and development standards and by limiting the ultimate population level in the estates;*
- (v) *protect major agricultural holdings on high quality agricultural land;*
- (vi) *ensure traffic movement along the Barton Highway between Yass and Canberra is not unnecessarily restricted by increased access points or from congestion by vehicles turning off and onto the Highway;*
- (vii) *limit rural residential estates to locations suitable for such development;*
- (viii) *protect existing and future groundwater supplies and downstream properties against pollution;*
- (ix) *provide adequate open space and access corridors throughout the estates;*
- (x) *ensure lot sizes are able to provide for adequate household and allotment water supply during a 1 in 10 year drought.*

It is considered that these objectives are still relevant when reviewing the potential expansion of Murrumbateman.

As part of Amendment V15 to the Yass LEP 1987, the former Yass Shire Council prepared the Three Villages Study (1996), which covered Binalong, Bowning and Murrumbateman. This study looked at the character and heritage values of each of the villages, and made recommendations that could be implemented into Development Control Plans. The community expectations identified, were reflected in the recommendations for future development in Murrumbateman, which included:

- *Keep orthogonal plan (all villages);*
- *Maintain current building density, but allow dual occupancy or multi unit development (all villages);*
- *Designate commercial zone;*
- *Enlarge Recreation Grounds & provide more recreation space;*
- *Open laneways;*
- *Keep village extension within sight lines.*

Council sought to incorporate the findings of the Three Villages Study into a DCP for each of the villages. Accordingly, the Yass Shire Council Development Control Plan for Land Zoned 2(v) Village (Murrumbateman Village) was adopted by in February 2001. It applies to all land in the village of Murrumbateman which is zoned 2(v) Village under the provisions of the Yass Local Environmental Plan 1987.

As part of the Three Villages Study, some additional land was also reviewed for rezoning. It identified an area around the Recreation Ground for its possible expansion, as well as land to the immediate north and west of the existing village for rezoning investigation. It appears that these suggestions were not explored any further with these areas not forming part of the final Amendment V15.

14.4 Existing LEP Provisions

The core of Murrumbateman is zoned 2(v) Village 2 under the provisions of the Yass Local Environmental Plan 1987. This zoning covers the area bounded by North, West, South and East Streets (Barton Highway). Another small pocket of Village zoned land covers Merriman Place to the west of the village.

The objective of the 2(v) Village zone is:

“To set aside land for rural villages to allow for future development of a residential, commercial or light industrial nature associated with residents of the village, surrounding rural communities, tourists and travellers”.

There are no provisions within the Yass LEP which specify any minimum lot sizes within the 2(v) Village zone.

Land to the west and east of the village is zoned 1(c)1, while land to the south is zoned 1(c) – both of which are Rural Residential Zonings.

The objectives of the 1(c)1 zone are as follows:

- (a) *to set aside certain land for the purposes of residential development in a rural setting in a manner that preserves the existing environment, amenity and character of the locality,*
- (b) *to ensure the provision of household and allotment water supply to lots by subdivision design of adequate lot size which are based on catchment yield analysis,*
- (c) *to protect the amenity of the area through design and development standards,*
- (d) *to ensure that traffic movement along the Barton Highway between Yass and Canberra is not unnecessarily restricted by increased access points or congestion caused by vehicles turning off and onto the Highway,*
- (e) *to ensure that development does not create unreasonable demands for provision or extension of public amenities or services,*
- (f) *to ensure that development does not interfere with the rural character of the locality and to minimise disturbance to the landscape caused by clearing, earthworks and access roads,*
- (g) *to protect the quality and quantity of groundwater resources within the locality,*
- (h) *to regulate the impact of further demand on groundwater users,*
- (i) *to implement a “user pays” system in relation to development so far as the provision or upgrading of public utilities and community services are concerned,*
- (j) *to permit development which is in the overall social and economic interest of the Shire with a lower priority being given to the interests of the individual or developer,*
- (k) *to minimise the social and economic costs to the community which are associated with isolated rural residential holdings,*
- (l) *to ensure that safe and efficient measures are adopted in relation to rural development by requiring that developers and intending residents fully consider bushfire risk, and*
- (m) *to ensure that the principles of erosion control are applied to all development on or under the surface of the land.*

The objectives of the 1(c) zone are as follows:

- (a) *to set aside certain land for the purposes of residential development in a rural setting within areas that are suitable for that type of development,*
- (b) *to provide for a co-ordination of development to achieve a range of allotment sizes to satisfy community demands and maximise public service facilities,*
- (c) *to ensure that protection and maximum public benefit is derived from certain areas of high environmental, aesthetic or recreational value, and*
- (d) *to ensure development is carried out in a way that provides for the efficient distribution of community associated services and facilities.*

The Murrumbateman Recreation Ground to the east of the village is zoned 6(a) Open Space and there is an extensive area of land to the south east of the village zoned 1(d) Rural Small Holdings which contains significant patches of intensive agriculture namely vineyards. The remainder of the study area is zoned 1(a) General Rural, together with two small pockets of land zoned 7(d) Environmental Protection Zone.

The objectives of the 1(d) zone are as follows:

- (a) *to set aside certain land for the purposes of rural retreats and hobby farms within areas that are suitable for that type of development,*
- (b) *to provide for a co-ordination of development to achieve a range of allotment sizes to satisfy community demands and maximise public service facilities,*
- (c) *to ensure that protection and maximum public benefit is derived from certain areas of high environmental, aesthetic or recreation value, and*
- (d) *to ensure development is carried out in a way that provides for the efficient distribution of community associated services and facilities.*

Importantly, the land set aside for the Barton Highway Duplication bypass of the village is currently zoned 9(b) Proposed Road Zone. It should be noted that the alignment illustrated on the zoning map has been adjusted and no longer accords with that approved by the RTA at that time. A more correct yet not final alignment is shown in Figure 44.

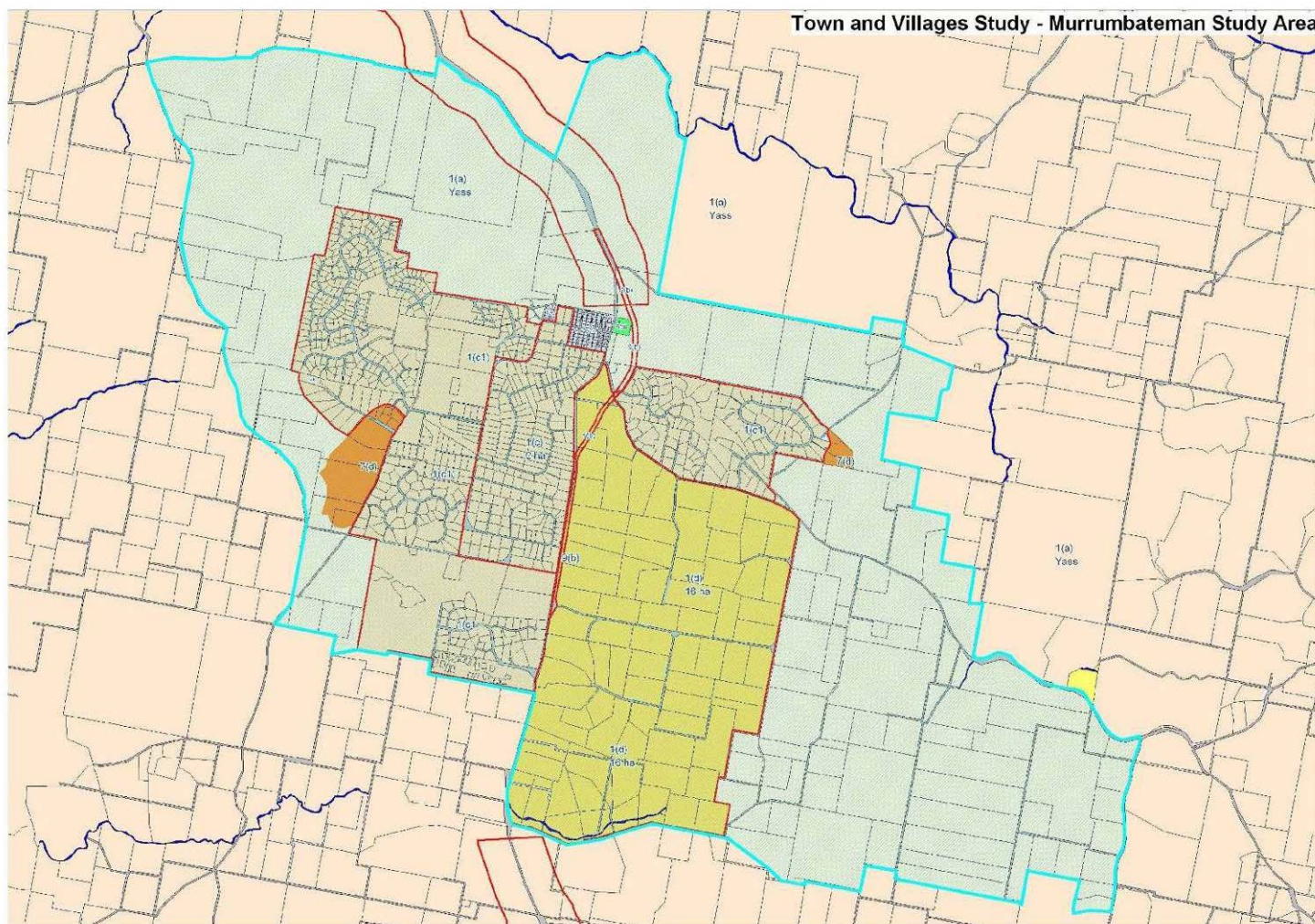


Figure 44. Murrumbateman T&V Study Area

14.5 Existing DCP Provisions

The Yass Shire Council Development Control for 'Land Zoned 2(v) Village (Murrumbateman Village)' was adopted by Council in February 2001. It applies to all land in the village of Murrumbateman currently zoned 2(v) Village under the provisions of the Yass Local Environmental Plan 1987.

The objectives of the DCP are to:

- *Ensure that the quality of the village is not only maintained but improved;*
- *Address the form and impact of existing and new development;*
- *Provide opportunities to improve the amenity and liveability of the village.*
- *Provide opportunities for the provision of community facilities.*
- *Provide opportunities that will assist the economic viability of the village.*

The DCP sets out the siting and design requirements for dwellings, and also emphasises that further subdivision within the village is not encouraged. If subdivision does occur, a minimum lot size (excluding the commercial area) of 1500 square metres applies as set by the DCP.

The DCP also includes Village Expansion Guidelines, which state that the only practical option for the expansion of the village was to the north and west of the village zone boundary. It recommended specific land capability studies to be carried out to determine the constraints posed by environmental features of the land and to set limits to development.

The Yass Shire Council Development Control Plan for 'Exempt and Complying Development' was adopted by Council on the 22nd September 1999. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, will supersede this DCP on the 31 December 2010.

14.6 Land Use Survey

Since the village was originally proclaimed with 107 allotments, only an additional 9 have been created (not including the Recreation Ground area), as a result of re-subdivision of the original 2000sqm (half acre) lots. Another 15 lots were released in 1984 in an extension to the west of the village known as Merriman Place.

Non residential uses within the village are clustered close to the Barton Highway. Uses with frontage to the highway are Springers Rest Cafe, IGA Supermarket / Petrol Station, Murrumbateman Inn, the Uniting Church, and the Old School House (now used as the STRL Branch Library). Jones Park and the Recreation Ground are separated from the rest of the Village by the Barton Highway.

All Saints Anglican Church, Rapley Constructions, a Hairdresser and the Take Away/Café are all located along Hercules Street. The Village Water Reservoir and Murrumbateman Cemetery are located to the west of the village - off the

intersection of Hercules Street and McIntosh Circuit. Two allotments of Crown Land are located between North and Hercules Streets which were historically set aside as a reserve for a Primary School.

Rose Street runs parallel to the Highway, and contains the Veterinary Clinic, Bill Wheatley Motors and MECCA (Murrumbateman Early Childhood Centre Association).

The only licensed landfill operated by Yass Valley Council is located off Isabel Drive at Murrumbateman. The Murrumbateman Landfill and Transfer Station site is currently utilised for the disposal of domestic waste, but also accepts as some hazardous waste such as Asbestos.

14.7 Community Facilities/Recreation Facilities

Despite the small physical size of the Murrumbateman village, it services quite a large area – including the surrounding rural residential estates that flank the village.

The village supports two churches, the All Saints Soldiers Memorial Church and the Community (Uniting) Church.

There is also a strong sporting/cultural presence in the village with at least 20 active community groups/clubs, which are catered for predominantly at the recreation ground and the hall.

14.8 Education

Although the population has been steadily increasing, there is no school operating in Murrumbateman at present. The original school closed in 1973, due to falling enrolment numbers. Since then, students have had to travel to Yass or Canberra for schooling. The Murrumbateman 'Old School House' now serves as a branch of the Southern Tablelands Library, and the MECCA (Murrumbateman Early Childhood Centre Association) Preschool is located on Rose Street.

The Member for Burrinjuck, Katrina Hodgkinson, began advocating for the establishment of a new school in NSW Parliament in December 2000, and was advised that a new school required a minimum enrolment of 250 students (NSW Parliament, Hansard 26/20/2006). The 2001 Census data showed that this would have been met then and the most recent 2006 Census data again shows a further increase in the number primary school aged children. The 2006 census reveals that 293 children between the ages of 5 and 14 live in the Murrumbateman UCL and are enrolled in an educational institution (Urban Centre/Locality), which does not take in those children living in the surrounding rural areas (outside the UCL) who would also access the school if available.

This lack of a primary school was compounded in 2006, when the Hall School was closed. At that time, 82 of the 128 Hall School students were from NSW. While the Standing Committee on Education, Training and Youth Affairs recently tabled a report in the ACT Legislative Assembly (September 2009) recommending that the Hall School be reopened, it may not be in the capacity of a primary school. There clearly is a need for the establishment of a primary school in

Murrumbateman, but until the state government allocates funding, students will need to continue traveling to Yass or Canberra for schooling.

Of all the villages in the Yass Valley LGA, Murrumbateman has the highest population and highest growth in the 5 to 14 year age group, between the 2001 and 2006 Census. It also has one of the highest potentials for future growth given the demand from the ACT market. It is however, the only village in the LGA without a primary school which could potentially deter many young families from settling there.

14.9 *Heritage*

As development within Murrumbateman was sporadic and there was little passing traffic, the village allotments never appear to have been intensively developed. Although some original buildings have been lost, these tend to have been located along the current alignment of the Barton Highway to make way for more modern conveniences such as a hotel/motel and petrol station. While the loss of these items is lamented, the redevelopment of those sites may have guaranteed the survival of the village.

Of the items that do remain, the following are considered the most significant - The All Saints Soldiers Memorial Church on Hercules Street, former Murrumbateman School in Rose Street, The old Schoolhouse, Springer's Rest Restaurant (former Murrumbateman Inn & Post Office), adjacent Pise Cottage (former Gruber's Cottage), and former Scots Uniting Church along the Barton Highway (East Street). The Memorial Avenue of Trees along Barton Highway were planted by students from the Murrumbateman School on Arbor Day during WWII to commemorate those members of the local community who served their country in the two World Wars.

To the north and north east of the village, lie Woodside and Hillview, and the impact on the heritage significance of these properties must be taken into account with any expansion of the village in their vicinity.

Unfortunately, these significant places and items remain without adequate protection from demolition or unsympathetic modification. There is a listing of some items in Schedule 1 of the 2001 Yass Shire Council DCP for Land Zoned 2(v) Village (Murrumbateman Village). This does not however give adequate protection to the items, instead requiring new development adjacent to the items identified to reflect the heritage character of that building.

As part of the Yass Rural Areas Heritage Study in 2002, heritage items in the Murrumbateman village and the surrounding area were reviewed. Items identified as part of that study are now flagged for formal listing in the Heritage Schedule to the new Yass Valley LEP.

14.10 *Visual Amenity*

Development within the immediate vicinity of the Barton Highway has the greatest potential to have a negative impact on the vistas of the highway corridor. The area has a high scenic quality, especially due to the rural character of the area as a gateway into the ACT. The surrounding landscape outside of the immediate Murrumbateman village contains long views of 'open rolling farmland',

which has been largely cleared with the exception of some remnant vegetation adjacent to roads in particular.

As stated previously, the 'Hillview' homestead to the north east of the existing village, 'Woodside' slab cottage to the north, as well as the old Schoolhouse and residence, contribute to the historic character of Murrumbateman. The WWII Memorial Avenue of trees along the Barton Highway also make a strong contribution to the visual amenity of the Village. As such, the viewlines to these properties should not be impeded.

It is considered that the landscape to the south of Murrumbateman- either side of the Barton Highway is of a higher scenic quality than that to the north. Driving toward Canberra, affords long open views – especially towards the Brindabellas. Views to the west of the Barton, traveling towards Yass are largely obscured by the ridgeline, whereas views looking east over grazing land towards the Yass River are highly attractive.

The Visual Amenity of the area can be protected, and potentially enhanced through:

- Zone selection/minimum lot sizes to protect the view corridor;
- Appropriate design and location of infrastructure associated with village expansion (i.e wind turbines, water and sewerage treatment plants).
- Minimising access points to the highway
- Use of landscaping and retention of existing vegetation to screen developments to the Barton Highway eg. Tree Protection Orders, landscaping and re-vegetation requirements including roadside revegetation as development and subdivision requirements;
- The proposed Yass Valley Comprehensive Development Control Plan which can incorporate Ridgeline controls, building envelopes, materials and colours, height and scale, and erosion prevention

14.11 Barton Hwy Duplication

Figure 45 below details the most recent proposed alignment for the Murrumbateman Bypass as part of the future Barton Highway Duplication. While the exact location of the road boundaries has not been finalised at the time of this study, the information in the plan provided by the RTA below has been considered in determining potential village expansion.

While the timing of the actual construction of the duplication remains unknown, it is imperative that any development that occurs between now and 2031 acknowledges the constraint of the bypass, as well as maximises the opportunities that it will bring to the village.

The main physical impacts that the bypass will have on Murrumbateman are enclosing 'Hillview' as well as the Murrumbateman Recreation Ground to the east. The existing Barton Highway road alignment is proposed to form a service road through the village. When traffic is redirected out of the village, this will have enormous benefits for businesses and the wider community, as it will create a much safer, pedestrian friendly environment which will be more conducive to residents and tourists alike.

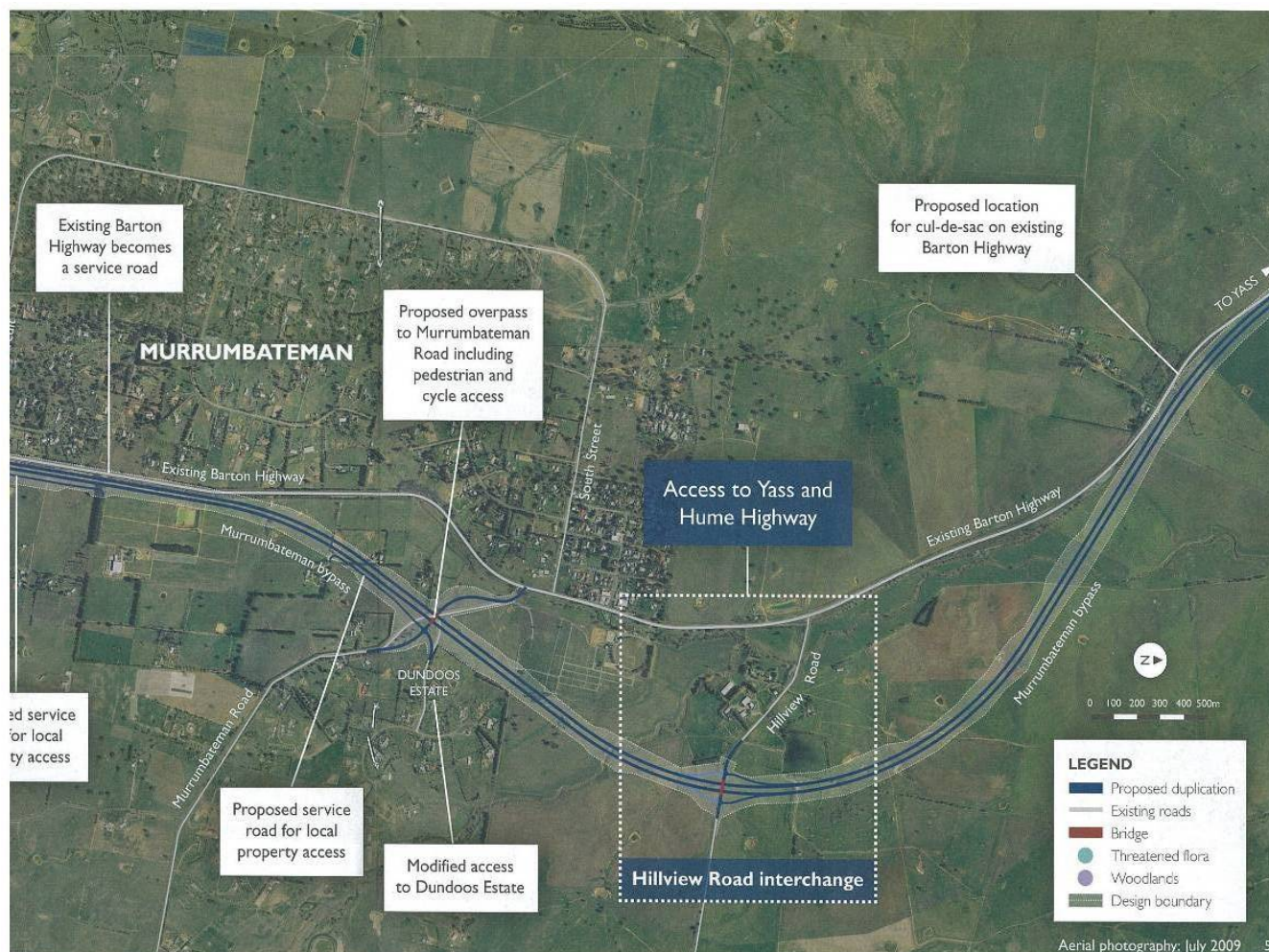


Figure 45. Barton Highway Duplication proposed by RTA

Source: Barton Highway future duplication – Display of Proposed Road Boundaries (May 2010) *Australian Government, NSW Government and RT*

14.12 Summary of Real Estate Data

The following information has been collated from the *allhomes.com.au* database. It should be noted that reference to median block size includes vacant land and allotments with dwellings.

In 2001, the median house price was \$177,500 and the median price for vacant land was \$81,250.

The median house price in 2009 increased to \$565,000 which is an increase of almost 69% when compared to the 2001 median price. The median house price peaked in 2008 at \$600,000. Murrumbateman has experienced a rise and fall pattern in median house prices as outlined below however it is important to note the median price has never fallen below the 2001 prices and was always substantially higher than that period. The graph indicates a notable rise in median price between 2007 and 2008.

The median price for vacant land has had a similar rise and fall pattern to residential housing prices. 2006 saw a slight decrease to \$175,000 in the median price for vacant land.

Murrumbateman has experienced a steady number of sales transactions during this period, ranging from 43 sales in 2003 at its lowest to 75 sales in 2008. In 2007 the number of sales increased by 19 when compared with the previous year.

In 2008 there were 20 sales in the Murrumbateman area for dwellings whilst 55 sales involved vacant land, which partly reflects the lack of established dwelling stock.

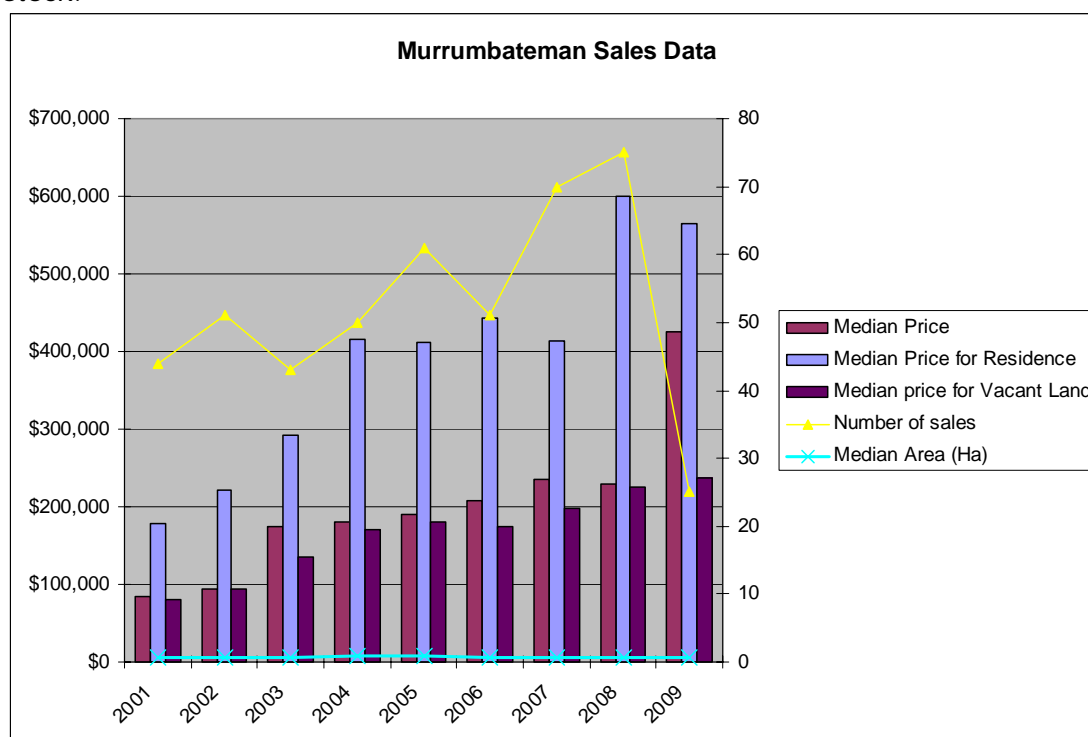


Figure 46. Murrumbateman Property Sales

(Source: Allhomes.com.au)

14.13 *Place of Usual Residence*

In 2006, 30.1% of residents in Murrumbateman stated their usual address five years ago was located in the ACT compared to 10.6% who answered their usual address one year ago was in the ACT. There were 270 (15.5%) persons in Murrumbateman whose place of residence was not the same a year ago and 68% were from the ACT. The people who did not have the same usual address five years ago made up 48% of people in Murrumbateman. The number of persons who had the same usual address one year ago compared with five years ago is greater by 621 persons.

TABLE TWENTY THREE: Place of Usual Residence for Murrumbateman			
	<i>Males</i>	<i>Females</i>	<i>Persons</i>
Same usual address 5 years ago as in 2006	364	384	748
ACT (5 years)	244	245	489
Total with different usual address 5 years ago	390	389	779
TOTAL	803	820	1,623
Same usual address 1 year ago as in 2006	676	693	1,369
ACT (1 year)	91	93	184
Total with different usual address 1 year ago	132	138	270
TOTAL	865	872	1,737

(Source: Australian Bureau of Statistics)

14.14 *Recommendations for Murrumbateman*

The popularity of Murrumbateman as a residential option within the LGA has grown immensely over recent years. ABS data reveals that the Village has experienced a population increase of 38.29% between 2001 to 2006, however it should also be noted that the UCL collection district increased slightly in area. It is also apparent that the locality is popular for young persons and families, with 48% of the population aged between 35 and 64, and 26% aged 14 and under.

It is also interesting to note that in an area renowned for its Agricultural produce such as Wool and Wine, only 0.42% of the Murrumbateman Village population were employed in Agriculture, Forestry and Fishing. The high proportion of residents who commute to the ACT (or Yass/Queanbeyan) for employment was confirmed in that 24.63% were employed in the Public Administration and Safety Industry. This statistic complements the fact that 30.1% of Murrumbateman residents stated their place of residence 5 years ago was in the ACT. It is assumed that the majority of these relocations were based on lifestyle reasons.

As referenced in the Sydney-Canberra Corridor Regional Strategy, Murrumbateman, has been identified as having strong demand and being capable of accommodating further population growth, benefiting from migration from the ACT. The Strategy also notes that there is no vacant 'Village' zoned land in Murrumbateman.

The prime location of Murrumbateman, the availability of cleared unconstrained land and the proposed Barton Highway Bypass makes the Village very attractive for further development. Unfortunately the Village remains without reticulated water or sewer and until this is resolved it severely constrains further

development. Murrumbateman also has very few facilities, specifically - no local doctors or pharmacy, no school, no aged and disabled accommodation and limited family support services.

It is anticipated that the proposed Yass Dam wall raising will facilitate the supply of water to Murrumbateman thereby facilitating the additional growth of the village. The increased Yass Dam capacity is projected to supply approximately 920 lots in Murrumbateman including around 120 existing lots within the village - based on an occupancy rate of 2.7 persons per dwelling. The supply of this water to Murrumbateman, will allow for the creation of approximately 800 additional lots to cater for the projected demand up to 2031.

The location of the proposed Sewerage Treatment Plant has also been reviewed. This review suggests that it is more appropriate to locate the site on the north eastern side of the Barton Highway as it is physically separated from the existing Village. This then allows the area to the west of the Barton to be considered for future residential development.

Proposed Standard Instrument—Principal Local Environmental Plan Zones

Note: Zone Objectives and mandatory Land Uses are contained in Appendix 2

The existing 2(v) Village zone is proposed to be transferred to the new RU5 Village Zone. The minimum lot size is proposed to be 1500 sqm, which is generally consistent with the existing pattern of lot sizes within the village – which range between 1500 and 2000 sqm. This size is also consistent with the existing requirements of the Yass Shire Council Development Control for Land Zoned 2(v) Village (Murrumbateman Village).

Land within the 1(c) and 1(c)1 Rural Residential zones is proposed to be zoned R5 Large Lot Residential, as this zone is the Standard Instrument equivalent - providing for residential housing in a rural setting.

- (1) The area to the east of Merriman Place abutting the western boundary of the Village, is sandwiched between the two pockets of village zoning. The site is comprised of two lots with a total area of 4.2 ha, which is in Crown ownership. The site had previously been set aside as a potential site for a Murrumbateman School, however discussions with the community would suggest that any future primary school would be more suitably co-located with the Murrumbateman Recreation Ground. Therefore this site is proposed to be zoned RU5 Village consistent with the land use zonings on either side.
- (2) The land directly to the south and south west of the above site is also proposed to be rezoned to RU5 Village. This land was shown on the Murrumbateman DCP Village Expansion Map. These sites would release a further 8.7 ha of land for development. This rezoning also allows for the consolidation of the existing village and its services and infrastructure, and should be able to be developed relatively easily and economically given it has existing frontage to Hercules, West and South Streets.
- (3) The existing 1(c) zone bordered predominantly by MacIntosh Circuit and the Barton Highway is proposed to be rezoned to R5 Large Lot

Residential with a minimum lot size of 2 ha. This minimum lot size is consistent with that which currently applies to the 1(c) zone.

- (4) Land to the southeast of Isabel Drive is currently zoned 1(c)1, however with the exception of one larger 11.2 ha lot, the resultant subdivision pattern is between 1.5 to 2 ha. To reflect the consistency of development in this area it is also proposed to be rezoned to R5 Large Lot Residential with a minimum lot size of 2 ha.
- (5) The existing 1(c)1 zone which covers the Dundoos and Ambleside Estates on the eastern side of the Barton Highway also has a subdivision pattern consisting of predominately 2 ha lots. There are only a few lots with frontage to Murrumbateman Road that have the land area for further subdivision. These lots however are highly constrained due to the presence of drainage lines and the Creek extending through the estates. It is therefore proposed to set a consistent minimum lot size in this area of 2 ha.
- (6) 'The Woods' is currently zoned 1(c)1, and comprises a discrete area with a range of lot sizes between 3 and 5 ha. It is proposed that the minimum lot size in this area be 5 ha to be consistent with the existing fragmentation pattern and preclude the creation of additional allotments.
- (7) Merryville Estate is comprised of lots with areas that are approximately 1 ha in size or less, with the exception of two large undeveloped lots each of which are 16 ha in size. These lots are located in such a position that they could eventually be developed and linked into the existing subdivision. It is therefore proposed that predominately occupied by Merryville estate be rezoned to R5 Large Lot Residential with a minimum lot size of 1 ha which would yield approximately 30 additional lots.
- (8) The existing 1(c)1 area to the south of Merryville Drive is only partially developed, and includes the Shaw Vineyard Estate and Restaurant. The existing lots in the northern area are around 6000 to 7000 sqm in size, and provide a transition and residential diversity from the surrounding 5, 2 and 1 ha lots towards the village. It is proposed to zone this area R2 Low Density Residential with a minimum lot size of 6500 sqm to reflect the existing allotment sizes and provide additional residential housing diversity.
- (9) The northwest end of Hercules Street is comprised of five existing allotments – between 1 and 2 ha in area. This area is currently zoned 1(a) Rural Agriculture, however the lot sizes and existing rural residential development indicates that it should be included within the R2 Low Density Residential area.
- (10) The Jiparu and Valencia Estates are located in an area currently zoned 1(c)1 and are both already approved. The nature of these approvals has resulted in a range of allotment sizes that are not generally inconsistent with the rural residential development further to the north. Accordingly, it is proposed to rezone this area to R5 Large Lot Residential with a minimum lot size of 2 ha to be in keeping with the previous recommendations. Importantly, the approved subdivisions will not be affected by the proposed zoning

change in that the new minimum lot size will only prevent further subdivision once the approved allotments have been created.

- (11) The two areas identified in section 11 have distinct environmental values (Riparian and Superb Parrot habitat) which need to be protected from potential future neighbouring land uses given that the surrounding land has been identified for future investigation. As a forward planning step it is proposed to rezone the land RE1 Public Recreation so that it can be brought into public ownership now so that these values can be preserved.
- (12) Two areas with high Vegetation Cover on Dog Trap Road are proposed to be zoned E2 Environmental Conservation. The environmental values of this land were first identified by the RTA when the "West is best" bypass route was being considered. These areas are linked by a proposed E4 Environmental Living zone which ties into the Jiparu Estate providing a distinct habitat corridor on the western fringe of Murrumbateman.
- (13) As stated above an E4 Environmental Living zone is proposed over the land along Dog Trap Road and Isabel Drive. The heavily vegetated area is currently zoned 7(d) Environmental Protection under the Yass LEP 1987.

Some of the lots in this area have existing dwellings and the proposed E4 zone will recognise this fact. It also will identify that any future development within this area needs to be designed sensitively to ensure that the environmental values of the existing 7(d) area are protected. The extent of the proposed E4 area links the two areas of proposed E2 Environmental Conservation Zoning and has the ability to create a large environmental corridor. It is proposed to introduce a 20 ha minimum lot size over this area, which would allow for the creation of only 1 additional lot in this area.

The land to the south of the Tip is also undulating with high scenic values. The Tip has an estimated lifespan of 5 years or possibly less, although this life could decrease/increase depending on the volumes of waste received and the amount of recycling undertaken. Upon completion of the landfill operation, the site is likely to continue as a Transfer Station. As such, a buffer of 450 metres is required to be retained. The Tip Buffer extends into this site to the south, which prevents the use of that part of the land for any sensitive use. As such, the area to the south has not had any minimum lot size specified. Further site capability assessment is to be undertaken which will determine density and layout having regard to the Tip Buffer, and provision to include areas with high conservation values in common/public ownership.

- (14) An SP2 Infrastructure zoning is proposed to cover the Murrumbateman Tip, and land which has been set aside to the northeast of the Barton Highway for the purposes of a future Sewerage Treatment Plant.
- (15) The existing Murrumbateman Recreation Ground has been identified to be zoned RE1 Public Recreation. The area to the

immediate east has been identified as an area for Future Urban Investigation for the expansion of the Recreation ground.

This area has been identified in anticipation of the future construction of the Murrumbateman Bypass and generally accords with the Recreation Ground Masterplan prepared by the Murrumbateman Community Association. The eastern investigation area is bordered by the existing creek line flowing through the Dundoos and Ambleside Estates and if an underpass is constructed it will link the horse trails from these estates to the Recreation Ground.

Future rezoning of this land for public recreation purposes is considered to be a critical community issue into the future. This is particularly the case when the scope and size of the development identified in the Recreation Ground Masterplan has been properly considered.

- (16) The RU4 Primary Production Small Lots zone is the equivalent of the existing 1(d) zone under the current Yass LEP 1987. The current minimum lot size for this area is 16 ha. There has been a specific request to reduce the 16 ha minimum lot size, and adopt an R5 Large Lot Residential zoning. This in turn generated significant concern from other landowners in this area, specifically, the seven vineyards/wineries that are located within or immediately adjacent to the current 1(d) zone.

Murrumbateman is the only village which has rural residential zones with different lot sizes providing a transition from the village core to the outlying Rural lands. Problems have arisen in the past as a result of residential land uses conflicting with agricultural uses and this continues to be an issue. These conflicts include:

- Noise from frost fans and bird scaring devices
- Noise from agricultural machinery
- Spraydrift
- Weed Infestation/Garden escapes
- Dog disturbance and attacks on livestock
- Increased pressure and pollution risk on existing groundwater supplies through failure of septic/effluent disposal systems
- Soil erosion resulting in increased water turbidity
- Garden and Agricultural fertiliser and pesticide runoff elevating Nitrogen & Phosphorus levels
- Reduced runoff into farm dams, and downstream with increased residential water usage.

As viticulture is a significant industry and tourist attraction for the region, it is critical that it is not constrained by future adjoining land uses. Any reduction in lot sizes would change the purpose of the current 1(d) zone – from small scale rural/primary production to a large lot rural residential zoning. This would bring increased land use conflict and additional pressures on established agricultural uses, as a result of the higher density of rural residential development.

To this end, addressing the impact/conflict between existing agricultural uses and future 'urban' development by implementing appropriate zonings and subdivision controls and the protection of the agricultural sector by the appropriate location of non compatible uses such as rural residential development are key issues identified in the Sydney-Canberra Corridor Regional Strategy.

Given the strong desire from many residents within this area to review the current zoning provisions, it is proposed to set this area aside as a Future Investigation Area. This will entail assessment of whether an R5 zone is appropriate, and if so, to what extent the zone should be applied. The ability to retain intensive agricultural enterprises in this area is a critical issue, as any rezoning of the area will change the purpose of the zone from rural primary production (small lots) to residential (large lot), thereby impacting on permitted land uses in the future LEP. Detailed assessment would involve the development of a master plan, which would be required over the area to address staging, buffers around existing wineries, road layout and interaction with the proposed Barton Highway duplication.

- (17) The RU4 Primary Production Small Lots zone is also proposed to extend further east and north east of the existing 1(d) zone to reflect existing fragmentation and existing small scale agricultural uses. A minimum lot size of 30 ha is proposed, and although many of the lots are smaller than this, some of those already have existing dwellings. This area also has reasonably good road access to many of the lots. A 30 ha minimum area standard would also ensure that minimal additional fragmentation occurs, while enabling landowners to reside in close proximity to the village.
- (18) The RU2 Rural Landscape zone is proposed to be implemented over the hills to the north and south of Murrumbateman Road and also hill between Hillview drive and the Dundoos and Ambleside Estates. This recognises the scenic, landscape values of the land, as well as the topographical constraints and will limit development accordingly.
- (19) The land in the northwestern and southeastern most sections of the investigation area is proposed to remain rural and will therefore be zoned RU1 Primary Production accordingly. These areas are both distant from the Village Core and the land to the northwest in particular, is still retained in singular ownership whilst being used for large scale primary production. The land to the northwest is however located such that if Murrumbateman does expand in this direction, this land could accommodate residential/rural residential development beyond 2031.
- (20) The land to the immediate north of the village has been previously identified for village expansion – most recently within in the expansion guidelines contained within the 2001 Murrumbateman Village DCP. Development of this 19 ha area of land to the north can be achieved with minimal impact as the existing road network and patterns are able to be extended, and can access the existing village infrastructure. This land is proposed to be zoned RU5 Village now to facilitate its expansion.

The land to the east of the existing Barton Highway alignment incorporating 'Hillview' and surrounding land is also proposed to be rezoned as part of the LEP process. This land is proposed to be zoned RU5 Village now, to facilitate expansion of the Recreation Ground – potentially enabling a centrally located school site. This landowner has also provided land to be set aside to allow for the construction of a Murrumbateman Village Sewerage Treatment Plant to the north. Enabling the expansion of the Recreation Ground and providing land for a new STP site will have enormous net community benefit into the future. As such, it is considered reasonable to allow the area (including Hillview Homestead) to be incorporated into the RU5 Village zoning, particularly as it is contiguous with the existing village location.

Although these areas are proposed to be rezoned as part of the LEP process, the ability to service the lots with reticulated water and sewer must still be demonstrated preventing the subdivision of the land until this occurs.

Future Investigation Areas

- (21) Assuming there will be sufficient water provision for the Murrumbateman Village, the preferred direction for expansion is to the North and Northeast of the village. With the exception of some rocky outcrops in the northern area, the land is virtually unconstrained. As it is a 'Greenfield' site, significant setbacks can be accommodated from the Barton Highway alignment, and incorporated into any future subdivision design to protect visual amenity. It is considered that once Council embarks on this level of expansion, which will need to be serviced with reticulated water and sewer the introduction of an R1 – General Residential or R2 – Low Density Residential zone may be appropriate, as the size of Murrumbateman would no longer be considered a village.

Murrumbateman can potentially cater for a large amount of growth in the LGA, opening up opportunities for affordable housing within a village setting. This expansion would be staged, with those areas to the immediate north developed first to consolidate the existing village area. Growth in this direction assumes a cessation of the vineyard activity to the immediate north to remove potential for future conflicts. Any expansion to the North must also ensure the retention of the landmark slab cottage 'Woodside' and provide for its adaptive re-use, as well as the potential archaeological site around 'Hawthorn'.

- (22) One of the ongoing issues within Murrumbateman is conflict between land uses within the village. Murrumbateman has a number of industrial and commercial uses that have been established, and have caused a loss of amenity to surrounding residential properties. As such, it is a priority that a specific area is set aside for industrial and commercial uses to address this matter. The pocket of land to the north east of the village that will be formed between the proposed Bypass and the existing Barton Highway alignment is considered the most appropriate location for zoning to accommodate industrial and commercial uses which could result in loss of amenity to residential uses. The separation from

other land uses by the two roads would limit the potential off site amenity impacts. As it would be a Greenfield development site, buffer distances and landscaping requirements could all be specified at the subdivision stage. As such, this area has been identified as a Future Investigation Area for Employment Generating Activities.

- (23) The 'Ballerina Ridge' concept for the development of 'Hillview' was publicly touted by the owner in 2006. It was promoted as a sustainable subdivision incorporating the development of 435 lots (residential, medium density residential, rural residential) and an Eco Tourism Centre - all powered by Wind Turbines. The proposal was not received well by the community. While this site has been considered as part of this study, the original proposal appears to be out of scale and context with Murrumbateman and the existing settlement patterns. As previously discussed above, no further development will be considered – particularly one of this scale until such time as a reticulated water supply is provided from Yass (or Canberra). In addition to this, the subdivision fails to acknowledge the alienation of the site which will result from the Murrumbateman Bypass. Despite a proposed 'Bike Path' underpass, the residents would be physically separated from the existing Village and Community. Any expansion of Murrumbateman – particularly for more intensive residential development, must focus on consolidating the existing village and not duplicating it.

Instead this area should be identified as having the potential for R5 Large Lot Residential development. Larger lots will have less impact on visual amenity from the bypass and to the existing Rural Residential Estate to the south. Large setbacks could also be incorporated for landscaping and to address noise and vehicle emissions from the land closest to the bypass. A Large Lot Residential development would also continue the existing landuse pattern established by the Dundoos and Ambleside Estates in an orderly fashion.

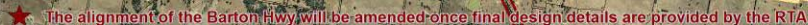
- (24) This area of land stretches from Merryville Drive in the south to Long Rail Gully Road in the north and has the potential to accommodate a number of land uses in the future. It follows that the land could include both the R1 – General Residential and R2 – Low Density Residential zone, the for R5 Large Lot Residential zone or the RU5 Village zone. It would however be premature to identify what mixture of land uses was appropriate at this time as further detailed studies are required.

Importantly, any future development of this land must respect two key principles. Firstly, it must support the orderly extension of existing landuses to the south and secondly it must compliment the proposed future expansion of the village discussed in section 21 above.

- (25) Land to the west of Merryville Estate should not be rezoned at this stage. Retaining this area in the RU1 Primary Production zoning will prevent any fragmentation or development that may compromise the future development potential of the area post 2031.
- (26) The provision of a site for a Caravan Park in Murrumbateman has been raised on a number of occasions. There is a current section

117 Direction from the Planning Minister which requires the new LEP to provide opportunities for caravan parks. This type of facility is considered to be complementary to the Village, and would increase its tourism potential, complementing attractions such as wineries, equestrian events and the Murrumbateman Field Days whilst also offering low cost accommodation to the transient rural workers involved in many of the small farming activities surrounding Murrumbateman particularly viticulture. It should however, be noted that this type of facility is also constrained by the lack of reticulated water and sewer services. This type of use cannot therefore be considered until these servicing matters are resolved.

Nevertheless, this area has been earmarked for investigation, given its future location between the existing Barton Highway alignment and the proposed Bypass.



15 SUTTON

15.1 *Settlement History*

Sutton is a small village bounded by the Yass River to the East, and McLaughlin's Creek to the west, approximately 20 km from Canberra. It lies on the south-east edge of the Yass Valley LGA, adjacent to the Federal Highway.

The Sutton area was first settled in the 1820's, with the village being gazetted in 1867, adjacent to Joseph Sutton's 'Woodlands' Estate (Scarlett). At the time, its settlement was seen as a rival location for Upper Gundaroo. Although settlement was slow to begin with. During the 1880's Sutton experienced increased prosperity from gold discoveries in the immediate area (Scarlett), and by that time, most services - including a school, had been established.

The current village layout was set down in 1889, and comprises a rectilinear grid of half acre allotments. Some streets were named after prominent figures of the time (including locals) – Victoria, Albert, de Salis, Guise and Massy Streets. Quartz, Camp, Golden and Reef Streets allude to the nearby gold discoveries at the time.

Since Sutton was established on the presence of gold in the area, it can be assumed that once this resource began to dwindle, so did the wealth and prospects of the village. Instead, the area became more prominent for farming, and with its close proximity to Queanbeyan and Canberra, it was probably unnecessary to establish many services within the Village.

The Sutton area has historically been highly valued for 'mixed farming', due to its fertile soils and close proximity Canberra and Queanbeyan. Sutton area has also evolved from the more traditional agricultural pursuits to Wineries, Olive Groves and Alpacas – among others. More recently, there has been a change in focus for Sutton moving from mainly agricultural interests, to rural residential lifestyle residents and commuters to the ACT & Queanbeyan. This has seen the population increase substantially in the past 30 years.

Sutton was previously within the Yarrowlumla Shire, and became part of the Yass Valley Council Local Government Area on 11 February 2004 following local Government amalgamations.

15.2 *Social Profile*

The ABS collection data area for the Sutton UCL was 10.5sq km in 2001 and 5.7sq km in 2006.



Figure 48. Sutton UCL 2001



Sutton UCL 2006

a) Population size and Change

The Sutton Urban Centre/Locality (UCL) recorded an increase in population as noted in the 2006 census. Since 2001, Sutton's population has increased by 14.3 percent. The population as recorded at the 2006 census was 258 persons compared to a figure of 221 persons in 2001. It should be noted that this does not take into account the fact that the UCL ABS collection area reduced from 10.5 sq km to 5.7 sq km in 2006.

b) Age distribution and change over time

There was no change for those aged 20-24 and 65-74 during the intercensal periods. There was however a slight increase in age distribution for those aged 15-19 and 55-64 years. The other age groups experienced a decline in age distribution. The following figure shows the age distribution for Sutton UCL in 2001 and 2006.

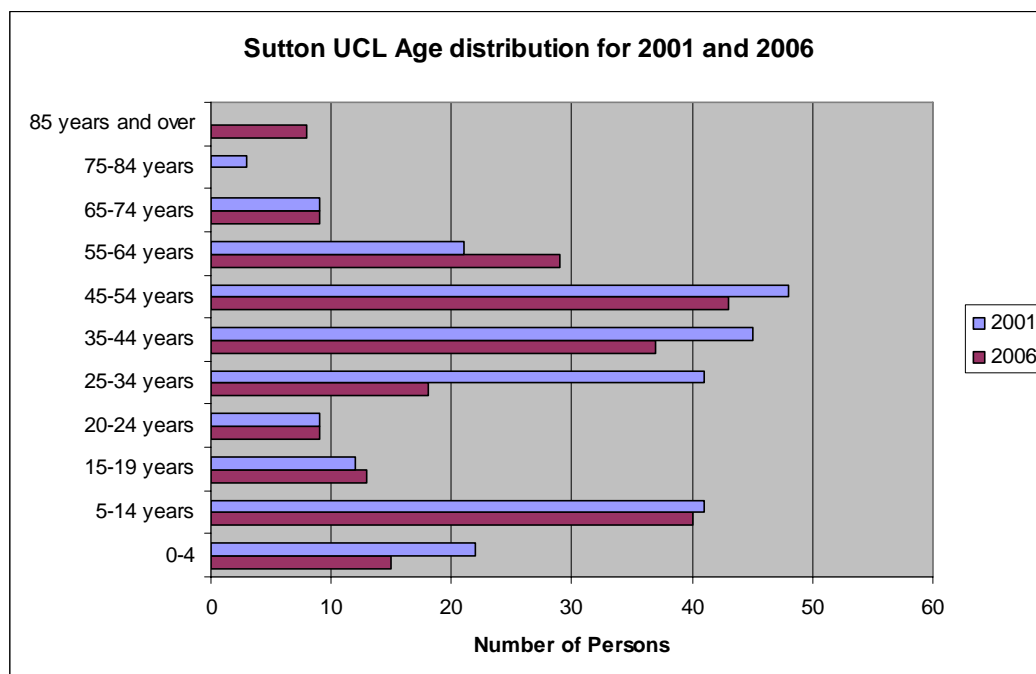


Figure 49. Sutton UCL Age Distribution between 2001 and 2006

(Source: Australian Bureau of Statistics)

c) Housing Type

Separate houses were the most dominant housing type in both 2001 and 2006, as shown in Table Twenty Four below:

TABLE TWENTY FOUR: Housing types for Sutton Urban Locality				
	2006		2001	
	No	%	No	%
Separate house	70	86.4	83	89.2
Semi-detached, row or terrace house, townhouse etc. with:	5	6.2	6	6.5
Flat, unit or apartment:	6	7.4	0	0.0
Other dwelling:	0	0.0	0	0.0
Unoccupied private dwellings	N/A	N/A	4	4.3
Dwelling Structure not Stated	0	0.0	0	0
Total	81	100	93	100

*Taken from 'Dwelling Structure: Private dwellings and Persons in occupied private dwellings (excluding overseas visitors)'

* Unoccupied Private Dwellings was not a criterion in the 2006 census (Source: ABS)

Separate houses dominate housing type in Sutton, a trend that is likely to continue in the future. The 2006 household occupancy rate for the Sutton UCL is 2.73 persons per household (data derived from total number of persons divided by total number of dwellings). This figure is slightly lower than the Yass Valley LGA household occupancy rate of 2.82 persons per household.

There were a lower number of dependent students (aged 15-24 years) or a non-dependent child in the household living in Sutton UCL in 2006 than 2001. In 2001 there were 19 dependent students and non-dependent children recorded during the census period accounting for 7.6% of the relationship in household situation. This figure slightly decreased in 2006 to 5.7% or 12 persons living in the household classified as dependent students or non dependent children.

d) Employment

The Sutton UCL had an increase in the labour force participation rate from 2001 to 2006, with 75.3% of those aged 15 and over in the labour force compared with 70.2% in 2001. The Sutton UCL also recorded an increase in its unemployment rate from 2.3% in 2001 to 4.8% in 2006.

Overall, the entire Yass Valley LGA had a labour force participation rate of 68% and an unemployment rate of 2.6% in 2006.

e) Employment by Industry

The following table shows the percentage of people employed in the Sutton UCL within different industry classifications. It should be noted that the text in brackets is the wording from the 2001 census and was not used in the 2006 census. In 2006, the ABS added in two more classifications: 'professional, scientific and technical services' and 'administrative & support services' and therefore data was unavailable for 2001.

In 2001 the largest proportion of people were employed in Public administration & safety (Government Administration and Defence) and Rental, hiring & real estate

services (Property and Business Services) which consisted of 22.22% of the labour force respectively.

In 2006, the Public administration & safety (Government Administration and Defence) was the most dominant industry with 24.63% of the labour force however there were no persons employed in property and business services which may suggest a data anomaly with the different industry categories.

There was also a decrease in those working in the manufacturing and retail trade during the intercensal period.

TABLE TWENTY FIVE: Sutton Urban Centre Locality Employment Analysis				
	2001	2006	Proportion of People Employed by Industry in 2001 in Sutton UCL (%)	Proportion of People Employed by Industry in 2006 in Sutton UCL (%)
Agriculture, forestry & fishing	3	3	2.56	2.52
Mining	3	3	2.56	2.52
Manufacturing	6	0	5.13	0.00
Electricity, gas, water & waste services	0	0	0.00	0.00
Construction	7	9	5.98	7.56
Wholesale trade	0	0	0.00	0.00
Retail trade	16	12	13.68	10.08
Accommodation & food services	3	7	2.56	5.88
Transport, postal & warehousing (Storage)	6	0	5.13	0.00
Information media & telecommunications (Communication Services)	0	6	0.00	5.04
Financial & insurance services	3	0	2.56	0.00
Rental, hiring & real estate services (Property and Business Services)	26	0	22.22	0.00
Professional, scientific & technical services	N/A	20	-	16.81
Administrative & support services	N/A	0	-	0.00
Public administration & safety (Government Administration and Defence)	26	35	22.22	29.41
Education & training	12	6	10.26	5.04
Health care & social assistance (Health and Community Services)	3	3	2.56	2.52
Arts & recreation services (Cultural and Recreational Services)	0	6	0.00	5.04
Other services (Personal and Other Services)	3	9	2.56	7.56
Non-classifiable Economic Units)	0	N/A	0.00	-
Not Stated	0	0	0.00	0.00
	117	119	100.00	100

15.3 Study Background

Prior to 2004, Sutton was located within the Yarrowlumla Shire Council LGA. The review and possible expansion of Sutton Village has been a matter of discussion for many years.

The most recent investigation was through the Sutton and Environs Planning Strategy which was begun in 1994. It sought to look at a 2 km radius around the existing village and to explore the feasibility of service and infrastructure provision. It also sought to review opportunities for limited rural residential development. Consideration of the rural residential component had been deferred from the previous Yarrowlumla Rural Residential LEP, due to the upgrading of the Federal Highway, and its implications on Sutton.

There was an expectation in the Sutton and Environs Study, that the village would be serviced with reticulated water and sewerage to allow expansion. Discussions between the then Federal Member, Chairman of ACT Electricity and Water and Yarrowlumla Council were entered into during 1995 to address Sutton's water and sewerage services, together with those of Goulburn, Yass, Murrumbateman and Gunning.

As a result of the ongoing discussions, the Strategy was split. The Sutton Rural Strategy was then prepared and adopted in June 1995. The urban/village component of the strategy was to proceed separately to allow issues such as the cross border water supply to be resolved. No cross border arrangement has been finalised to date, and as such, the village component of the strategy did not progress.

The Yarrowlumla Development Control Plan (DCP) for the 2(v) Village Zone became effective on 12 June 2002. Section 17 of the DCP contains a map detailing an investigation area for the future expansion of Sutton. Since Sutton was amalgamated into the Yass Valley LGA, Council has continued to receive a substantial amount of interest for further development – both within and on the fringes of the existing village.

The Sutton and District Vision Statement was prepared by the Sutton and District Community Association in 2007. It gives an overview of the history and growth of the village, its character and values, and the future issues that will be faced by Sutton.

15.4 Existing LEP Provisions

Sutton is currently zoned 2(v) Village under the provisions of the Yarrowlumla LEP 2002. This area stretches from McLaughlin's Creek & West Street to the west, North Street to the north, Quartz Street to the east, and Guise Street to the south.

As such, the majority of the existing residential development in Sutton is contained within this area. There are a number of additional streets to the east – which were created as part of the original Village subdivision and these remain largely undeveloped due to the current 1(a) General Rural zoning which surrounds the current village zone.

The objectives of the 2 (v) Village Zone are as follows:

- (a) *To set aside areas in which a range of residential accommodation and urban facilities can be provided for the rural community.*
- (b) *To recognize the natural and physical features of each village and to prevent development in unsuitable areas, such as flood-prone land.*
- (c) *To control village development so as to achieve the most efficient use of existing utility services (such as water supply and sewerage services), roads and streets.*

Clause 22 of the Yarrowlumla LEP sets a minimum subdivision lot size of 2000 square metres in Sutton village, as it is unsewered. Lot sizes of down to 1000 square metres may be considered in some circumstances, if Council has regard to a detailed analysis of the site – including slope, soil permeability and location of waste disposal systems. However due to the site constraints of the village it is virtually impossible to achieve a minimum lot size less than 1500 sqm.

Outside the 2(v) village zone, the land is zoned 1(a) General Rural. The subdivision requirements for 1(a) rural land revolve around an averaged 80 hectare lot size, with a minimum size of 8 hectares. Minimal subdivision has occurred outside the 2(v) zone. The Sutton and Environs Planning Strategy Position Paper (Yarrowlumla Shire, 1995, p.4) provides some insight into the fragmented allotments around Sutton stating that 'there are pockets of small lot subdivision which occurred when 16 hectares was the minimum subdivision standard throughout the shire.'

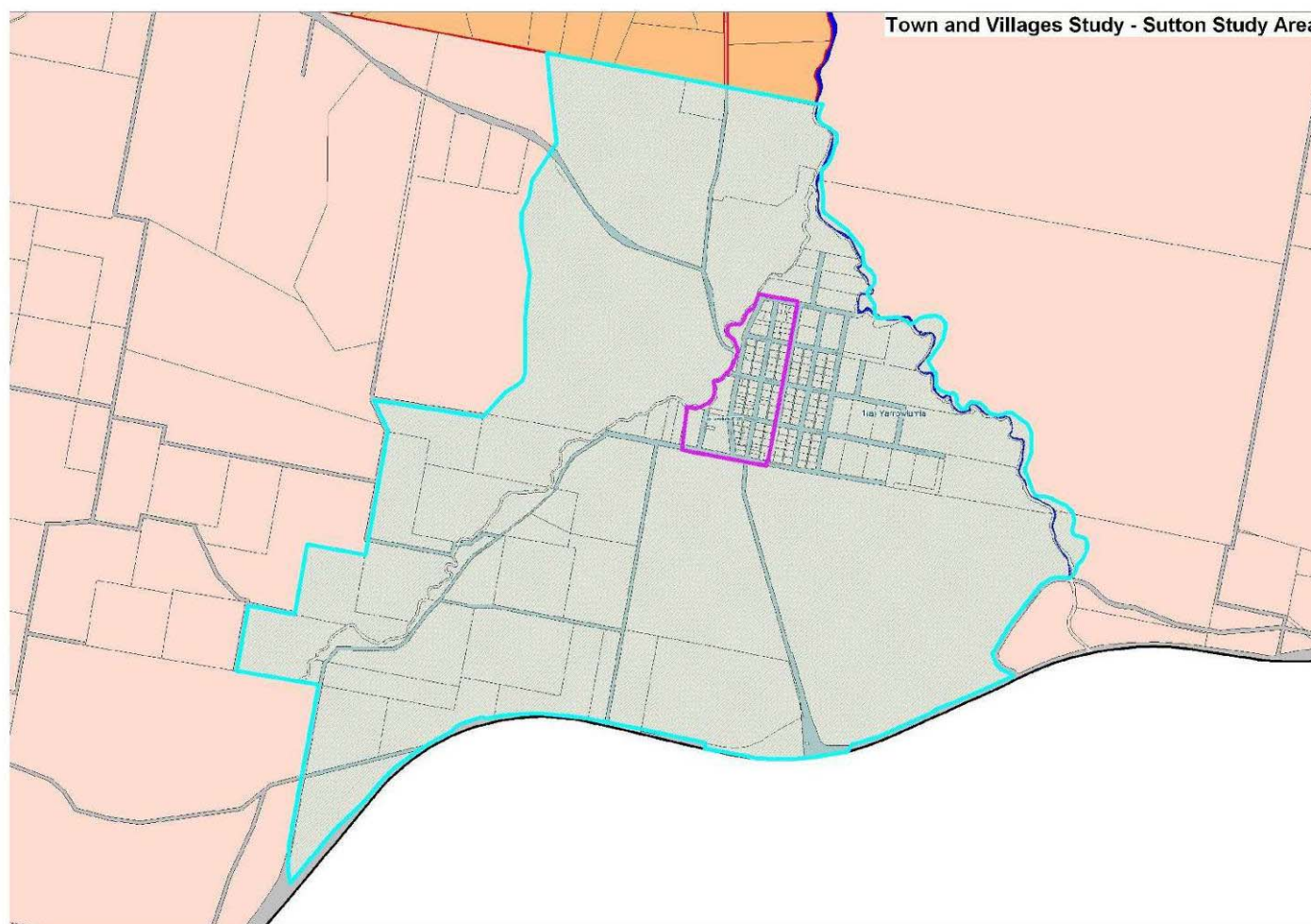


Figure 50. Sutton T&V Study Area

15.5 Existing DCP Provisions

The Yarrowlumla Council Development Control Plan for the 2 (V) Village Zone (Amended), took effect on the 11th December 2003. The purpose of the DCP was to provide detailed controls for the development of land in the 2(V) Village Zone, and to assist people in preparing development applications. It sets out Land Use , Development and other Specific Provision as well as Subdivision and Engineering requirements.

The Yarrowlumla Council Development Control Plan for Rural & Residential Zones, took effect on the 12th June 2002. This DCP provides detailed standards and guidelines for land zoned 1(a) General Rural, 1(d) Rural Residential and 1(g) Rural Small Holdings.

15.6 Land Use Survey

The village of Sutton is bounded by North Street and Camp Street to the west, Quartz Street to the east, and Guise Street to the south. There is a substantial area of remnant vegetation to the immediate east of the village core – most of which is in Crown ownership. The village is bisected by the Sutton - Gundaroo Road, which accesses The Federal Highway and Queanbeyan to the south, over McLaughlin's Creek.

Residential uses dominate the village, however there are other uses such as St Peter's Anglican Church which is situated at the junction of Sutton - Gundaroo Road and Camp Street and the Sutton Store and Rural Stock Feeds business located near the corner of Camp and Victoria Streets. Sutton Public Hall is located on West Street, separated from the main road by the recreation ground. The Sutton School is located on Victoria Street.

15.7 Community Facilities/Recreation Facilities

Due to the small size of Sutton Village community facilities are limited, however it does have a Public School, Community Hall, Store/Post Office, Rural Fire Service, Anglican Church and Pony Club.

It also has a very active Sutton and District Community Association, who meet regularly and are involved in the functioning and representation of the village.

15.8 Education

A school was originally established in the village as early as 1871, however original buildings were destroyed by fire in 1923. New school buildings were constructed in 1924 as a result, and these buildings are still present and in use today.

The school has 154 students enrolled in 2010 from Kindergarten to Year 6. The Sutton School's website states that:

'The school is situated in Sutton Village and serves a growing rural residential area of over 360 square kilometres. Most students live on small land holdings of six to fifteen hectares and travel to school by bus or car. While some families engage in rural production, most parents work in Canberra or Queanbeyan.'

There is also a regular playgroup run by the Public School for children of pre-school age, as well as before and after school care through the Sutton Activity Centre.

15.9 Heritage

There are few remaining European heritage items in the Sutton village and no established heritage streetscape as a result. The main items are limited to the Public School and residence - including the WWI & WWII Memorial gates, St Peter's Anglican Church, Sutton Hall and Sutton Village Centre (former Inn). As these buildings are scattered, it is considered that potential expansion of the village would be unlikely to have a detrimental impact on these items

Although there have been items of significance identified, it should be noted that Sutton was only incorporated into the Yass Valley Council area in 2004, and as such, was not included in the previous 2002 Yass Rural Areas Heritage Study. Therefore it is recommended that an audit be carried out of the village and surrounding rural areas to ascertain the presence of any other potential heritage items. As there are no items currently listed formally in an LEP, this will be addressed in the preparation of the new Yass Valley LEP.

It should also be noted that Archeological Heritage Surveys (AHS) undertook preliminary archeological surveys for potential village expansion to the west, by Sutton Village Estates (Don Fox Planning) in 2004. These surveys revealed a number of sites with low to high significance to the Aboriginal Community.

15.10 Visual Amenity

The village expansion on the heavily vegetated areas on the fringes of the village has been excluded from this study and therefore these will remain undeveloped. The northern approach to the village is dominated by a large hill, which is bordered by East Tallagandra Lane and Sutton Road, which must be protected and remain undeveloped.

The land associated with McLaughlin's Creek and the surrounding flood plain has high visual qualities and makes a strong contribution to the rural character of the village. Much of this land is in Crown ownership, and due to it being flood prone, will be unlikely to be used purposes other than recreation.

Within the core of the village, the heavily vegetated Crown Land affords very attractive 'natural' vistas for the community. It is the intention of Council to further protect this area of Crown Land through the application of a Standard Instrument 'E' Environmental Zone in the LEP.

The land to the north-east and east of the village has views to the Yass River, and accordingly these will be retained as any proposed change will result in very few additional dwellings.

15.11 Sutton Bypass

The Sutton and District Vision Statement (2007) again raised the safety of the Sutton-Gundaroo Road as it traverses through the village, especially the three right angle turns that it takes. The Sutton District & Community Association argued that the most obvious route is the extension of Gundaroo Road on the western side of McLaughlin's Creek so it can connect with Sutton Road on the other side of the village.

The current road alignment continues to present an amenity and safety issue for existing residents, as well as deterring any potential tourists or commuters passing through the village. It therefore remains a significant obstacle for the future growth of Sutton given the layout of the existing village. The alignment of any bypass road would be most easily accommodated around the west of the village. To facilitate that, it is not unreasonable to consider some level of development for the private owner in conjunction with the creation of a road which would be of great benefit to Sutton and surrounding community.

15.12 Summary of Real Estate Data

Data for the Sutton area was taken off the *allhomes.com.au* website, unfortunately a form of data upgrade commenced prior to accessing this data. Information was not categorised into zones and many of the sales recorded did not state the type of sale for example vacant land or residence. Therefore no record of vacant land sales was recorded in 2001, 2002, 2006 and 2007 however this could also be due to inactivity through a lack of land supply in Sutton.

The median house price in Sutton in 2001 was \$238,000 and rose and fell up to 2009 peaking in 2005 to \$532,000.

The number of sales within Sutton was also steady during this time period ranging from seven to thirteen transactions.

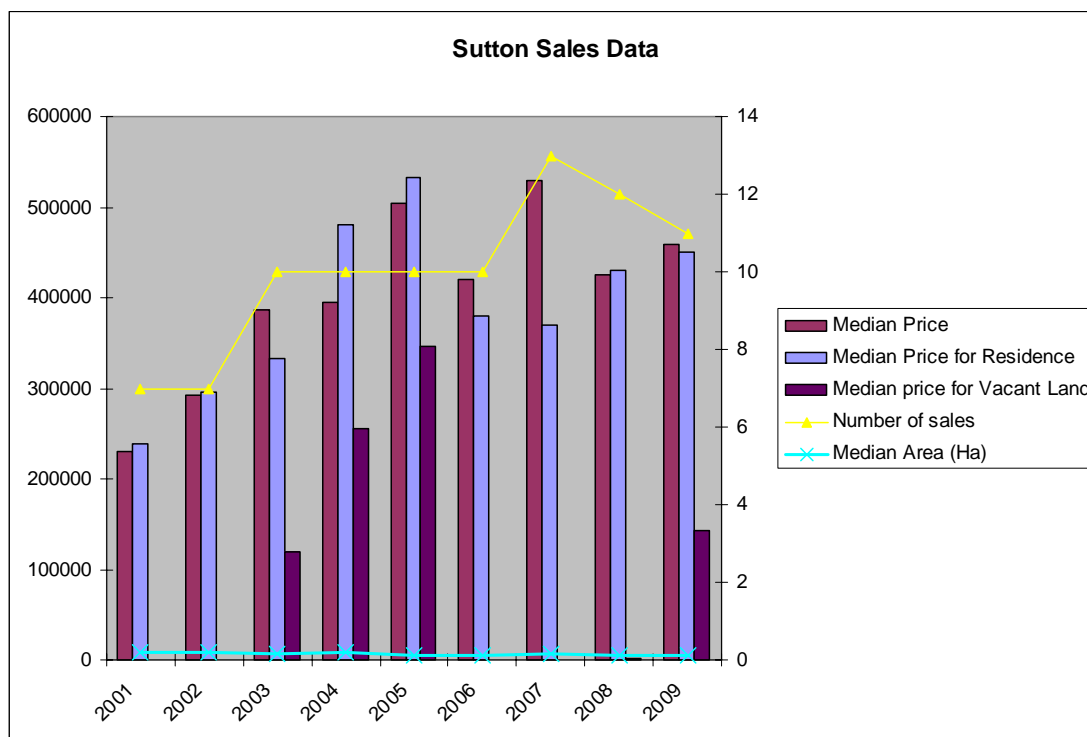


Figure 51. Sutton Property Sales from 2001 to 2009

(Source: Allhomes.com.au)

15.13 Place of Usual Residence

The percentage of people living in Sutton at the 2006 census who resided in the ACT five years ago was 14% compared to 3.3% of people whose place of residence was in the ACT was one year ago. There were 28 persons in Sutton whose place of residence was not the same a year ago and 25% were from the ACT. The majority of people with a different address five years ago were mainly from the ACT however those with a different address one year ago were mainly from New South Wales. The number of persons who had the same usual address one year ago compared with five years ago is greater by 52 persons.

TABLE TWENTY SIX: Place of Usual Residence for Sutton

	Males	Females	Persons
Same usual address 5 years ago as in 2006	67	67	134
ACT (5 Years)	16	13	29
Total with different usual address 5 years ago	40	33	73
TOTAL	107	100	207
Same usual address 1 year ago as in 2006	95	91	186
ACT (1 Year)	3	4	7
Total with different usual address 1 year ago	14	14	28
TOTAL	109	105	214

(Source: Australian Bureau of Statistics)

15.14 Recommendations for Sutton

The Sydney-Canberra Corridor Regional Strategy highlights the close proximity of Sutton to the ACT and the subsequent demand for housing in this village. The demand for housing is highlighted given the overall increase in the number of real estate sales in the 2001-2009 period. It is noted that the number of sales was slightly lower over 2008-09, however this does not necessarily indicate a cooling of the market, but rather the lack of real estate stock – including vacant Village zoned land.

It is noted in the Sutton and District Vision Statement (2007) that some future development was likely and generally supported, provided that it accommodated:

- *Moderate expansion of the village, consistent with current block sizes*
- *A village population up to 1000 residents*
- *More small acreage (rural residential) blocks – not less than 2.2 hectares (5 acres)*
- *Buffer zones between the village and rural residential blocks and between rural residential and large farms.*
- *Provision of a level of services and infrastructure to meet scale of any development*
- *Consistency of land zonings*

The population of Sutton at the 2006 Census was 258, and it is considered that the population would grow quite quickly upon the release of further land – given the current demand.

The ABS Data relating to employment type reveals much about the composition of the community. In 2006, the major industry/employer for Sutton Residents was Public Administration and Safety (Government Administration and Defence) followed by Professional, Scientific and Technical Services, with only 2.52% employed in the Agriculture, Forestry and Fishing Industries. Although the Village is 'Rural' in Character, the residents are generally not employed in rural pursuits. The ABS Place of Residence Data indicates that there has been significant Cross-Border migration into Sutton over the past five years – presumably for lifestyle reasons combined and accessibility to Canberra and Queanbeyan.

Despite the small size of the Village, it is noted that a large proportion of the population is aged between 5 and 14 years. This would no doubt be largely due to the presence of the Sutton School. The population of the Village (UCL) in 2006 was 258, and it is interesting to note that the current (2010) enrolment of the school is 154 from the Village and surrounding area. This clearly highlights the importance of the school in the wider Sutton Community. Any future growth of the Village may require additional school facilities.

Conversely, the older portion of the population (65+ years age groups) is relatively low, despite the continued ageing of the population. While this group would be expected to increase in future, this will be problematic for Sutton due to the lack of Aged accommodation and support services given that at present, the dominant housing type is detached housing within the Village. It is acknowledged that a greater degree of housing diversity is required– particularly with regard to smaller dwellings and/or community title to cater for an ageing population. Given the village remains unsewered, other types of development remain largely impractical unless constructed at a larger scale where a fully contained on-site treatment system is cost effective and practical.

As stated earlier in the report, the (former Yarrawlumla Council) Sutton and Environs Planning Strategy began in 1994. It looked at a 2 km radius around the existing village – for additional village and rural residential land provision, and to explore the feasibility of service and infrastructure provision. There was an expectation back then, that the village would be serviced with reticulated water and sewerage to allow expansion. No Cross Border Agreement has been entered into to date, and through various community consultations over the past years, it is clear that the Sutton community generally do not support the development of a centralised reticulated sewage treatment system. Fifteen years later, and the issue of water provision remains the main constraint to further development of Sutton Village. Given the above, it is considered that expansion of the village should be approached cautiously.

Proposed Standard Instrument—Principal Local Environmental Plan Zones

Note: Zone Objectives and mandatory Land Uses are contained in Appendix 2

The existing 2(v) Village zone is proposed to be transferred into the new RU5 Village Zone. The minimum lot size is proposed to be 2000 sqm, which is generally consistent with the existing pattern of lot sizes within the village and is also consistent with the area required for on-site effluent disposal systems to function effectively.

In terms of any further retail and industrial expansion within the village, the existing residents have previously expressed a view in the Sutton Vision, that this is unnecessary given the locations close proximity to Queanbeyan and Canberra. Some limited additional uses can be accommodated (if required) within the Village Zoning. This situation may need to be reviewed subject to the further growth of the village, to reduce continued reliance on services outside the LGA.

- (1) There is a large area of land immediately abutting the eastern side of the Village which is comprised of a large number of small lots. With the exception of four lots that are in Department of Education Ownership, the rest of this land is Crown Land. The land is heavily vegetated, and covers a large area making it important habitat for threatened species. It is therefore recommended that this land be zoned E2 Environmental Conservation to reflect the ownership pattern and conservation value of the land.
- (2) The land which is in Department of Education ownership contains buildings and playground equipment associated with the school, and accordingly, should be included within the RU5 Village zone.
- (3) The land to the immediate north of the Crown land referred to in section 1 (bounded by North, Quartz, Albert and Golden Streets) is in private ownership, and has one existing dwelling. Based on a minimum lot size of 2000 sqm, a maximum of 9 additional lots could be created, the lots would have direct access to the existing road and drainage infrastructure and therefore it is suggested that this area be included within the RU5 Village zone.
- (4) The land further to the north and east of the village, which borders the Yass River, is also highly fragmented. The present zoning of 1(a) General Rural Zoning under the Yarrawlumla LEP, does not reflect the lot pattern nor the present predominantly Rural

Residential use of the land. Accordingly this area should be rezoned to R5 Large Lot Residential.

Many of these lots have existing dwellings, however the larger lots adjacent to the Yass River may have the potential for some limited subdivision.

The minimum lot size for this area is proposed to be 2.5 ha to reflect the existing subdivision pattern and allow for approximately 9 additional dwelling entitlements. Two larger lots beside the River are the only sites which would be capable of further subdivision. Determining the subdivision lot yield for this land would require further investigation given that the sites are within the immediate Yass River catchment and may also be subject to flooding.

- (5) The land abutting the western edge of the village is Crown land which contains the Sutton Hall and Recreation Grounds. Some private land adjacent to McLaughlins creek has also been identified for rezoning given its low lying nature and riparian values. This entire portion both public and private is proposed to be zoned RE1 Public Recreation to reflect the current use, ownership and riparian values.
- (6) Further to the south west of the village is a large portion of land which is fragmented with most of the lots containing existing dwellings. An R5 Large Lot Residential zoning best reflects the existing ownership, development pattern and location of the land on the south side of Majura Lane. This zoning and lot size provides for a better linkage into any future development towards the border, as the R5 zoned land will provide an active transition between any future Residential Land to the east and the RU1 zone to the west. It is proposed that the minimum lot size in this area should be 10 ha, which would provide for 4 additional dwelling entitlements, and the potential for the creation of 1 additional lot.
- (7) The land on the northern side of Majura Lane although comprised of small lots is primarily held in single ownership. It is also bordered by heavily vegetated land to the North West, and McLaughlin's Creek traverses through the southern portion of the property. As such, the land to the north should remain zoned RU1 Primary Production.

Future Investigation Areas

There have been a number of landholders that have previously requested the rezoning of land surrounding the Sutton Village, many of which pre-date Council amalgamations, and which were initially considered by the former Yarrowlumla Council. Many of these requests will be addressed in the proposed new Standard Instruments zones outlined above.

- (8-9) The proposal which has been the most controversial is the area to the immediate west of the village. 'Sutton Village Estate' initially envisaged some 2000 additional lots, provided by new residential, low density residential and commercial retail areas – all to the west of McLaughlin's Creek. Some preliminary investigations were carried out between 2003 and 2006 as part of the rezoning proposal.

The information provided by the owner's consultants at that time did not review groundwater supplies holistically for the Village, which is critical with this scale of development. This level of development can not be supported at this time given the existing groundwater sustainability issues within the Village. Further investigations are required into the provision of a Cross Border Water supply which would enable this area to be considered for rezoning.

In the event that water provision can be resolved at this site, there are clear advantages in expanding the village in this direction. Importantly, the land is contiguous with the existing village and is accessible from the Sutton-Gundaroo Road. In addition to this, there is a clear desire within the community for the Sutton-Gundaroo Road (MR52) to bypass the Village. The most appropriate location for the bypass would be to extend through this land to the west of the Village. Any redevelopment of this land would therefore be planned to accommodate this. A bypass would have immense benefits for the Village – not only for travellers to and from Queanbeyan and the ACT. Removing the physical and safety obstacles within the core of the village will open up more opportunities for non-residential uses, by creating a more pedestrian friendly environment. This outcome is viewed as crucial for the future of Sutton.

In planning for the long term growth of the village, development in a north west direction is also considered to be beneficial to Sutton Village. If this location is able to be developed in the future, residents would be required to drive through the village on route to the ACT or Queanbeyan, as opposed to development which may occur to the south. A previous land capability study determined that approximately 21 ha of the 30 ha site is capable of supporting dwellings, with the remainder of the site unable to be developed due to riparian and inundation constraints.

In light of the above, limited expansion to the west and north west should be considered subject to further detailed investigation—either through an RU5 – Village or R2 – Large Lot Residential zone. A Large Lot Residential zone is possibly more appropriate, to ensure that the primary use of the land is residential, and does not include other supplementary Village uses. These should be retained and accommodated within the existing village, to prevent the focus of the village shifting west, and to prevent possible rival/competition or duplication of Village services.

An R5 zone also assumes a higher minimum lot size, which will reduce the density of development, hence preserving the rural character of the village. It will also allow much larger effluent disposal areas for dwellings, further reducing the risk of future groundwater contamination. The actual boundary for development within this site needs to take into account McLaughlin's Creek and the associated floodplain, the hill, findings from previous Aboriginal Archaeological Studies, as well as the vegetation cover and associated flora and fauna habitat.

There is also the bushfire risk associated with the vegetation present across the western area of the land. The western side of the hill becomes quite distant and alienated from the village core rather than connecting with it. As such, investigations for future development of this area should be limited to the eastern and northern side of the hill, and the four existing small lots to the south of McLaughlin's Creek. **(9)** Land to the west of area identified in section 8 should remain zoned rural in an RU1 Primary Production zone. An RU2 Rural Landscape zoning is proposed over the hill to acknowledge and protect the scenic value of the landscape.

- (10)** The land further to the north is in single ownership, approximately 30 ha in area. The lot already has an existing dwelling located close to the Sutton-Gundaroo Road alignment. The remaining land to the east is low lying and abuts the Yass River. The topography of the land closest to the river has associated inundation issues. It is proposed that the land should remain zoned rural- RU1 Primary Production.
- (11)** To the south and southeast of the village, there is a large area of land – approximately 310 ha, which is predominantly in two ownerships one on either side of the road. It is bisected by the Sutton-Queanbeyan Road, and bordered by the Federal Highway to the south, the Yass River to the east, and an unformed crown road to the west. Given that the land abuts two main roads, and that it is largely unconstrained by topography, with only scattered vegetation, this site has the potential to accommodate the future growth of Sutton. This area is therefore earmarked for further investigation, particularly in the event that a Cross Border Water Agreement allows for the reticulated provision of water to the village. The zoning and densities which would be considered for this land would depend on the water supply available, as well as the likely growth and demand at that time. It must be acknowledged that this may not occur in the life of this study – to 2031.

Other Considerations

The investigation area for Sutton follows certain physical and environmental boundaries. These are the Federal Highway/ACT border to the south, Yass River to the East, the existing land zoned 1(d) to the north, and the heavily vegetated land to the west. It is acknowledged that there have been rezoning proposals previously submitted to Council (as well as the former Yarrowlumla Council) outside this investigation area. It is also noted that the investigation area does not accord exactly with that shown in Fig 5 of the Yarrowlumla DCP for Village Zones. The area identified under that DCP was quite broad, whereas the area identified under this study has attempted to be more precise and reflect existing physical and environmental constraints, as well as taking into account existing lot patterns and land uses.

- (12)** One particular request dates back to approximately 1986 with the former Shire of Yarrowlumla. This proposal is not traditional 'Village' style development and must be considered separately. The owner previously sought approval for a Cluster Housing Style development within a heavily vegetated area to the northwest of Sutton along Tallagandra Lane. The proposal is unique and has numerous issues, not least the bushfire risk in developing this site.

The preliminary Flora and Fauna studies undertaken for potential village expansion to the west, by Sutton Village Estates (2003, 2004), concluded that some of the vegetation to the west of the existing village has high conservation value due to either habitat values or being a remnant of an endangered community (e.g., Yellow Box – Red Gum Woodland). The vegetation present on the Sutton Village Estate section (9) is less dense than on neighbouring land to the west.

As referred to earlier in the study, the Sutton Village Estate engaged Renaissance Forestry in 2003 to conduct a bushfire assessment of the site. They noted that *'the main threat to the property would be from fires coming from the northwest and west through forested or wooded lands, burning down a slope of less than 10 degrees.'*

The report made a number of comments and recommendations regarding the Sutton Village Estate area. These are (as relevant):

- *The availability of water for fire fighting is a major factor*
- *The design of the interface between the proposed housing development and bush land needs to be carefully considered*
- *It will be necessary to ensure that there are adequate fuel reduced zones between the houses and the woodlands and forests*
- *It will be advisable to reduce fuels by burning/grazing in the woodlands and forests*
- *Houses should be setback at least 30 metres from the edges of the forest and regenerating woodland/forest*

Given the above, significant issues remain in relation to development of such a highly vegetated site at the proposed density, with no access to a reticulated town water supply. The future design of the clusters, dwellings and Asset Protection Zones- as well as a fuel reduction programme could significantly reduce the bushfire risk. Nevertheless, Council requires much greater detail for this proposal to ensure that there are no public safety issues and that the site is appropriate for residential use. As such, this area is proposed to be set aside as a Site Specific Further Investigation Area, to allow adequate consideration of the complexity of the site and the proposal.

There is also an existing subdivision further to the north of the investigation area (Darmody Place). This was created in the 1970's in the southeastern most corner of the former Yass Shire. As such, it forms an isolated pocket of 1(d) Rural Small Holdings land that is disconnected from the Village. This area is proposed to be transferred to the new Standard Instrument equivalent zoning - RU4 Primary Production Small Lots.

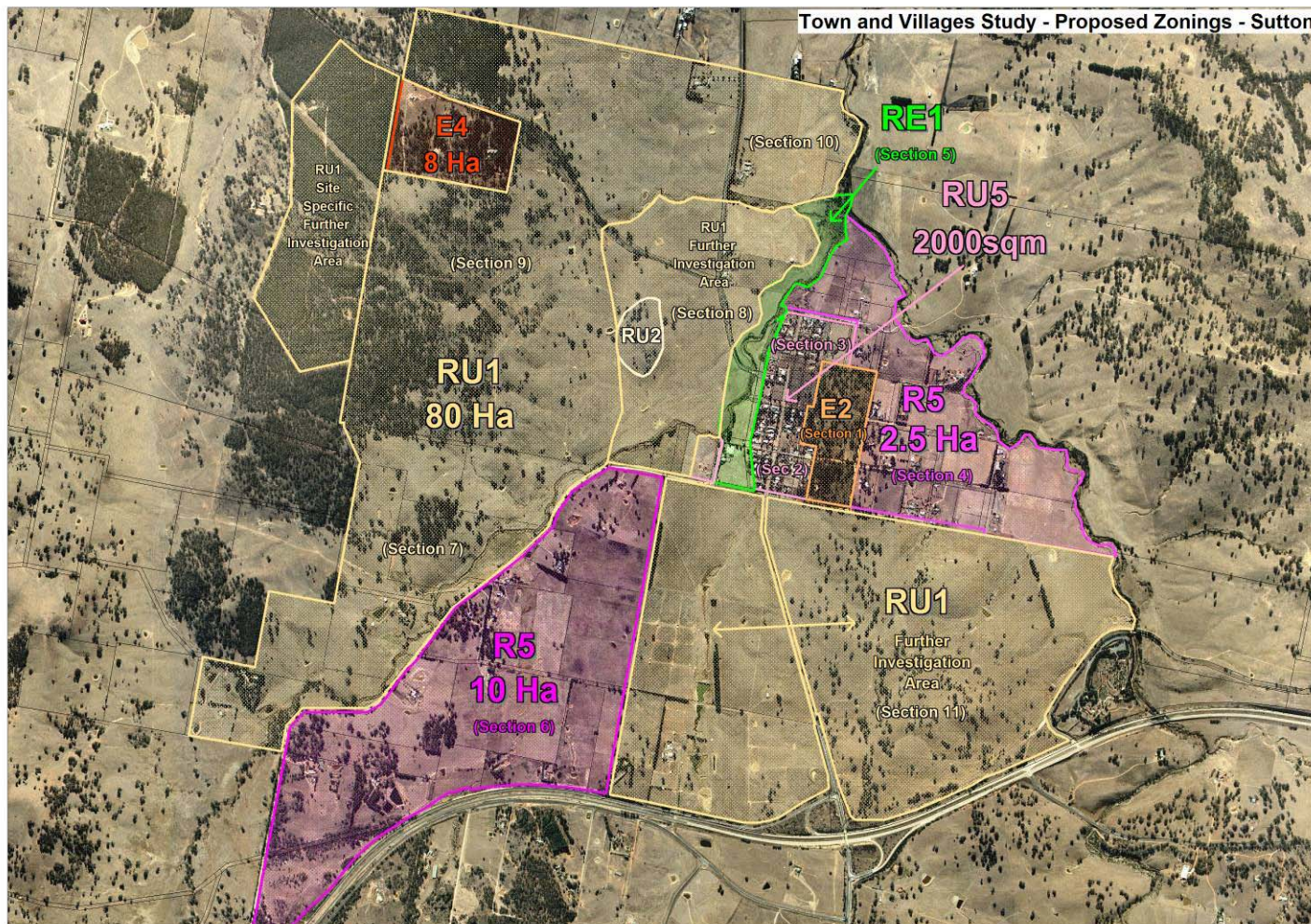


Figure 52. Sutton Proposed Zonings in the T&V Study

16 WEE JASPER

Wee Jasper is a very small Village located at the foot of the Brindabella Range, on the western banks of the Goodradigbee River. It has had minimal formal settlement given its remote location, despite being passed through by Hume and Hovell in the 1820's.

No population data was available from the ABS however it is estimated to have a size of around 80 people. Although the permanent population is small, Wee Jasper is a popular location to access the variety of camping, fishing and other outdoor pursuits such as Carey's Caves that the area has to offer. As such, the future of the Village is likely to be based around tourism, rather than further residential growth.

Due to the small population of the village, there are few facilities available. The Wee Jasper store (closed at the time of this study) provides fuel, and basic supplies, The Stables Tavern operates as a restaurant (closed at the time of this study) and there is a Catholic Church. The Wee Jasper School is very small (3 students in 2010), with the chance that the school may close if numbers drop further. A council operated Transfer Station is located on the edge of the Village.

16.1 *Real Estate Data*

Sales within the village were relatively inactive when compared with the other villages with only 4 sales occurring between 2001 and 2009. This reflects the isolation of the village and the lack of demand caused by it.

16.2 *Existing LEP Provisions*

The Wee Jasper village is currently zoned 2(v) Village under the provisions of the Yass Local Environmental Plan 1987.

The objective of the Village 2 (v) Zone is:

"To set aside land for rural villages to allow for future development of a residential, commercial or light industrial nature associated with residents of the village, surrounding rural communities, tourists and travellers."

There are no provisions within the Yass LEP which specify any minimum lot sizes within the 2(v) Village zone.

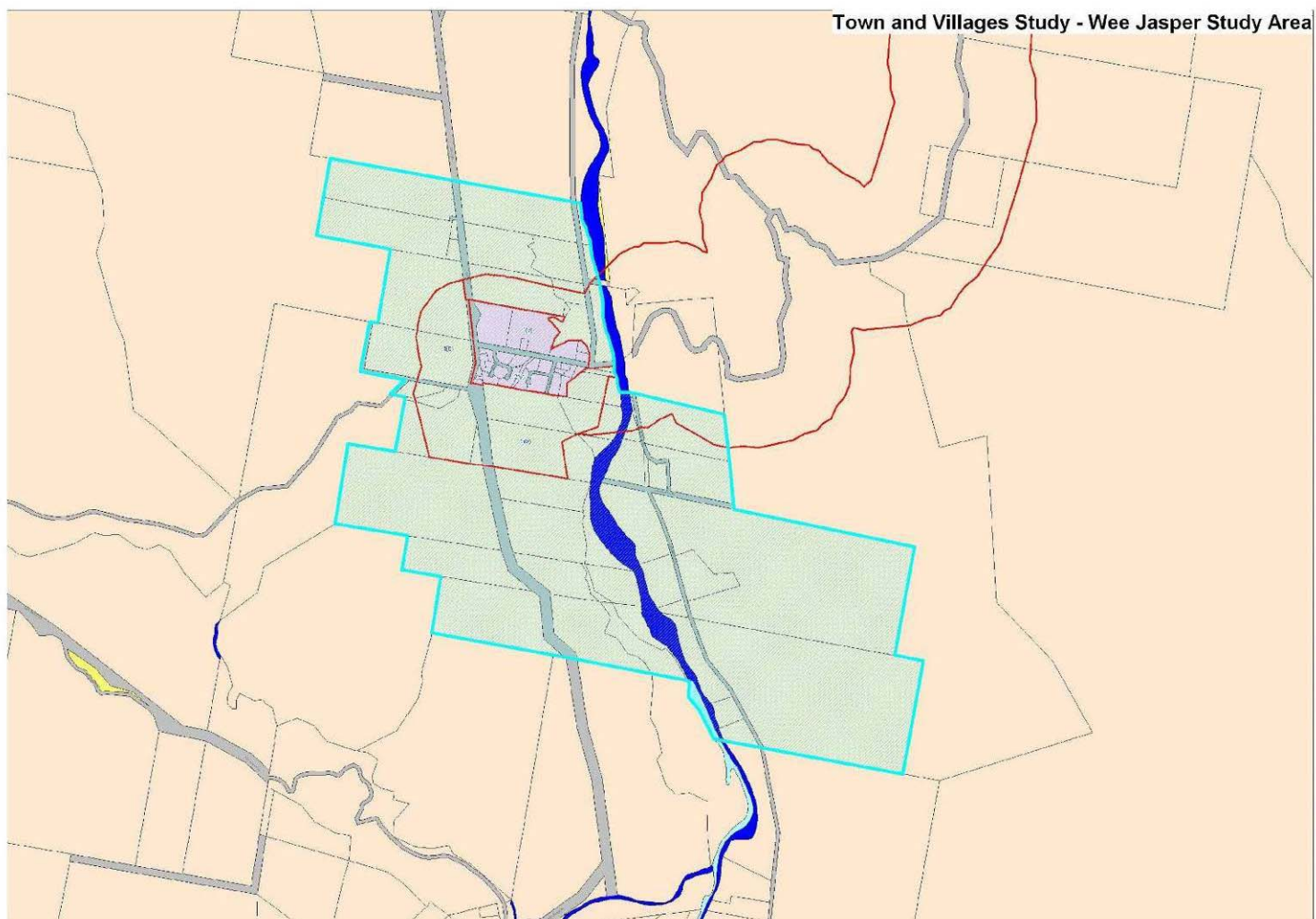


Figure 53. Wee Jasper Study Area for T&V Study

16.3 Recommendations for Wee Jasper

Wee Jasper Village's remote and rugged location gives it its' charm, but also constrains further development. While there is a small permanent community, the area has fluctuating numbers of tourists who access the popular camping and fishing spots nearby. The Village's future therefore lies more in promoting and complementing its natural and outdoor assets, rather than increasing residential development.

Ingress and egress from Wee Jasper is via the Wee Jasper Road into Yass, and Mountain Creek Road into Canberra. Both roads are winding and/or steep in sections, with some portions remaining unsealed. Neither road is suitable for handling increased volumes of traffic. These roads would also present problems in the event of a bushfire, if large numbers of persons or emergency service vehicles required to exit and enter the Village.

Due to the remote location and size of the Village, there is no reticulated water or sewer available, and mobile telephone coverage is unreliable. As such, further expansion of the Village cannot be supported. The existing zones have however been reviewed, and it is proposed to introduce new zones which better reflect existing land uses and lot sizes, as well as environmental characteristics of the land.

Proposed Standard Instrument—Principal Local Environmental Plan Zones

Note: Zone Objectives and mandatory Land Uses are contained in Appendix 2

The existing 2(v) village area is proposed to be transferred into the new RU5 Village Zone. The minimum lot size is proposed to be 2000 sqm, which is consistent with the area required for effective on-site effluent disposal. The majority of lots are two to three times this size and in the event that there is any future demand for village land, it can be accommodated by subdivision of existing village zoned lots.

The land to the west of Caves Road/Wee Jasper Road abuts steep, heavily vegetated slopes, with some of these lots in question having up to two thirds vegetation cover. The lots **(1)** have a high bushfire risk, as well as a high visual amenity, for travelers to Carey's caves (to the North) and Billy Grace, Swinging Bridge and Micalong Creek Camping Grounds to the South. The topographical and environmental constraints of the land should be recognized, and further development discouraged. It is therefore proposed that these lots should be zoned RU2 Rural Landscape.

Lots to the East and South of Caves Road/Wee Jasper Road **(2)**, and surrounding Coodravale Road are also fragmented with smaller areas. There is only scattered vegetation, and the topography is generally much flatter. Most of the lots are occupied by existing dwellings, and the lots have areas in the range of 15 hectares or less. R5 Large Lot Residential is deemed to be a more appropriate zone to reflect the smaller lot sizes, fragmented ownership and existing use of the lots. The proposed minimum lot size in this area is 10 ha, which will not allow for any further subdivision, but would provide for a maximum of two additional dwelling entitlements.

Two smaller lots **(3)** on the eastern side of Coodravale Road, just south of the main entry into the village, are also proposed to be zoned R5 Large Lot Residential. These lots are in close proximity to the village, and provide some limited additional residential options and limited growth for the village. This area is also proposed to have a minimum lot size of 10 ha, which would provide for a maximum of two additional dwelling entitlements, but no further subdivision.

It is recommended that the land along the southern portion of Coodravale Road **(4)**, remain zoned Rural- RU1 Primary Production. The lot sizes are approximately 80 ha in area, and would remain in primary production. This land is also becoming quite distant from the Village centre, and therefore further subdivision is discouraged- particularly given the limited existing infrastructure within the area.

The Goodradigbee River and associated floodplain **(5)** is proposed to be zoned W1 Natural Waterways. This land is currently in the ownership of the Water Resource Commission.

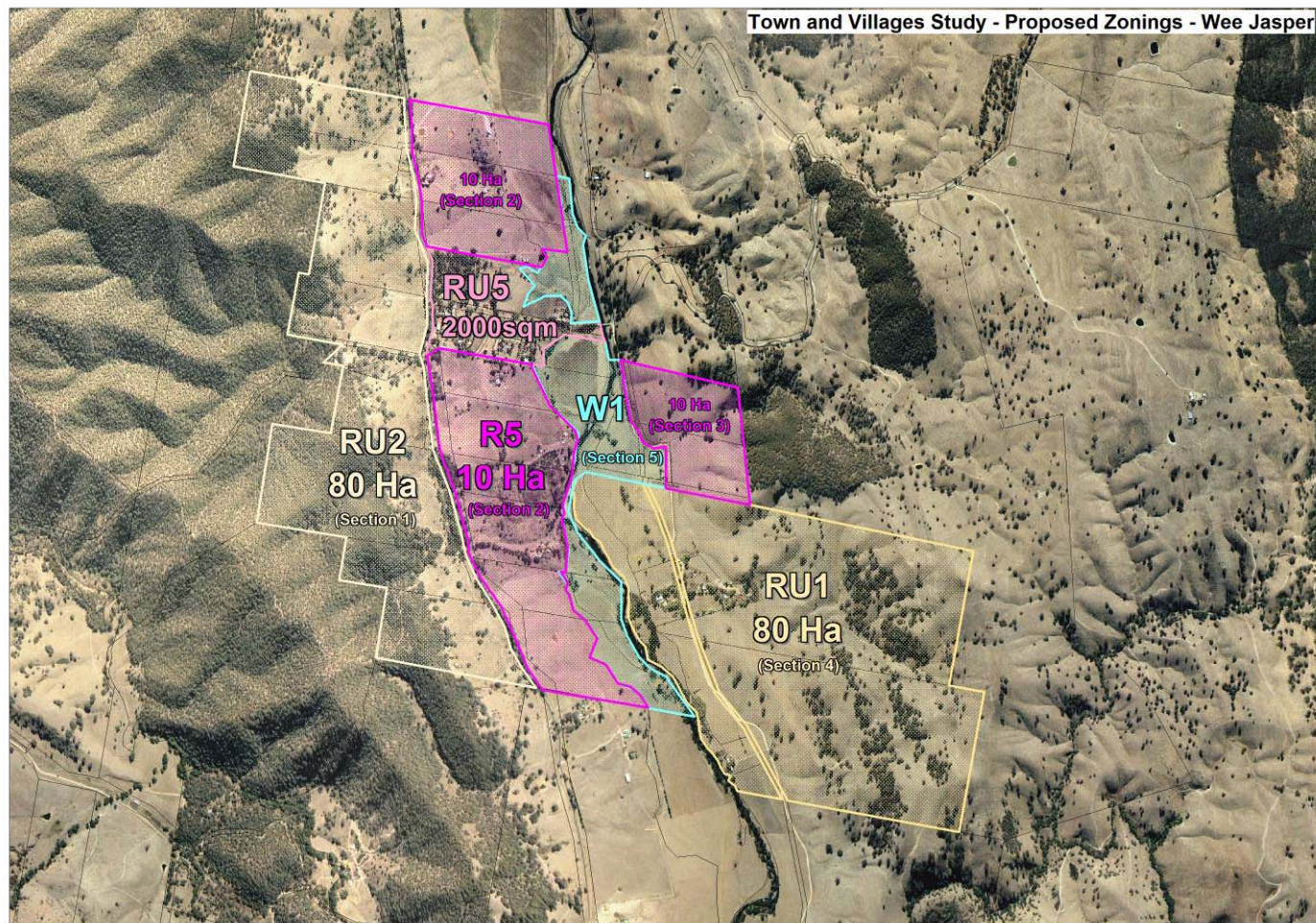


Figure 54. Wee Jasper Proposed Zonings T&V Study

17 YASS

17.1 Settlement History

The settlement of Yass began in the early 1830's, as a result of its location on the Port Phillip Road between Sydney and Melbourne. Many of the services established in Yass and its associated wealth were linked with people travelling on this road. This continued until Yass was bypassed by the current alignment of the Hume Highway in the mid 1990's.

The township was gazetted in 1837 and land was set aside for some religious and education purposes on the north side of the Yass River, which contained higher ground. The early settlers however preferred land to the south mainly for its more accessible topography (Yass, W Bayley 1973).

In 1840, an extension was made to the eastern side of Yass called O'Connelltown, which extended the existing street pattern. This was further consolidated in the 1850's, due to the continued flooding of the Yass River, and the township continued to grow moving to the south.

"In the north the town boundaries ran parallel to the streets. In the south the streets ran at an angle of 45 degrees to the town boundaries. The south was laid out with streets parallel to the almost straight section of the river bordered by Warrambulah Street, which very soon was found to be subject to flooding and was abandoned for home sites" (p 22, Yass, W Bayley 1973).

The 1852 floods washed away much of the original settlement around Warrambulah Street and as a result future development relocated to higher ground in Comur, Dutton and Rossi Streets. The first permanent bridge to cross the Yass River and alleviate the isolation between North and South Yass in times of flood was constructed in 1854 (Freeman).

During the 1870's the decision was made to locate the railway station at Yass Junction, by-passing Yass, as it was seen as too difficult to take the line through the town. A 'dead end' tram line was later extended to link Yass Town to Yass Junction. This line was last used as part of the 1988 Bi-centennial Celebrations but ceased passenger operations considerably earlier in 1958. No railway connection was ever established directly to Canberra, which has ensured a continuing reliance on motor vehicles for passengers and freight between Yass and the ACT.

The current Canberra area was selected for the site of the Nation's capital in 1908. Although Yass Town was not selected as the focus for the capital, its proximity to Canberra (and Sydney) has been a large determinant of the town's survival and in more recent years, its growth. Yass's location at the intersection of the Barton and Hume Highways makes it both prominent and accessible to businesses and travellers and the potential created by the location of Yass will continue to be realised over time.

Water was a critical issue for Yass, even during its early development. Freeman (2001) states that

"All the older homes were located where there was a reliable water supply and nearly every house had its own well.Generally the development of

North Yass was hampered by the lack of a reliable water supply, with much of the land not being built on until the town water supply was available in 1927."

During the 1920's to 1940's further subdivision occurred around the edges of the original settlement, with parts of *Marchmont* and *Fifield* subdivided. This opened up new residential areas in the southwest Yass Town. In 1954, the Housing and Electricity Commissions began purchasing land and constructed 120 homes in both north and south Yass. Infill development began to strongly influence the development of the town from the 1950's – 80's as former orchards and private tennis courts began to be developed (Freeman).

Much of the original development pattern within the town remains and the Yass Heritage Precincts Study (J Armes & Assoc.,1998) identified four main precincts within Yass Town. These are:

- The Golf Links Precinct
- Comur Street Precinct
- Pollux/Castor Precinct and
- Walker Park

Each of these precincts has its own prevailing built character and lot layout pattern, based on the predominant building styles and household requirements of the precinct period.

17.2 Social Profile

The ABS collection data area for Yass UCL was 28.4 sq km in 2001 and 28.2sq km in 2006.

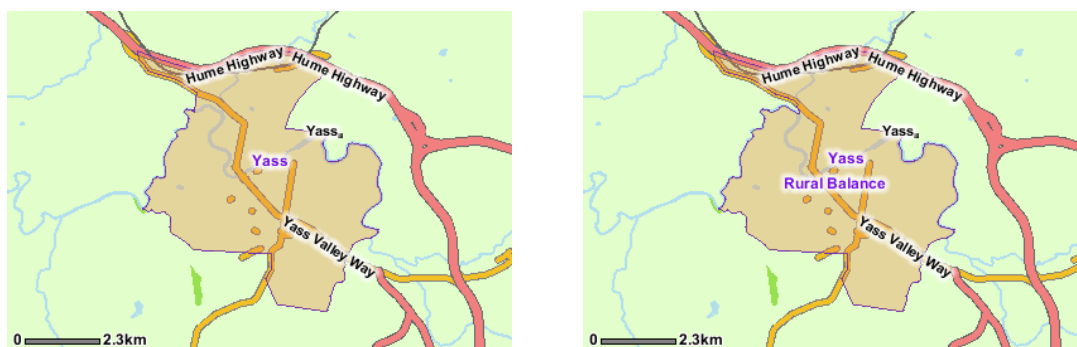


Figure 55. Yass UCL 2001

Yass UCL 2006

a) Population size and Change

The Yass Urban Centre/Locality (UCL) experienced an increase in population as recorded in the 2006 census. Since 2001, the population increased by 8.62 percent. The population recorded in 2006 was 5,332 persons as compared to 4,909 persons recorded in 2001.

b) Age distribution and change over time

There was an increase in all age groups between 2001 and 2006 with the exception of those aged 25-34 years. The highest percentage change from 2001 to 2006 was in those aged 75-84 years, increasing by 38.19% or 97 persons. The Yass UCL has a greater number of health and social services therefore the

increase in the number of those aged over 75 suggests that persons are relocating to be closer to these services.

There was also an increase in number of persons aged 55-64 years, increasing by 22.78% or 113 persons. Persons aged 75 years and over consisted of 8.89% of the age distribution whilst 21.74% were aged 14 years and under.

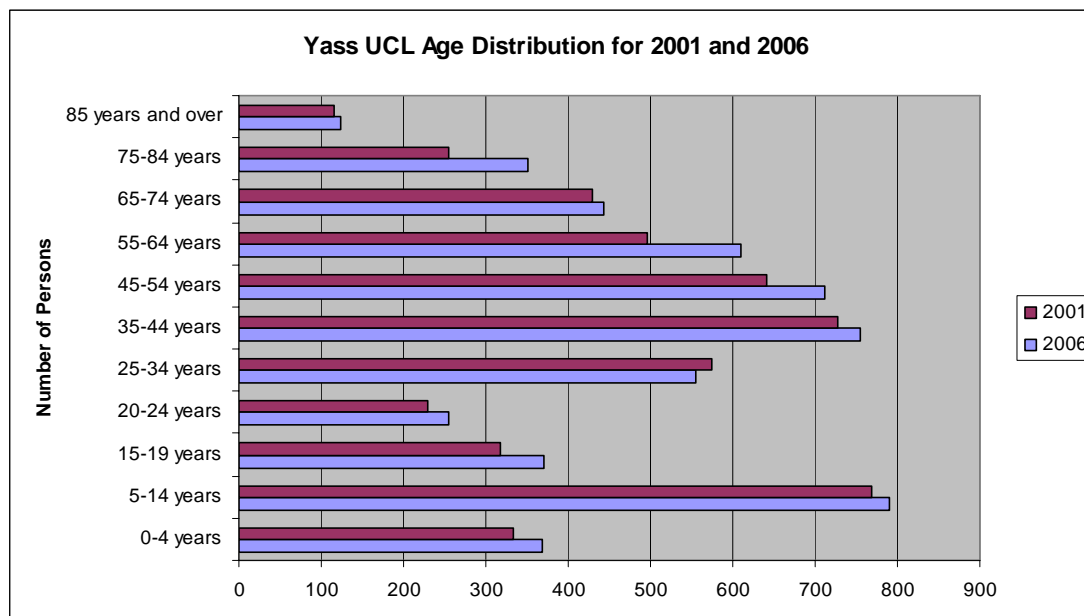


Figure 56. Yass UCL Age Distribution between 2001 and 2006

(Source: Australian Bureau of Statistics)

c) Housing Type

Separate houses were the most dominant housing type in both 2001 and 2006.

TABLE TWENTY SEVEN: Yass UCL Housing Type				
	2006		2001	
	No	%	No	%
Separate house	1,824	90.6	1,647	79.3
Semi-detached, row or terrace house, townhouse etc.	70	3.5	114	5.5
Flat, unit or apartment or attached to house:	86	4.3	86	4.1
Other dwelling:	34	1.7	26	1.3
Unoccupied private dwellings	N/A	N/A	205	9.9
Dwelling Structure not Stated	0	0.0	0	0.0
Total	2,014	100.0	2,078	100

*Taken from 'Dwelling Structure: Private dwellings and Persons in occupied private dwellings (excluding overseas visitors)'

* Unoccupied Private Dwellings was not a criterion in the 2006 census (Source: ABS)

The number of separate houses increased in the Yass UCL from 2001 and 2006. There was a notable deficit in semi-detached, row or terrace house, townhouse etc whereby in 2001 there were 114 semi-detached housing types recorded compared with 70 semi-detached housing types in 2006. The decrease in this particular dwelling type could be related to the slight boundary adjustment to the

census data collection area for 2001 and 2006 but is more than likely an error in data collection as there has not been any significant removal of this housing type in Yass.

There was no change in flat, unit or apartment or attached to house type of dwellings from 2001 to 2006.

The 2006 household occupancy rate for the Yass UCL is 2.65 persons per household (data derived from total number of persons divided by total number of dwellings). This figure is slightly lower than the Yass Valley LGA household occupancy rate of 2.82 persons per household. The Yass UCL contained 70 of the 84 (83%) semi-detached, row or terrace house, or townhouses and 86 of the 94 (88%) flat, unit or apartment or attached to house developments. The slightly lower occupancy rate compared with the entire Yass LGA is likely to be the result of the greater number of housing choices and the larger older population in Yass.

d) Employment

The Yass UCL had a minor decrease in its labour force participation rate from 2001 to 2006, with 60.7% of those aged 15 and over in the labour force in 2006 compared with 60.9% in the labour force in 2001. The Yass UCL also recorded a decrease in its unemployment rate from 5.5% in 2001 to 3.7% in 2006.

The Yass Valley LGA as a whole, had a labour force participation rate of 68% and an unemployment rate of 2.6% in 2006.

e) Employment by Industry

The following table shows the percentage of people employed in the Yass UCL within different industry classifications. It should be noted that the text in brackets is the wording from the 2001 census and was not used in the 2006 census. In 2006, the ABS added in two more classifications: 'professional, scientific and technical services' and 'administrative & support services' and therefore data was unavailable for 2001.

TABLE TWENTY EIGHT: Yass Urban Locality Employment Analysis

	2001	2006	Proportion of People Employed by Industry in 2001 in Yass UCL (%)	Proportion of People Employed by Industry in 2006 in Yass UCL (%)
Agriculture, forestry & fishing	142	106	6.49	4.35
Mining	3	6	0.14	0.25
Manufacturing	84	73	3.84	2.99
Electricity, gas, water & waste services	78	75	3.56	3.08
Construction	177	214	8.09	8.77
Wholesale trade	87	51	3.97	2.09
Retail trade	416	334	19.00	13.69
Accommodation & food services	143	226	6.53	9.27
Transport, postal & warehousing (Storage)	89	105	4.07	4.31
Information media & telecommunications (Communication Services)	37	30	1.69	1.23
Financial & insurance services	42	39	1.92	1.60
Rental, hiring & real estate services (Property and Business Services)	176	31	8.04	1.27
Professional, scientific & technical services	N/A	131	-	5.37
Administrative & support services	N/A	60	-	2.46
Public administration & safety (Government Administration and Defence)	179	335	8.18	13.74
Education & training	153	167	6.99	6.85
Health care & social assistance (Health and Community Services)	214	270	9.78	11.07
Arts & recreation services (Cultural and Recreational Services)	39	21	1.78	0.86
Other services (Personal and Other Services)	92	94	4.20	3.85
Non-classifiable Economic Units)	15	N/A	0.69	N/A
Not Stated	23	71	1.05	2.91
TOTAL	2,189	2,439	100.00	100.00

In 2001 the largest proportion of people worked in retail trade which consisted of 19% of the labour force. In 2006, public administration and safety (Government administration and defence) employed the highest number of people, with 335 persons working in the industry.

There was a 25% decline in those working in agriculture, forestry and fishing from 2001 to 2006. There was also a notable decrease of persons (82) working in retail jobs despite 334 persons still working in this industry in 2006.

17.3 Study Background

The current Yass Local Environmental Plan dates back to 1987 and although it has been amended many times, a major review of the existing provisions is required.

The Yass Residential Development Study was undertaken prior to the implementation of the Yass LEP 1987 and therefore largely informed the current residential zonings and their locations. The study reviewed constraints and opportunities, as well as population growth projections for the future development of Yass Town making recommendations accordingly.

Since then, there has been no major review of residential land in Yass town and instead it has been developed on a limited, ad-hoc basis, dependent on individual subdivision proposals.

17.4 Existing LEP Provisions

The Yass town is covered by the Yass Local Environmental Plan 1987. Due to the size of the town, a number of zones are in place to cater for the various uses and functions of the town. The core business area along Comur Street (south of the Yass River) is zoned 3 (a) General Business. The majority of the town however falls under 2(a) Residential Zoning, with large areas of land falling within the 1(c)2 Rural Residential or 1(d) Rural Small Holdings Zone which flank the town. There are scattered pockets of other zones such as 4(a) Industrial and 3(b) Highway Services, however those zones largely sit outside the scope of this study, and will be dealt with through the recommendations of the Industrial Lands and the Yass Commercial Precinct Studies.

As this study mainly deals with the residential development of the town, the discussion of the objectives will be limited to the residential zones.

- The objective of the 2(a) Residential Zone is:

"to set aside certain land for housing within acceptable living areas of the Shire of Yass."

- The objectives of the 1(c) Rural Residential Zone are:

"(a) to set aside certain land for the purposes of residential development in a rural setting within areas that are suitable for that type of development.

(b) to provide for a co-ordination of development to achieve a range of allotment sizes to satisfy community demands and maximize public service facilities.

(c) to ensure that protection and maximum public benefit is derived from certain areas of high environmental, aesthetic or recreational value, and

(d) to ensure development is carried out in a way that provides for the efficient distribution of community associated services and facilities".

- The objectives of the 1(c2) Zone (Rural Residential – Hobby Farms Zone) are:
 - “(a) to set aside certain land for the purposes of rural retreats and hobby farms within areas that are suitable for that type of development,*
 - (b) to provide for a co-ordination of development to achieve a range of allotment sizes to satisfy community demands and maximise public service facilities,*
 - (c) to ensure the protection of, and that maximum public benefit is derived from, certain areas of high environmental, aesthetic or recreation value, and*
 - (d) to ensure development is carried out in a way that provides for the efficient distribution of community associated services and facilities”.*
- The objectives of the 1(d) zone are as follows:
 - “(a) to set aside certain land for the purposes of rural retreats and hobby farms within areas that are suitable for that type of development,*
 - (b) to provide for a co-ordination of development to achieve a range of allotment sizes to satisfy community demands and maximise public service facilities,*
 - (c) to ensure that protection and maximum public benefit is derived from certain areas of high environmental, aesthetic or recreation value, and*
 - (d) to ensure development is carried out in a way that provides for the efficient distribution of community associated services and facilities”.*

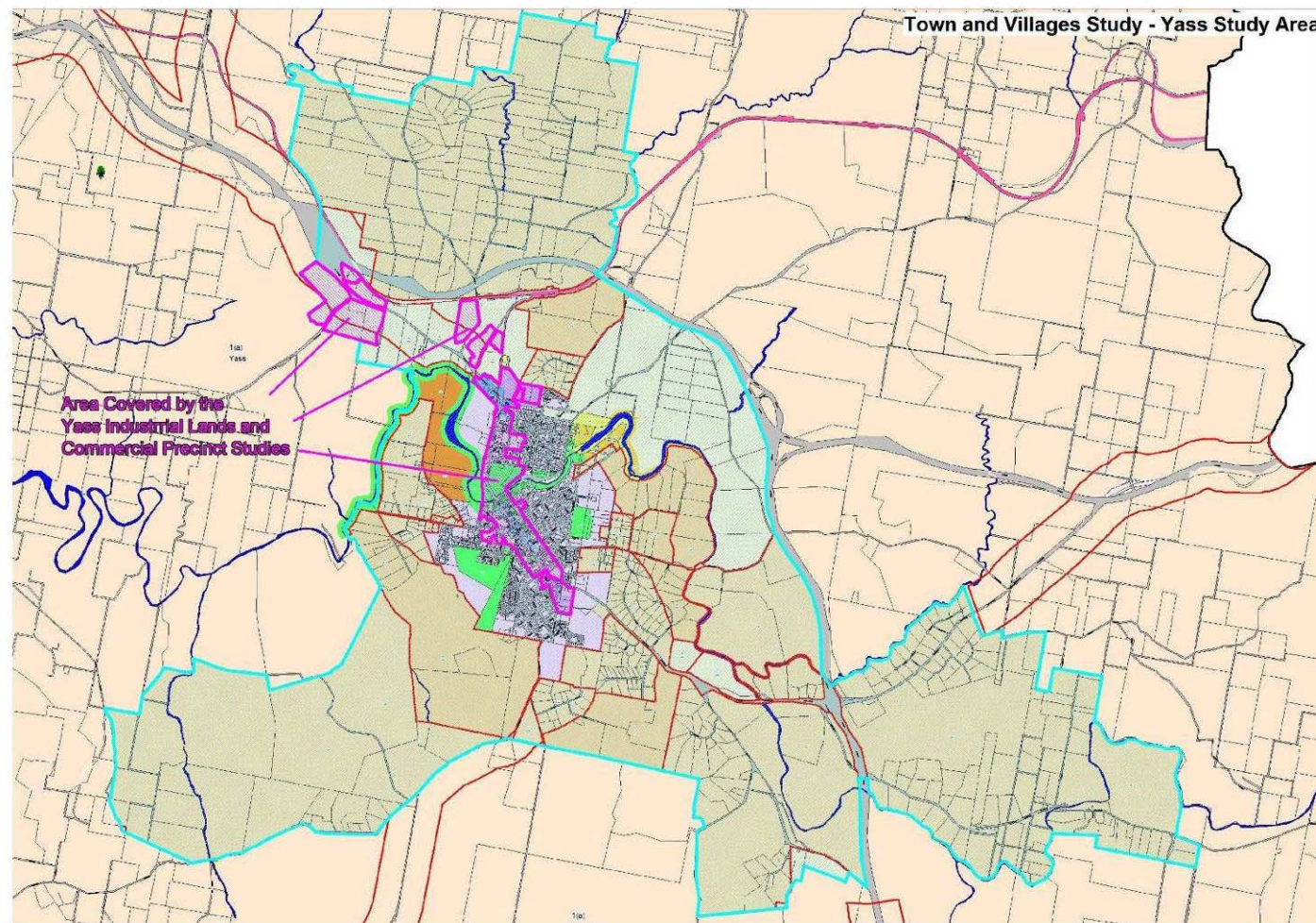


Figure 57. Yass Study Area for T&V Study

17.5 Existing DCP Provisions

The Yass Shire Multi-unit Residential Development Control Plan came into effect August 2003.

The overall aims and objectives of this DCP are to ensure that development proposals achieve a high standard of residential design by:

- *providing design guidelines for both dual occupancy and medium density housing;*
- *setting design standards for density, bulk, scale, height, building appearance and parking;*
- *setting environmental standards for solar access, privacy, noise, views and landscaping;*
- *considering the needs of occupants and neighbours;*
- *encouraging the efficient use of land consistent with the preservation of the existing and future amenity of the area;*
- *providing greater diversity of housing choice, particularly within close proximity to the Yass Commercial Zone; and*
- *ensuring consistency of approach by Council in the assessment of applications for development.*

The Yass Shire Council Development Control Plan for 'Exempt and Complying Development' was adopted by Council on the 22nd September 1999. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, will supersede this DCP on the 31 December 2010.

17.6 Land Use Survey

Commercial uses are clustered predominantly around Comur Street with this area also containing the original historic business precinct. Areas for potential expansion within the Yass Commercial Precinct will be identified as part of the Yass Commercial Precinct Study.

Laidlaw Street/Yass Valley Way to the north of the Yass River, contains the majority of industrial and some limited commercial uses. The Highway Service Centre is located at the junction of Yass Valley Way and the Hume Highway to the north of the town. The other Industrial area is located adjacent to the southern approach to Yass, around Waroo and Grand Junction Roads. Areas for Industrial Expansion have been identified in the Industrial Lands Study.

The Yass Dam and Water Treatment Plant are located near the Yass River in the northeast corner of the town. The Transfer Station and Sewage Treatment Plant are located on the northern edge of the town along Faulder Avenue. The Yass Transfer Station is also located off Faulder Avenue and accepts drop offs of green waste, scrap metal, electrical and furniture items.

An area providing aged care facilities has naturally established in North Yass, around Mount and Glebe Streets, based around Horton House, Glen Warmington Lodge and the Linton Hostel and low level self care facility.

Residential land use within the town can be split generally into North and South Yass areas. These areas of the town are based on the older original subdivision and settlement patterns.

17.7 Community Facilities/Recreation Facilities

The population of Yass Town has access to substantial community and recreational facilities. These facilities can be grouped according to the provision of service:

Educational/Child Care Facilities

YECCA, ABC Child Care Centre, Montessori, Yass Public School, Berinba School, Mount Carmel, Yass High, TAFE, CABASCA.

Public Facilities

Soldiers Memorial Hall, Yass Library, Court House & Police Station, Fire/Ambulance Station, Yass Junction Railway, Railway Museum, Yass Museum.

Recreational Facilities

Yass Pool, Golf Course, Bowling Club, Showground (incl. Pony Club, Gymnastics Hall, Indoor Stadium), Squash Courts @ The Club, Walker Park, Victoria Park (incl. Swimming Pool, Rugby Ground, Skate Park), O'Connor Park, Gym, Scout Hall, Coronation Park, Banjo Patterson Park, Liberty Theatre, Men's Shed

Religious Facilities

St Clement's Anglican Church, St Augustine's Catholic Church, St Andrew's Presbyterian Church, Eagles Nest Christian Centre, The Vine Christian Centre, Yass Baptist Church.

Community, Health & Aged Facilities

Yass Hospital, Horton House, Gwen Warmington Lodge, Linton Hostel, Yass Community Health Centre, Goodradigbee Centre, Atherfield, Old Linton Medical Practice, Andalini Services, Rae Burgess Centre.

Not for Profit Organisations

Salvation Army, St Vincent De Paul, Valmar Services

Cultural/Entertainment Facilities

Outside the Hotels, there are very few facilities within Yass Town for these purposes. The Soldiers Memorial Hall is used as a multipurpose venue, St Clements Church is an occasional musical venue, the Liberty Theatre is used for occasional theatre productions and Cooma Cottage occasionally for art exhibitions. Although Yass has a vibrant Arts community, there are currently no dedicated buildings for this purpose.

There has also been a trial of a Youth Centre within the town, which was relatively successful, despite having no permanent location and being run only by volunteers.

17.8 Education

Yass has a good range of educational facilities. Pre-school aged children can access the Yass Early Childhood Centre (YECCA), Montessori Pre-School and the ABC Child Care Centre. Berinba, Yass Public, Yass High, and Mount Carmel cater for Primary and Secondary School Students. Yass also has a branch of the Illawarra Institute of Tafe, which runs courses in Business Administration, Communications, Hospitality, Health and Rural Trades.

Fostering further education facilities is integral to the stability and growth of the town and the LGA as a whole. Mt Carmel does not continue beyond Year 10, however Yass High continues to Year 12. Aside from a limited range of Tafe courses offered at the local campus, Yass Students wishing to continue education or training often relocate to Canberra or Sydney.

In the Investigation into *'Drivers of Change'* by Macroplan, it was highlighted that:

'high levels of youth migration suggests that young people leave the Corridor for education or employment opportunities. Many of these people may never return, meaning the Corridor faces a constant challenge of attracting and retaining skilled employees. If the education opportunities could be facilitated locally, the Corridor could more successfully retain knowledge and skill for the betterment of local industry.' (p 93)

17.9 Heritage

Clause 16 of the Yass Local Environment Plan 1987, relates to items of environmental heritage. Under the LEP, An *'item of the environmental heritage'* is defined as *a building or relic which is:*

- (a) *situated on land shown edged heavy black on the sheet of the map marked "items of the environmental heritage" and*
- (b) *designated as an item of the environmental heritage for the purposes of this plan by a development control plan in force under section 72 of the Act in respect of the whole or any part of the land to which this plan applies.*

The Yass Heritage Conservation Area is set out in Map 6 of the Yass LEP. It covers the central area of Yass, centred around Comur Street.

The Yass Shire Council DCP (Exempt and Complying Development) – 1999 states that:

A Complying Development certificate may only be issued for development that:

- (l) *is NOT an item of the Environmental Heritage listed in Table 1 of this DCP; and/or*
- (m) *is NOT within a heritage precinct as marked in Figure 2.*

The individual items listed in that DCP are:

The Commercial Hotel, Post Office, NAB Bank, Court House, Police Residence, ANZ Bank, Westpac Bank, Sheep's Back Gallery, Former

Mechanics Institute, Rose Cottage, St Augustine's Chapel, Church-Rossi Street, 60-70 Rossi Street, Yass Tramway (Railway) Station.

The heritage precincts referred to in the DCP cover the entire core of Yass, broken up into the North Yass Commercial Precinct and South Yass.

A number of items are contained within the Register of the National Estate (RNE). This register was frozen in 2007 as a result of amendments to the Australian Heritage Council Act 2003. It will continue as a statutory register until February 2012. At present, the Minister for the Environment, Heritage and the Arts must refer to this when making decisions under the EPBC Act 1999. In the mean time, Council must transfer these places as appropriate into the proposed LEP Heritage Schedule to afford statutory protection. There are 28 Yass items/groups listed on the RNE, in addition to the Yass Urban Conservation Area.

The Yass Township Heritage Study was prepared in 2001 by Peter Freeman Conservation Architects and Planners. The study was comprehensive in identifying potential heritage items, and conservation areas. The findings from this study have been expanded with further research undertaken for individual items, and additional items added where necessary to inform the preparation of a draft schedule of items for the new Standard Instrument LEP.

17.10 *Summary of Real Estate Data*

In 2001, the median house price in Yass was \$114,000 whilst the median price for vacant land was \$30,000. There were 162 transactions that year and the median area of blocks sold was 1012m².

The general pattern of median house prices from 2001 and 2009 rose and fell however the highest median recorded was in 2009, where the median house price was \$295,000. This represents an increase of 61% since 2001.

The median price for vacant land was \$123,000 in 2009 an increase of 76% since 2001. However in 2006 there was a significant peak to \$185,000 for vacant land.

The number of sales fluctuated between 2001 and 2009 and in 2003 the number of sales was at its highest (266). The number of sales decreased by 90 transactions from 2003 to 2004 and this is reflected in the rise in the median price for a dwelling due to the shortage of supply. This pattern is reflected again in 2006 where the number of sales decreased by 22 transactions and there was also an increase in the median price for vacant land.

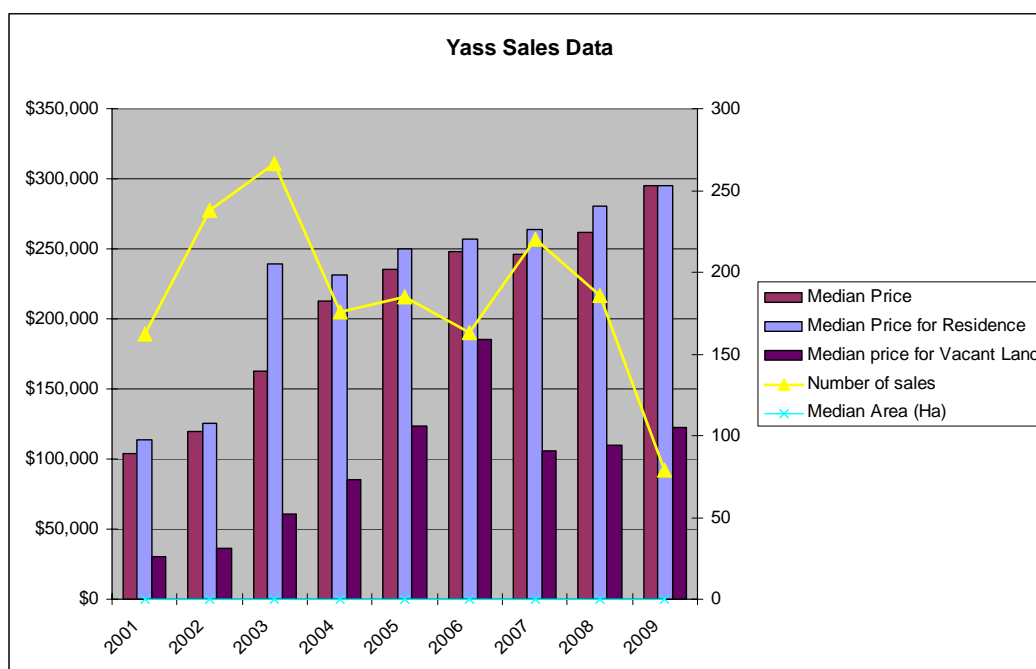


Figure 58. Yass Property Sales Data

(Source: Allhomes.com.au)

17.11 Place of Usual Residence

In 2006 the percentage of residents that lived in Yass but had a different address five years ago in the ACT was 6.5% compared to 2.3% of residents who had a different address one year ago in the ACT. There were 859 persons (16.3%) in Yass whose place of residence was not the same a year ago and 14% were from the ACT. However those that were from a different part of New South Wales made up the largest proportion who had a different place of residence one or five years ago. The people who did not have the same usual address five years ago made up 42% of people in Yass and this figure has dropped considerably to 16.3% for those who did not have the same usual address a year ago. The number of persons who had the same usual address one year ago compared with five years ago is greater by 1594 persons.

TABLE TWENTY NINE: Place of Usual Residence Yass UCL			
	<i>Males</i>	<i>Females</i>	<i>Persons</i>
Same usual address 5 years ago as in 2006	1,314	1,392	2,706
ACT (5 Years)	155	168	323
Total with different usual address 5 years ago	945	1,137	2,082
TOTAL	2,350	2,612	4,962
Same usual address 1 year ago as in 2006	2,050	2,250	4,300
ACT (1 Year)	56	65	121
Total with different usual address 1 year ago	886	942	1,828
TOTAL	2,513	2,759	5,272

17.12 Recommendations for Yass

Yass Town has continued to enjoy strong growth in recent years with the 2006 Census indicating 8.62% growth since 2001. The highest growth by age was in 75-84 years group, which increased by 38.19%. This reflects the current trends in ageing population and that Yass is the main provider of aged services and accommodation in the LGA. This trend is likely to continue, particularly if Yass continues to consolidate this role in the region.

Yass is also the only location in the LGA that currently provides any significant diversity in housing stock through semi detached/flat, unit or townhouse developments. This is appropriate and will continue whilst ever Yass remains the only location in the LGA with reticulated water and sewer. It is also the only Town/Village which has established retail, social and health services to support ageing or low income households or people with a disability. While there is no public transport available within Yass, there is access to buses and trains to Sydney/Canberra as well as Community Transport and a Taxi Service within the Town. These facilities and services are crucial for maintaining independence and quality of life, as well as social inclusion. Nevertheless, as of 2006, 90.6% of Yass' housing was still defined as 'Separate'. As such, housing diversity should be increased in Yass Town to cater for these groups within the community, especially given the increasing ageing of the population and the lack of affordability of many current housing options.

In regard to affordability, Yass Town is currently experiencing a shortage of affordable housing. This can be attributed to the attractiveness of Yass for lifestyle reasons, combined with its location within the Sydney Canberra Corridor, and commuting distance to the ACT. In Yass Town, the median house price rose 61%, and the median vacant land price rose 76% between 2001 and 2009. As stated previously 90.6% of the Yass housing stock is separate and the majority of this stock is located on large lots close to Town, where the respective prices are quite high. As a consequence the lack of significant volumes of smaller and cheaper accommodation alternatives in Yass, often forces people to relocate to the Villages, where there is an absence of the services and facilities.

Due to the size of Yass Town, the population composition is quite different to the other Villages. While there is a large proportion of the community which commute to the ACT for employment, a large section of the community is also employed within the town. This is reflected in the larger proportion of industries represented in Yass as opposed to the Villages. While Public Administration and Safety is still the major employer (13.74%), a large portion of the population also works in the Retail Trade (13.69%) and the Health Care and Social Assistance Industries (11.07%). Again, only a small proportion (4.35%) is employed in the Agriculture, Forestry and Fishing Industry. This indicates that Yass is consolidating its role as an independent town and this role will be further realised through the release of additional employment generating lands.

The present zoning pattern for Yass constrains further growth insofar as it is ringed by existing Rural Residential zoned land, much of which has been subdivided and developed. As a result, there have been minimal opportunities for the expansion of existing residential and commercial areas to date. The existing Industrial Lands Study has already identified areas for future industrial expansion, and these have obviously been excluded from this study area, as have the North and South Yass Commercial precincts surrounding Comur and Laidlaw Streets that were identified as part of the Yass Commercial Precinct Study.

In summary, the following proposed zones aim to maximise the potential for future residential development – including a greater diversity in location and dwelling types.

Proposed Standard Instrument—Principal Local Environmental Plan Zones

Note: Zone Objectives and mandatory Land Uses are contained in Appendix 2

The bulk of existing residential development is currently zoned 2(a) Residential. The equivalent zone within the Standard Instrument is R1 General Residential, and therefore it is proposed to transfer most of this land to that zone.

There will also be additional land proposed to be made available through one of the Industrial Lands Study Recommendations. Section 8.3: of this study refers to Option 1 which recommends that the land adjacent to Reddall Street be rezoned from the existing 4(a) Industrial Zone to the R1 General Residential zone. The land has a total area of 8.32 hectares and there is an existing house on the site. The land is adjacent to the Yellow Creek Residential estate to the east and the Glades Rural Residential Development to the north. Depending on the mix of lot sizes and how buffers are incorporated to the existing industrial land to the west, it is estimated that the site could accommodate approximately 70 additional residential lots.

No minimum lot size has been proposed within the Town and Villages Study for the R1 area, as this will be considered within the context of the Built Form Study which is currently being prepared.

- (1) The areas identified as section one are proposed to be zoned E4 Environmental Living to recognise the existing topography and vegetation as well as the potential environmental and cultural heritage values of the land. An E4 zoning allows for flexibility in achieving this – specifically the ability for averaging of lot sizes and cluster housing type developments. It is anticipated that this will result in improved environmental outcomes, as well as additional housing diversity.

No minimum lot size has been specified for this E4 zoning, and future development or subdivision proposals will be assessed on their merits, but would be expected to reflect the density of nearby surrounding rural small holdings.

Importantly, the approved subdivisions in this area will not be affected by the proposed zoning change provided that the allotments are created in accordance with the approved plan of subdivision.

- (2) Yass Racecourse and Yass Golf Course are both proposed to be zoned RE2 Private Recreation to reflect their existing use and private ownership.
- (3) This area comprises three different zones under the existing Yass LEP 1987 – being 1(a) Rural Agriculture, 1(b) Rural Highway and 1(c) Rural Residential zones. The proposed R5 Large Lot Residential zone is a more accurate reflection of the primarily residential use of the lots, and the fragmented lot sizes which range from 8 to 18 ha.

Accordingly, a minimum lot size of 10 ha has been proposed for this area.

- (4) The land surrounding the Transgrid site is currently zoned 1(d) Rural Small Holdings and is comprised of three large allotments in separate ownership. It is proposed to be zoned E4 Environmental Living consistent with the topography and visual values of the land. It is also submitted that the flexibility afforded within this zone will provide for a more site responsive subdivision layout to allow for buffer areas and larger lots around the substation.
- (5) A number of sites within Yass Town are proposed to be zoned SP2 Infrastructure consistent with their existing use. These include:
 - Transgrid station on Good Hope Rd
 - Quarry located at end of Perry and Victoria Streets
 - Country Energy Substations
 - YVC Water Treatment Ponds
 - YVC Water Storage Towers
 - Water Treatment Plant
 - Sewerage Treatment Plant
 - Transfer Station
 - RTA land on Coolalie Road
 - Yass High School 'Flat Rock Farm'
- (6) The Yass Cemetery located on Irvine Drive is also proposed to be zoned SP2 Infrastructure.
- (7) A number of reserves are proposed to be zoned RE1 Public Recreation to reflect their community / recreational use these include:
 - Walker Park
 - Showground
 - Morton Ave Reserve
 - Boree Log Park,
 - Hatton Park Reserves
 - Apex Park
 - Oakhill Reserve and Travelling Stock Route
 - Laidlaw's Grave
 - Yass River Riparian land – including Hatton's Corner.
 - Alf Fletcher Park
- (8) There is a large volume of land to the north of the Hume Highway, which is currently zoned 1(c)2 Rural Residential – Hobby Farms under the provisions of the Yass LEP 1987. The land is highly fragmented and is physically separated from Yass Town by the Hume Highway. The R5 Large Lot Residential zone is proposed to reflect this fragmentation and primarily residential use of the majority of the lots. A minimum lot size of 16 ha is proposed to reflect the pattern of lot sizes, without the creation of smaller 'concessional' style lots that was is currently able to occur with the averaging provisions under the Yass LEP 1987. The amount of undeveloped land in this area also indicates that the existing demand for 'Rural Residential' land in this location is not as strong as on the southern side of Yass.

- (9) The Sydney Melbourne Railway Line and the Hume Highway interchange are proposed to be zoned SP2 Infrastructure to reflect their existing use. The former Yass Tramline has also been included given its ownership and the current investigations into its reopening.
- (10) The two pockets of land which are enclosed by the Hume Highway and the Railway line are currently zoned 1(c)2 Rural Residential-Hobby Farms. It is considered that this zoning is inappropriate for this land due to its reduced amenity and lack of access. The eastern section is also traversed by a creek line, which limits its use even further. It is proposed that this land be rezoned RU1 Primary Production.
- (11) The existing 1(c)2 area on the northeast corner of the intersection of Yass Valley Way and the Barton Highway is proposed to be zoned R5 Large Lot Residential with a minimum lot size of 5 ha. Almost all of the lots in this area are occupied by an existing dwelling. The proposed R5 Large Lot Residential zone is consistent with this development pattern and minimum lot size. The zone has been increased slightly to the north east to allow Lucernevale and Old Gap Roads to form the zone boundary. This will enable the creation of a maximum of two additional lots.
- (12) The significant area of land proposed to be zoned E4 Environmental Living to the east of Yass is owned by 5 separate landholders and much of it is already subject to approved subdivisions. Importantly, the approved subdivisions in this area will not be affected by the proposed zoning change provided that the allotments are created in accordance with the approved plans of subdivision.

Much of the land identified to be rezoned E4 Environmental Living is in close proximity to the Yass River and the tail waters of the Yass Dam. The land is also fragmented by the Barton Highway and Yass Valley Way which has in turn created distinct development pockets each with their own characteristics.

Discussions with current land holders would suggest that the current subdivision limitations of the 1(c)2 zone have resulted in approvals over the land which do provide the best development outcome and could be improved with greater flexibility.

An E4 zoning allows the flexibility to achieve these outcomes – specifically it is the only current zoning which permits the averaging of lot sizes and cluster housing type developments. It is therefore anticipated that this will result in improved environmental outcomes, as well as additional housing diversity.

No minimum lot size has been specified for the E4 zoning in this area and as such future development or subdivision proposals will be assessed on their merits, but would be expected to closely reflect the density of nearby surrounding rural small holdings.

- (13) The land surrounding Yass River Road is currently zoned 1(c)2 and many of the lots are 10 ha or less in area, with the exception of two large lots to the far east which have areas of 50 and 160 ha respectively. Accordingly, it is proposed to zone the land R5 Large

Lot Residential with a minimum lot size of 10 ha. This reflects the existing pattern of subdivision and development in the area, while limiting creation of further lots at this time. The land is in a location that is relatively distant from Yass Town and is also physically separated by the Barton Highway.

- (14) The lots located on the north west corner of the Yass Valley Way and Barton Highway interchange are proposed to be zoned R5 Large Lot Residential, with a minimum lot size of 5 ha. This lot size reflects the existing lot pattern and an existing Development Consent over the residual lot to the north which abuts Manton Creek. This zoning and lot size will not impact upon dwelling entitlements for any of the proposed lots, however will prevent further subdivision and the potential for additional access and traffic conflicts at this critical junction of the Yass Valley Way with the Barton Highway.

- (15) An E3 Environmental Management zoning is proposed over land forming the immediate catchment of the Yass River. This zone recognises the environmental and scenic values of the land in this area, and restricts further development that would impact these values.

Land within the northern area of Irvine Drive is currently zoned 7(d) Environmental Protection – Scenic, under the provisions of the Yass LEP 1987. This is proposed to be replaced with the E3 Environmental Management zone which is applied over land that has environmental and/or scenic values. It is therefore an equivalent zone. There are two varying minimum lot sizes in this zone – 40 ha is proposed to the north and northeast of the Yass River to reflect the larger existing lot sizes and small number of dwellings. This is also consistent with the existing 1(a) Rural Agricultural zone under the Yass LEP 1987 and the separation from the town by the Yass River.

The area to the south of the Yass River around Harrow Lane and Morton Avenue, down to the Yass Valley Way, is proposed to have a minimum lot size of 10 ha, which is the current minimum lot size for this area under the provisions of the Yass LEP 1987. This minimum lot size is reflected in the current allotment layout.

With the exception of two residential lots, the land on the eastern side of Hovell Street is proposed to be included within the E3 Environmental Management zoning. Although in private ownership, the land is currently zoned a mix of 6(a) Open Space and 5(a) Special Uses zones under the provisions of the Yass LEP 1987. All of these lots form a buffer to the adjacent Yass Valley Water Treatment Ponds.

The land to the west of Yass, around Irvine Drive and Rossi Street is also proposed to have a minimum lot size of 10 ha. This area currently has a minimum lot size of 16 ha in the 7(d) zone, and 2 ha in the 1(c) zone. A 2 ha minimum lot size is not appropriate for this area given that it is in the immediate catchment of the Yass River.

All the areas proposed to be included within the E3 zone have potential Aboriginal archaeological or cultural significance, as they

incorporate areas adjacent to the Yass River and Weir. The intention of the zone is to limit significant development in these areas and to ensure that future land uses or development addresses these environmental and heritage values appropriately.

- (16) The Kirkton Estate is subject to an approved rural residential subdivision where most of the stages have been sold. As such, it is proposed to zone the estate and a small portion of the neighbouring land R5 Large Lot Residential with a minimum lot size of 16 ha to prevent any further subdivision.

Importantly, the approved subdivision will not be affected by the proposed zoning change. The new minimum lot size will only prevent further subdivision of the approved allotments once they have been created.

The lot immediately adjacent to the east is also proposed to be zoned R5, although with a minimum lot size of 5 ha. As stated above, the adjacent land is the subject of an approved subdivision. A minimum lot size of 5 ha for this parcel of land is reasonable given the resultant mix of lot sizes in the adjacent subdivision. This creates the potential for two additional lots.

- (17) The land located on the northwestern side of Dog Trap Road is proposed to be zoned R5 Large Lot Residential with a minimum lot size of 5 ha to reflect the existing lot sizes on the northern side of Hamilton Drive.

- (18) The balance of O'Briens Estate to the south and south east is comprised of lots with larger areas between 10 and 16 ha. An R5 Large Lot Residential zone has been proposed over this land and the adjacent land to the west. The land to the west, while comprised of slightly larger lots is currently zoned 1(d) Rural Small Holdings under the current Yass LEP 1987 and has an existing minimum lot size of 10 ha. A transfer of the 1(d) zone to the new standard instrument RU4 Primary Production Small Lots zone was not considered appropriate. The land within this area is predominantly used for rural residential purposes, often with some associated extensive grazing - not for intensive small scale rural and primary industries. The minimum lot size for this entire area is therefore proposed to remain 10 ha, however the zone altered to reflect the existing use of the land, and the preferred future use of the land given the proximity to Yass Town.

- (19) The existing Duoro, Charwin and Willow Creek Estates to the north and south of the Yass Valley Way and Archer Close to the north of Yass are currently zoned 1(c) Rural residential with a minimum lot size of 2 ha. This is proposed to be retained under the proposed R5 Large Lot Residential zone.

The 5 ha 1(c) area to the north of Morton Avenue is also proposed to be included within the R5 zone with a 2 ha minimum lot size area to take advantage of its proximity to Yass Town. While the land to the west of Harrow Lane has a current 1 ha minimum, a 2 ha minimum over this land will allow for more site responsive development, given the undulating topography of the land and the amount of existing vegetation over a large portion of the site.

- (20) The land to the west of Harrow Lane and south of Morton Avenue is also proposed to be zoned R5 Large Lot Residential with the current minimum lot size of 1 ha maintained.

- (21) Land to the south of Morton Avenue abutting the current 2(a) Residential zone is zoned 1(c) Rural Residential under the provisions of the Yass LEP 1987. This area is proposed to be rezoned to R1 General Residential. This land could provide approximately 400-600 additional lots within the area and would be able to be serviced from nearby existing water and sewer infrastructure. This land is considered to be crucial for the future supply of residential housing in Yass.

In addition to the above land, the lots (total 4 ha), which comprise the existing Yass Saleyards are proposed to be included within the R1 General Residential zoning. This is considered to be a forward planning step given the current question marks in relation to the ongoing viability of the existing saleyards.

- (22) Two additional residential areas are proposed to be created and rezoned to R1 General Residential. One area is comprised of a strip of land along the western boundary of the Yass Showground – having frontage to Grand Junction Road, and inclusive of the existing Caretakers Residence.

The other is a strip of land located along the northern section of the Golf Course with frontage to Links Avenue incorporating the current 13th Hole.

The above proposals would create much needed residential lots in Yass Town consistent with the surrounding development pattern, which are accessible to existing infrastructure. The rezoning of these areas would also provide diversity in available residential options and will assist in ensuring the future financial viability of two critical community assets – the Yass Showground and Yass Golf Course.

- (23) The vacant land to the southwest of the golf course is currently zoned 2(a) Residential under the provisions of the Yass LEP 1987. The southern boundary of the zone is proposed to be modified to be consistent with the topography of the land and will be included within the R1 General Residential zone.

- (24) Shearsby Crescent is proposed to be zoned R5 Large Lot Residential with a minimum lot size of 10 ha, which is the minimum lot size under the current Yass LEP 1987. The land is currently zoned 1(d) Rural Small Holdings, however with the exception of the Mushroom Farm, this zone does not reflect the existing primarily residential use of the land. The lot on the corner of Rossi Street and Shearsby Crescent has been included within the 10 ha area, as it contains a large dam and significant vegetation cover, and further development of this site is discouraged.

The lots on the eastern side of Shearsby Crescent are also proposed to have a minimum lot size of 10 ha. Although these lots are currently part zoned 1(c) with a minimum lot size of 2 ha, there

is very limited potential to develop the front portions of these lots given the Transgrid power lines and associated easements. There is some limited potential to develop the rear of these lots to the northeast of the easements (total area 3.8 ha). That portion of the lots is proposed to be included within the adjacent R1 General Residential zone immediately to the north east, so that the land can be linked to the rear of the Hatton Park Estate.

The current zone boundaries within Shearsby Crescent are not consistent with the road or lot boundaries and appear to follow the location of the high voltage powerlines. The existing small lots on the north eastern entrance to Shearsby Crescent range from 8000 sqm to 2.5 ha, and are proposed to be included within the R5 Large Lot Residential zone, with a minimum lot size of 2 ha.

This R5 zoning is proposed to be extended over this western end of Rossi Street with a minimum lot size of 2 ha, consistent with the existing zoning and minimum lot size.

A small pocket of R5 zoning with a minimum lot size of 1 ha is proposed on the southern side of Rossi Street. This lot size is consistent with the existing minimum lot size under the Yass LEP 1987, and acknowledges the former use of the land as the Hollywood Aboriginal Reserve.

An R5 area is also proposed on the west and east sides of Irvine Drive, with a minimum lot size of 1 ha. This minimum lot size is more consistent with the existing

- (25) The remaining lots along the western side of Rossi Street are proposed to be zoned R2 Low Density Residential with a minimum lot size of 4000 sqm – consistent with the existing minimum lot size in the Yass LEP 1987 for the current 1(c) Rural Residential zone along this section of Rossi Street. This reflects their close proximity to town, and that they are serviced with reticulated water and sewer, however allows for larger areas to accommodate the topography of that immediate area.

The lots at the north east end of Rossi Street are also proposed to be included within the R2 zone. This area has recently been amalgamated and subdivided into larger lots given the location within the immediate catchment of the Yass River. The minimum lot size of 4000 sqm is consistent with the large lots created, however prevents any further subdivision.

- (26) The land along Warrambulah Street is known to be flood prone. At present this area is zoned 6(a) Open Space. In the absence of any detailed flood data, land which is within Council or Crown Ownership is proposed to be included within the RE1 Public Recreation zone – especially as it is accessible and used by the community. There are two existing dwellings within the balance of the area which are privately owned, one of which is over 120 years old. These dwellings are in private ownership and as such are proposed to be zoned E3 Environmental Management, which

recognises the flood risk over the land, and limits any further development.

- (27) A W1 Natural Waterways zone is proposed over the Yass River – to recognise and protect its ecological and scenic values.

An SP2 Infrastructure zone is proposed over the dam wall to distinguish it from the adjacent W1 zone. This also allows works related to the dam wall to be considered under the Infrastructure SEPP 2007.

- (28) An R5 Large Lot Residential zone is proposed over the existing small allotments near Hardwicke Lane. These lots are fragmented-each being approximately 10 ha in size. As this land is relatively unconstrained and has existing access off Hardwicke Lane, these lots offer an opportunity for a diversity in residential use in close proximity to Yass Town.

- (29) The parcel of land parallel to Cooks Hill road has an area of 56 ha. An existing dwelling is located in the southern part of the site. It has significant native vegetation cover and a number of gullies across the site which constrain the intensive development of the land as does its high bushfire risk and biodiversity values. The site is also in close proximity to Oakhill – the only declared Aboriginal site within the Yass Valley LGA, and may contain Aboriginal sites or artefacts. The site is proposed to be zoned E4 Environmental Living, consistent with the adjacent land to the north east to allow an integrated and comprehensive planned approach to any future development. The E4 zoning takes into account the land's proximity to central Yass, and recognises the vegetation and biodiversity values, bushfire risk and potential Aboriginal Heritage values.

- (30) An RU1 Primary Production zone is proposed over land which is currently adjacent to the Barton and Hume Highways. Many of these lots form part of larger holdings which extend over either side of the Highway. Retention of the rural zoning, will limit further development within this area, thereby creating a buffer to the highway and protecting the visual catchment from vehicles utilising the highway. It would be undesirable to facilitate a higher density of residential development within this area due to the associated traffic noise impact on future residents.

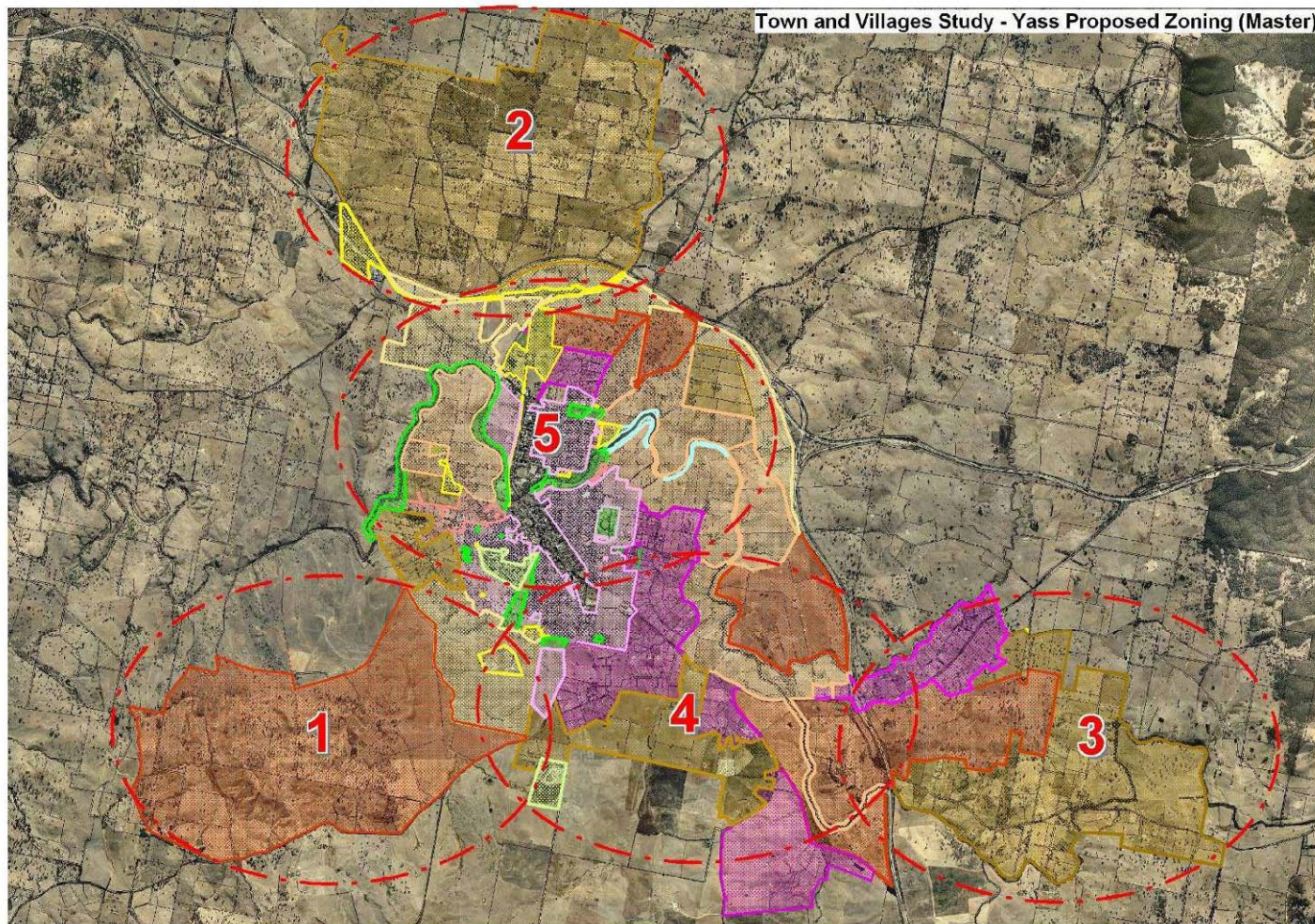


Figure 59. Yass Proposed Zoning (Master) for T&V Study

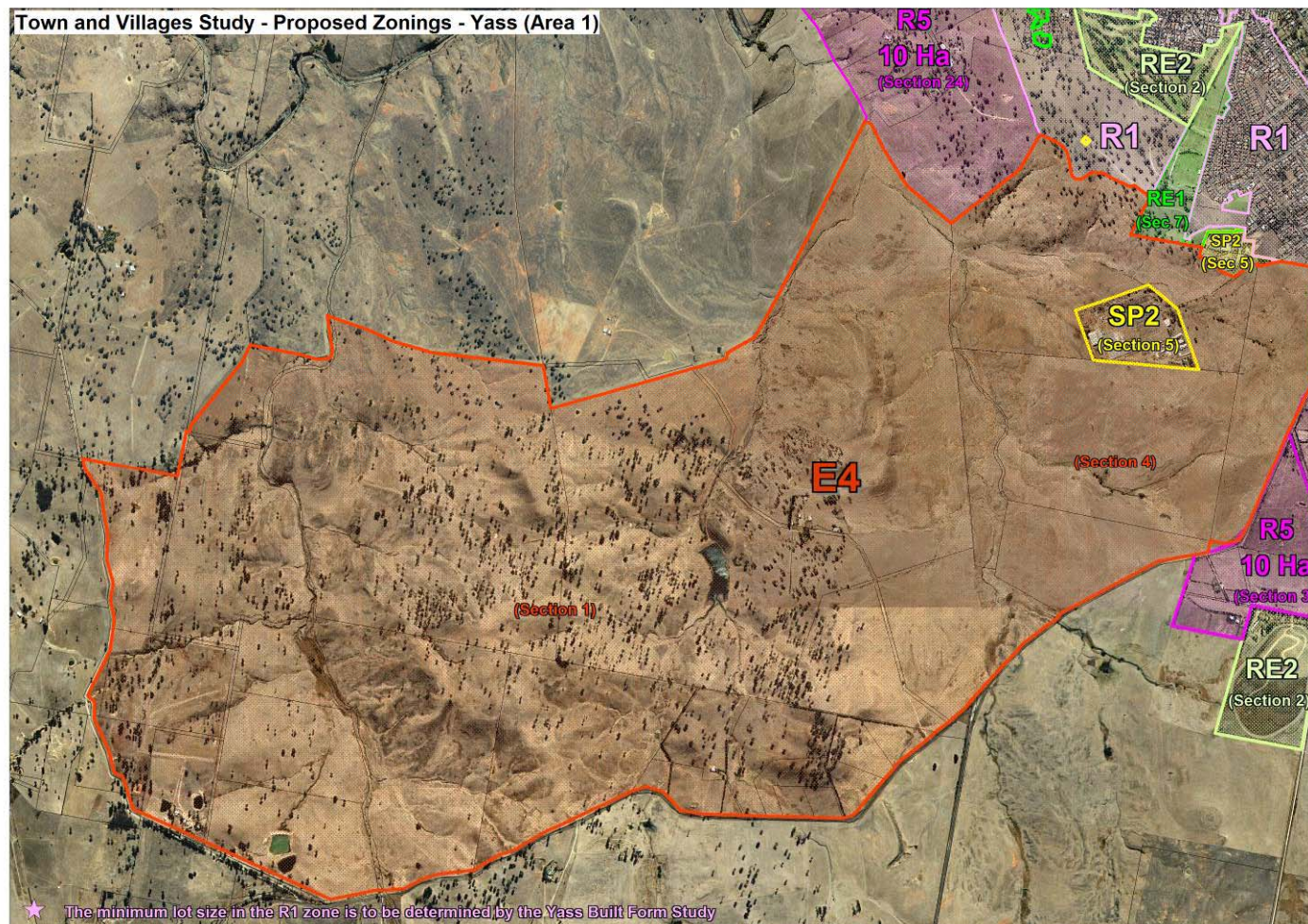


Figure 60. Proposed Zonings for Yass (Area 1) for T&V Study

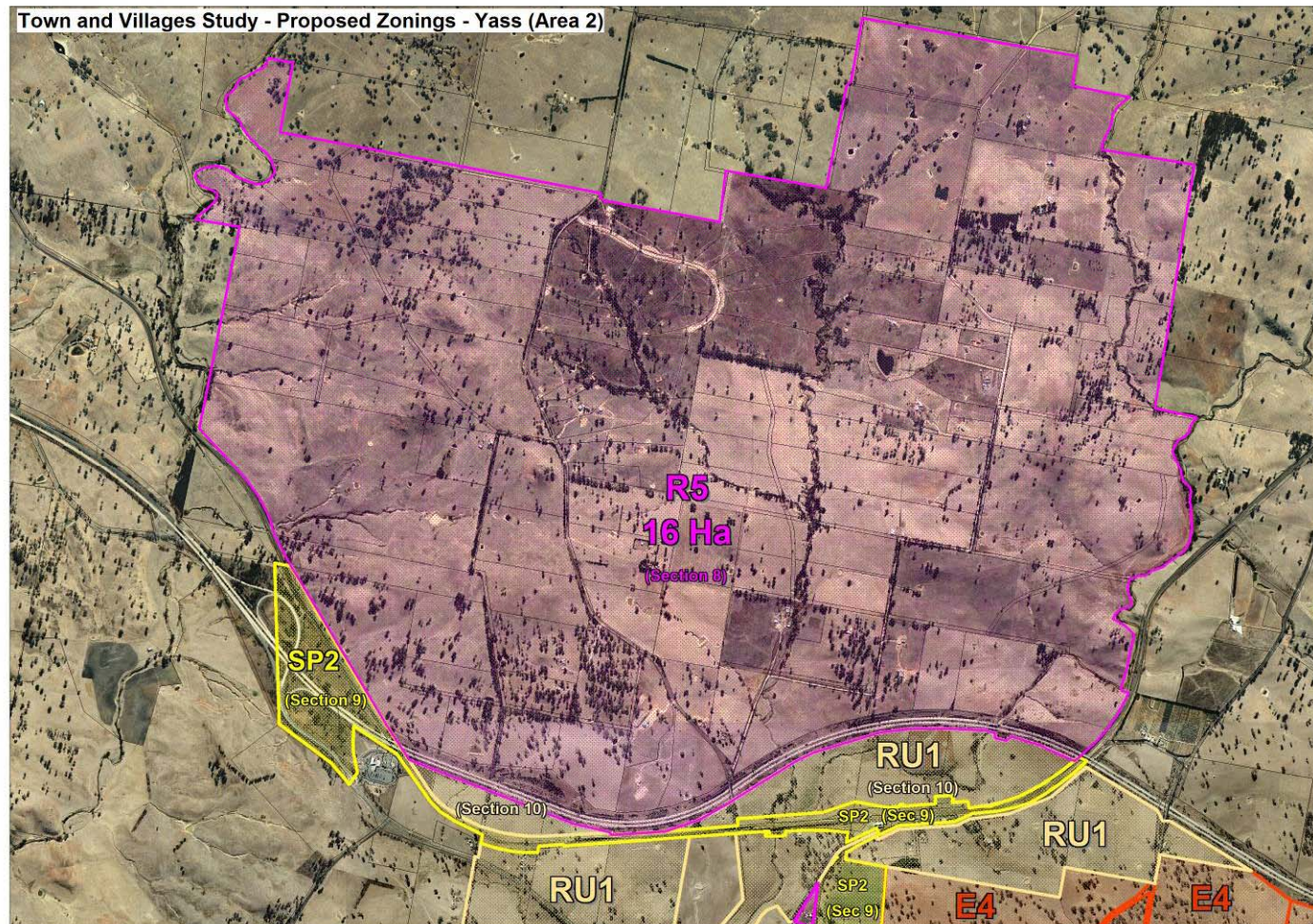


Figure 61. Proposed Zoning for Yass (Area 2) for T&V Study

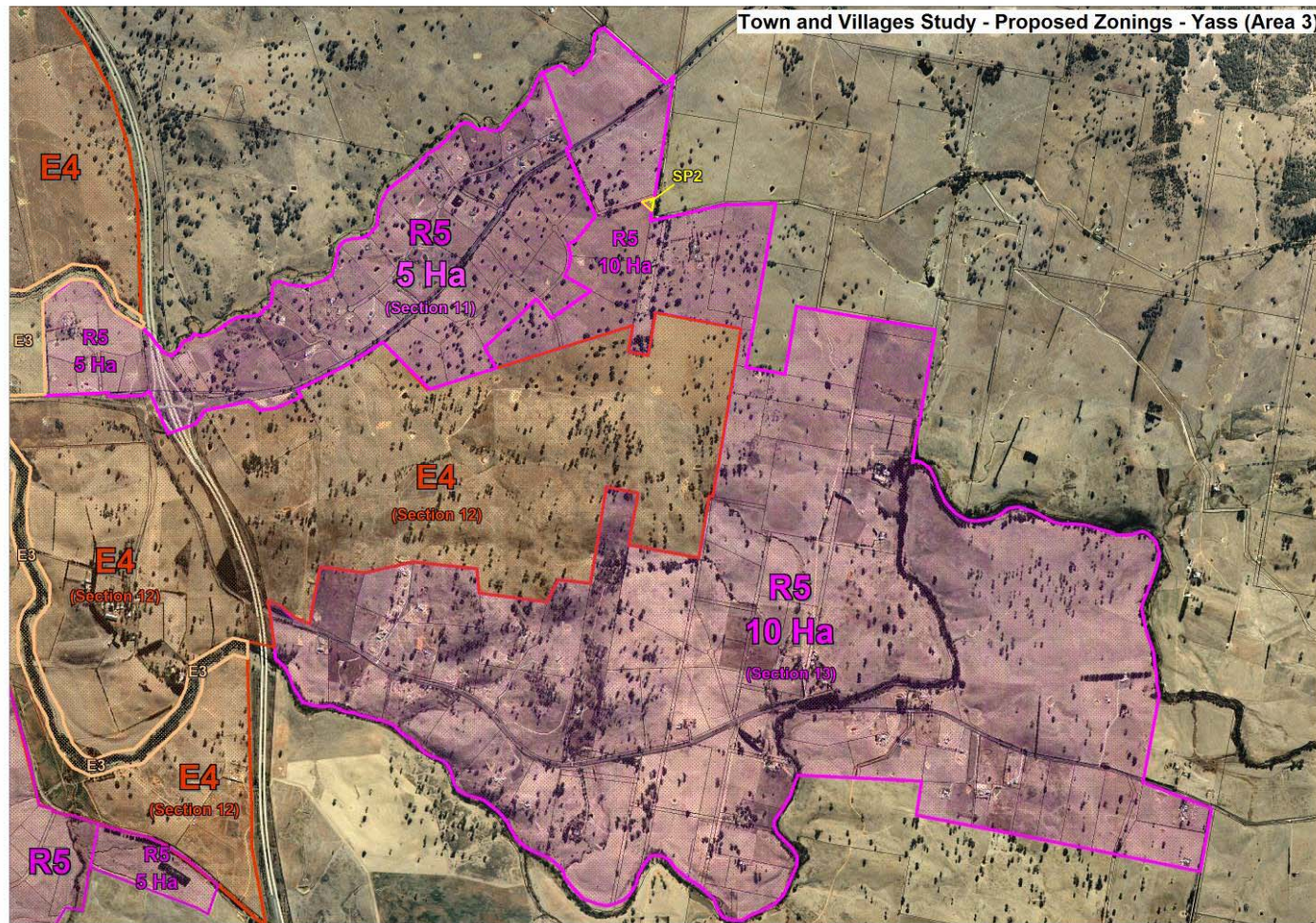


Figure 62. Proposed Zonings for Yass (Area 3) for T&V Study

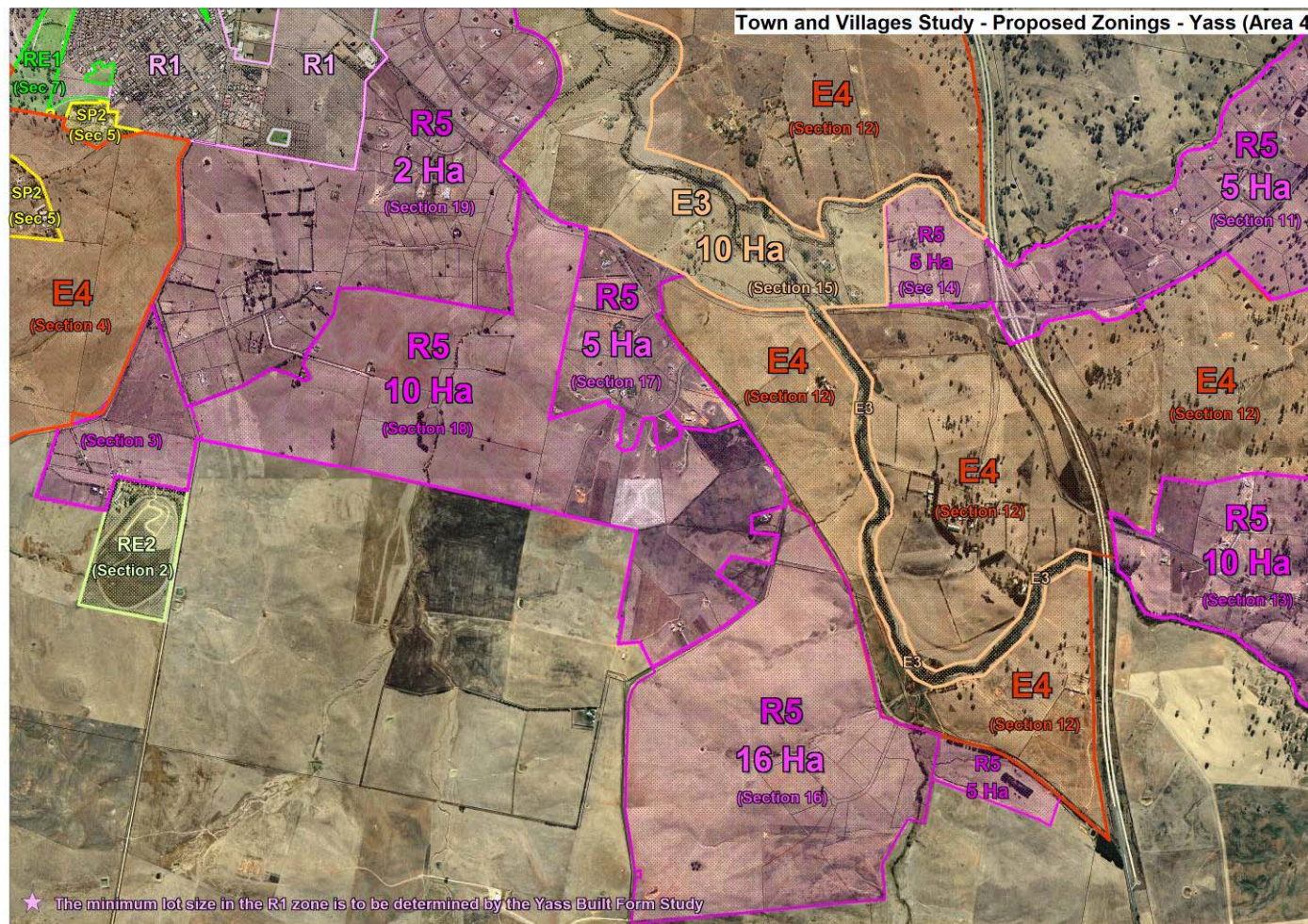
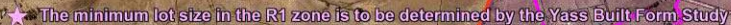
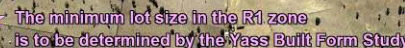


Figure 63. Proposed Zonings for Yass (Area 4) for T&V Study





18 PLANNING SUMMARY

The Sydney-Canberra Corridor Regional Strategy provides strategic planning recommendations for the Corridor to 2031. The recommendations of the Yass Valley Town and Villages Study have been prepared so that they address the main issues identified in the Strategy. These issues are summarised in detail below:

▪ ***Housing and Settlement***

The study has reviewed the existing zones within Yass Town and each of the Villages. The areas identified for 'Future Investigation' in this study are to be considered for potential expansion to 2031. Areas not identified will not be considered, unless there are extenuating circumstances and strategic planning changes materially for the LGA. Further studies in the 'Future Investigation' Areas will also be required to outline how they meet the *Threshold Sustainability Criteria* outlined within the Sydney-Canberra Corridor Regional Strategy.

The existing and historical zoning patterns and development within Yass have precluded any significant expansion or re-zonings in the Town. Much of the Yass component of the study focuses on the application of zones which better reflect the environment, existing development and lot sizes. For instance, rather than the current widespread use of Rural Residential Zones – it is proposed to introduce the R2 Low Density Residential zone in Yass Town as well as the E4 Environmental Living zone. An E3 Environmental Management zone is proposed over land with environmental (e.g. catchment, vegetation) or scenic values, or that may be subject to hazard (e.g. flooding). With more appropriate zoning, development is able to be more site and environmentally responsive.

A limited amount of land in central Yass is proposed to be to R3 Medium Density Residential, as part of the recommendations of the Yass Commercial Precinct Study. This is the main area that would allow for dwelling types and densities which could adapt to an ageing population and people with a disability. It is acknowledged that this volume of land will not meet the demand, however it is difficult to provide for this housing type elsewhere in the town due to the topography of the streets and the resultant accessibility issues.

With the exception of some relatively small areas of infill development, Yass is limited in its growth and expansion to 2031. There have been requests for the rezoning of 'satellite' areas away from the centre of Yass, however Council has only considered land which is contiguous with the existing settlement. This will have the advantage of avoiding 'sprawl', making more efficient use of infrastructure and avoiding duplication of the town centre.

Murrumbateman Village has the most proposed changes and potential for expansion within the LGA. The Sydney-Canberra Corridor Regional Strategy makes mention that there is no vacant 'Village' zoned land in Murrumbateman – despite the demand. It also highlights the close proximity of Murrumbateman to the ACT. The major constraint to the development of Murrumbateman is water – given that Murrumbateman has the most unsustainable groundwater yield of any location within the LGA.

This study has discussed the potential for Murrumbateman to have a reticulated water and sewer supply and should this eventuate, the study has identified future investigation areas for village and residential expansion. These areas have the

potential to provide for a significant amount of additional residential housing options in the Yass Valley.

Some of the smaller villages, such as Sutton, Bowning and Binalong, have a number of existing small lots which are adjacent to the village zoning. For these villages, housing opportunities and diversity are proposed to be addressed through zoning these lots to allow dwelling entitlements – especially in conjunction with small rural/primary production enterprises. Outside these areas, no further opportunities for the immediate spread of development have been considered.

Increased densities of development have been unable to be considered for the villages due to the lack of reticulated sewer and/or water to service this form of development.

▪ ***Natural Environment***

The study discusses environmental issues in depth, particularly groundwater, biodiversity and bushfire. This is reflected in the proposed zones for Yass and the Villages, such as the introduction of the W1 Waterways Zone, as well as the E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living zones. RU2 Rural Landscape zones have also been proposed in several places to recognise the scenic qualities of the land.

The study also discusses the role of the DECCW Environmentally Sensitive Land Mapping which is being prepared to be incorporated into the LEP as 'Overlay's. These maps detail erosion, slope, salinity, groundwater vulnerability and native vegetation information. This mapping is also intended to link with draft clauses which relate to each map, and these have been outlined in the study.

With regard to groundwater, Murrumbateman, Gundaroo and Sutton are vulnerable in relation to balancing the demand for development with the quality and quantity of groundwater. For this reason, Future Investigation Areas have been identified which in most cases will only be considered if an alternative reticulated water source can be provided. It is also proposed to retain larger lot sizes in the villages of 2000 sqm to ensure adequate areas are available for effluent disposal and to reduce the risk of groundwater pollution.

▪ **Water and energy resources**

Council prepared and adopted its Integrated Water Cycle Management Plan, in May 2008 and it has been discussed in detail in this study. This together with the proposed Yass Dam Wall raising has defined the limits of growth for urban areas in the LGA though a direct link with a secure water supply.

Outside of infrastructure and servicing issues, a major concern has been the protection of the Yass River Catchment – especially above the Dam. It is proposed to zone land within these catchment areas E3 Environmental Management to limit future development thereby providing further protection to the quality and supply of potable water for Yass, Bowning, Binalong and potentially Murrumbateman in the future.

▪ Cultural heritage

Aboriginal and European Cultural Heritage issues have been acknowledged throughout the study. On sites where there are known or potential for Aboriginal Artefacts, these have been included within an E3 Environmental Management or E4 Environmental Living zone. Oakhill Reserve in Yass is the only 'Declared' Aboriginal site in the Yass Valley, and is proposed to be zoned RE1 to recognise the community values and use of this site.

The European Heritage of Yass and the Villages has also been addressed in this study. This discussion includes commentary on current and potential items of heritage significance and existing protection / controls that are in place at this time. It should also be noted that the draft Yass Valley LEP Heritage Schedule is currently being finalised. This draft schedule currently contains 320+ items which are proposed to be listed across the entire LGA.

Conclusion

This study, together with the Yass Commercial Precinct and Industrial Lands Studies, will ensure that the Yass Valley remains a progressive and independent Local Government Area. It will be able to encourage and support a diversity of business and residential opportunities through the provision of sufficient land volumes and appropriate zoning – all within a modern, consistent Local Environment Plan. The new LEP will also recognise the assets of the area, in particular environmental values including our river systems and biodiversity, Aboriginal and European Heritage, National Parks and Nature Reserves.

Once the draft LEP is completed, Council will also begin to prepare supporting documents such as a comprehensive Development Control Plan (DCP), revised Section 94 Plans and a revised Section 64 Plan. All will work together to provide a strong strategic framework for Yass Town, Murrumbateman and the other villages to grow sustainably to 2031.

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APPENDIX 1

Yass Town Water Restrictions		
PERIOD	DAM WATER LEVEL	IMPLEMENTED WATER RESTRICTIONS
02.01.98 to 15.04.98	80% to 72%	Stage 1
Dec-01	82%	No restriction was implemented
05.01.02 to 14.01.02	80% to 70%	Stage 1
15.01.02 to 05.02.02	70% to 68%	Stage 2
01.11.02 to 26.11.02	100% to 90%	Stage 1
27.11.02 to 15.12.02	90% to 80%	Stage 2
16.12.02 to 19.01.03	80% to 70%	Stage 3
20.01.03 to 16.02.03	70% to 60%	Stage 4
17.02.03 to 05.06.03	60% to 58%	Stage 5
06.06.03 to 26.06.03	58% to 90%	Stage 4
27.06.03 to 03.03.04	90% to 100%	Stage 1
04.03.04 to 05.04.04	80% to 70%	Stage 2
06.04.04 to 06.06.04	70% to 63%	Stage 3
07.06.04 to 18.07.04	63% to 80%	Stage 2
19.07.04 to 17.12.04	80% to 100%	Stage 1
04.01.05 to 13.03.05	100% to 88%	No Restriction was implemented
14.03.05 to 17.05.05	88% to 70%	Stage 2
18.05.05 to 04.07.05	70%	Stage 3
05.07.05 to 19.03.06	100%	Stage 1
20.03.06 to 19.06.06	85% to 78%	Stage 2
20.06.06 to 22.10.06	100%	Stage 1
23.10.06 to 10.12.06	95% to 76%	Stage 2
11.12.06 to 26.06.07	76% to 100%	Stage 3
27.06.07 to 14.10.07	100%	Stage 1
15.10.07 to 25.09.08	100% to 96%	Stage 2
26.09.08 to 30.03.09	100%	Stage 1
31.03.09 to 03.10 (ongoing)	82% to 88%	Stage 2

(As at March 2010)

MURRUMBATEMAN Water Restrictions (As at January 2009)	
PERIOD	IMPLEMENTED WATER RESTRICTIONS
22.12.06 to 26.06.07	Stage 5
27.06.07 to 30.10.07	Stage 3
31.10.07 to 19.12.07	Stage 4
20.12.07 to 20.01.09	Stage 3
21.01.09 to date	Stage 2

APPENDIX 2

NSW Standard Instrument Principal LEP Zones

The following is an extract from the Standard LEP Template and lists the objectives and land uses that are mandatory in these zones.

Zone RU1 Primary Production

Direction.

The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone:

Environmental protection works, Farm buildings, Roads, Roadside stalls

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

2 Permitted without consent

These uses are mandated ‘Permitted without consent’ by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Extensive agriculture; Home occupations

3 Permitted with consent

These uses are mandated ‘Permitted with consent’ by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Dwelling houses; Extractive industries; Mining

4 Prohibited

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

Zone RU2 Rural Landscape

Direction.

The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:

Environmental protection works, Farm buildings, Roads

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.

2 Permitted without consent

These uses are mandated 'Permitted without consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Extensive agriculture; Home occupations

3 Permitted with consent

These uses are mandated 'Permitted with consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Dwelling houses

4 Prohibited

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

Zone RU4 Primary Production Small Lots

Direction.

The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:

Extensive agriculture, Farm buildings, Intensive plant agriculture, Roads, Roadside stalls

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

2 Permitted without consent

These uses are mandated 'Permitted without consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Home occupations

3 Permitted with consent

These uses are mandated 'Permitted with consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Dwelling houses, Plant nurseries

4 Prohibited

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

Zone RU5 Village

Direction.

The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone:

Roads

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.

2 Permitted without consent

These uses are mandated ‘Permitted without consent’ by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Home occupations

3 Permitted with consent

These uses are mandated ‘Permitted with consent’ by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Child care centres; Community facilities; Dwelling houses; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Schools

4 Prohibited

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

Zone R1 General Residential

Direction.

The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:

Roads

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

These uses are mandated 'Permitted without consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Home occupations

3 Permitted with consent

These uses are mandated 'Permitted with consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Group homes; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Semi-detached dwellings; Seniors housing; Shop top housing

4 Prohibited

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

Zone R2 Low Density Residential

Direction.

The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone:

Roads

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

These uses are mandated ‘Permitted without consent’ by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Home occupations

3 Permitted with consent

These uses are mandated ‘Permitted with consent’ by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Boarding houses; Dwelling houses; Group homes

4 Prohibited

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

Zone R5 Large Lot Residential

Direction.

The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:

Roads

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential allotments do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

2 Permitted without consent

These uses are mandated 'Permitted without consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Home occupations

3 Permitted with consent

These uses are mandated 'Permitted with consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Dwelling houses

4 Prohibited

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

Zone IN2 Light Industrial

Direction.

The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone:

Roads

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

2 Permitted without consent

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

3 Permitted with consent

These uses are mandated ‘Permitted with consent’ by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Depots; Light industries; Neighbourhood shops; Warehouse or distribution centres

4 Prohibited

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

Zone SP2 Infrastructure

Direction.

The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:

Roads

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

Zone RE1 Public Recreation

Direction.

The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:

Environmental facilities, Environmental protection works, Roads

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

3 Permitted with consent

These uses are mandated 'Permitted with consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Kiosks; Recreation areas

4 Prohibited

Any development not specified in item 2 or 3

Zone RE2 Private Recreation

Direction.

The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:

Environmental facilities, Environmental protection works,
Roads

1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

3 Permitted with consent

These uses are mandated 'Permitted with consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Community facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor)

4 Prohibited

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

Zone E2 Environmental Conservation

Direction.

The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:

Environmental protection works

1 Objectives of zone

- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To prevent development that could destroy, damage or otherwise have an adverse effect on those values.

2 Permitted without consent

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

2 Permitted with consent

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Zone E3 Environmental Management

Direction.

The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:

Environmental protection works, Roads,

Home industries, kiosks, cellar door premises, neighbourhood shops and roadside stalls may (but need not) be included as permitted with consent.

1 Objectives of zone

- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.

2 Permitted without consent

These uses are mandated 'Permitted without consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Home occupations

3 Permitted with consent

These uses are mandated 'Permitted with consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Dwelling houses

4 Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Zone E4 Environmental Living

Direction.

The following must be included as either "Permitted without consent" or "Permitted with consent" for this zone:

Environmental protection works, Roads

Home industries may (but need not) be included as permitted with consent.

1 Objectives of zone

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.

2 Permitted without consent

These uses are mandated 'Permitted without consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Home occupations

3 Permitted with consent

These uses are mandated 'Permitted with consent' by the NSW Department of Planning in this zone. Yass Valley Council may propose additional land uses to be included within the draft Yass Valley LEP.

Dwelling houses

4 Prohibited

Industries; Service stations; Warehouse or distribution centres;
Any other development not specified in item 2 or 3

Zone W1 Natural Waterways

Direction.

The following must be included as either “Permitted without consent” or “Permitted with consent” for this zone:

Environmental facilities, Environmental protection works

1 Objectives of zone

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.

2 Permitted without consent

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

3 Permitted with consent

Yass Valley Council may propose land uses to be included here within the draft Yass Valley LEP.

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3

