



Ordinary Meeting of Council

LATE REPORTS

Thursday 24 October 2024

4.00pm

Yass High School

Grampian Street, Yass

PRAYER:

All Stand:

Mayor:

Let us be still and remember the presence of God. As we commence our meeting let us together pray for guidance and help.

All say together:

Almighty God, we ask your blessing upon this Council.

Direct and prosper our deliberations to the true welfare of Australia and the people of Yass Valley Amen.

FUTURE MEETINGS

November 2024

Thursday 28th

4.00pm

Ordinary Meeting of Council

Ordinary Meeting of Council

LATE AGENDA

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6. Reports to Council

- 6.1 Requests for Connections to Council's Water and Sewer Network - Outside the Service Area4

GENERAL MANAGER

6.1 REQUESTS FOR CONNECTIONS TO COUNCIL'S WATER AND SEWER NETWORK - OUTSIDE THE SERVICE AREA

SUMMARY

Requests to access Council's water supply and sewer network for properties located outside the existing service areas are presented in this report for Council's consideration.

RECOMMENDATION

That:

1. *In-principle support be granted to the Seniors Villa proposal at 1 McIntosh Circuit Murrumbateman to investigate water and sewer servicing further.*
 2. *Marchmont Racecourse proposal be deferred until an additional water supply to Yass Valley is secured.*
-

FINANCIAL IMPLICATIONS

If Council approves the connections, the cost of investigation, approvals, design, installation and commissioning necessary for the infrastructure will be the responsibility of the proponents.

Income from s64 headworks charges (one-off), annual access charges and usage charges, if approved to connect to the water and sewer network.

POLICY & LEGISLATION

- *Local Government Act 1993*
- *Water Management Act 2000*

REPORT

1. Introduction

Council has received two requests for properties outside the water and sewer service area to access Council's water and sewer services and are summarised below.

a) **Lot 101 DP 1285656, 1 McIntosh Circuit Murrumbateman**

An e-planning lodgement was made for a proposal to construct a seniors estate consisting of 50 -60 villas on this lot. The request is to access Council's water supply and sewer services to progress this development. The scale of this development (number of units) will depend on access to Council's water and sewer network. The proponent seeks an "*in-principle support*" to investigate potential access to Council's water and sewer services for this development (refer **Attachment A**).

Available capacity of water supply and sewerage system in Murrumbateman: The total water supply capacity available to service Murrumbateman is up to 1,000 ET (equivalent tenement), following the commissioning of the Yass to Murrumbateman Water Transfer Project in May 2021. The total number of existing and approved developments is approximately 350ET. The remaining capacity is 650ET.

Council identified the area north of Fairley Estate in the planning for the Murrumbateman Sewerage System (2014) and in the Yass Valley Settlement Strategy (2019) for development. Completion of the Yass to Murrumbateman Water Transfer Project was a pre-requisite for that development at that time. Council has been working to rezone this land to enable this development.

The Murrumbateman Sewage Treatment Plant, trunk sewer main and sewage pump station were also designed and constructed to service the area north of Fairley for 750ET and have sufficient capacity commensurate with the existing water supply.

Location: The proposed development is adjacent to the southwest boundary of the water supply area and existing sewer network. The map below shows the location in relation to the existing water (blue lines) and sewer (magenta) mains. The nearest connection points are approximately 500m from the site. A suitable access point to the sewer network may not be the nearest location and will require detailed investigation to confirm capacity of the existing sewer. The proponent will be required to install an owner-operated sewer pumping system to discharge to the Council sewer network. Investigation will need to be in consultation with the Council and review of the existing network, especially to determine connection point for sewer.



b) Lot 34 DP754884, 120 Gums Lane Marchmont

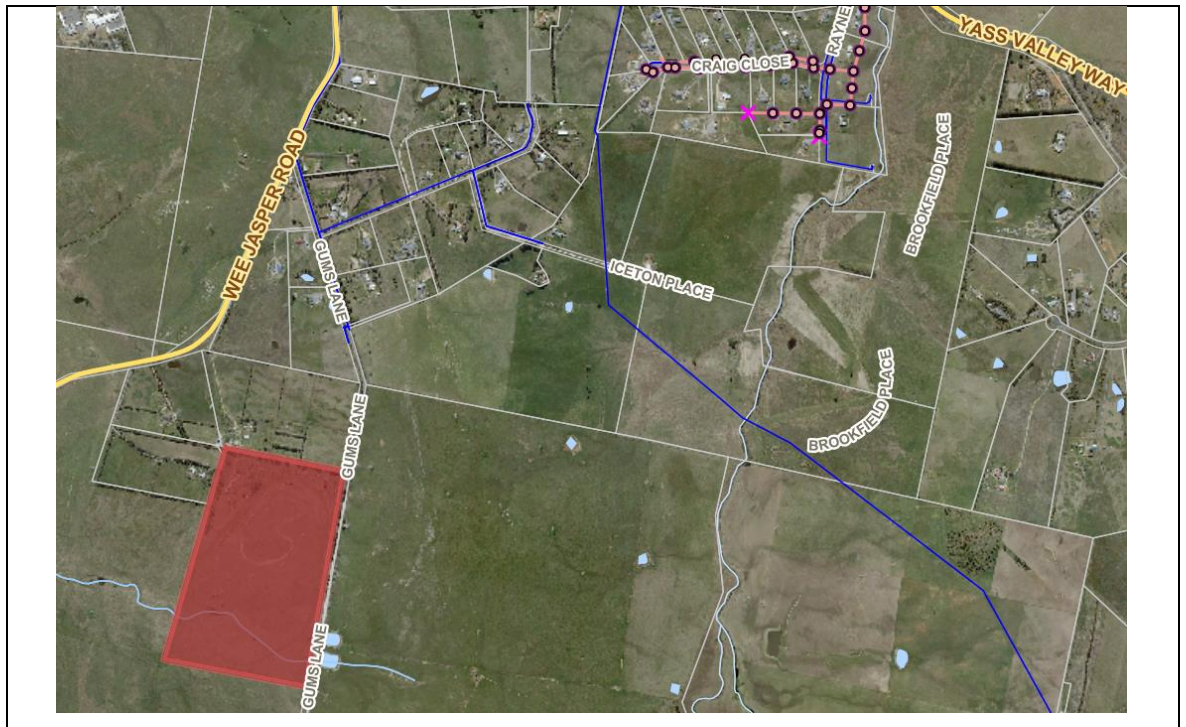
The proposal is to operate “Marchmont Racecourse” as a multi-purpose community reserve for conducting fortnightly events (refer **Attachment B**). Meetings were held with Council in June 2023 and in June 2024. The request is to access Council water supply for the visitors during these events for potable use including amenities.

Following the meeting in June 2023, Marchmont Trust obtained a licence to drill an investigation bore but could not identify a suitable location within the reserve. Investigation of bore water within the reserve was considered “expensive and risky based on local expertise and hydrogeological advice”.

After a meeting with Council on 11 June 2024, the proponent clarified that the estimated requirement of water at full operation is 20kL per event and 520 kL per annum for a maximum of 200 people attending an event. This will equate to approximately 3 ET.

Available capacity of water supply in Yass: The capacity of Yass Dam will be exhausted with the developments already identified in Yass and Murrumbateman (Yass Settlement Strategy 2019). It is necessary to limit the developments without an additional water source. Yass Valley Water Source Strategy 2022 identified water from Canberra as the preferred option to support developments already identified. Climate change impacts on the yield of Yass Dam, further restricts the water supply capacity from Yass Dam and an additional water source is required to be secured at the earliest. With the support of NSW Department of Climate Change, Energy, the Environment & Water (DCCEEW), water for the Council request for an additional water source, is currently in negotiations between NSW Government (DCCEEW) and ACT Government.

Location: The proposed development is adjacent to the southwest boundary of the water supply area. The map below shows the site location and existing water main (blue lines). The nearest connection point is approximately 550m from the existing network.



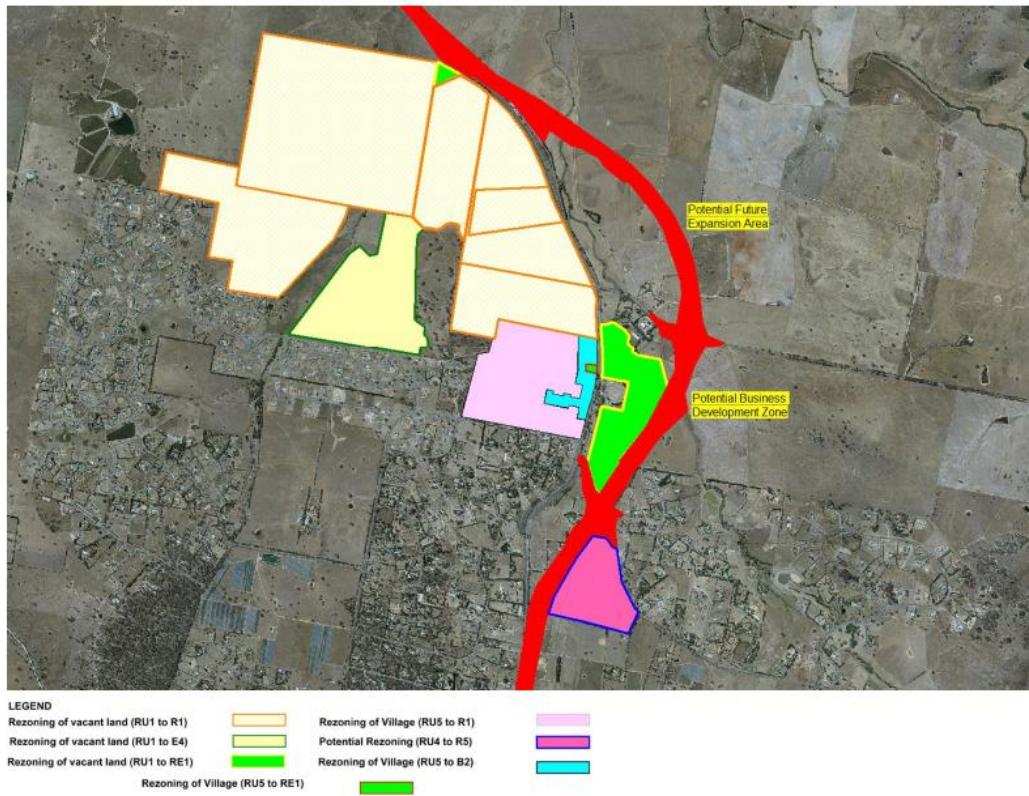
2. Yass Valley Settlement Strategy 2019 and Water Supply Policy

These two lots were neither identified in the Yass Valley Settlement Strategy nor in the Water Supply Policy for servicing with water and sewer.

<https://www.yassvalley.nsw.gov.au/Our-Council/Policies-Plans-and-Reports/Council-Strategies-and-Plans>

<https://www.yassvalley.nsw.gov.au/Our-Council/Policies-Plans-and-Reports/Council-Policies>

Figure 23: Murrumbateman Settlement and Future Growth



Growth Areas - Murrumbateman



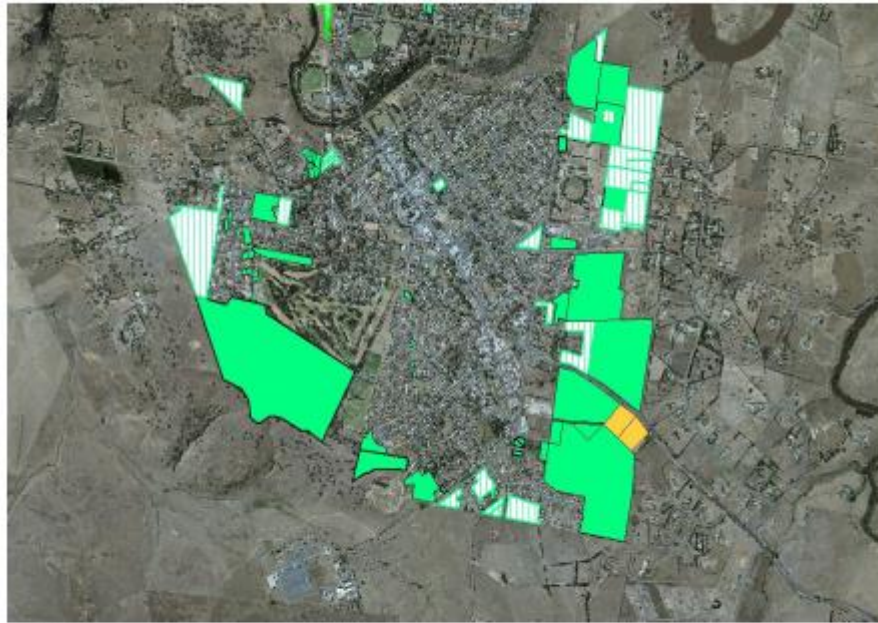
Date of Issue: 17 December 2014

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Policy No. WS-POL-1

Water Supply Area - Murrumbateman

Figure 21: South Yass Existing Zoned Land



LEGEND

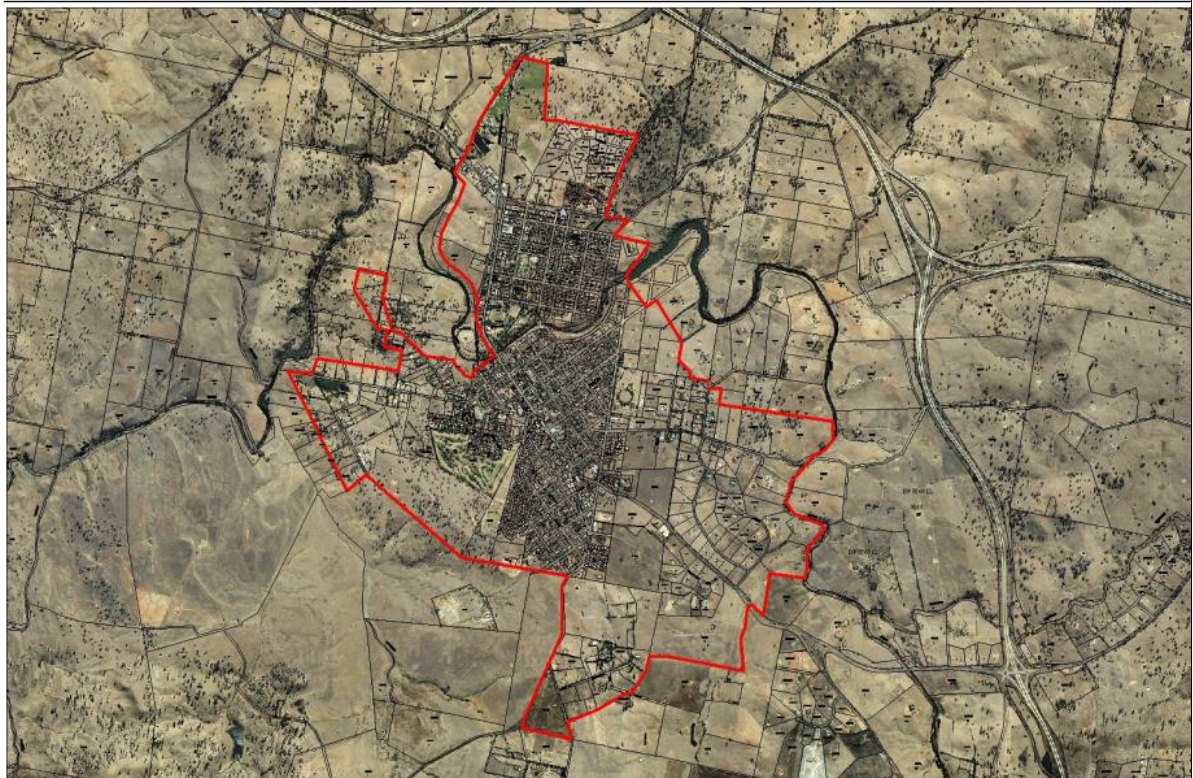
Greenfield - Vacant



Greenfield - with constraints



Brownfield - Vacant



Date of Issue: 17 December 2014

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Policy No.

3. Update of IWCM (Integrated Water Cycle Management) Plan

Work to update the IWCM commenced in 2019 and a Draft Issues Paper was prepared in June 2021. However, there was an urgent need to address implications of a large development (Yarrah Estate) within the existing service area. The number of lots were increased from 322 ET to 928ET and required extensive monitoring of existing sewage systems and analysis to devise required infrastructure.

Further, an additional scenario in IWCM is investigated to determine the infrastructure requirement considering if all the lots identified in the Settlement Strategy are developed. Modelling work is nearing completion and results will be presented to Council for discussion and exhibition in the coming months. Results of this work will inform the implications of varying the service area.

The existing system capacity without climate change impacts is approximately 6,000ET (refer Settlement Strategy) with approximately 3,200ET's are currently utilised. The remaining capacity is committed within the service area for future development. With the reduced Yass Dam yield due to climate change impacts, lots within the existing service area will be affected without an additional water source (i.e. water from Canberra), the frequency of water restrictions and duration will increase.

It is in the best interest of Council not to deviate from the existing service area in Yass. The proposed additional supply from Canberra is designated to service development areas in Murrumbateman and to supply to Yass only being permitted during emergencies like severe and extended drought.

4. Considerations – requests to connect outside the service area.

a) System Capacity

In Murrumbateman, there is available capacity to connect until land north of Fairley Estate is rezoned. An additional water source will be required for development above the capacity of Yass to Murrumbateman Water Transfer System.

In Yass, existing commitments within the service area is already exhausted and additional connections will aggravate the service levels.

b) Merits of proposed development

'Seniors Villa' proposal in Murrumbateman addresses the current 'housing crisis' and also will utilise the water supply capacity available in Murrumbateman which is pending rezoning land for development.

Marchmont Racecourse is a 'community recreation and economic activity' and for the proposed scale of development (3ET) warrant an alternative solution such as water carting which will be economical in the short-term until additional water source is secured and on-site storage rather than connecting to reticulation is preferred.

c) Setting a precedent

Along the periphery of service areas, there could be future requests to vary the service area and connect to the water and sewer network. This applies to both Yass and Murrumbateman areas and will be necessary to set rules or criteria. Update work on strategic plans for water and sewer (IWCM) will inform these issues.

5. Recommendations

The following recommendations are made in relation to the two proposals:

- Considering the merits of the Seniors Living proposal which addresses the 'housing crisis' and uptake of available capacity following the completion of the Yass to Murrumbateman Water Transfer, *in-principle support* to be granted for further investigation of technical and financial feasibility of the proposal.
- Marchmont Racecourse proposal to be deferred for the following reasons.
 - Potential for other water supply options including water carting (20kL per event). Which may not be achieved in the short-term.
 - Consequences of varying the service area in Yass will lead to significant difficulties in future requests. Undeveloped areas within the Yass service area need to be prioritised.

STRATEGIC DIRECTION

CSP Theme

Our Infrastructure

CSP Strategy Objective	IN4: Water, waste and sewerage services meet the needs of our community
Strategies	IN4.1 - Ensure high quality water supply options for the towns in region
Delivery Program Action	Programmed renewal and upgrade of Yass water distribution network

- ATTACHMENTS:**
- A. 1 McIntosh Circuit Murrumbateman
 - B. Marchmont Racecourse Proposal