



Ordinary Meeting of Council

Thursday 24 October 2024

4.00pm

Yass High School

Grampian Street, Yass

ATTACHMENTS TO REPORTS

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PROPOSAL FOR SENIORS LIVING DEVELOPMENT AT MURRUMBATEMAN

1. Location

1 McIntosh Circuit (Lot 101 DP 1285656) shown highlighted in yellow on the diagram below:



2. Planning - Permissible Development

The proposed site of the development is 1 McIntosh Circuit Murrumbateman
Under Yass LEP 2013 the land is Zoned R2 Low Density Residential
Advice received from YVC indicates that a Seniors Living Development is a permissible development in this Zone R2

3. Connection to Water Supply and Sewerage Systems

The development is located in close proximity to the existing Murrumbateman village which is serviced by both water and sewerage reticulation systems. It is desired that the proposed development be connected to both these utilities.

Under Section 68 of the Local Government Act Council may approve the connections to its water supply or sewerage systems

3.1 Water Supply

Advice received from Council is that the proposed development is located outside the boundaries of the water supply area as defined by Council Policy WS-POI-1 *Water Supply* and shown on the map below. Staff have indicated that a Council decision (ie by resolution of the Council) would be required to provide a connection to the development. It should be noted that water supply to 1 McIntosh Circuit is sought for ONLY for the purpose of servicing a 'seniors living' development.



Council Policy WS-POI-1 *Water Supply* identifying the limits of water supply as shown in the above plan was adopted by Council 17 December 2014. It is clear that that this area would need to be varied for time to time to cater for the expansion of Murrumbateman as its population increases towards the 'Yass Valley Settlement Strategy-2019' population of 10,000.

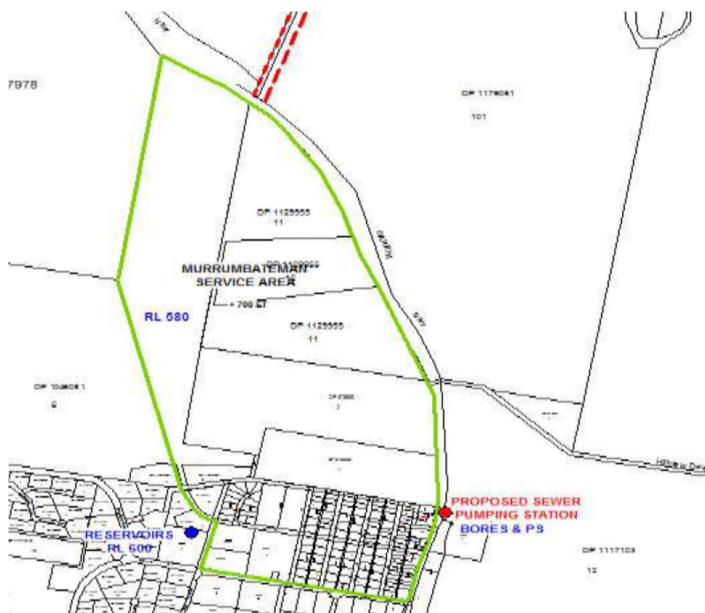
3.2 Sewerage

Council does not have a policy defining an area limiting connection to the sewerage reticulation. The approval to connect to the sewerage would be a decision of Council based on the merits of the proposal

4. Water and Sewerage Infrastructure

The current Developer Servicing Plans (DSP) for Water and Sewerage were adopted by Council in May 2013 with the general purpose of these plans being to identify monetary contributions for the provision of the required infrastructure relative to the demand created by development based equivalent population (EP) demand. For Murrumbateman the 2012/13 developer charges were identified as \$14,367 /EP for sewerage and \$23,320 /EP for water. These charges annually increase with the CPI (Canberra)

The above charges are applicable to the DSP Service Area shown on the following diagram (NB: these areas are identical for both water and sewerage services). These charges can be applied to the Seniors Living proposal, however there would have to be an investigation as to whether there are any additional infrastructure upgrade requirements due to the proposed development being outside the 'service area'.



5. Next Steps

Firstly Council needs to deal with the 'request' below so the develop can determine whether to proceed.

On receipt of in-principle support from the Council it is then proposed to:

- Liaise with Council staff and undertake a pre-DA lodgement investigation into the any infrastructure headworks upgrades required for water and sewerage services connection to the site
- Seek from Council staff an indicative cost of developer contributions for the connection to the water and sewerage reticulation
- With the understanding of the above costs, undertake an economic feasibility analysis for a 'seniors living' development on Lot 101 DP 1285656 (1 McIntosh Circuit)
- Subject to the economic viability of the project lodge a DA with Yass Valley Council

6. Request

That the Council (by resolution) provide in-principle support for the connection of water and sewerage reticulation to Lot 101 DP 1285656 (1 McIntosh Circuit) for the purposes of 'seniors living' development.

Note: Council can approve a connection to the water under Section 68, however, if Council wishes to vary the water supply area identified in WS-POL-1 then it may be appropriate to consider this variation on completion of construction of the proposed 'seniors living' development so that Council is assured the connection is being provided only for the purpose that it was intended

Marchmont Racecourse and Reserve Water Supply

Context

Access to adequate water is essential to achieve the vision of Marchmont becoming a multi-purpose equestrian and recreation hub. The current water supply, which has been from a shallow bore with a low flow rate, is inadequate.

Members of the Trust met with Yass Valley Council in June 2023 to discuss access to Yass water supply. Following that meeting the Trust investigated alternate options.

The Trust obtained licence agreements from NSW Water to drill for bore water. Unfortunately, we have not been able to identify a viable bore site on the reserve. Hydrology advice and discussion with local expertise, led to the conclusion that to continue pursuing the bore option was high risk and certainly high cost.

The Trust therefore met with staff of the Yass Valley Council on 11th June to seek Council reconsideration of providing Marchmont Racecourse access to the Yass water supply.

Meeting of 11th June 2024 agreed the following:

- Yass Council will investigate if there are any legal or regulatory impediments to providing Marchmont access to the Yass Council water supply.
- Council will provide indicative costs for providing access. This would include head works, access costs and ongoing usage costs.
- The Marchmont Trust agreed to provide an indication of the amount of water required.

Marchmont Trust Estimate of Water Needs

The Trust has investigated the option of using dam water for 'non-potable water'. The Harvestable Right Dam Capacity for Marchmont Racecourse is 2.26 megalitres. This is considered more than adequate for water needs for horses and cattle.

All future facilities constructed on the site will include rain water tanks to reduce the need for Council water provision and recurrent costs.

In estimating how much water is required the Trust used the following calculations:
Over a 2 day event, estimates are to allow 100 litres per person.

Once the Marchmont Racecourse is operating as a multi purpose community reserve, there could be in the order of 200 people at an event once a fortnight. Hence in the order of 520,000 litres per annum. The average household in Australia uses 175,000 litres per year. The Marchmont Racecourse Reserve would therefore be seeking an amount of water equivalent to approximately 3 households.

In our meeting with Council, we used the upper limit estimate of a 2 day event every weekend with 200 people attending. This is considered an absolute maximum and unlikely, but is still less than the equivalent of 6 households.