



Ordinary Meeting of Council

Thursday 28 August 2025

4:00 PM

Yass High School

Grampian Street, Yass

ATTACHMENTS TO REPORTS

Ordinary Meeting of Council

Attachments to Reports

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Southern NSW Drought Summit – Summary Report

Background and Purpose

The Southern NSW Drought Summit was convened on 4 August 2025 to bring together producers, mayors, agribusiness leaders, service providers and government representatives in response to the escalating drought crisis affecting large parts of the state. Hosted by five local government areas—Greater Hume, Snowy Valleys, Wagga Wagga City, Cootamundra-Gundagai, and Yass Valley—the summit provided a platform for lived experience to inform urgent and coordinated action.

Summit Reach and Engagement

- Total registrations: 474
- Peak attendance: 270 participants joined online
- Included producers, local government leaders, agronomists, support services, and seven Members of Parliament
- Featured both State and Commonwealth representatives, including the NSW Minister for Agriculture and federal drought policy leadership

Current Conditions

- 49% of NSW is drought-affected (NSW DPI, July 2025)
- Southern NSW LGAs have experienced more than 18 months of below-average rainfall
- Critical shortages in fodder and water, record-high freight costs, and widespread pasture loss
- Farmers facing severe emotional and financial strain
- Long-term damage to farm businesses, community infrastructure, and workforce morale

Impacts – Short, Medium, and Long-Term

◆ Short-Term:

- Emergency feed and water challenges
- Mental health stress, decision fatigue
- Business viability concerns for family farms

◆ Medium-Term:

- Need for targeted recovery: pasture restoration, restocking, fencing and debt management
- Rebuilding local economies and supply chains affected by contractor and input shortages

◆ Long-Term:

- Recovery of breeding herds and generational farm assets
- Re-establishing confidence in the agricultural sector
- Ongoing vulnerability to future droughts without a reformed support framework

Summary of Key Themes from the Summit

- Even resilient producers are reaching breaking point.
- NSW producers are disadvantaged compared to states offering direct drought subsidies.
- Mental health and community wellbeing are deteriorating.
- Feral animals and weeds are compounding recovery costs.
- There is a clear disconnect between policy and on-ground reality.
- Drought must be recognised again as a natural disaster.
- Infrastructure and eligibility barriers are restricting access to support.

Key Recommendations

1. Establish a NSW Government-Led, Producer-Informed Drought Taskforce
2. Reinstate drought as a natural disaster under national policy
3. Provide direct financial relief including freight and fodder subsidies, and LLS rate waivers
4. Expand and secure rural mental health and business support services
5. Fund restocking, pasture recovery and regional fodder reserves
6. Upgrade freight routes and local infrastructure
7. Introduce tax incentives for drought resilience
8. Reinstate the Rural Investment Fund for concessional loans and recovery support

The Role of the Drought Taskforce

The proposed Taskforce will:

- Coordinate immediate response across agencies
- Define practical and regionally relevant resilience expectations
- Monitor implementation of drought response measures
- Drive policy reform including National Drought Agreement revision
- Report directly to government and ensure regional voices are central to decisions

Summary and Key Messages to Government

The Summit made one thing clear: producers have done all they can. The current drought has exposed systemic gaps in how we support rural communities before, during and after drought. Government leadership is now essential. Support must be timely, coordinated and practical—and rooted in the experience of those on the land.

We urge the NSW Government to act immediately to:

- Establish the Taskforce
- Reclassify drought as a natural disaster
- Deliver targeted financial relief
- Reform outdated support frameworks to reflect modern farming and community needs.

There is no time to wait. Without action, we risk the collapse of local industries, rural communities, and food production capacity.



yass valley council
the country the people

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Key:
● Land Owners
■ Notification area

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TYPE

Client Name:	HELEN & IAIN CHURCH
Project:	PROPOSED RECLAMATION

Project number	
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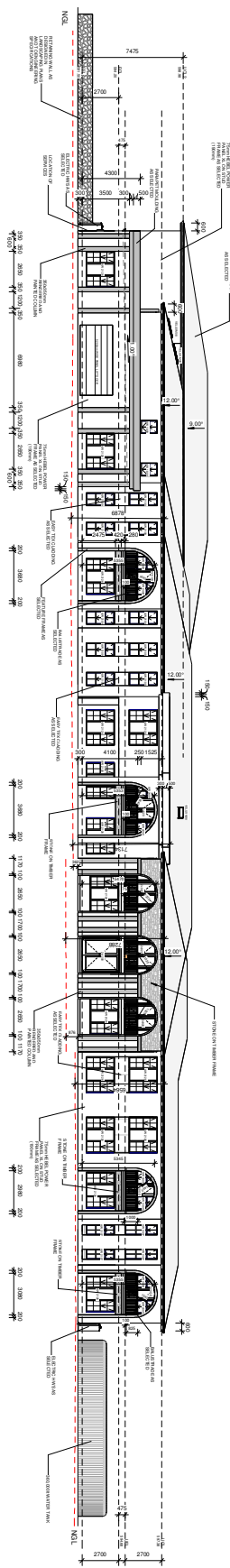
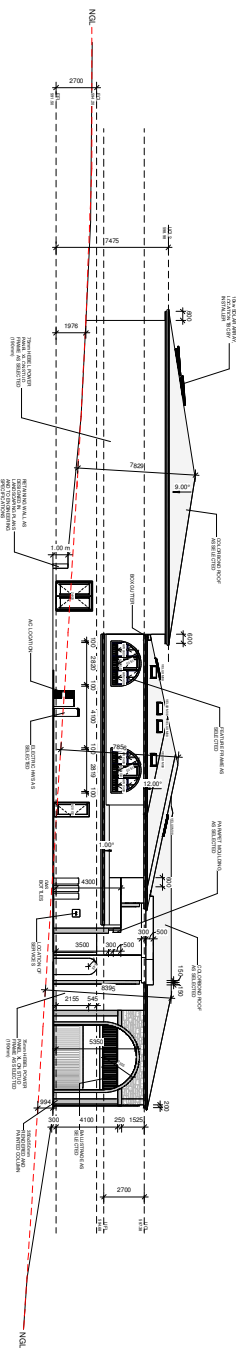
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Sheet Number	Rev No
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PROPOSED SITE PLAN
1 : 500

AREA: 32245m²

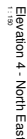
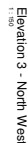
6.1 Development Application No. DA240266 - Dwelling House - 46 Malbec Drive, Murrumbateman
Attachment B Proposed Plans

Elevation 1 - South East
1:160

Elevation 2 - South West
1:150

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<p>Client Name:</p> <p>HELEN & IAN CHU</p>		<p>Sheet Name: ELEVATION 1 & 2</p>	
<p>Project:</p> <p>PROPOSED RESIDENCE</p>		<p>Project number</p> <p>5300 - 1</p>	
<p>Address:</p> <p>LOT 188 DP1269890 4/6 BALMAIN DRIVE BALMAIN NSW 2104</p>		<p>Date</p> <p>24.07.2025</p>	
<p>Drawn by:</p> <p>STUDIO06</p>		<p>Scale</p> <p>9/11</p>	
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Attachment B Proposed Plans



Sheet Number	Rev No
301	

Elevation 5
1 : 100

Elevation 6
1 : 100

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	MANNING BUILDING SERVICES P 02 8389 4177
Client Name: HELEN & IAN CHU	
Project: PROPOSED RESIDENCE	
Address: LOT 188 DP2689303 42 KARA CIRCLE, THURLEIGH PARK NSW 1505	
Sheet Name FENCE ELEVATIONS	Rev No
Project number 5330 - I	
Date 24.07.2025	
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Checked by STUDIO56	
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Sheet Number	
302	

6.1 Development Application No. DA240266 - Dwelling House - 46 Malbec Drive, Murrumbateman
Attachment B Proposed Plans

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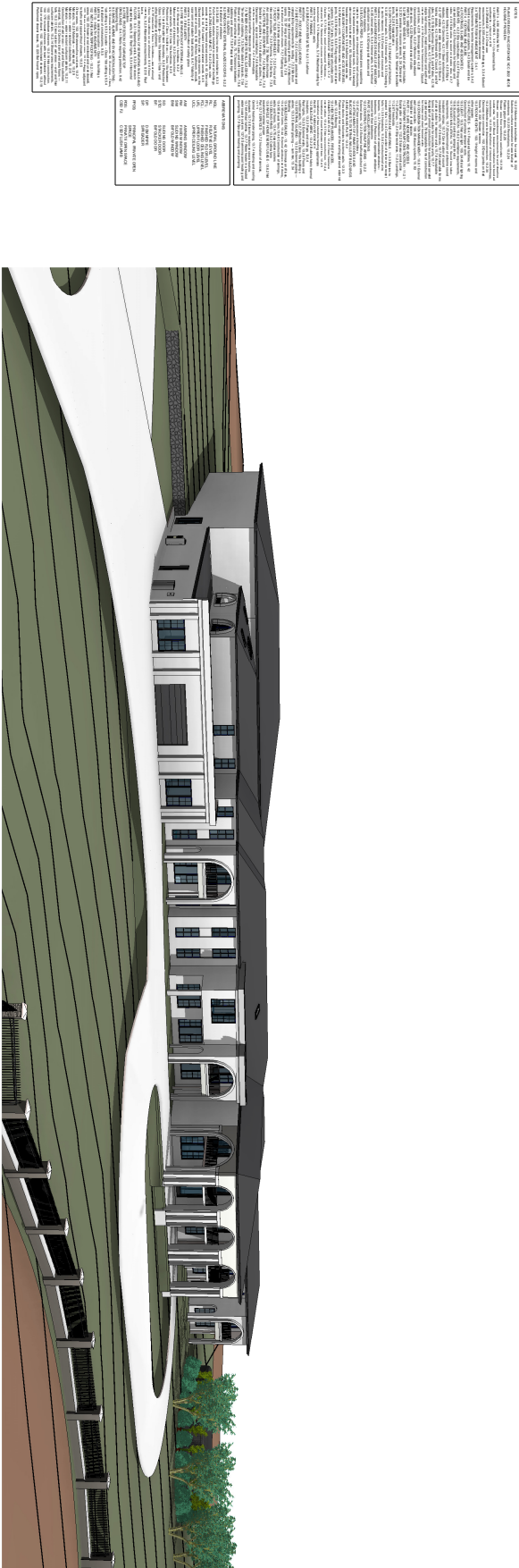


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Client Name	HELEN & JAM CHU		
Project	PROPOSED RESIDENCE		
Address	LOT 188 DP-068903 454 MARY DRIVE IN BIRD HURSTMAN		
Sheet Name	PERSPECTIVES		
Project Number	5300 - 1	Scale	@A1
Date	24.07.2025		
Drawn by	STUDIO56	Checked by	STUDIO56
		Sheet Number	900



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				Project: PROPOSED RESIDENCE	Project number: 5300 - 1
Address: LOT 188 DP126920 46 MALBEC DRIVE, MURRUMBATEMAN NSW 2660				Date: 24.07.2025	Scale: @A1
				Drawn by: STUDIO56	Sheet Number: 901
					Rev No:

Submission 1

Submission: DA240266
46 Malbec Drive, Murrumbateman

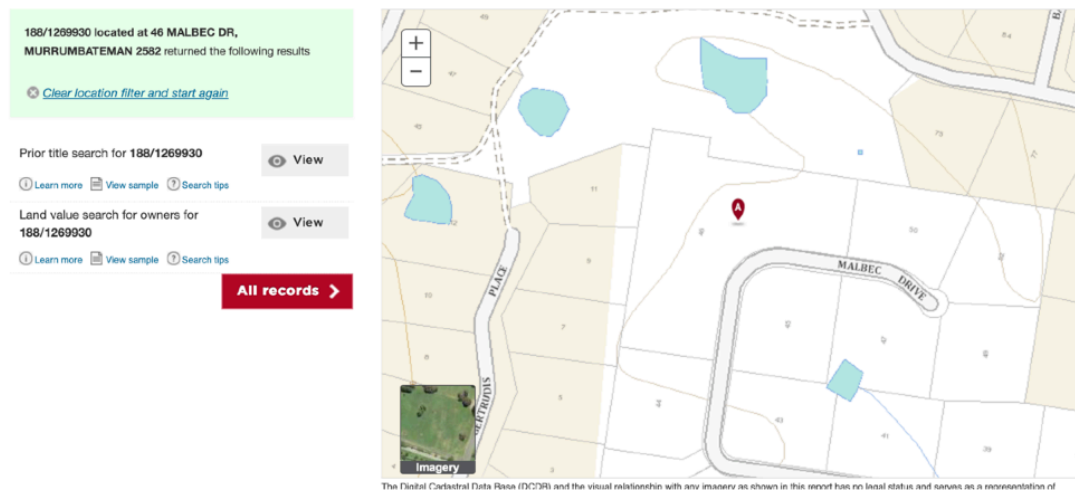
Proposal:

DA 240266 is for a dwelling with a floor space of 2889 square metres.

Subject site:

The site is located at 46 Malbec Drive, has an area of 32,245 square metres and is zoned R5 Large Lot Residential. The property is located in a newly developing area known as 'The Fields'. The western boundary of 46 Malbec Drive adjoining 7, 9 and 11 Santa Gertrudis Place currently contains a variety of established vegetation ranging in height up to around 10 metres. The boundary to the north adjoins one of Merryville Estates' common areas, containing a tennis court, an enclosed dog park and three dams. The property is owned by the Merryville Estate and used by residents for walking, running, tennis and the like. This boundary also contains a variety of established vegetation ranging in height up to around 6 metres.

FIGURE 1: LOCATION PLAN



Issues raised:

1. Inconsistent information regarding vegetation clearing.
2. The application does not include a site survey plan that shows the existing vegetation.
3. Impact on rural setting and scenic values due to vegetation removal.
4. Impact on rural setting and scenic values due to the scale of development.
5. Impact on privacy due to vegetation removal.
6. Impact on views from private property due to vegetation removal.
7. Inadequacies in application plans.
8. Notification.
9. Cost of Works.

Submission: DA240266
46 Malbec Drive, Murrumbateman

Issue 1: Inconsistent information regarding vegetation clearing.

The ‘Application Form’ and the ‘Statement of Environmental Effects’ (SOEE) exhibited on the Council’s website state no trees are being removed and no vegetation is being cleared. Extracts from this are shown in **Figures 2 & 3**. Therefore, I can only assume that no assessment has taken place as to the applicability of any of the provisions of the *Biodiversity Conservation Act 2016* or the need for a Biodiversity Development Assessment Report.

FIGURE 2: EXTRACT FROM SOEE

Part E: Environmental Impacts

How will on-site erosion be controlled?

CRUSHED AGGREGATE AT ACCESS POINT
SEDIMENT CONTROL HAYBALE BARRIER

Does the proposal include excavation? ☐ Yes
☒ No

If yes, to what depth (in metres)?

3m

Does the proposal include removal of vegetation or native habitat? ☐ Yes
☒ No

Statement of Environmental Effects 2

If yes, how much of and what species is proposed to be removed?

Is the subject allotment in a rural zone? ☐ Yes
☒ No

If yes, please submit documentation demonstrating compliance with the Biodiversity Conservation Act 2016 with your development application through the NSW Planning Portal.

Is the development considered to be environmentally sustainable? ☐ Yes
☒ No
(A BASIX certificate must be provided where required)

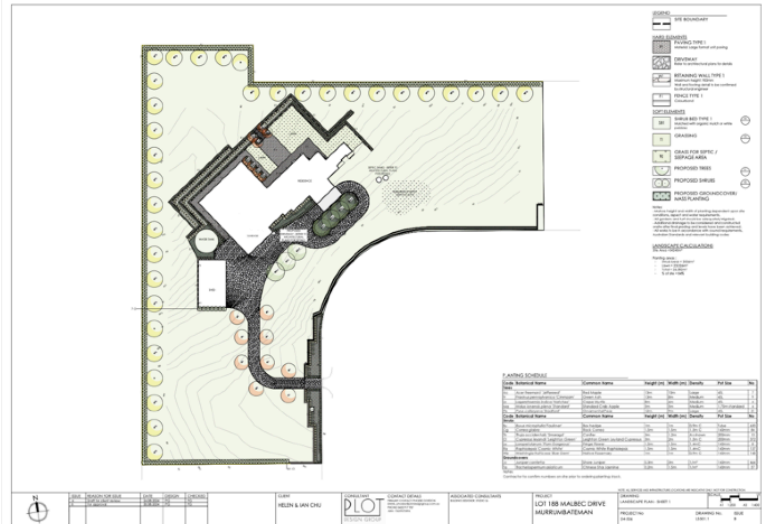
Please explain why/why not the proposal is considered to be environmentally sustainable

FIGURE 3: EXTRACT FROM APPLICATION FORM

Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No

The Landscape Plan - Sheet 1 (Drawing No. LS501.1 Issue BImage 1-11-2024 at 10.34 exhibited on the Council’s website), as seen in **Figure 4** below, shows none of the existing vegetation, suggesting that the application proposes a significant amount of tree removal and land clearing including all of the established vegetation along the western and northern boundaries of the site. This conflicts with the information provided in the Application Form and the Statement of Environmental Effects.

FIGURE 4: LANDSCAPE PLAN



Issue 2: The application does not include a site survey plan that shows the existing vegetation.

The application does not include a site survey plan that details existing site features including vegetation. The pdf of 'Architectural Plans' exhibited on the Council's website includes a Site Plan and a Landscape Management Plan that show some site levels, but no vegetation has been surveyed or documented.

Considering the length of the boundaries and the proposed landscape plan, it would seem the application intends to clear vegetation along approximately 450 metres of the boundary adjoining 7, 9 and 11 Santa Gertrudis Place and one of Merryville Estates' common areas.

I don't know the exact width of the vegetation corridor, but viewing it from the common and my property it appears to be at least 5 metres wide along much of this length. As such, we are potentially talking about clearing more than 2000 square metres of land. Based on Google Maps aerial photos and measurement tool (**Figures 5 & 6**) the area of land being cleared could be closer to 4000 square metres.

However, any assessment should not be based on guesswork or Google Maps. A site survey should have been submitted with the application and put on public exhibition clearly showing what is there now and what will be cleared. This will allow for consideration of the applicability of any of the provisions of the *Biodiversity Conservation Act 2016* and whether there is a need for a Biodiversity Development Assessment Report.

As there should be a site survey of the existing site that details exactly what is being removed, and as the documentation submitted with the application clearly states no trees are being removed or vegetation being cleared, the application should be amended and exhibited again with the correct information about what is proposed. Alternatively, the Landscape Plan could be amended to be consistent with the application documentation and maintain the existing vegetation, which could potentially allow the assessment to proceed without re-exhibition of the DA.

FIGURE 5: NORTHERN BOUNDARY AREA TO BE CLEARED

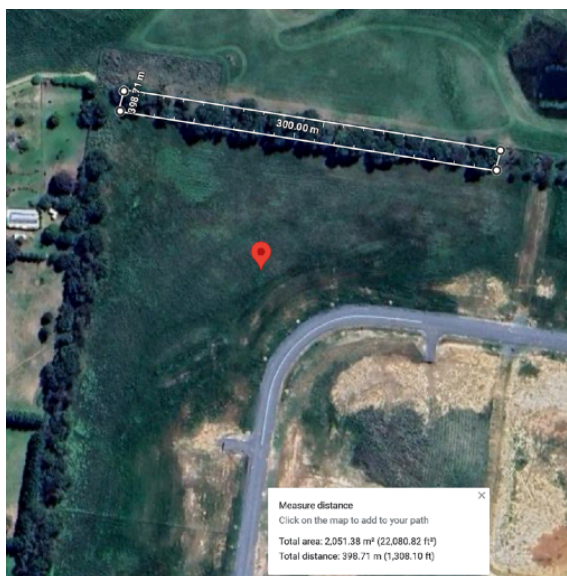
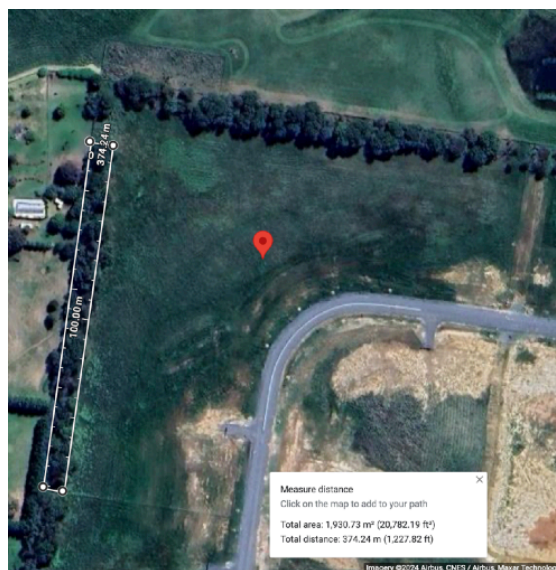


FIGURE 6: WESTERN BOUNDARY AREA TO BE CLEARED



Issue 3: Impact on rural setting and scenic values due to vegetation removal.

The current vegetation significantly contributes to the rural setting and scenic values of the surrounding area and neighbouring properties, including close and long-distance views from adjoining properties on Santa Gertrudis Place and non-adjoining properties throughout Merryville Estate and The Fields, the Merryville Estate common and nearby roads such as Merryville Drive, Malbec Drive, Graciana Place and Grenache Way.

The proposed removal of this vegetation is considered inconsistent with the objective of the R5 Large Lot Residential zone

"To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality."

As seen in the aerial photographs (& **Figure 7**) this section of trees forms part of a significant continuous treeline over 2 km in length that contributes to the rural setting and scenic quality of The Fields and Merryville Estate and is also a habitat corridor for native wildlife. I understand the area is not considered environmentally sensitive, but it does contribute to the rural setting and scenic quality from multiple private properties and from the Merryville Estate common, and public roads such as Merryville Drive and Malbec Drive (shown above in **Figures 8 -18** below). Many longer distance views from properties and public roads throughout The Fields, (as identified in **Figures 9, 10 and 16 - 18**) will have the treeline significantly altered.

Established vegetation of this length, height and scale being removed will not 'preserve' or 'minimise the impact on' the scenic quality objective of the R5 zone and it will diminish the rural setting.

FIGURE 7: CONTINUOUS ESTABLISHED TREELINE.



Submission: DA240266
46 Malbec Drive, Murrumbateman

FIGURE 8: SCENIC IMPACTS DUE TO LOSS OF ESTABLISHED TREELINE.



FIGURE 9: SCENIC IMPACTS DUE TO LOSS OF ESTABLISHED TREELINE.



Submission: DA240266
46 Malbec Drive, Murrumbateman

FIGURE 10: SCENIC IMPACTS DUE TO LOSS OF ESTABLISHED TREELINE.

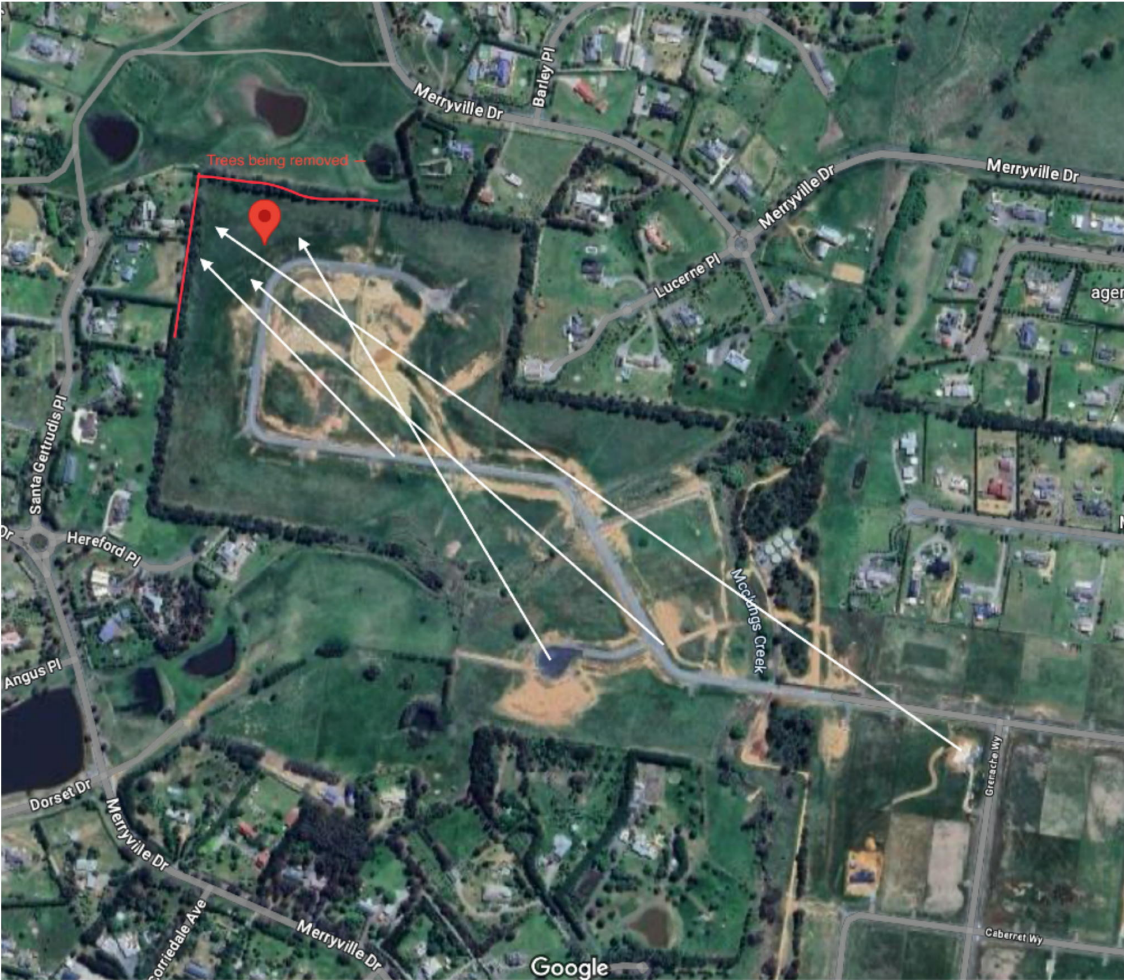


FIGURE 11: VIEW FROM [REDACTED] - SHOWING TREES TO BE REMOVED.



Submission: DA240266
46 Malbec Drive, Murrumbateman

FIGURE 12: VIEW FROM THE TENNIS COURT ON THE MERRYVILLE ESTATE COMMON AREA - SHOWING TREES TO BE REMOVED.



FIGURE 13: VIEW FROM THE ENCLOSED DOG PARK ON THE MERRYVILLE ESTATE COMMON AREA - SHOWING TREES TO BE REMOVED.



FIGURE 14: CLOSER VIEWS FROM THE MERRYVILLE ESTATE COMMON - SHOWING TREES TO BE REMOVED.



Submission: DA240266
46 Malbec Drive, Murrumbateman

FIGURE 15: TREES TO BE REMOVED.



Submission: DA240266
46 Malbec Drive, Murrumbateman

FIGURE 16: TREES TO BE REMOVED - VIEWED FROM MALBEC DRIVE ADJACENT TO 41 MALBEC DRIVE



FIGURE 17: TREES TO BE REMOVED - VIEWED FROM MALBEC DRIVE ADJACENT TO 29 MALBEC DRIVE, AT THE INTERSECTION WITH GRACIANO PLACE



FIGURE 18: TREES TO BE REMOVED - VIEWED FROM GRACIANO PLACE



DISCLAIMER: In relation to the identification of the trees to be removed in the above images, especially figures 16-18 which are at a distance, independent verification of the exact location of the boundary of the tree removal area should be made. The areas shown are estimates based on visible landmarks but may not be 100% accurate.

It should also be considered that 46 Malbec Drive is mostly a clear block, and as such it is possible and economically feasible to provide residential housing (even on a grand scale) on this site without the loss of this vegetation. The current proposal to remove all the vegetation is considered unnecessary as the objective of the zone to provide residential housing can be met without the need to compromise the scenic quality or rural setting. It is also noted under **Issue 6** below that the APZ can be provided without the need for significant clearing.

Submission: DA240266
46 Malbec Drive, Murrumbateman

I recognise that the existing vegetation is proposed to be placed with the landscaping set out in The Landscape Plan - Sheet 1 (Drawing No. LS501.1 Issue B exhibited on the Council's website) as seen in **Figure 4** above, however, there are multiple reasons why the proposed landscaping is inadequate and should be reconsidered.

1. The proposed landscaping along the western and northern boundaries to replace that being removed includes a 3m high hedge (Cupressus leylandii 'Leighton Green') along the boundary with more sparsely planted taller Ornamental Pear planted adjacent (to a height of 12m) as highlighted in **Figure 19** below. It is noted that Ornamental Pears are deciduous, not evergreen, and are therefore not a suitable replacement for the current evergreen treeline. The proposed 3m high row of Cupressus leylandii 'Leighton Green' along the boundary (which is evergreen) is also not a replacement for a stand of trees that is more than double that height in its lowest sections. It is also questionable as to why the current diversity should be replaced with such homogenous landscaping.

FIGURE 19: PLANTING SCHEDULE - EXTRACT FROM LANDSCAPE PLAN - SHEET 1 (DRAWING NO. LS501.1 ISSUE B)

PLANTING SCHEDULE

Code	Botanical Name	Common Name	Height (m)	Width (m)	Density	Pot Size	No
Trees							
Ac	Acer freemanii 'Jeffersred'	Red Maple	13m	10m	Large	45L	7
Fr	Fraxinus pennsylvanica 'Cinnamom'	Green Ash	13m	8m	Medium	45L	9
Ln	Lagerstroemia indica 'Natchez'	Crape Myrtle	8m	6m	Medium	45L	4
Ma	Malus ionensis plena 'Standard'	Standard Crab Apple	5m	5m	Medium	1.75m standard	4
Pb	Pyrus calleryana 'Bradford'	Ornamental Pear	12m	9m	Large	45L	31
Code	Botanical Name	Common Name	Height (m)	Width (m)	Density	Pot Size	No
Shrubs							
Bu	Buxus microphylla 'Faulkner'	Box hedge	1m	1m	0.9m C	Tube	630
Cg	Correa glabra	Rock Correa	1.5m	1.5m	1.5m C	140mm	84
Th	Thuja occidentalis 'Smaragd'	Conifer	3m	1.2m	As shown	200mm	10
Cl	Cupressus leylandii 'Leighton Green'	Leighton Green Leyland Cupressus	3m	2m	1.5m C	200mm	372
Lo	Loropetalum 'Plum Gorgeous'	Fringe Flower	1.5m	1.5m	1.4m C	140mm	8
Ra	Raphiolepis 'Cosmic White'	Cosmic White Raphiolepis	1.5m	1.5m	1.4m C	140mm	137
Wb	Westringia fruticosa 'Blue Gem'	Native Rosemary	1m	1m	0.9m C	140mm	148
Groundcovers							
Jc	Juniper conferta	Shore Juniper	0.3m	3m	1/m²	140mm	464
Ta	Trachelospermum asiaticum	Chinese Star Jasmine	0.2m	1.5m	1/m²	140mm	57

Notes

2. Even if the proposed replacement landscaping was sufficiently tall and evergreen, how long would it take to reach replacement levels? 8 -10 years? Is this acceptable considering the reduced scenic values to not just one or two properties but widespread areas of The Fields and Merryville Estate? This also brings up the question of who has been notified of the DA? (**See Issue 8 below**).

3. Has the viability of the landscaping been considered? I personally have planted several trees along some sections of my [redacted] boundary ([redacted] 46 Malbec Drive), and in some places, the plantings have not been successful on multiple occasions. What happens if they remove all the trees and the landscaping fails? It is noted that the rear boundary of number 7 Santa Gertrudis Place is heavily planted with pines, and from experience along our side boundary and front boundary, anything next to these pines struggles to compete, including the grass. Also, the [redacted] section of my [redacted] boundary ([redacted]) is easily waterlogged during rainy times, which represents a challenge for many vegetation types. In particular, fruit trees that like well-drained soil, including the proposed Ornamental Pears (Pyrus calleryana 'Bradford'). As such, there is a risk that if all the existing vegetation is removed, it may never be replaced with anything commensurate to the existing, and the scenic values and rural setting may be forever compromised.

I do think it is reasonable for people to want to shape their own properties by adding vegetation that is to their liking, but for the preservation of privacy, views and the scenic and rural values of the area, I would suggest the maintenance of some of the vegetation along the boundaries, particularly the taller established trees with wide canopies that define the treeline views and provide screening, and perhaps a staged approach to removing and replacing other vegetation as newer trees become established over time.

Issue 4: Impact on rural setting and scenic values due to the scale of development.

All the issues raised above are especially important as the proposed dwelling is inconsistent with the character of the area and the rural setting, which is acknowledged in the applicant's Statement of Environmental Effects (extract shown in **Figure 20**). The southeast-facing aspect means that many other properties in The Fields will be seeing the dwelling in their rural outlooks. Considering the slope of the site and the floor area, the development represents a considerable built-form mass in full view of a number of properties.

FIGURE 20: EXTRACT FROM SOEE.

Part A. Context and setting
Does the proposal fit in with the locality? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How? For example, is it a single-storey extension in a neighbourhood dominated by single-storey houses?
The house is of a grand manor is out of character for the surrounding homes to be built in the area. But as the owners purchased several blocks to amalgamate to create the large block, the house fits with in this block and has ample set backs to neighbours.

The size of the block may be able to mitigate some of the issues associated with building such a large dwelling, but the design is such that its scale and mass are very prominent. The proposed dwelling is over 70 meters wide and of an architectural style that doesn't seek to hide its bulk and scale by way of design.

The Yass Valley Development Control Plan (DCP) 'PART E - RURAL, LARGE LOT AND ENVIRONMENTAL ZONE DEVELOPMENT' applies to the R5 zone and seeks to ensure that:

- ***the siting of new development in the following zones maintain the low density, dispersed character, rural amenity and vistas of the Yass Valley;***
- ***ridgelines and scenic vistas are protected where buildings respect topography, use neutral non reflective materials and do not dominate the landscape;***

I would argue that the proposal is inconsistent with the objectives of the DCP.

A building height of 8.5 metres also applies under section E1.2 of the DCP table 14. It is noted that this standard is broken several times on the Architectural Plans. It is common to allow variations to DCP limits such as this, especially on sloping sites, but one should be able to justify the non-compliance, and the development's failure to fit within the locality in terms of character would make this difficult.

According to the Australian Bureau of Statistics (<https://www.abs.gov.au/articles/average-floor-area-new-residential-dwellings>) the average floor area of new homes built in Australia in 2021-22 was 239.4m². It should be considered that the proposed floor area of this dwelling is 12 times this size. The length of the house looks to be around 70 metres, which is similar to the width of my property. The SOEE admits the scale of the house is out of character with the area and the rural setting, but argues that the size of the site compensates for this. The site is 32,245 square meters, which in this area is about equates to about 4-6 blocks of land. Even with the proposed landscaping (which only consists of deciduous screening covering some of the front of the dwelling), the dwelling will be of a scale and mass visible throughout The Fields.

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46 Malbec Drive, Murrumbateman

The proposed size is significantly bigger than any residential dwellings in the area. The only buildings in Murrumbateman that I can think of that have anything like this scale are at the new school.

Something of this scale needs careful consideration and design to avoid negative impacts on the scenic values and rural setting enjoyed by the locality, and I would argue that maintaining some of the existing vegetation on the site may help in this regard.

Issue 5: Impact on privacy due to vegetation removal.

In relation to privacy, the loss of vegetation, including the tall trees along the boundary with my property (█), opens up views to and from my property to 46 Malbec Drive, Malbec Drive itself, as well as other properties on Malbec Drive. In an urban context, this wouldn't be considered significant, but this is a rural context where the standards and expectations are significantly different. Currently, our views of the properties on Malbec Drive and the cars driving along it are only slightly visible and pleasantly obscured by the tree canopies. Considering the elevated position of our land and house, a 3m high hedge will not protect the privacy of 46 Malbec Drive itself. As previously discussed, the ornamental pears are deciduous and therefore inadequate for protecting their and our privacy for much of the year. As shown in **Figure 11**, the trees being removed provide significant screening for my property, but also for 46 Malbec Drive and the other properties in Malbec Drive that are currently barely visible to me. There is also the issue that vegetation (including Ornamental Pear trees) may struggle along the lower (█) section of the boundary with my property due to the soil often being waterlogged in this low-lying area.

It should also be considered that any landscaping will take a long time to establish to a level commensurate with the existing levels of screening. The application has not detailed how long this will take and how long the privacy of █ will be significantly impacted. As shown in **Figure 21** below the Statement of Environmental Effects states that there are no impacts on privacy, therefore this matter appears not to have been considered in preparing the proposed development.

FIGURE 21: EXTRACT FROM SOEE.

Part B. Neighbourhood impact	
Will the proposal overshadow neighbouring dwellings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the proposal impact on privacy on neighbouring dwellings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Issue 6: Impact on views from private property due to vegetation removal.

The planning principle for views enjoyed from private property set out in *Tenacity Consulting v Warringah* [2004] NSWLEC 140; (2004) 134 LGERA 23, should be considered here.

The first step is the assessment of views to be affected.

The value of my current view is that it is a view of a continuous treeline and tree canopy, not a view of The Fields development, Malbec Drive and the houses being built there. It should also be considered that in an inland rural context, the most valuable views are likely landscape views including continuous treelines and ridgelines.

The second step is to consider from what part of the property the views are obtained.

These views are obtained across my rear boundary, from the downstairs indoor living area and kitchen in both sitting and standing positions, from the east-facing outdoor patio area in both sitting and standing positions, from the downstairs bedroom in sitting and standing positions, from the upstairs bedrooms in standing positions, and throughout the majority of outdoor areas of my property.

The third step is to assess the extent of the impact.

As shown in **Figure 22** below, the treeline that is proposed to be removed makes up more than three-quarters of my current outlook. Its removal constitutes a severe impact on the quality of my views, decreasing the scenic values and rural setting of my property.

FIGURE 22: VIEW FROM EAST-FACING OUTDOOR PATIO AREA OF [REDACTED] - RED HATCH AREA SHOWING TREES TO BE REMOVED.



The fourth step is to assess the reasonableness of the proposal that is causing the impact.

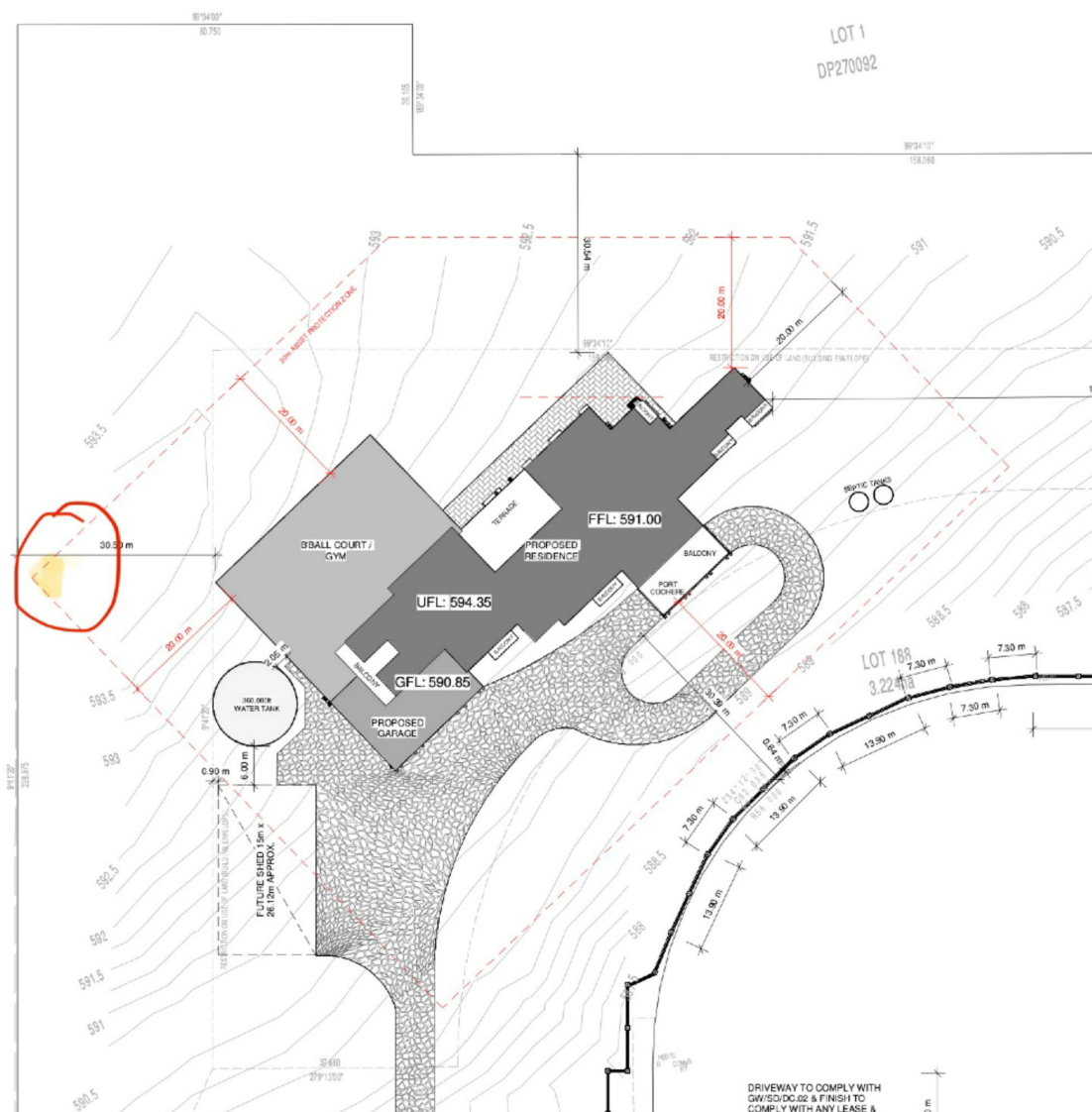
I am not contesting the reasonableness of the development of the proposed dwelling, but I do contest that the removal of all of this vegetation is unreasonable as it is unnecessary for building the proposed dwelling.

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In considering this planning principle, I conclude that the removal of this treeline significantly and unreasonably reduces the amenity enjoyed by the occupants of adjoining residential land at [REDACTED]

It should also be noted that with the possible exception of a very small amount of vegetation, this treeline is not required to be removed in order to provide an Asset Protection Zone. As shown in **Figure 23** below, there is only one area where the APZ may require clearing. However, this would be easier to determine if the survey of the site had included the existing vegetation.

FIGURE 23: EXTRACT FROM SITE PLAN.



Issue 7: Inadequacies in application plans.

The Site Plan and Landscape Plan both show a shed (15m x 26.1m) however, this does not appear on the elevation plans.

The Site Plan and Landscape Management Plan show surveyed site levels, but they do not include any site levels along the western and northern boundaries. The elevations also don't indicate the position of the boundaries.

As such it is difficult to determine how the elevations and proposed heights of the development relate to the adjoining properties at 9 and 11 Santa Gertrudis Place and the Merryville Estate common in terms of what will be visible (with and without the trees).

Issue 8: Notification.

The exhibition documents did not include a notification plan so I am unable to determine who has been notified. The adjoining property along the northern boundary of 46 Malbec Drive is common land owned by Merryville Estate. As I have had no notification from the Estate I am questioning whether they have been notified.

I also want to question whether properties on the opposite side of the common in Merryville Estate with view lines across the common, whose outlook is made up of the significant stand of trees proposed to be removed, have also been notified.

Similarly, the trees make up a significant portion of the visible treeline from numerous properties located in The Fields along Malbec Drive, Graciano Place and can even be seen from properties on Grenache Way (I know this as I can see these properties through the trees from my property). I wonder if these have also been notified. There are also many currently undeveloped properties along Malbec Drive that when developed, will look to take advantage of northerly aspects and whose future outlook in this direction will be impacted not just by the variation to the treeline but also by the development of a dwelling 12x the size of the average Australian new built home, recognised by the applicant in the SOEE as being out of character with the area. If I owned a property with views of this treeline and property, I would wish to be notified about such a significant impact on my rural outlook.

I would urge the Council to consider whether the notification for this DA has been sufficient to meet its obligations and the expectations of the community.

Issue 9: Cost of Works.

The Application Form states an 'estimated development cost' of \$3,300,000.00, which equates to \$1,142 per square metre. The BMT Quantity Surveyors' report for 2024 shows the average cost to build a house per square metre throughout Australia ranges from \$1,872 per sqm for a 3-bedroom low-quality weatherboard project home up to \$7,444 per sqm for an architecturally designed executive residence. (See: <https://www.bmtqs.com.au/construction-cost-table>). This data suggests the 'Estimated development cost' on the Application Form is significantly less than the likely cost to build the dwelling. Then there are the additional costs of the proposed vegetation removal, landscaping, watertank, driveways, fencing etc.

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Summary:

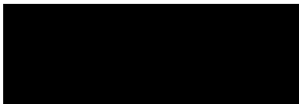
The application has not identified the extent of land clearing involved in the application. The Application Form and SOEE on public exhibition clearly state they are not removing any trees or vegetation, which conflicts with the proposed Landscape Plan, showing none of the existing vegetation is being retained. Further, no Survey Plan of the site has been submitted that details the vegetation currently existing on the site or levels on the boundaries. This means the application has not been exhibited correctly, and no assessment of land clearing can be done, or assessment against applicable provisions of the Biodiversity Conservation Act 2016 or other relevant land clearing controls and policies can be made.

The clearing of the vegetation on the property will have far-afield impacts on the rural setting and scenic quality of areas of 'The Fields' and 'Merryville Estate' and is therefore considered inconsistent with the objective of the R5 Large Lot Residential Zone ("To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality"). The removal of this vegetation will interrupt the existing continuous tree line and compromise the rural setting and scenic quality of the area. It is not considered necessary to clear the land in order to provide residential housing on the site as this vegetation runs along the boundaries, and there is a huge amount of clear space in which to provide a substantial building envelope and asset protection zone, without the removal of these trees.

I request that some or all of the established vegetation be maintained, especially the tallest trees that have canopies that provide significant privacy and scenic benefits to the surrounding properties.

There are also several issues with the plans and inconsistencies in the application documentation that should be rectified.

Thank you for your time and consideration of these issues.



Dear Yass Valley Council,

I am writing to formally express my objections to the proposed development at LOT 188 DP 1269930 - 46 Malbec Drive, Murrumbateman. My husband and I are [REDACTED] at [REDACTED], and I have significant concerns with the size and scale of the proposed building and the subsequent detrimental effect on the neighbourhood character. I also do not believe it is compliance with R5 zoning building requirements.

My house has direct [REDACTED] and [REDACTED] views to the property, with my whole [REDACTED] directly facing the development. The sheer size of the proposed building will have negative impacts on my views and general sense of wellbeing (I am moving to Murrumbateman for the rural lifestyle, not to everyday look at my neighbour's house which is the size and scale of a commercial hotel). The size of the proposed house, along with the scale, and density do not align with the established character of the neighborhood (for example our 4 bedroom house is approximately 270 m2, this proposed gross floor area house is just under 3,000 m2 - more than 10 times the size). The other homes in the neighbourhood are more on the scale of our house (or slightly larger than ours 200-500 m2). The proposed house at 46 Malbec will dominate the streetscape, and not be in the character of The Fields at all. As mentioned above, it is the size and scale of a commercial hotel. Even though the owners have amalgamated 3 blocks, it still far exceeds the size and scale of other houses and is in plain view of the street and every neighbour. It is more suited to a rural block of, for example, 20+ acres. With complete privacy from neighbours. This effects not just myself, but all neighbours on the street.

My other concern is the privacy, the house has 6 balconies, covering all sides of the house, and given the height of the proposed building (approximately 11.5m!, noting they are digging into the ground 3m to meet the requirement of maximum height of 8.5m above ground level), they will be able to overlook all neighbouring properties, and yes it is some distance from the other houses (my best guess is about 150m from our house), it is still in plain sight. This will impact neighbours on all sides of the property.

My points above highlight the potential adverse impacts on the neighborhood, and it is not in accordance with Section B4 - Neighborhood Character - of the Yass Valley Council Development Control Plan 2024 (principles for all developments).

I also do not believe the proposed house is in line with the R5 Large Lot Residential Zoning requirements as set out in the Development Control Plan. The proposal includes cutting into the ground 3 meters (across the approximate floor area 1400 m2!). I believe this is in direct contradiction of the Development Control Plan, as it has not be designed to minimise cut and fill. The sheer scale and size and design of the proposed house does not promote the rural amenity of the Yass Valley and the scale of the building will almost certainly impact on the panorama scenery and will totally dominate the landscape. Even if the building is designed in such a way where ridgelines are protected, the positioning of this sized development on the top of a hill will definitely distract from the scenic landscapes and feel quite imposing and dominating on the neighbouring properties.

In light of the concerns outlined above I respectfully request that the council carefully review this development proposal. I firmly believe that the proposed building, in its current

form, does not align with the Yass Valley Council Development Control Plan 2024, including The Fields development character and objectives and the R5 zoning requirements. I urge you to consider at the very minimum the proposed house is scaled back to not be so large, with consideration given to a potential single story dwelling, with a significantly reduced footprint, which would address the concerns. I also urge consideration for the landscaping plans to include screening trees on the shared boundary of 44 and the other adjoining property on Malbec Drive (this currently does not exist on the landscaping plan). I appreciate your attention to this matter and trust that the Yass Valley Council will act in the best interest of the community. I look forward to receiving updates on the progress of this application and any further opportunities for community input.

Kind regards

[REDACTED]

To the planning officer

I am writing to strongly oppose the proposed development of a large house intended to accommodate ten occupants in our rural area – 46 Malbec Drive, Murrumbateman.

Floor area 2,889m² of the building across two Storeys.

This project is fundamentally out of place and poses serious risks to both our community and the environment.

First and foremost, the size and design of this house are completely incompatible with the surrounding properties.

Our area is defined by its rural charm, featuring smaller, more modest homes that blend with the landscape.

A house of this scale would be an eyesore, completely out of character with local architecture and setting.

It raises a critical question: Was it ever the council's intention to allow individuals to buy multiple plots to construct larger-than-average homes? Allowing this development would set a dangerous precedent that undermines the careful planning meant to preserve our community's character and values.

The environmental impact of this development cannot be overstated. With ten occupants, the strain on local water resources would be significant, especially in an area where water supply is already limited and has to be delivered to the properties.

Furthermore, the addition of four more cars—over and above what was initially recommended—would increase traffic congestion, raise carbon emissions, and further degrade air quality.

This type of development is entirely at odds with efforts to protect the rural environment and minimize our carbon footprint.

In addition to the environmental and aesthetic concerns, the proposed house would severely compromise the privacy of surrounding properties.

The potential for overlooking and intrusion on neighbouring homes is unacceptable and would negatively affect the quality of life of established residents.

This is not a small issue—it's an invasion of the peaceful, private living environment that people moved here to enjoy.

This is not just about one house—it's about protecting the integrity of our rural community for generations to come.

We cannot allow the unchecked growth of large, out-of-place homes that disrupt the character of our area and harm the environment.

I strongly urge the council to reject this proposal and consider the long-term impacts it will have on both our community and the environment.

Thank you for your attention.

I trust you will make the right decision to protect our rural way of life.

Sincerely,

[REDACTED]

To whom it may concern

Re: submission regarding DA240266.

We wish to raise our concerns about the proposed development at 46 Malbec Drive, The Fields, Murrumbateman and make the following submission.

Impact on the characteristics of The Fields

The Fields is a strong visual example of quintessential modern rural living, which is one of the reasons why residents have chosen to live there. The houses that have been constructed, or are under construction, are typically designed in a traditional or modern style with many houses demonstrating country, barn and pavilion attributes. They are single story, ranging between 200-500m² with the use of feature bricks, wooden/weatherboard cladding and corrugated iron. These houses fit in with not only The Fields development, but are also sympathetic to the surrounding estates, landscape and the environment. While some houses are large, all houses built or under construction contribute to, and are respective of, the established rural characteristics of the area.

The proposed house does not align with any of the characteristics found within The Fields, or neighbouring estates, and is not consistent with houses built in The Fields or surrounding estates. The proposed double story house of over 1800m² is nearly 4 times larger than other houses close by and will dominate the landscape. The proposed house lacks any design elements that could be considered consistent with the aesthetics of broader estate (for example, no other houses in The Fields have double story pillars). It will look out of place, which is exacerbated by its prominent position on the high side of the street- overlooking all the other blocks (and future houses) that sit at a lower elevation. It would be more appropriate for a house of this size and aesthetic to be located on a larger, more suitably sized acreage block with no immediate neighbours.

Goes against the spirit of rural living

One of the highly valued aspects of rural living, is the sense of community and knowing your neighbours. This is demonstrated in The Fields (and other estates in Murrumbateman) by having paddock style fencing and using landscaping to provide a sense of privacy (rather than installing privacy fencing). We know our neighbours and chat to them over the fence, and to passers by as they walk down the street. This style of living contributes to a sense of community, support and camaraderie. The proposed development's fence is a dominating feature and creates a compound that will silo the house from its surrounding neighbours and greater community. This style of fence does not foster a community focused environment and it would be real loss to the Murrumbateman community if this set a precedent for fencing going forward.

Additionally, we query whether a house of this size with 10 bedrooms will be used purely for domestic purposes or whether it will be used to provide accommodation as part of a business, such as a boarding house.

Thank you for considering our submission.

Kind regards



Dear Yass Valley Council,

As an [REDACTED] land owner, I have strong concerns regarding the proposed development at Lot 188, 46 Malbec Drive, Murrumbateman (DP1269930). My family purchased [REDACTED] in September with the intention of building a 220m² home specifically designed to have minimal impact on the natural landscape and take advantage of the rural lifestyle offered by Murrumbateman and the Yass Valley.

In my opinion, the proposed dwelling at 46 Malbec Drive does not comply with several aspects of the Yass Valley Council Development Control Plan (DCP). The development is of a size and scale that does not reinforce the patterns of existing buildings within the streetscapes of the The Fields subdivision. The Fields development continues to take shape and most owners are constructing houses that appear to be between 200-400 m². With a proposed floor area of nearly 3,000 m², 46 Malbec is likely 7 times bigger than the largest houses in the subdivision and will be 13 times bigger than my own house on the [REDACTED] property. This development will absolutely dominate the streetscape and is not inline with the neighbourhood character requirements of the DCP.

I question how this development can comply with the R5 Large Lot Residential Zoning requirements as set out in the DCP. The size and design of the proposed dwelling does not promote the rural amenity of the Yass Valley and the scale of the building will almost certainly impact on the scenic vistas and dominate the landscape. Even if the building is designed in such a way where ridgelines are protected, the positioning of this sized development on the top of a hill will definitely distract from the scenic landscapes and feel quite imposing and intruding on the neighbouring properties. The DCP indicates that developments should be designed to minimise cut and fill (a concept that is quite important in drafting my own design) however I note the proposal at 46 Malbec includes site excavation of 3 metres deep.

I do not believe the size of this building is compatible with and respectful of the rural character of the area and that the dwelling is so large that even a 50 metre setback is not sufficient. While I understand passive surveillance principles encourage low vegetation at the front of developments, if the proposal at 46 Malbec should proceed (at a smaller scale), there should be special requirements to shield the rest of The Fields subdivision from this building that will definitely dominate the landscape. The landscaping plan does not appear to include any screening at the boundary which [REDACTED] my lot and also note that the proposal includes mostly deciduous non-native trees. As such, I would like to seek confirmation from Yass Valley Council that we are able to install screening plants along the shared boundary which includes a drainage easement in favour of the Council.

Overall, I do not believe this scale of development belongs in The Fields. Given the house is 10 times the size of the average house in the area, it should be located on a minimum 10 hectare block as a private estate that does not intrude on the amenity of the developing community. While I hate to be that person with a NIMBY mindset, I note there are a large number of truly rural properties on acreage in the Yass Valley that would better accommodate a building of this size.

I kindly request that the Yass Valley Council consider the above points raised and the concerns of others in the community when making a determination on the development application.

Sincerely,

[REDACTED]



Yass Valley Council
Attention: Development Assessment Team
209 Comur Street,
Yass, NSW 2582

Re: Submission for development consideration DA240266 at 46 Malbec Drive, Murrumbateman, NSW 2582.

We are writing to formally submit my concerns regarding the development application (DA240266) for the proposed construction of a 2-storey dwelling at 46 Malbec Drive, Murrumbateman, NSW 2582. After reviewing the proposal and related documentation, we believe the development does not meet the requirements and objectives outlined in the Yass Valley Council development Plan 2024 (DCP 2024). I respectfully request that these concerns be taken into consideration during the assessment process.

1. Non-Compliance with building height and scale requirements.

The total gross floor area of the proposed dwelling is 2889m², which we believe exceeds the recommended scale for residential buildings in this locality under DCP 2024. The DCP sets clear guidance on the permissible scale and bulk of buildings to maintain the character of the surrounding area, which is predominately low-density residential. A 2-storey house of this size is likely to be inconsistent with the desired future character of Murrumbateman, especially in a rural or semi-rural setting such as 'The Fields'.

The DCP recommends that building on sloping sites should be designed to minimize cut and fill, allowing the building to respond to the slope of the land. The proposed development indicates a 3m cut across the lot, and we believe this to be excessive and not in keeping with the DCP. Although the proposed development intends to cut into the sloping block, the sheer scale and size of the dwelling will exceed the maximum building height of 8.5 meters (existing) by approximately 3 metres and is not in keeping with the character of the surrounding area.

2. Streetscape appearance.

The DCP recommends that all aspects that make up the streetscape such as but not limited to: buildings, fences, paths, and driveways, are design to enhance the built form and character of the neighbourhood. The large scale of the proposed building and its 2-storey design could have a detrimental impact on the streetscape and local visual amenity.

We believe that the proposed dwelling is visually intrusive when compared to surrounding homes, many of which are single storey and blend more seamlessly within the rural landscape. The height and massing of the development would not only stand tall but also significantly alter the visual character of Malbec Drive and the Murrumbateman area as a whole.

3. Privacy and amenity concerns for neighbouring properties.

The development proposal of the 2-storey building that could lead to significant loss of privacy and result in overlooking and intrusive views into neighbouring properties, especially considering the majority of windows including 7 balconies, positioned at the front and upper levels facing adjacent properties. The DCP calls to mitigate privacy impacts through appropriate design, setbacks and screening. The size and height of the development would unlikely achieve this. Although there is a significant amount of landscaping design, there does not appear to have considered adequate measures to address these issues, such as screening or landscaping to soften the visual impacts of the streetscape, dominate sightlines and would result in significant overlooking and loss of privacy for residents.

The proposed development is situated on one of the highest viewpoints in the estate. With its height, bulk, windows, extensive amounts of balconies facing the front, lack of streetscape landscaping, would enable the development to view over the top of the immediate neighbours into our property, in particular the backyard. This would make it difficult for our family to enjoy outdoor spaces such as gardens, patios or pools, without the feeling of being watched.

4. Community and local settings

Murrumbateman is known for its picturesque rural setting, where large properties with low-rise dwellings are thoughtfully integrated into the landscape. The proposed development's bulk and height, would create a highly visible and intrusive structure that is at odds with the local environment. The DCP stresses the importance of ensuring that new buildings respect the established rural character, including maintaining a low profile and minimising visual intrusion. The development's large size and footprint would create jarring contrast to neighbouring properties, undermining the rural aesthetics that local residents value and risks altering the environment irreparably.

The long-term impact of this development on the local community and the character of Murrumbateman should not be underestimated. Once built, a development of this scale would set a precedent for future applications in the area. It is crucial that Council maintains a strong commitment to protecting the rural character and low-density residential nature of this area.

We respectfully request Council take my concerns seriously and into consideration the assessment of the development application process and uphold the provisions of the Yass Valley Council Development Plan 2024 to protect the character and amenity of Murrumbateman. We appreciate your attention to these concerns on this matter.

Sincerely,

[Redacted Signature]

Yass Valley Council,

This is a submission to DA240266 – 46 Malbec Drive, MURRUMBATEMAN

I live at [REDACTED] (to the [REDACTED] of the proposed house).

Overall, the house (though enormous) fits in reasonably well with other houses in the area. As it sits diagonally on the block it does not intrude on my privacy.

The landscaping (conifers on the border for screening, more interesting trees within) is common in the area as well. 7 Santa Gertrudis has this layout, and 9 has similar screening at the front.

Even at the planned height of 3m, all but the top of the roof would be hidden from my house.

If this was a bare block, there would be no issues.

The problem is that it is **not** a bare block. There is an extensive shelter belt along most of the north and east border of the block. The landscaping will remove all of this and eventually replace it, but that will take 5-10 years of good growing before the same level of privacy is returned.



I am asking the council to impose conditions on the development:

1. The existing trees and shrubs be retained (and not damaged)¹; or
 2. The trees and shrub be retained until 90% of the new screening trees have reached 3m;
- or

¹ I thought that this was a condition of the subdivision being approved.

3. Earthworks on the house site and driveway not to start until 90% of the new screening trees have reached 3m; or
4. Temporary screening (eg shade cloth in neutral colours) to a height of 3m maintained until 90% of the new screening trees have reached 3m.

This would help limit the impact of construction on the quiet enjoyment of my property.





Yass Valley Council
209 Comur St
Yass NSW 2582

Dear Yass Valley Council

Submission regarding DA240266 – 46 Malbec Drive, MURRUMBATEMAN

We are writing to formally express our objections to the proposed development at Lot 188 DP 1269930 - 46 Malbec Drive, MURRUMBATEMAN. My husband and I are [REDACTED] [REDACTED] at [REDACTED], and our building envelope looks [REDACTED] the proposed building location which will impact our rural views immensely.

We have substantial concerns with the size and scale of the proposed building and the subsequent detrimental effect on the neighbourhood character and residents' privacy as the property will dominate the streetscape. There are approximately 20 neighbours who will be negatively impacted by this blot on the landscape and on the comfort in their choice to live the rural lifestyle offered by Murrumbateman and the Yass Valley.

We do not believe a building of this scale belongs in The Fields. It has the appearance of an Embassy, small hotel or is possibly to be used once built for commercial use, or a very significant home intended for a large and extended family. Whatever the intention may be, it is excessively out of proportion to the feel and neighbourhood character of The Fields which people invested into for semi-rural living.

As the building is approximately 10 times the size of the average house in the area, we believe a property of that scale should be located on a large private acreage of 20 or more acres that does not encroach on the features of the emerging community.

In our opinion, the proposed dwelling at 46 Malbec Drive does not comply with several aspects of the Yass Valley Council Development Control Plan (DCP), is not in accordance with Section B4 - Neighbourhood Character - of the Yass Valley Council Development Control Plan 2024 (principles for all developments) or compliance with the R5 Large Lot Residential Zoning requirements as set out in the DCP:

- The development is of a size and scale that does not reflect the patterns of existing buildings within the streetscapes of The Fields subdivision.
- The Fields development is starting to take shape, and most owners are constructing houses that appear to be between 200-400 m2. With a proposed floor area of nearly 3,000 m2, 46 Malbec is likely 7 - 10 times bigger than the

largest houses in the subdivision. The size of the proposed house's size, scale, and density do not align with the established character of the neighbourhood (for example a modest 4-bedroom house could be 230 square meters, this proposed house is just under 3,000 square meters - more than 13 times the size.

- The proposed house is more suited to a rural block of, for example, 20+ acres with complete privacy from neighbours, allowing it to be as big and as imposing as their desires allow.
- This affects not just us, but all neighbours on the street. This property will absolutely dominate the streetscape and is not in line with the neighbourhood character requirements of the DCP.
- The size and design of the proposed dwelling does not promote the rural amenity of the Yass Valley, and the scale of the building will almost certainly impact on the scenic vistas and will dominate the landscape.
- The block is not deep enough for the building to be set towards the back of the block, but even if it was, positioning such a large building on the top of a hill will definitely distract from the scenic landscapes and feel quite imposing and dominating on the neighbouring properties.
- Even if the low vegetation rules for the fronts of developments were waived for this property, to reduce its impact, any screening plants will likely take over a decade to be tall enough to shield the view.
- I understand when The Fields development was approved by the Council, the proposed post and rail fences for the development were declined in favour of standard, rural stock fencing. The fencing proposed makes the property look like a cloistered compound, again not in line with the character of the development.
- The DCP indicates that developments should be designed to minimise cut and fill, however we note the proposal at 46 Malbec includes site excavation of 3 metres deep!
- The house is approximately 11.5m high, noting they are digging into the ground 3m to meet the requirement of maximum height of 8.5m above ground level, however the surrounding residents will be constantly facing the full 11.5-metre-high frontage.
- The house has 6 balconies, and given the proposed height, it will impact residents' privacy as they will be able to overlook all neighbouring properties, especially those blocks across from and neighbouring the property.

Considering the concerns outlined above, we request that the council carefully review this development proposal, and consider the points raised in our submission as well as the concerns of others in the community when making a determination on the development application. The proposed building, in its current form, does not align with The Fields development character and objectives and may have adverse effects on our community.

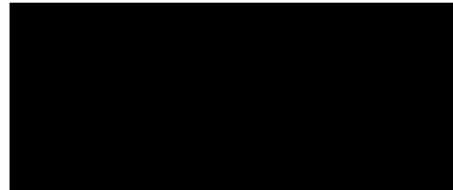
We urge you to consider at the very minimum the proposed house and landscaping is scaled back immensely to be more in line with the surrounding builds, that the house is being built solely as a private residence and is not so intruding on the neighbourhood.

We appreciate your attention to this matter and trust that the Yass Valley Council will act in the best interest of the community.

We look forward to any further opportunities for community input on what has become a controversial DA for our community.



Submission 9



4th November 2024

**Yass Valley Council
PO BOX 6
Yass NSW 2582**

CC: council@yass.nsw.gov.au

RE: Submission on DA240266 46 Malbec Drive, Murrumbateman

Dear Sir/Madam,

The development site 46 Malbec Drive adjoins my property~~~~~. That the rear boundary. As owners of land in Merryville Estate, we also have an interest in the Merryville Estate common which adjoins 46 Malbec Drive along its northern boundary.

46 Malbec Drive currently contains established vegetation, including many tall native trees that we often view from the Merryville Estate common, which we access regularly for recreation and dog walking. Some of the taller treetops are also visible from our property.

My issues with the DA are as follows:

The application is inconsistent

Having reviewed the exhibition documents, I found that the 'Application Form' and the 'Statement of Environmental Effects' state that no trees are being removed and no vegetation is being cleared.

However, The Landscape Plan on the Council's website shows none of the existing vegetation, suggesting all of the trees are being removed, including all of the established vegetation along the western and northern boundaries of the site. Therefore the application is inconsistent in terms of what it is proposing in terms of clearing.

The extent of vegetation clearing

The site has a lot of vegetation that is part of a continuous corridor of trees over 2km long, which is visible on Google Maps. Approximately 450 metres of this would be removed if the site was cleared. See Google Maps image on the following page.

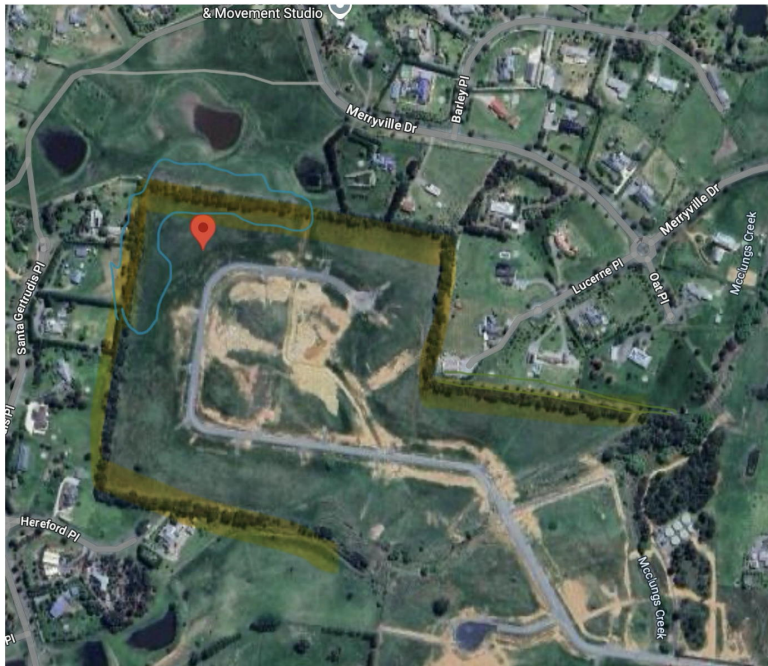
I think that it is unnecessary to clear all the trees from the site. The current vegetation, including tall established trees with large canopies, contributes to the rural setting and scenic values of the area and neighbouring properties, including views from Santa Gertrudis Place, throughout Merryville Estate, and The Fields. The removal of this vegetation is not consistent with the objectives of our zone

Submission: DA240266 46 Malbec Drive, Murrumbateman

Page 1 of 2

(R5 Large Lot Residential), which includes: “To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.”

46 Malbec Drive already has a large cleared area sufficient to build the proposed house without removing the trees. Any proposed replacements for the trees will take a very long time to grow and may never provide the diversity and scenic qualities of the current native trees.



Character

The proposed house is out of character with the rural setting and the size and scale of other houses in our neighbourhood. At what appears to be over 70 meters long, the proposed house is wider than my parcel of land. At two storeys high and without a sympathetic style of architecture, it may detract from the rural setting for many of the surrounding properties, especially those facing north towards it in The Fields. I do not oppose the building of a large house, but I would hope that it will not be visible from the common and other surrounding properties as it may appear very dominant in the landscape and affect other people’s enjoyment of the rural landscape and character of this part of Murrumbateman.

Please consider these issues in determining the application.

Sincerely,

[Redacted Signature]

31st July 2025

Yass Valley Council

Attn: Ming Chen

PO Box 6

Yass NSW 2582

**Additional replies and responses to RFI for Lot 188 Murrumbateman,
46 Malbec Drive - DA240266**

Dear Ming,

Please find below our formal responses and submissions in relation to the Request for Further Information for DA240266, Lot 188 Murrumbateman, 46 Malbec Drive, with the additional information as requested in emails added to this document.

1. Response to Submissions

Please refer to **Appendix 1** for a detailed response to public submissions.

2. Revised Landscape Plans

Updated landscape plans have been resubmitted via the portal. These plans now include existing on-site vegetation and proposed new plantings:

- 24-526 Majestic Estate Murrumbateman_501.1 Landscape Plan D
- 24-526 Majestic Estate Murrumbateman_501.2 Landscape Plan D
- 24-526 Majestic Estate Murrumbateman_503.1 Landscape Details D

3. Tree Removal

Sheet 100 of the architectural plans identifies the five trees proposed for removal, as required to establish the BAL Asset Protection Zone. These trees are within a vegetated context and are surrounded by other mature trees. An updated **Survey Plan (No. 949601)** has been uploaded to the portal, illustrating the existing surrounding vegetation.

4. DCP Assessment

a. B4 – Neighbourhood Character

The proposed dwelling is a grand manor style home, designed to reflect an estate style character consistent with the aspirations of the owners. The owners have amalgamated

multiple lots within the estate and also own Lot 193 opposite the subject site to create a larger building envelope and increase setbacks from adjoining properties. This approach was approved by Council, as shown by Councils approval of block amalgamation.

The home incorporates a hip and valley roof a commonly observed style in the area and is designed using rendered Hebel panels with articulated façades and fenestration to create visual interest. The design includes considered landscaping and setbacks to ensure the residence integrates sensitively into the surrounding environment.

Window and door proportions are modest and carefully considered to maintain privacy and scale. Balconies are set back more than 30 metres from all boundaries. Most of the site's existing trees will be retained, with only a few removed for compliance with bushfire protection requirements. Additional planting is shown in the revised landscape plans.

Vehicle accommodation includes an eight car internal garage for residents, with additional on-site parking available for guests and events. Site coverage is approximately 9% of the total lot area, which is well below thresholds that would constitute overdevelopment.

The property is located at the end of a quiet cul-de-sac, which serves only four homes, minimising any visual or traffic impact. The front fencing and landscaping have been designed to follow natural ground levels and blend into the surrounding environment while maintaining security. Plantings along the front boundary are detailed in the landscape plans.

The home has been energy assessed, achieving a minimum 7-star energy rating and utilizing Hebel panels, high insulation, and performance glazing.

b. E1.2 – Building Height

As confirmed in early design phase correspondence with Council and responses from Jeremy Knox noted in green, there is no prescribed building height limit for this site per the NSW Planning Portal property report. (refer to **Appendix 2**)

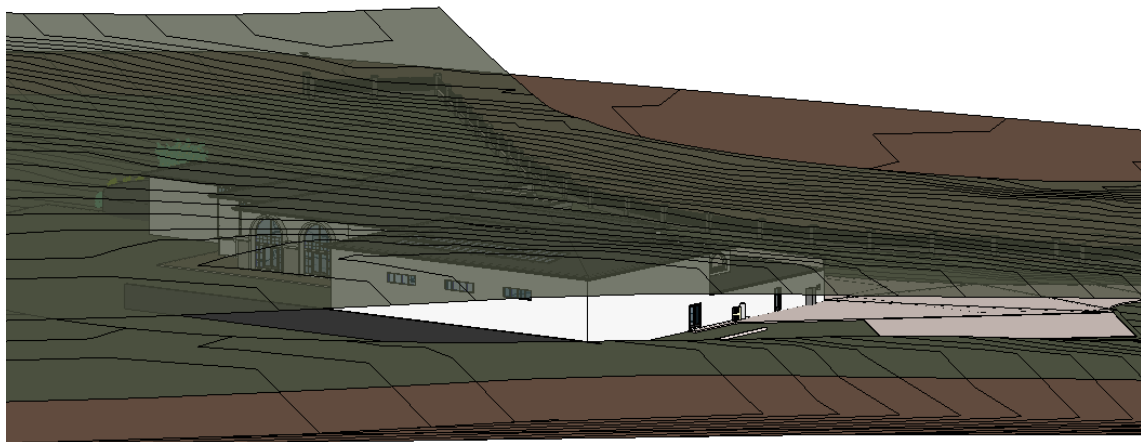
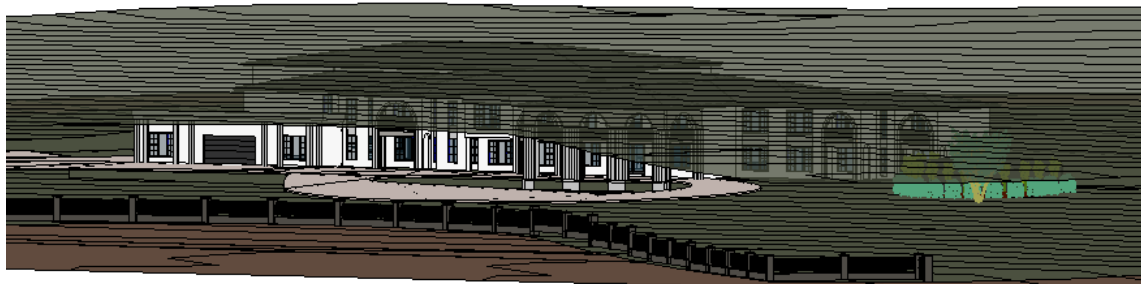
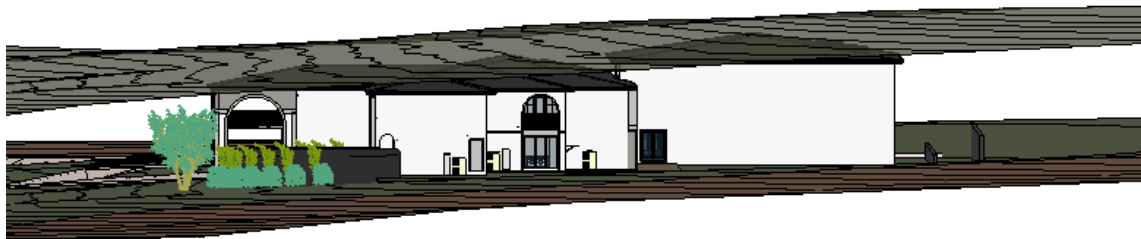
The only potential concern I have at this point in time for the purposes of pre-lodgement discussion is just the extent of the cut at the rear – it would be good if there was opportunity to look at levels to reduce the extent of the cut. - does this block have a height limit? if not I could raise the house level more to accommodate. But also, once the landscap plans are done, we hope to address those issues. Part of it is to create a pool area with outdoor 'rock caves' that can be built along the cut and also we can batter the land to a more natural level. We will address this. There is no height limit currently (and would be assessed on merit basis), however, Council is the process of finalising a draft DCP which will hopefully be on public exhibition early next year. The draft control is suggesting 8m maximum height above NGL for buildings in the R5 Large Lot Residential zone. I note that the current proposal will exceed that, however there will be a transition and savings period in place relating to change in controls in the future. I will leave that with you to look at levels and how best the design can respond to the site etc.

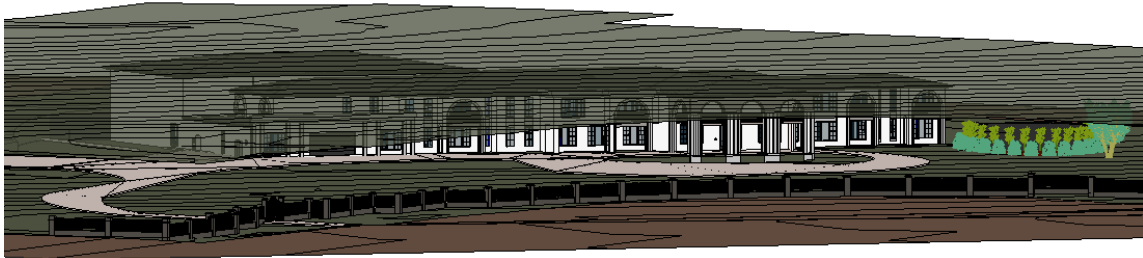
The house has been designed to follow the site topography. The homeowner has now, since further request to look at the overall height, compromised on the design of their home and reduced ceiling heights and looked at the roof pitch and design to ensure the build is totally under the 8.5m height allowance, as per the current DCP. The low 9-12 degree hipped roof

form minimises height impacts and reflects the architectural character of the estate and complies with the DCP.

Existing trees on the highest points of the site are retained, providing further screening. The nearest neighbouring dwellings are located over 100m away and the site benefits from substantial topographical buffering.

The images below, show the topography off set the 8.5m as per the new DCP and shows that no area of the roof is visible above the 8.5m height.



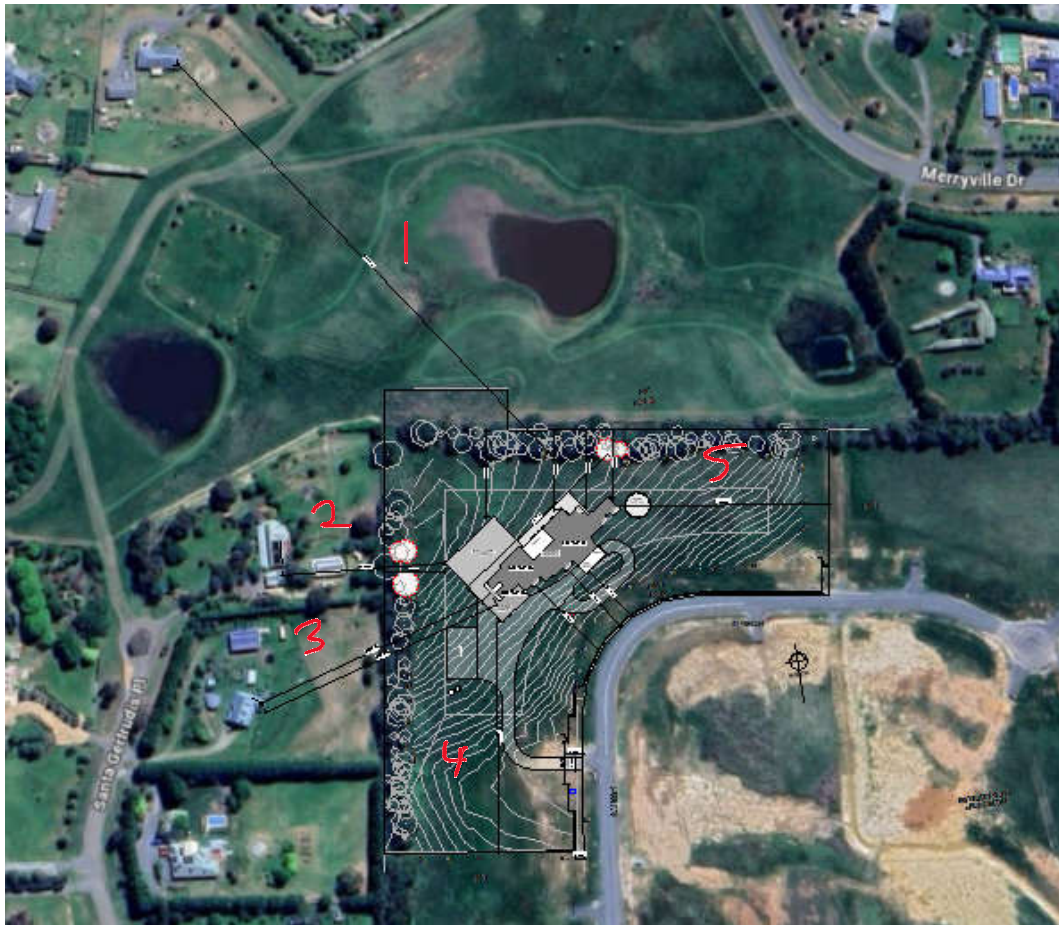


c. E1.3 – Character and Built Form

The proposed materials are non-reflective, with dark toned Colorbond roofing and light, matte painted walls. Windows are modest in size, recessed within the verandas and do not present glare issues for adjacent properties.

There are no outbuildings proposed. Setbacks from all boundaries are generous and visual privacy has been addressed through careful placement and design as shown in the below diagram:

- Distance 1 to properties across the lake: approx. **270m**
- Distance 2 to rear neighbour: approx. **80m**, with vegetation buffering
- Distance 3 to side neighbour (lower floor): approx. **119m**
- Distance 3 to side neighbour (upper balcony): approx. **125m**
- Distance 4 to side boundary: approx. **114m**
- Distance 5 to boundary, nearest unknown neighbour: approx. **103m**



5. Intended Use of Dwelling

Please refer to **Appendix 3**, which includes a signed Statutory Declaration from the owners dated 18 February 2025. The dwelling is intended solely for use as a private residence by the owners and their family.

6. Earthworks - Cut and fill

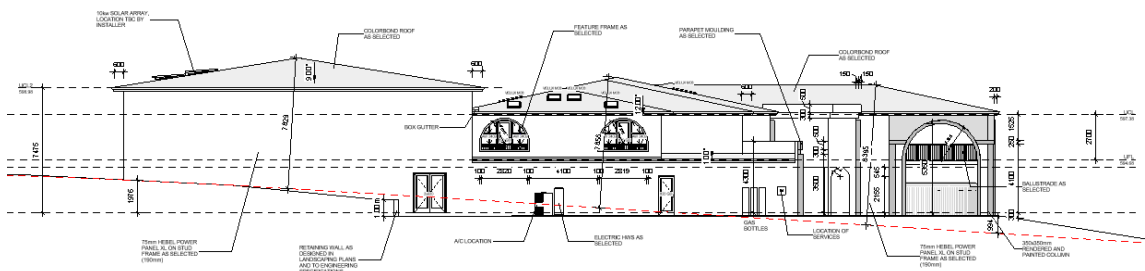
The revised landscape plans show the extent of proposed earthworks, including approximate cut and fill levels and retaining wall heights. A maximum retaining wall is now approx. 1m in height to the rear and side of the house. The land now comes into the basketball court walls, due to landform constraints. There is no cut greater than 2m or fill greater than 1m approximately, which complies with the DCP. The homeowners have looked at the cut and fill and made a further compromise and cost to include Dintel walls to the Basketball court walls to help address the concerns about cut and fill on the site.

Elevations show how the home sits naturally into the site, with red dashed lines indicating original ground levels. A Landscape Management Plan (Sheet 101) details erosion control measures to be implemented during construction to prevent runoff and ensure site stability. All cut and fill on the site will be utilised in the site and used in landscaping.

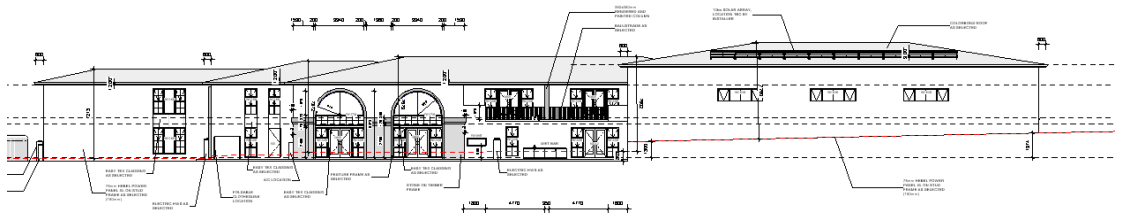
It is important to note that the cut into the land is limited to a specific area, driven by the site’s natural slope. As demonstrated in the provided elevations and sectional drawings in the Architectural plans. Most of the house does sit naturally on the existing landform as noted. The location with the most significant cut cannot be altered further due to the design of the basketball hall, which must remain unified and flat to function as intended and we cannot raise the basketball court up, as it goes over the 8.5m height limit. The house is also designed to adapt to the long-term liveable standards of an aging family, including larger doors and hallways and no splits in the home.



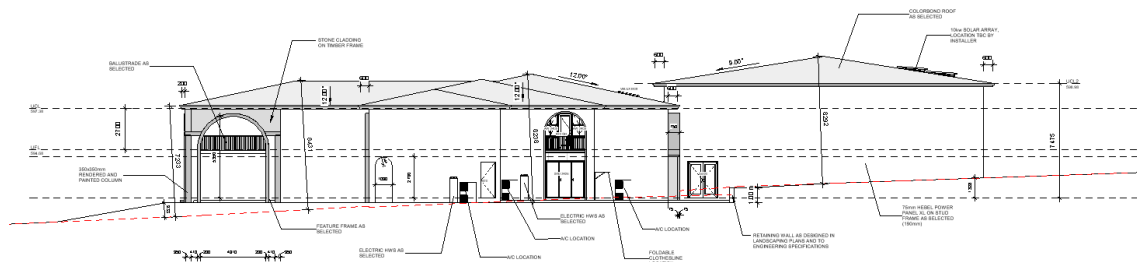
Elevation 1



Elevation 2



Elevation 3



Elevation 4

If you require any clarification or further information, please do not hesitate to contact us.

Kind regards,

Renee Stals & Cristian Gonzalez
Studio56 Building Design Pty Ltd

APPENDIX 1 – RESPONSE TO REPRESENTATIONS:

Following Council's receipt of several submissions from adjoining neighbours regarding DA240266, we wish to address the key concerns raised. These concerns and our responses are outlined below:

- a. Inconsistencies in Tree Representation on Drawings
- b. Scale and Character of the Development
- c. Impacts on Views and Privacy
- d. Use of the Dwelling
- e. Water Usage and Infrastructure Impact
- f. Traffic generation
- g. Cost of works
- h. Fencing
- i. Cut and fill

a. Inconsistencies in Tree Representation on Drawings

It is acknowledged that the original site survey did not show existing trees. This has since been rectified with a revised and comprehensive survey plan, now uploaded to the portal.

The Architectural Site Plan (Sheet 100) now accurately identifies existing trees on the site. The majority of these trees will be retained, and there is no intention to remove them unnecessarily.

In response to concerns, the owner has decided to reduce boundary planting and instead maintain existing trees, while supplementing them with new trees and hedging shrubs within the property boundaries. This will further improve visual screening between properties, as shown on the revised landscape plans.

b. Scale and Character of the Development

The owner acknowledges that the proposed residence is of a substantial scale. However, this reflects the practical needs of a multi-generational family, which includes five children, an elderly mother and aunt, as well as the owners' responsibilities as registered foster carers. The home is designed to support long-term residential living for an extended family unit and is not intended for commercial or institutional use.

A contributing factor to the overall footprint is the inclusion of a full-sized indoor basketball court, which, while not habitable living space, requires minimum dimensions for functionality in terms of width, length, and height. Additionally, the design includes eight internal garage spaces, significantly more than the typical two-car provision, to accommodate family vehicles and reduce any impact on street parking and within the site.

The total liveable floor area of the home is approximately 1,855m² (lower and upper living). When considered across the original three lots prior to amalgamation, this equates to roughly 618m² per lot, a size that is not disproportionate when compared to other homes on large rural sites. The homeowner has elected to combine the basketball court with the home for internal access, but it could easily be an outbuilding, which is allowed on the site, but not what the homeowners are wanting. The basketball court should be excluded from the calculation of the house size for this exercise when determining the overall area of the liable portion of the home.

Even the garage area of 365.75m² when divided into three lots, is 121.9m². This garage size is not unusual of the rural areas, as most houses will have a garage and sheds, which would equate to more than 121m². The decision to amalgamate the lots and design a single, cohesive residence allows for better integration of the home into the site and is consistent with the family's lifestyle and long-term needs as a multigenerational family.

To minimise the visual impact:

- The home has been cut into the site and further excavation can be considered, pending Council's feedback, but the home is now under the 8.5m as requested.
- Multiple adjoining lots have been purchased (Lot 188, Lot 193, and Lot 183) to increase separation from neighbouring dwellings and visual direct line of views.
- The home's design, materials and finishes are consistent with the estate and broader Murrumbateman character, which includes a diverse range of architectural styles like modern, traditional, barn-style and country manor homes.
- Planting selection and design as per the updated landscape plans.

Importantly, there are no specific design guidelines for the estate and as such, the owner has selected a style that suits their personal taste and cultural values.

c. Impacts on Views and Privacy

In recognition of privacy concerns, the owners:

- Purchased several surrounding lots to ensure greater setbacks and preserve view corridors.
- Have retained existing tree lines and proposed additional screening plantings, as detailed in the landscape plans.
- Designed the home with no direct overlooking balconies or intrusive windows, particularly toward the closest neighbours.

- Introduced heavy planting around the basketball court walls, to minimise the amount of blank walls and to soften the look of the home, where no articulation or windows are proposed. (Refer to updated landscape plans).

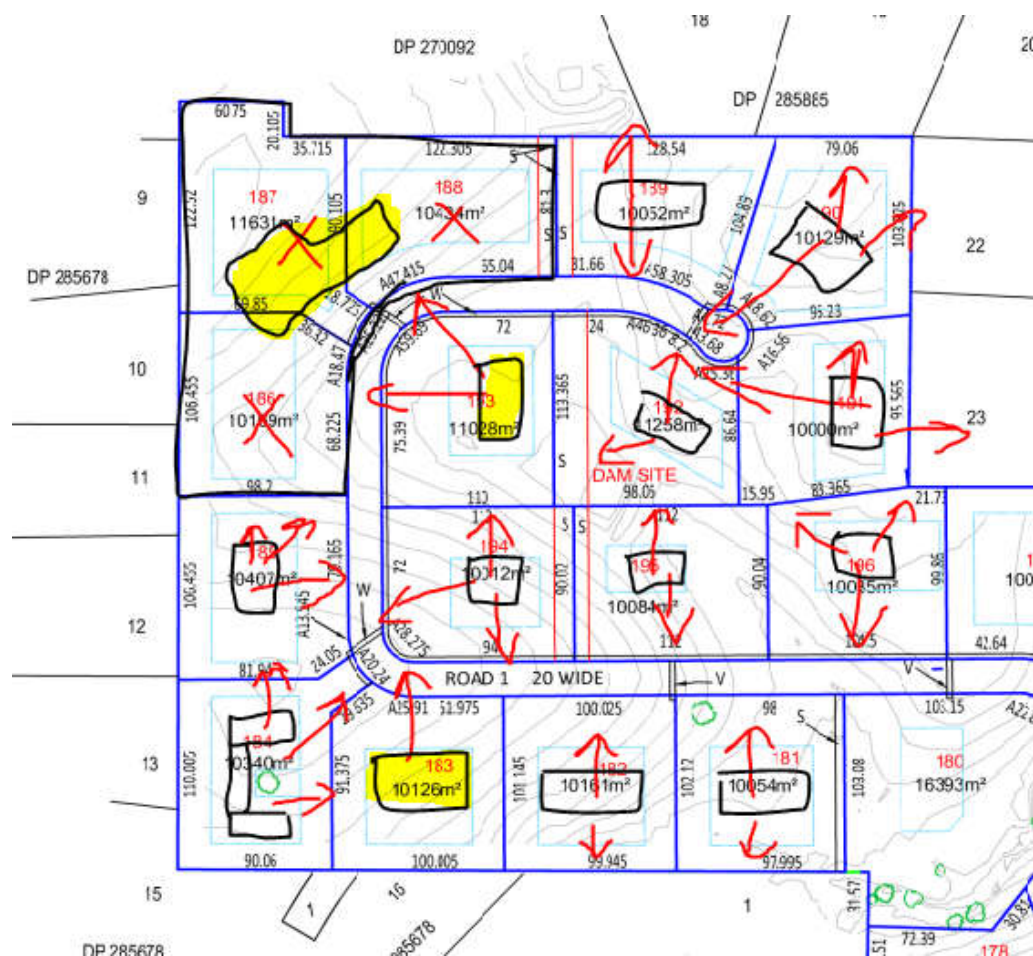
Aerial imagery and concept diagrams of possible home layouts within the building envelopes when street presence and north is taken into consideration - Image 1 and 2 below - referenced in the original submission illustrate that:

- The lots with the most potential visibility to the proposed home are currently owned by the applicant. Lot 193 and Lot 183 are owned by the owners of Lot 188. (Yellow)
- Sightlines from other neighbouring properties are either obstructed by existing vegetation or oriented away from the proposed dwelling or have another property obstructing their views.
- Notably, the residents at 7 Santa Gertrudis Place and 9 Santa Gertrudis Place are well screened through both vegetation and design. Publicly available plans for these properties indicate minimal impact on privacy or views, shown in following images 3.

Image 1:



Image 2:



Images 3 – 9 Santa Gertrudis Place:



d. Use of the Dwelling

The home is intended solely for residential use by the owner's immediate and extended family, including foster children. It is not intended to operate as a hotel, Air BnB, embassy, or commercial facility, as suggested in some submissions.

A signed Statutory Declaration has been submitted to confirm this. **(Appendix 3)**

The home includes:

- Separate wings for family members to support generational living;
- A formal entertainment space for private use;
- No self-contained units or separate accommodations indicative of commercial activity.

The design supports the cultural values and long-term goals of the family and remains in line with residential zoning provisions.

e. Water Usage and Infrastructure Impact

To address concerns raised in Submission 3:

- The property will feature a 360,000L rainwater tank, which will provide primary water supply for household use, reducing reliance on town water.
- A septic system will manage all wastewater onsite, having no impact on town sewer infrastructure.
- As ratepayers, the owners will contribute equitably to any community or infrastructure services they utilise.

f. Traffic generation

The proposed dwelling includes internal parking for eight vehicles, with ample additional space available on site if required. As such, there will be no need for on street parking associated with this development. Not everyone living in the house will drive a car, so the number of bedrooms, do not reflect the number of cars. The owners do care for their elderly mother and aunt (who do not drive) and children/foster children under the ages of driving.

The number of vehicles anticipated on site is comparable to what would be expected if the original three lots were developed individually, each accommodating a typical household with two to three vehicles. Furthermore, the home has been designed with electric vehicle charging infrastructure in place, as indicated on the electrical plans, with provisions included within the garages to support the use of multiple electric vehicles.

The concerns raised regarding parking and vehicle numbers appear to be speculative and not reflective of the practical realities of the proposal. The proposed development does not involve any commercial or high-density use vehicles, therefore traffic volumes are expected to remain within acceptable levels for developments of this type.

g. Cost of works

The homeowners have provided Council with a signed building contract and formal quote, prepared by the appointed licensed builder, which outlines the detailed scope and cost of the proposed dwelling. This document is legally binding and has been independently reviewed and accepted by the client's financial institution for the purposes of financing.

It should be noted that third parties, including neighbours, do not have access to the full details of the building contract, including specific inclusions and allowances. This project is being delivered under a cost-plus building contract, where the builder's margin is a fixed amount and all discounts and trade prices are fully passed on to the owners. This ensures transparency and typically results in a lower overall cost compared to traditional fixed-price contracts.

It is important to highlight that one price does not fit all. This project is significantly larger in scale and features more open-plan living spaces compared to a typical 3-bedroom house, which may have been the basis for other studies or cost comparisons. As a result, the overall cost structure and pricing will differ accordingly.

Regarding any concerns from neighbours about the project cost, it's worth noting that construction costs are typically a private matter between the owner and builder, unless there is a specific regulation or requirement from the Yass Valley Council that mandates minimum or maximum build costs.

h. Fencing

The proposed front fencing has been carefully designed to complement the architectural style of the home and to enhance both the property's street presence and the broader streetscape.

The design includes a stone base approximately 600mm high, with masonry pillars spaced at roughly 6-metre intervals, capped with matching masonry, and finished with transparent vertical metal infill panels. This combination aims to create a refined "estate-style" look that aligns with the design of the home.

The fence is set back approximately 1 metre from the front boundary, allowing space for planting and additional greenery along the verge. In addition, taller planting will be established inside the front fence line to further soften its appearance. Over time, this planting will grow

and blend with the fence, creating a hedge-like effect and reducing the visual presence of the wall and pillars.

While this is not a standard rural stock fence, the materials and style are consistent with fencing seen on other properties throughout the Murrumbateman area. The intent is to create a well-considered and visually appealing frontage that adds value to the home and positively contributes to the surrounding streetscape, rather than detracting from it.

The homeowners are also planning to complete the courtyard wall, and landscaping works overtime using their own private funds. These future works will be carefully designed to remain in keeping with the rural character of the area and will enhance both the functionality and visual appeal of the site as they continue to settle into the property.

Also given the backlash the homeowners are currently facing on a community Facebook page, "The Fields Murrumbateman", which has been created by a group of neighbours opposing the development, even though it now complies with the DCP, the inclusion of the front fencing has become even more essential. It is necessary to ensure the homeowners' safety and sense of security once they move into the area.

i. Cut and fill

The revised landscape plans show the extent of proposed earthworks, including approximate cut and fill levels and retaining wall heights. A maximum cut of 1.9m approx. occurs in the eastern corner behind the basketball court due to landform constraints and is in line with the DCP. The land is now retained against this basketball court walls, which minimises any visibility of cut on the site and the house works now perfectly into the landscape. Any retaining walls are a maximum height of 1m and have been minimised.

Elevations show how the home sits naturally into the site, with red dashed lines indicating original ground levels. A Landscape Management Plan (Sheet 101) details erosion control measures to be implemented during construction to prevent runoff and ensure site stability. All cut and fill on the site will be utilised in the site and used in landscaping.

It is important to note that the cut into the land is limited to a specific area, driven by the site's natural slope. As demonstrated in the provided elevations and sectional drawings in the Architectural plans. Most of the house does sit naturally on the existing landform as noted. The location with the most significant cut cannot be altered further due to the design of the basketball hall, which must remain unified and flat to function as intended and we cannot raise the basketball court up, as it goes over the 8.5m height limit. The house is also designed to adapt to the long-term liveable standards of an aging family, including larger doors and hallways and no splits in the home.


We trust the above revised responses and plans clarify the intentions of the development and address the concerns raised by neighbouring residents. The house now complies with the DCP, with respects to height/scale and cut/fill which were some of the main concerns of the neighbours. The homeowners have compromised a lot on their home, to please the neighbours, even with all the public push back in social media Face book pages, the poor homeowners are receiving. Please don't hesitate to contact us for further clarification or discussion.

Kind regards,

Two handwritten signatures in black ink. The first signature is a stylized 'R' for Renee Stals. The second signature is 'C. Gonzalez' for Cristian Gonzalez.

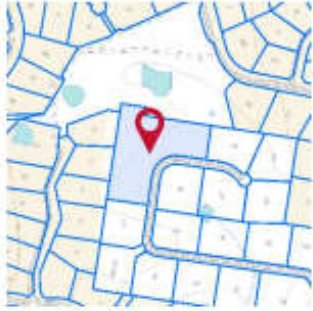
Renee Stals & Cristian Gonzalez
Studio56 Building Design Pty Ltd

APPEDIX 2 – NSW PORTAL PROPERTY INFORMATION:



Property Report

46 MALBEC DRIVE MURRUMBATEMAN 2582



Property Details

Address:

46 MALBEC DRIVE MURRUMBATEMAN 2582

Lot/Section /Plan No:

188/-/DP1269930

Council:

YASS VALLEY COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Yass Valley Local Environmental Plan 2013 (pub. 17-7-2020)
Land Zoning	R5 - Large Lot Residential: (pub. 20-10-2023)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	1 ha
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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1 / 2



Property Report

46 MALBEC DRIVE MURRUMBATEMAN 2582

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Subject Land (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 28-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

Bushfire Prone Land	Vegetation Category
Local Aboriginal Land Council	ONERWAL
Regional Plan Boundary	South East and Tablelands

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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APPENDIX 3 – STAT DEC OF OWNER ON USE OF PROPERTY:

Statutory Declaration
OATHS ACT 1900, NSW, EIGHTH SCHEDULE

We, Helen Heang CHU and Ian Wai Yee CHU of 176 Dicks Creek Road, Murrumbateman N.S.W. 2582, do solemnly and sincerely declare as follows:

1. We are the owners and intended occupants of the property located at 46 Malbec Drive, Murrumbateman N.S.W. 2582, where we are planning to build our dream home for the purpose of accommodating our family, including our foster children, elderly mothers and aunt. This home is being designed to cater to the needs of our immediate family and extended family members, providing a safe and comfortable living space for all.
2. We would like to clarify that we do not intend to use the dwelling for any commercial activities. The house will solely be used for private, multi-generational living, and we have no intention to convert or operate it as an Air BnB or any other form of short-term rentals. It will purely be our private residence.
3. In our culture, it is customary to keep elderly family members within the household and not send them to nursing homes or aged care facilities. Our intention is to provide a nurturing, multi-generational environment in which our elderly relatives, including our mothers and aunt, can live with dignity and be cared for within the family setting.
4. As foster carers, we are helping our community by providing a safe, loving, and stable home for children in need. We offer long-term and respite care to unfortunate children who require support and care, and we are committed to giving them the opportunity for a brighter future.
5. Over the course of our marriage, we have raised seven children, and sometimes the older children, who are no longer in our care, come to visit during special occasions such as Christmas, Easter, birthdays, long weekends, and other family gatherings. In order to accommodate them during these visits, we require extra rooms for them to sleep in and feel comfortable, and still be included as part of our family despite them now leading their own lives.
6. The entertainment room in the house is intended for personal use and will occasionally be used for family events or gatherings. These events will be limited in scale and will not be a regular commercial activity.
7. There will be ample parking space available on the property itself to accommodate visitors, ensuring that street parking will not be necessary. The parking arrangements on the property are sufficient to handle guest parking without causing disruption or congestion on the surrounding streets.
8. Attached as Annexures A and B are letters from Marymead Catholic Care agency, on behalf of the Department of Communities and Justice (DCJ), regarding the placement of foster children in our care, which further supports the need for a large family home that can accommodate our growing family and the children's needs.

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Ian Thompson

Section 4.15 Assessment

Summary of Application

Development Application No.	DA240266
Type of Development	Local
Development Site	Lot 188 DP 1269930 46 Malbec Drive MURRUMBATEMAN NSW 2582
Description of Development	Construction of a two-storey dwelling with internal solid fuel heater, an attached garage, a basketball hall, a rainwater tank 360,000L, retaining walls and proposed changes of the existing front fence, installation of an on-site sewage management system (OSSM) and removal of five trees.

Integrated Development

Legislation	Yes	N/A
Coal Mine Subsidence Compensation Act 2017 s 22	<input type="checkbox"/>	✓
Fisheries Management Act 1994 s 144, S201 S205. S219,	<input type="checkbox"/>	✓
Heritage Act 1977 s 58	<input type="checkbox"/>	✓
Mining Act 1992 ss 63, 64	<input type="checkbox"/>	✓
National Parks and Wildlife Act 1974 s 90	<input type="checkbox"/>	✓
Petroleum (Onshore) Act 1991 s 16	<input type="checkbox"/>	✓
Protection of the Environment Operations Act 1997 ss 43(a), 47 and 55, ss 43(b), 48 and 55, ss 43(d), 55 and 122	<input type="checkbox"/>	✓
Roads Act 1993 s 138	<input type="checkbox"/>	✓
Rural Fires Act 1997 s 100B	<input type="checkbox"/>	✓
Water Management Act 2000 ss 89, 90, 91	<input type="checkbox"/>	✓

Comments

The proposed dwelling development is not an integrated development.

Section 4.15 – Matters for Consideration

Provisions of any environmental planning instrument

State Environmental Planning Policy (SEPP)	<p>Where a SEPP is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the instrument • Complies with development standards contained in the instrument • Satisfies the requirements of the instrument • Meets the relevant concurrence, consultation and/or referral requirements.
<p>Comment</p> <p>State Environmental Planning Policy (Sustainable Buildings) 2022 The proposed development is a BASIX affected development and a compliant BASIX Certificate has been submitted with the application.</p> <p>State Environmental Planning Policy (Resilience and Hazards) 2021 The land is not identified on council's contaminated land database or layers. There are no known contamination issues in relation to the private residential use. The site is considered suitable for the proposed development.</p>	
Local Environmental Plan (LEP)	<p>In considering the provisions of the Yass Valley Local Environmental Plan 2013 (YVLEP), is the proposed development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the plan • Consistent with the aims and objectives of the land use zone • Permissible in the land use zone • Consistent with all relevant clauses within the LEP • Complies with development standards in the LEP.
<p>Comment</p> <p>The land is zoned R5 Large Lot Residential and has a land area of 3.23ha. The land is an allotment within the Fields subdivision and the owner have previously amalgamated three lots to create a larger building envelope (BE). The proposal is a two-storey dwelling situated within the BE consistent with the development standard detailed in the Yass Valley Local Environmental Plan 2013 (The LEP).</p>	
<p>Clause 2.3 Zone and zone objectives</p>	<p>The land is zoned R5 Large Lot Residential under Yass Valley LEP 2013.</p> <p>Clause 2.3 of YV LEP 2013 prescribes the objectives of different zones. Clause 2.3(2) states:</p> <p><i>"The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone."</i></p> <p>The objectives of R5 Large Lot Residential are as follows:</p> <ul style="list-style-type: none"> • 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 lots 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 this zone and land uses within adjoining zones.

	<ul style="list-style-type: none"> To ensure that development is provided with an adequate water supply and the disposal of sewage. <p>In responding to abovementioned objectives, it is considered that the proposed dwelling development has aligned the following:</p> <ul style="list-style-type: none"> The development site is identified as land containing terrestrial biodiversity under the YV LEP 2013. The proposed dwelling house is planned to be located within the designated building envelope, which is expected to result in minimal impact on environmentally sensitive areas and the scenic quality of the location. The proposed development is for a private residential dwelling which is consistent with the residential development within the Fields subdivision. Council assets including reticulated water, sewer and stormwater supplies are not available to the development site. In this instance, the proposed dwelling development has included a 360,000L rainwater tank to satisfy the water supply requirement detailed in both Council's policy (water supply in rural villages WS-02) and item 10 of the 88B instrument. The proposed water supply is a rainwater tank wholly located within the property, and therefore the proposed development is not considered to unreasonably increase the demand for public services or public facilities. An on-site effluent management report (OSSM) was prepared by John Franklin of Franklin Consulting. Council's environmental health team has reviewed the proposed OSSM and is satisfied the report is in accordance with item 13 of the 88B instrument. Appropriate conditions to be included to ensure adequate disposal of sewage will be serviced in accordance with the recommendation in the submitted OSSM report.
Clause 2.3 Land Use Table	<p>The proposed dwelling development is considered permitted with consent under dwelling houses of R5 Large Lot residential zone.</p> <p>dwelling house means a building containing only one dwelling.</p>
Clause 2.6 Subdivision consent requirements	N/A
Clause 2.8 Temporary use of land	N/A
Clause 4.1 Minimum subdivision lot size	N/A
Clause 4.1B Subdivision using average lot sizes	N/A
Clause 4.1C Additional requirements for subdivision in certain rural zones	N/A

Clause 4.1D Minimum site areas for dual occupancies and multi dwelling housing in Zones R1, R2, R3 and RU5	N/A
Clause 4.2B Erection of dwelling houses and dual occupancies on land in certain rural and environment protection zones	N/A
Clause 4.3 Height of buildings	N/A - there is no prescribed maximum height of buildings applicable to this land under the LEP.
Clause 4.4 Floor space ratio	N/A - there is no prescribed maximum floor space ratio applicable to this land under the LEP.
Clause 4.6 Exceptions to development standards	N/A
Clause 5.4 Controls relating to miscellaneous permissible uses	N/A
Clause 5.10 Heritage conservation	N/A
Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	N/A
Clause 5.21 Flood planning	N/A – The subject site is an allotment within stage 2 of the Fields subdivision. Council's development and standard engineer has confirmed all stage 2 lots are not flood affected
Clause 6.1 Earthworks	Earthworks will be necessary for construction. The subject site is not identified as land containing high soil erodibility in accordance with Clause 6.7 of the LEP. The proposed cut and fill are wholly within the designated building envelope. Compliance with conditions of consent will ensure any earthworks have minimal impact on surrounding land. The requirements and objectives of the clause are satisfied.
Clause 6.2 (repealed)	repealed
Clause 6.3 Terrestrial biodiversity	N/A
Clause 6.4 Groundwater vulnerability	N/A
Clause 6.5 Riparian land and watercourses	N/A

Clause 6.6 Salinity	N/A
Clause 6.7 Highly erodible soils	N/A
Clause 6.8 Essential services	<p>It is considered that all essential services are available to service the proposal.</p> <p>a) The supply of water – The proposed dwelling development has accompanied a 360,000L rainwater tank. The proposed rainwater tank capacity has met the following requirements:</p> <ul style="list-style-type: none"> • The minimum 90,000L rainwater tank capacity in accordance with Council's policy water supply in rural villages (WS – 02) • The minimum 110,000L rainwater tank capacity in accordance with item 10 of the 88B instrument. <p>b) The supply of electricity – The subject site is an allotment within of the Fields subdivision. The original subdivision works have confirmed the availability of essential services, including telecommunications and electricity services.</p> <p>c) The disposal of sewer – An on-site effluent management report (OSSM) was prepared by John Franklin of Franklin Consulting. Appropriate conditions are to be included to ensure adequate disposal of sewage will be serviced in accordance with the recommendation from the OSSM report and Council's environmental health referral.</p> <p>d) Stormwater drainage or on-site conservation – Council's stormwater asset is not available to the development site. Appropriate development consent conditions will be imposed to ensure suitable management of stormwater runoff is implemented.</p> <p>e) Suitable vehicular access – The subject site has existing legal and physical access achieved via Malbec Drive.</p> <p>f) Connection to a communications network with voice or data capability (or both) – telecommunications is available as per the Fields subdivision requirement.</p> <p>The requirements and objectives of the clause are satisfied.</p>
Clause 6.9 Development within a designated buffer area	N/A
Clause 6.10 Development on land intended to be acquired for Barton Highway duplication	N/A

Clause 6.12 Development on certain land in Gundaroo and Sutton in R2 Low Density Residential	N/A
Other relevant clause	NIL

Proposed environmental planning instrument that is or has been subject of public consultation and has been notified to the consent authority

Primary Matters	Specific Consideration
Draft Environmental Planning Instrument	<p>Where a draft environmental planning instrument is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the draft instrument • Complies with development standards contained in the draft instrument • Satisfies the requirements of the draft instrument • Meets the relevant concurrence, consultation or referral requirements to address the provisions of the draft instrument
<p><u>Comment</u> N/A</p>	

Any development control plan

Primary Matters	Specific Consideration
Development Control Plan (DCP)	<p>Where a DCP is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the plan • Satisfies the requirements of the DCP
<p><u>Comment</u> The Yass Valley Development Control Plan 2024 (The DCP) is applicable. The proposal generally complies with the provisions of the DCP as outlined in the assessment in Appendix A.</p>	
Contributions Plans	<p>Are contributions under the Yass Valley Developer Contribution Plan 2018 and/or the Yass Valley Heavy Haulage Contribution Plan 2021 applicable to the proposed development?</p>
<p><u>Comment</u> The cost of works will exceed \$100,000 and as such s7.12 contributions are applicable. A submission has raised concerns regarding the accuracy of the estimated cost. To ensure transparency and consistency with Council's requirements, a condition of consent will require a detailed cost of work report prepared by a registered quantity surveyor. The report must be reviewed and accepted to the satisfaction of Council prior to the determination of the applicable contribution.</p>	

Planning agreement entered into or a developer has offered to enter into under s7.4 of the Act

Primary Matters	Specific Consideration
Planning Agreement or Draft Planning Agreement	Details of Agreement
Comment Nil.	

Prescribed Matters – Environmental Planning and Assessment Regulation

Primary Matters	Specific Consideration
Environmental Planning and Assessment Regulation 2021	<p>The following matters under the <i>Environmental Planning and Assessment Regulation 2021</i> have been considered:</p> <ul style="list-style-type: none"> • complies with AS 2601 when demolition is involved • complies with the Category 1 fire safety provisions if a change of building use is involved • has provision for compliance with the Building Code of Australia as amended if an building upgrade required • has been accompanied by a compliant BASIX certificate where the development is BASIX affected.
Comment <p>The subject allotment is an infill site within the Fields subdivision. As such, the proposed dwelling does not involve demolition works or change of use.</p> <p>The proposed dwelling development has the potential to comply with relevant building code of Australia (BCA) requirements.</p> <p>The proposed development is a BASIX affected development. The development has accompanied a BASIX certificate (Certificate number: 17655485) which details the standard of water, thermal performance, energy and material. Standard conditions are to be included to ensure the proposed dwelling is constructed in accordance with the requirements of the BASIX certificate.</p>	

Likely impacts of the development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Primary Matters	Specific Consideration
Context and setting	Context <p>Compatibility of the development with:</p> <ul style="list-style-type: none"> • scenic qualities and features of the landscape • character and amenity of the locality and streetscape • scale (bulk, height, mass) form, character, density and design of development in the locality • previous existing land uses and activities in the locality

	<p><u>Setting</u></p> <p>Impact of the development on adjacent properties in terms of:</p> <ul style="list-style-type: none"> • the relationship and compatibility of adjacent land uses • sunlight access (overshadowing) • visual and acoustic privacy • views and vistas • edge conditions such as boundary treatments and fencing
<p><u>Comment</u></p> <p>The proposed dwelling encompasses a floor area of 2,889m² which is a primary concern raised in the neighbour submissions. To address this issue, the applicant has amalgamated three (3) lots and has made redesign amendments to comply with the established planning controls. Further assessments are detailed in the accompanying council report.</p> <p>The proposed dwelling is situated within the designated building envelope and has achieved the DCP setback requirement. Therefore, it is unlikely that the development will result in any adverse impacts by way of privacy or overshadowing to the adjoining neighbours. (demonstrated by shadow diagrams).</p>	
<p>Access, transport and traffic</p>	<p>Consideration of access, transport and traffic and the proposed development:</p> <ul style="list-style-type: none"> • The existing road network is capable of supporting the proposed development • The proposed development complies with Council's Roads Standards Policy • The volume of traffic generated as a result of the proposed development is unlikely to exceed the capacity of the local and arterial road network • Public transport is available • A traffic management study was either not required to support the proposed development or was submitted and was considered satisfactory • An adequate number of vehicle parking spaces have been provided • On site car parking has provisions for compliance with relevant standards • The proposed or existing location of vehicular access to the site is considered satisfactory
<p><u>Comment</u></p> <p>The subject site has existing legal and physical access achieved via Malbec Drive. A submission has raised concerns in relation to the potential traffic generation impact given the proposal has included internal parking for eight (8) vehicles. However, it is considered the owner has previously amalgamated three (3) lots which would otherwise have similar development in relation to the number of vehicles.</p> <p>Furthermore, the statutory controls have no limits in relation to the maximum parking allowance. The proposed development does not involve any commercial or high-density use vehicles; therefore, traffic volumes are expected to remain within acceptable levels.</p> <p>In this regard, it is unlikely such residential development will generate an unmanageable volume of traffic that exceeds the capacity of the local and arterial road network.</p>	
<p>Utilities</p>	<p>Consideration of utilities and the proposed development:</p> <ul style="list-style-type: none"> • Utilities are either existing and capable of supporting the proposed development or capable of being extended to service the site • Where onsite sewage management is proposed it has been accompanied by a report prepared by an appropriate consultant demonstrating the suitability of the site for on-site effluent disposal
<p><u>Comment</u></p>	

<p>There are adequate utilities available to support the proposed development. (refer to Clause 6.8 of the YV LEP 2013)</p> <p>A submission has expressed a concern that the development may exacerbate the water supply in Murrumbateman. To address this issue, the subject site is not an allotment accessible to Council's reticulated water system. The development has proposed a 360,000L rainwater tank which is considered a self-sustained method to obtain water supply. Therefore, the development will not unreasonably increase demand on public water infrastructure.</p>	
<p>Heritage</p>	<p>Impact of the proposed development on heritage significance of the site, adjacent properties and/or a heritage conservation area:</p> <ul style="list-style-type: none"> • Consideration of impact on items, landscapes, areas, places, relics and practices • Consideration of the historic, scientific, social, aesthetic, cultural, archaeological (both Aboriginal and non-Aboriginal) values of the site
<p><u>Comment</u></p> <p>N/A – The subject site is not identified as land containing a heritage item nor located within a heritage conservation area in accordance with Clause 5.10 of the YV LEP 2013.</p>	
<p>Water</p>	<p>Impact of the proposed development on conservation of water:</p> <ul style="list-style-type: none"> • water supply sources • treatment, reuse and disposal of waste water and runoff • drainage, flow regimes, flooding on-site, up and downstream and in the catchment flood plain • groundwater tables
<p><u>Comment</u></p> <p>The proposed dwelling development has accompanied a 360,000L rainwater tank. The proposed rainwater tank capacity has met the following requirements:</p> <ul style="list-style-type: none"> • The minimum 90,000L rainwater tank capacity in accordance with Council's policy water supply in rural villages (WS – 02) • The minimum 110,000L rainwater tank capacity in accordance with item 10 of the 88B instrument. <p>A submission has expressed a concern that the development may exacerbate the water supply in Murrumbateman. To address this issue, the subject site is not an allotment accessible to Council's reticulated water system. The development has proposed a 360,000L rainwater tank which is considered a self-sustained method to obtain water supply. Therefore, the development will not unreasonably increase demand on public water infrastructure.</p> <p>An on-site effluent management report (OSSM) was prepared by John Franklin of Franklin Consulting. Appropriate conditions are to be included to ensure adequate disposal of sewage will be serviced in accordance with the recommendation from the OSSM report and Council's environmental health referral</p> <p>The subject site is an allotment within stage 2 of the Fields subdivision. Council's development and standard engineer has confirmed all stage 2 lots are not flood affected.</p> <p>The subject site is not identified as land containing "ground water vulnerability" in accordance with Clause 6.4 of the YV LEP 2013.</p>	

Soils	<p>Impact of the development on soils:</p> <ul style="list-style-type: none"> • soil qualities - erodibility, permeability, expansion/contraction, fertility/productivity, salinity, sodicity, acidity, contaminants • instability - subsidence, slip, mass movement • the movement, formation, use and management of soils • soil erosion and degradation • remediation of contaminated soils
<p><u>Comment</u></p> <p>The subject site is not within an area identified as “salinity” in accordance with clause 6.6 of the LEP.</p> <p>The subject site is not identified as containing “highly erodible soils” in accordance with clause 6.7 of the LEP.</p> <p>The proposed development is considered unlikely to have an adverse impact on the soil conservation.</p> <p>There are no known or anticipated contamination issues.</p> <p>No other matters outside of those discussed elsewhere in this assessment</p>	
Air and Microclimate	<p>Impact of the development on air quality and microclimatic conditions in terms of emissions of dust, particulates, odours, fumes, gases and pollutants.</p>
<p><u>Comment</u></p> <p>Any emissions of dust, particulates, odours, fumes, gasses and pollutants will be primarily during the construction works. These impacts can be managed through appropriate conditions of any consent that may be issued and in compliance with all other relevant legislation.</p> <p>No other matters outside of those discussed elsewhere in this assessment.</p>	
Flora and Fauna	<p>Impact of the proposed development on:</p> <ul style="list-style-type: none"> • wilderness areas and national parks • wildlife corridors and remnant vegetation • the relationship of vegetation to soil erosion/stability and the water cycle • weeds, feral animal activity, vermin and disease <p>Outcomes of an assessment under the <i>Biodiversity Conservation Act 2016</i> considers:</p> <ul style="list-style-type: none"> • whether the development will result in serious and irreversible impacts • whether a BDAR is required • where a BDAR is required, whether it is considered satisfactory
<p><u>Comment</u></p> <p>The subject site is not identified as land containing “terrestrial biodiversity” in accordance with Clause 6.3 of the YV LEP 2013.</p> <p>The proposed development does not trigger the Biodiversity Offset Scheme as:</p> <ul style="list-style-type: none"> • The proposed development is situated within the designated building envelope and the proposal does not involve the clearing of greater than 0.25ha of native vegetation • Does not involve the clearing of land identified on the Biodiversity Values Map • Will not have an impact on threatened species or communities which exceeds the test of significance 	

<p>The submitted landscape plan proposes removal of five (5) trees identified as windbreaks in the Fields subdivision biodiversity and assessment report (Doc id: 768813). The intention for the proposed tree removal is to accommodate the bushfire asset protection zone requirements noting the proposed dwelling is situated within the designated building envelope. Compensatory planting of replacement trees and hedges is proposed as remediation works. It is considered the proposed removal, and the subsequent landscaping work maintains vegetation coverage while meeting bushfire safety obligations.</p> <p>It is recommended that conditions of any development consent require the demonstrating works in accordance with the submitted landscape plan.</p>	
Waste	<p>Impact of the proposed development on waste:</p> <ul style="list-style-type: none"> solid, liquid and gaseous wastes and litter the generation, collection, storage and disposal of waste
<p><u>Comment</u></p> <p>It is considered that suitable arrangements for waste can be made available.</p> <p>There is adequate opportunity for storage of bins.</p> <p>Construction waste can be stored in receptacles during construction and removed at regular intervals.</p>	
Energy	<p>Impact of the proposed development on energy:</p> <ul style="list-style-type: none"> the overall energy needs of the development the measures employed to save energy - passive design, solar lighting and heating, natural ventilation, shading elements, insulation, high thermal mass building materials, energy efficient appliances and machinery the use of renewable and non-polluting energy sources? energy needs in producing building/structural materials? energy use by-products and waste <p>Where relevant the development also complies with the Building Sustainability Index (BASIX).</p>
<p><u>Comment</u></p> <p>It is considered that the energy needs of the proposal are suitable as the proposed development achieves the BASIX requirements. There are no other matters that require discussion.</p>	
Noise and Vibration	<p>Whether the development has potential to generate noise pollution or vibration including during construction and potential impacts.</p>
<p><u>Comment</u></p> <p>The proposed development is not considered to generate any ongoing adverse impacts by way of noise. Any noise and vibration impacts will be associated with the construction works. These works can be managed through appropriate conditions of any consent that may be issued.</p>	
Natural Hazards - Geological	<p>Risks to people, property and the physical environment as a result of geologic/soil instability - subsidence, slip, mass movement has been considered.</p>

<p><u>Comment</u></p> <p>The site is not identified as land containing “salinity” in accordance with Clause 6.6 of the YV LEP 2013.</p> <p>The site is not identified as land containing “high soil erodibility” in accordance with clause 6.7 of the LEP.</p> <p>There are no other matters that require discussion outside of those discussed elsewhere in this assessment.</p>	
<p>Natural Hazards - Flooding</p>	<p>Where the development is located on land identified as flood affected:</p> <ul style="list-style-type: none"> • Compliance with the relevant Flood Risk Management Plan in accordance with the information submitted with the application or • The addition of conditions which require compliance with the relevant Flood Risk Management Plan or the Building Code of Australia.
<p><u>Comment</u></p> <p>The subject site is an allotment within stage 2 of the Fields subdivision. Council’s development and standard engineer has confirmed all stage 2 lots are not flood affected</p>	
<p>Natural Hazards - Bushfire</p>	<p>Where the development is located on land identified as bushfire prone:</p> <ul style="list-style-type: none"> • Compliance with Planning for Bushfire Protection 2019 (however in accordance with s.8.3.2 of <i>Planning for Bushfire Protection 2019</i> there are no bushfire protection requirements for <u>class 10a buildings located more than 6 metres from a dwelling</u> in bushfire prone areas); or • If it is integrated development it has been referred to the RFS in accordance with s100B Rural Fires Act 1997.
<p><u>Comment</u></p> <p>The subject site is identified as bushfire prone land category 3. The development application includes a self-prepared Bushfire Assessment Report, following the guidelines set out in the Single Dwelling Application Kit. The Bushfire Attack Level (BAL) rating has been determined as BAL - 12.5 with an establishment of a 20m Asset Protection Zone (APZ). The assessment mythology and the recommended BAL level is consistent with the recent applications and the relevant bushfire assessments within The Fields subdivision.</p> <p>Note:</p> <p>The original subdivision (The Fields) was proposed in 2019 and the subdivision lots were not identified on the bushfire prone area. The subject site has building envelope established prior to the commencement of the updated bushfire map dated in 2022.</p>	
<p>Technological Hazards</p>	<p>Does the development present risks from:</p> <ul style="list-style-type: none"> • industrial and technological hazards • land contamination and remediation <p>Where potential land contamination has been identified an assessment must be provided determining whether the:</p> <ul style="list-style-type: none"> • The contamination is likely to be low and does not warrant remediation as the proposed land use is not sensitive, or • The land is not contaminated, or • The land is contaminated and remediation is proposed prior to the proposed use
<p><u>Comment</u></p> <p>The development site is not identified on Council’s contaminated land register.</p>	

The proposed dwelling development is for private residential living purposes. It is unlikely such development will involve industrial and technological hazards.	
Safety, Security and Crime Prevention	The assessment must determine whether adequate measures are included to address the potential for accident / injury and criminal activity.
<u>Comment</u> The proposed development is a private residential dwelling situated on a privately owned lot. It is considered the development is to be low risk and not expected to create potential crime activities.	
Social impact in the locality	Whether the development is likely to have social benefits in the locality in terms of: <ul style="list-style-type: none"> • community facilities and links • the interaction between the new development and the community
<u>Comment</u> The proposed development is not considered any negative social impacts.	
Economic impact in the locality	Whether the development is likely to have economic benefits in terms of: <ul style="list-style-type: none"> • employment generation • economic income • generating benefits for existing and future businesses
<u>Comment</u> The proposed development is considered to have a positive economic impact through the generation of economic activity associated with construction works.	
Site and internal design	The development is generally sensitive to environmental conditions and site attributes including: <ul style="list-style-type: none"> • the size, shape and design of allotments, easements and roads • the proportion of the site covered by buildings • the positioning of buildings • the size (bulk, height, mass), form, appearance and design of buildings • the amount, location, design, use and management of private and communal open space • landscaping The development is unlikely to affect the health and safety of the occupants in terms of: <ul style="list-style-type: none"> • inadequate lighting, ventilation and insulation • inadequate building fire risk prevention and suppression • inappropriate building materials and finishes • inappropriate common wall structure and design • lack of access and facilities for the disabled
<u>Comment</u> The proposed development has demonstrated appropriate responsiveness to the site characteristics through the followings:	

<ul style="list-style-type: none"> The proposed dwelling development is located within the building envelope and does not contrary with any 88B instrument. The applicant has made further amendment to reduce the building height in compliance with the DCP building height requirement. The development has used contemporary building materials including timber and composite wall cladding and other architectural detailing are considered compatible with the recent approved developments within the Fields subdivision. The subject site has amalgamated three (3) the Fields subdivision lots into a mega allotment. The building design considered the amalgamated lot configuration and had adequate site coverage. <p>It is considered the proposed development is generally sensitive to environmental conditions and site attributes</p>	
Construction	<ul style="list-style-type: none"> The proposed development has provision for compliance with the Building Code of Australia (as amended) and relevant Australian standards The impacts of construction activities can be managed and suitable conditions have been included in the development consent.
<p><u>Comment</u></p> <p>The development has the potential to comply with the requirements of the National Construction Code NCC/Building Code of Australia.</p> <p>Standard conditions can be included on any consent that may be issued to manage impacts of the construction works and are discussed elsewhere in this determination assessment (e.g. noise and vibration, waste).</p>	

The suitability of the site for the development

Primary Matters	Specific Consideration
Compatibility with existing development in the locality	<p>The proposal is compatible with existing development in the locality as:</p> <ul style="list-style-type: none"> Utilities and services available to the site are adequate for the development The development will not lead to unmanageable transport demands Transport facilities are adequate in the area The locality contains adequate recreational opportunities and public spaces to meet the needs of the development The air quality and microclimate are appropriate for the development No hazardous land uses or activities nearby Ambient noise levels are suitable for the development The site is not critical to the water cycle in the catchment The proposal is compatible with the existing built environment
<p><u>Comment</u></p> <p>The proposed dwelling development has met all relevant LEP controls and has position the dwelling to be within the building envelope (BE). The applicant has made further amendment to reduce the building height in compliance with the DCP maximum building height requirement.</p> <p>It is considered the proposed development is compatible with the existing development in the locality for the reasons detailed in this assessment and accompanying council report.</p>	
Site conduciveness	<p>The subject site is conducive with the proposed development as :</p> <ul style="list-style-type: none"> The site is suitable for the proposed development

to the development	<ul style="list-style-type: none"> • The site is either not subject to natural hazards including flooding, tidal inundation, subsidence, slip, mass movement, and bushfires or where it is these risks have been adequately managed • The slope of the land is suitable for the proposed development • The proposal is compatible with conserving the heritage significance of the site • The soil characteristics on the site is appropriate for development (Saline / Sodic / Acidic) • The development is compatible with protecting any critical habitats or threatened species, populations, ecological communities on the site • The site is not prime agricultural land and the development will not unduly prejudice future agricultural production • The development will not unduly prejudice the future use of the site • Cut and fill is a suitable development option for the site
<p><u>Comment</u></p> <p>The site is conducive to the proposed development for the reasons detailed in this assessment and the accompanying Council report.</p> <p>The subject site has amalgamated three (3) the Fields subdivision lots to accommodate the intended dwelling proposal. The proposed development has meet all relevant LEP controls. The proposed development is located within the building envelope and has reduced the building height in compliance with the DCP maximum building height requirement.</p> <p>It is considered the subject site conducive to the proposed development and the proposed design makes sensible use of land.</p>	

Any submissions made in accordance with this Act of the regulations

Primary Matters	Specific Consideration
Public Submissions	Community consultation was undertaken in accordance with Council's Community Engagement Strategy. Where submissions have been received, the issues raised have been considered and are summarised in the comments below.
<p><u>Comment</u></p> <p>The proposed development has been neighbour notified to adjoining and nearby landowners and has been on advertised on the Council website. There were 9 submissions received in relation this application. The issues raised in those submissions are discussed in the accompanying council report.</p>	
Submissions from Public Authorities	Where relevant submissions received from Government or Public Authorities have been considered with any issues raised being resolved, addressed by conditions of consent/general terms of approval or are considered not relevant to the development
<p><u>Comment</u></p> <p>The proposed dwelling development is not an integrated development. Concurrence to any public authority is not required as part of this development application.</p>	

The public interest

Primary Matters	Specific Consideration		
Government (Federal, State and Local) and Community Interests	<p>Government and community interests have been considered and are satisfied as:</p> <ul style="list-style-type: none">• The proposed development complies with the Council Policies identified as applicable in the <u>schedule below</u>. Where a variation to this policy has been supported details have been included in the comments.• The proposed development is generally consistent with any relevant planning studies and strategies• Covenants not imposed by council have been set aside for the purpose of this assessment• The proposal generally complies with all other covenants, easements, restrictions and agreements that have an bearing on the proposal• Issues raised in public meetings and inquiries have been considered. Where relevant more detail has been provided under the heading public submissions.• It is unlikely that the development will have a detrimental effect on the health and safety of the public		
<p><u>Comment</u></p> <p>The public interest is served by the consistent application of requirements of the relevant Environmental Planning Instruments and by the consent authority (in this case Council) ensuring that any adverse effects on the surrounding area and the environment are minimised. The proposal has been assessed against the relevant environmental planning instruments as detailed.</p>			
Council Policies	Policy	Code	Applicable
	Building Over Sewer Mains	SEW-POL-1	No
	Filling Policy	DA-CP-22	No
	Holiday Cabins – Micalong Creek Subdivision	DA-POL-3	No
	Kerb and Gutter Construction	ENG-POL-4	No
	Road Naming	RD-POL-6	No
	Road Standards	RD-POL-9	No
	Truck and Transport Depots in Rural Areas	DA-POL-11	No
	Water Supply in Rural Areas and Villages	WS-POL-2	Yes
<p><u>Comment</u></p> <p>Water Supply in Rural Areas and Villages (WS-POL-2)</p> <p>The proposed dwelling development has included a 360,000L rainwater tank to satisfy the minimum 90,000L water supply requirement detailed in Council’s policy (water supply in rural villages WS-02)</p>			

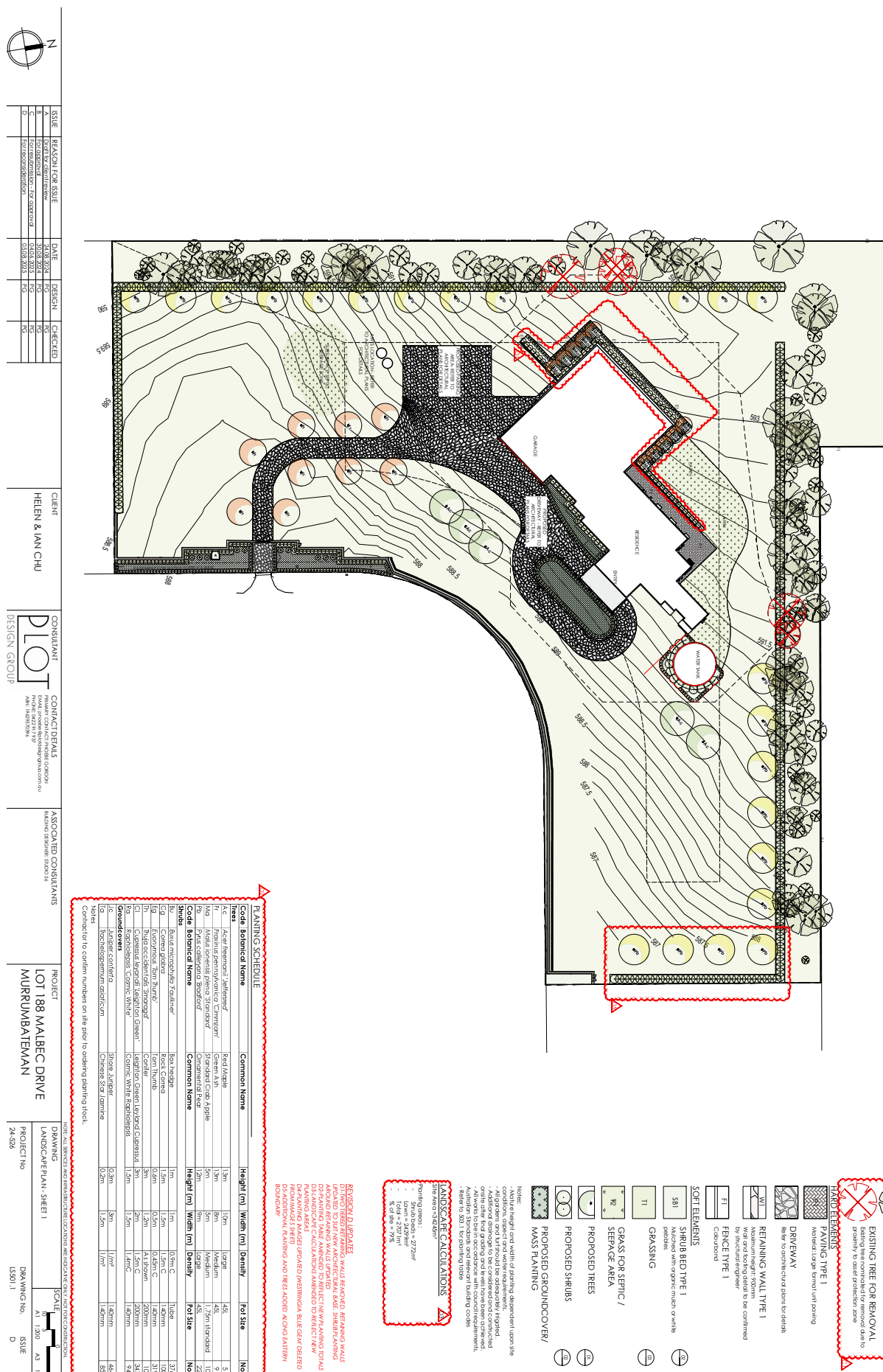
APPENDIX A - Yass Valley Development Control Plan 2024 (The DCP)
Assessment of DA240266 – 46 Malbec Drive, Murrumbateman

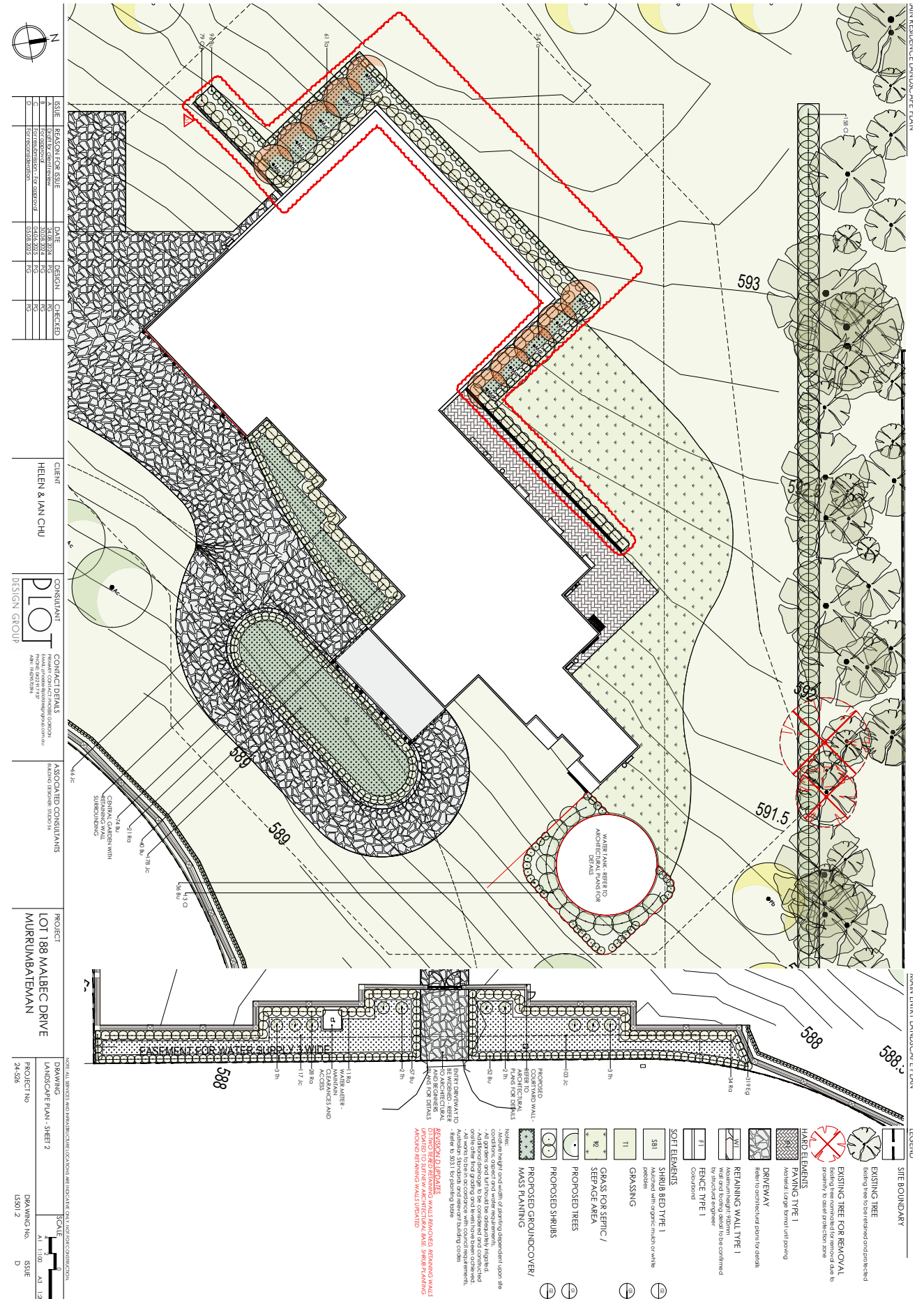
Only those sections applicable to the development are included in the table below.

Clause	Comment
Part A – Introduction	
All parts	<p>The initial architectural plan indicates that the proposed dwelling has exceeded the 8.5m maximum building height requirement under Clause E1.2 of the DCP. The proponent has since reduced the dwelling height to comply with the above building height requirement.</p> <p>The development application (DA) has been neighbour notified from 29/10/2024 until 12/11/2024. There were 9 submissions received.</p> <p>The issues raised in the submissions have highlighted additional concerns regarding the DCP provisions, particularly around the compatibility with the surrounding neighbourhood context which currently lacks a defined numerical standard. These matters are further examined in the accompanying Council report.</p>
Part B – Principles for All Development	
B1 Sustainability	<p>Noted - The subject site is not identified as land containing “terrestrial biodiversity” in accordance with Clause 6.3 of the YV LEP 2013.</p> <p>The development proposes to remove five (5) trees to accommodate the bushfire asset protection zone requirements. New trees and hedges will be planted within the property boundaries to remediate the proposed vegetation clearing.</p>
B2 Site Suitability	The matters required have been considered in the assessment to determine whether the site is suitable for the proposed development.
B3 Site Analysis Plan	The information accompanying the application contains sufficient detail to assess the proposed development.
B4 Crime Prevention and Safety	<p>It is considered, due to the residential nature of the site, the future developments on the lots are of low risk of criminal activity.</p> <p>The development is not considered to result in confusion between public and private spaces.</p>
B5 Neighbourhood Character	<p>The dwelling design has been revised to comply with the DCP maximum building height requirement. The proposed dwelling is located within the designated building envelope.</p> <p>Despite the dwelling is substantial in size, the built form of the development is considered compatible with the neighborhood character for the reasons detailed in the accompanying council report.</p>
Part C – Subdivision Controls	
Not applicable – Subdivision matters are not proposed as part of this development application.	

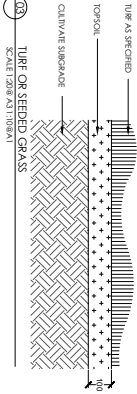
Part D – Residential Development Controls	
Not applicable – The development site is zoned R5 large lot residential of the Yass Valley Local Environmental Plan 2013 (The LEP). The R5 zone is not applicable to Part D of the DCP.	
Part E – Rural, Large Lot and Environmental Zone Development	
E.1 Siting of Buildings	<p>The development site is not identified as flood affected post-subdivision as confirmed by council's Development & Standards engineer (Doc id: 691628).</p> <p>The proposed dwelling is situated in the building envelope and clear of any electricity transmission lines.</p> <p>The subject land is an allotment within the Fields subdivision. The subdivision is intended for providing rural residential living within the Murrumbateman community. The subject site is currently vacant and there is no existing forestry, intensive plant agriculture, mines and extractive industries.</p> <p>The initial design has proposed cut and fill up to 3 metres which have been raised as a concern in the submission. The proponent has since reduced the proposed cut to be no more than 2m, with a maximum fill no more than 1m. The elevation and section indicate the dwelling integrates with the natural slope as suggested with the red dashed lines of the natural ground level. It is also noted that the DCP has no numerical control in relation to the cut and fill, which the proposal shall be evaluated with reasonable planning ground. In this instance, the revised design is considered appropriate.</p>
E1.1 Siting of Dwellings and Setbacks	The proposed dwelling development is situated within the designated building envelope. The subject site has a land area of 3.23ha and the proposed development has achieved a minimum 30 metres setback to all boundaries which complies with the setback requirement prescribed under the DCP.
E1.2 Building Height	The DCP stipulates the dwelling shall not exceed a building height of 8.5m measured from natural ground level (NGL). The initial proposal has contradicted to the DCP height requirement. The proponent has since reduced the building height to comply with the DCP as shown in the revised architectural plans (Doc id: 840905).
E1.3 Character and Built Form	<p>The dwelling development has proposed non-reflective materials including dark toned Colourbond roofing and light matte painted walls.</p> <p>The proposed dwelling development is located within the building envelope and has achieved the DCP setback requirement. The proposed windows are recessed within the veranda and therefore the development is unlikely to present glazing issue.</p> <p>No outbuildings are proposed as part of this development application.</p>
E1.4 Facilities and Essential Services	The proposed rainwater tank has a capacity of 360,000L which satisfies the minimum 90,000L water supply requirement under the DCP.
E2 Farm Buildings and Outbuildings	<p>The proposed attached garage and the indoor basketball hall are considered as part of the dwelling element.</p> <p>No outbuildings are proposed as part of this development application.</p>

Part F – Industrial and Commercial Development	
Not applicable – The proposed development is not a type of industrial or commercial development	
Part G – Area Specific Controls	
Not applicable – The development site is not identified within the area specific controls	
Part H – Development in Hazard Affected Areas	
H1 Flooding	The subject site is an allotment within stage 2 of the Fields subdivision. The development site is not identified as flood affected post-subdivision as confirmed by council's Development & Standards engineer (Doc id: 691628).
H2 Bushfire Prone	The subject site is identified as a bushfire prone land. The proponent has prepared a self-assessed bushfire report which has been reviewed and supported. The bushfire assessment details have been included in the bushfire referral (Doc id: 754485)
Part I – Carparking and Access	
I5 Carparking Ratios	The proposed dwelling development has accompanied an attached garage with 8 parking spaces. The proposal has achieved the minimum 2 car parking requirement stipulated under the DCP.
Part J - Heritage	
Not applicable – The subject site is not identified as land containing a heritage item nor located within a heritage conservation area in accordance with Clause 5.10 of the YV LEP 2013.	
Part K – Natural Resources	
K2.2 Mapped biodiversity	<p>The subject land is not identified as “terrestrial biodiversity” in accordance with Clause 6.3 of the YV LEP 2013.</p> <p>The development proposes to remove five (5) trees to accommodate the bushfire asset protection zone requirements. New trees and hedges will be planted within the property boundaries to remediate the proposed vegetation clearing.</p>
Part L – Miscellaneous Land Uses	
Not applicable – No miscellaneous land uses are proposed as part of this development application.	





Attachments to Reports – Page 85 of 319



04 PLANTING SCHEDULE

REVISION D UPDATES
 D1-TWO TIERED RETAINING WALLS REMOVED, RETAINING WALLS
 UPDATED TO SUIT NEW ARCHITECTURAL BASE SHRUB PLANTING
 AROUND RETAINING WALLS UPDATED
 D2-PLANNING TABLE AMENDED TO REFLECT NEW PLANNING TOTALS
 D3-LANDSCAPE CALCULATIONS AMENDED TO REFLECT NEW
 PLANNING AREAS
 D4-PLANNING IMAGES UPDATED (WESTERN BAY BLUE GEM DELETED
 FROM MANGROVE STREET)
 D5-ADDITIONAL PLANNING AND TREES ADDED ALONG EASTERN

CONDITIONS OF CONSENT

Terms and Reasons for Conditions

Under section 88(1)(c) of the *Environmental Planning and Assessment Regulation 2021* the consent authority must provide the terms of all conditions and reasons for imposing the conditions other than the conditions prescribed under section 4.17(11) of the EP&A Act. The terms of the conditions and reasons are set out below.

Part A General Conditions

1. Approved Plans and Documents

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved Plans

Doc ID	Plan Title	Plan No.	Revision No.	Date of Plan	Drawn by
840905	Site Plan	100	N/A	24/7/2025	Studio56
	Landscape Management Plan	101			
	Effluent Management Plan	102			
	Roof Plan	104			
	Lower Floor Plan	200			
	Upper Floor Plan	201			
	Elevation	300			
	Elevation	301			
	Fence Elevations	302			
	BASIX	303			
	Cross Sections	400			
	Cross Section	401			
	Waterproofing Details	402			
	Perspectives	900			
	Perspectives	901			
	Fence and Gate Perspectives	902			
	Electric and Light Schedule	1000			
	Electrical Plan	1001			
	Electrical Plan	1002			
	Lighting Plan	1003			
	Lighting Plan	1004			
842288	Landscape Plan	Sheet 1	D	5/8/2025	Plot Design Group
	Landscape Plan	Sheet 2			
	Landscape Plan	Sheet 3			
823304	Survey Plan	N/A	N/A	1/2/2025	M & M Surveys

Approved Documents

Doc ID	Document Title	Version No.	Revision No.	Date of Document	Prepared By
750894	BASIX Certificate	1765548S	N/A	22/9/2024	Energy Rating Group
750904	NatHER	HC2P59UUA	N/A	7/9/2024	Marios Kardaris
764232	On-site Effluent Management Report	AS/C15740	N/A	1/10/2024	Fortify Geotech
764230	AWTS specifications	S3500	N/A	N/A	BIOSeptic

Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

2. Compliance with Building Code of Australia and insurance requirements under Home Building Act 1989

1. It is a condition of a development consent for development that involves building work that the work must be carried out in accordance with the requirements of the *Building Code of Australia*.
2. It is a condition of a development consent for development that involves residential building work for which a contract of insurance is required under the *Home Building Act 1989*, Part 6 that a contract of insurance is in force before building work authorised to be carried out by the consent commences.
3. It is a condition of a development consent for a temporary structure used as an entertainment venue that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the *Building Code of Australia*.
4. In subsection (1), a reference to the *Building Code of Australia* is a reference to the Building Code of Australia as in force on the day on which the application for the construction certificate was made.
5. In subsection (3), a reference to the *Building Code of Australia* is a reference to the Building Code of Australia as in force on the day on which the application for development consent was made.
6. This section does not apply:
 - a. to the extent to which an exemption from a provision of the *Building Code of Australia* or a fire safety standard is in force under the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, or
 - b. to the erection of a temporary building, other than a temporary structure to which subsection (3) applies.

Reason: Prescribed condition under section 69 of the *Environmental Planning and Assessment Regulation 2021*.

3. Construction Certificate Required

Work must not commence until a Construction Certificate has been issued.

The conditions in Part B of this consent must be satisfied before a Construction Certificate can be issued.

The Construction Certificate certifies that work completed in accordance with approved plans, specifications and/or standards will comply with the relevant requirements of the following:

- *Environmental Planning and Assessment Act 1979 (EP&A Act)*
- *Environmental Planning and Assessment Regulation 2021*
- *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*
- National Construction Code/Building Code of Australia (NCC/BCA)
- Council policies

Reason: To require approval to proceed with building work

4. Extent of Approval

This approval relates only to the development referred to in the Development Application and does not approve or accept any works or buildings already erected on the land, whether or not those works or buildings are the subject of a prior approval.

Reason: To ensure all parties are aware of the extent of the approval.

5. Runoff and Erosion Control Measures

The capacity and effectiveness of runoff and erosion control measures, including techniques to suppress dust and the tracking of sediment onto sealed roads, must be maintained at all times to the satisfaction of council.

Reason: To ensure appropriate runoff and erosion control measures are maintained during site work

6. Adjustments to Existing Utility Services

All adjustments to existing utility services, whether caused directly or indirectly by the approved development, must be undertaken at no cost to Council.

Reason: To ensure all parties are aware of the responsibility of utility services

7. Use of Dwelling

The premises must only be used as a single residential dwelling and must not be used or adapted for separate use or occupation as a dual occupancy without the prior consent of Council.

Reason: To require approval prior to a change of use of the dwelling

8. Colours and External Materials

Colours and external materials must be compatible with those of existing development in the locality. Zincalume is not permitted to be used for roof or wall panels.

Reason: To protect the character of the area

9. Fulfilment of BASIX commitments

It is a condition of a development consent for the following that each commitment listed in a relevant BASIX certificate is fulfilled:

1. BASIX development
2. BASIX optional development if the development application was accompanied by a BASIX certificate.

Reason: Prescribed condition under section 75 of the Environmental Planning and Assessment Regulation 2021.

10. Notification of Home Building Act 1989 requirements

1. This section applies to a development consent for development involving residential building work if the principal certifier is not the council.
2. It is a condition of the development consent that residential building work must not be carried out unless the principal certifier for the development to which the work relates has given the council written notice of the following:
 - a. for work that requires a principal contractor to be appointed:
 - i. the name and licence number of the principal contractor, and
 - ii. the name of the insurer of the work under the Home Building Act 1989, Part 6
 - b. for work to be carried out by an owner-builder:
 - i. the name of the owner-builder, and
 - ii. if the owner-builder is required to hold an owner-builder permit under the Home Building Act 1989—the number of the owner-builder permit.
3. If the information notified under subsection (2) is no longer correct, it is a condition of the development consent that further work must not be carried out unless the principal certifier has given the council written notice of the updated information.
4. This section does not apply in relation to Crown building work certified to comply with the Building Code of Australia under the Act, Part 6.

Reason: Prescribed condition under section 71 of the Environmental Planning and Assessment Regulation 2021.

Part B

Before Issue of Construction Certificate

11. Construction Certificate Application Required

An Application for a Construction Certificate must be lodged with the Principal Certifier on the NSW Planning Portal.

Reason: To require the lodgement of a construction certificate application on the NSW Planning Portal

12. Contract for Certification Work

The assessment of a construction certificate must not commence until a contract for the work of has been entered into between the applicant and a registered certifier.

Reason: To require compliance with s.31 Building and Development Certifiers Act 2018 and Part 5 Building and Development Certifiers Regulation 2020

13. s.7.12 Contributions

In accordance with s.7.12 EP&A Act and the Yass Valley Development Contributions Plan 2018, a monetary contribution must be paid to Council if the proposed cost of carrying out the development exceeds \$100,000.

The cost of carrying out development is to be determined by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following (as applicable to the development):

- Materials and labour required for the erection of building/s
- Materials and labour for the internal fit out of all buildings
- Demolition works
- Excavation and site preparation including earthworks for access construction
- Driveway construction/upgrade
- Water, sewer and stormwater infrastructure

The contribution rate is determined as follows:

- (i) Cost of works is up to and including \$100,000 – Nil
- (ii) Cost of works is more than \$100,000 and up to and including \$200,000 - 0.5% of that cost
- (iii) Cost of works is more than \$200,000 - 1% of that cost

The contribution plan may be viewed on Council's [website](#) or at the Council Office, located at 209 Comur Street, Yass.

Reason: To ensure developer contributions are paid

14. Cost of Works Required

Cost summary information detailing the total cost of labour and materials involved in the approved development must be submitted to Council:

- (i) Cost of works up to and including \$1,000,000 - a quote, invoice or cost summary report prepared by a suitably qualified builder, architect, building designer or registered quantity surveyor.
- (ii) Cost of works over \$1,000,000 – a quote or invoice prepared by a suitably qualified builder, or a cost summary report prepared by a registered quantity surveyor.

The cost of carrying out development is to be determined by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following (as applicable to the development):

- Materials and labour required for the erection of building/s
- Materials and labour for the internal fit out of all buildings
- Demolition works
- Excavation and site preparation including earthworks for access construction
- Driveway construction/upgrade
- Water, sewer and stormwater infrastructure

If the total cost of works exceeds the amount specified in the Development Application, additional fees must be paid to Council.

Reason: To ensure the cost of works provided is accurate

15. Long Service Levy

In accordance with the [Building and Construction Industry Long Service Payments Act 1986](#) the long service levy must be paid if the cost of building works is \$250,000 or more.

Evidence of payment must be submitted to the Principal Certifier.

Reason: To ensure compliance with the Building and Construction Industry Long Service Payments Act 1986

16. License / Permit / Insurance Details Required

The following information is required to be submitted to the Principal Certifier:

- Cost of works up to and including \$10,000 - Licensed contractor's details or Owner builder declaration
- Cost of works up more than \$10,000 - Licensed contractor's details or Owner builder permit
- Cost of works More than \$20,000 - Certificate of Insurance under the Home Building Compensation Fund (organised with licensed contractor) or Owner Builder Permit

Reason: To ensure relevant documentation is provided to the certifier

17. Soil Classification Required

A report prepared by a suitably qualified professional, stating the soil classification of the site as required by AS 2870 *Residential Slabs and Footings* must be submitted to the Principal Certifier.

Reason: To ensure the structure is designed as per the soil classification of the site

18. Structural Drawings Required

Structural drawings, prepared by a suitably qualified and experienced structural engineer, must be submitted to the certifier.

The plans must detail (as applicable to the development):

- (a) All reinforced concrete floor slabs and/or beams or raft slab, having regard to the possible differential settlement of the cut and fill areas
- (b) Footings of the proposed structure/s
- (c) Structural steel wall frames, roof framing members, beams, columns, bearers, joists and wall/roof bracing and
- (d) Retaining walls greater than 600mm in height
- (e) If footings are located adjacent to an existing sewer main.

Reason: To require all structural elements to be designed and certified by a structural engineer

19. External colours and materials

Details of external materials and colours must be submitted to Council.

These must be compatible with those of existing development in the locality and reflective materials (i.e. zincalume) are not permitted.

Reason: To protect the character of the area

20. BASIX commitments on plans

Plans which include all BASIX commitments must be submitted to the Principal Certifier.

Reason: To require plans which comply with BASIX

21. On site sewage management system buffer distances

A revised site plan must be submitted to Council that indicates minimum buffer distances from the on-site sewage management system are achieved, in accordance with the following:

- (a) **System** – refer condition in 'On Site Sewage Management System' section of this consent.

- (b) **Disposal Area** – refer approved on-site effluent disposal report.

Reason: To require plans which indicate minimum buffer distances are achieved

22. Bushfire attack level construction standard

Plans and details demonstrating compliance with construction requirements specified in AS 3959:2018 *Construction of Buildings in Bushfire Prone Areas*, for Bushfire Attack Level (BAL) 12.5 must be submitted to the principal certifier.

Reason: To ensure the development is designed and constructed according to the bushfire threat

23. NCC/BCA compliance

Plans and details demonstrating compliance with the National Construction Code (NCC) must be submitted to the principal certifier.

Reason: To ensure the development is designed in accordance with the National Construction Code

24. Rainwater tank specifications

Manufacturer's specifications of the rainwater tank to be installed must be submitted to the principal certifier.

Reason: To ensure the structural adequacy of the rainwater tank

25. SFH details

The following solid fuel heater details must be submitted to the principal certifier and Council:

- (a) Make and model of the solid fuel heater including an installation guide.
- (b) Evidence that the solid fuel heater complies with AS 2918:2001 *Domestic solid fuel burning appliances - Installation*.
- (c) Evidence that the solid fuel heater complies with AS 4013:2014 *Domestic Solid Fuel Burning Appliances - Method for Determination of Flue Gas Emission*.

Reason: To ensure the solid fuel heater is compliant with relevant Australian standards

Part C Before Building Work Commences

General

26. Principal certifier details and commencement date

No later than two days prior to works commencing council must be informed of:

- The name and details of the principal certifier and
- Intended commencement date

Reason: To ensure compliance with Environmental Planning and Assessment Act 1979, section 6.6

27. Erection of Signs

This section applies to a development consent for development involving building work, subdivision work or demolition work.

It is a condition of the development consent that a sign must be erected in a prominent position on a site on which building work, subdivision work or demolition work is being carried out—

- (a) showing the name, address and telephone number of the principal certifier for the work, and
- (b) showing the name of the principal contractor, if any, for the building work and a telephone number on which the principal contractor may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

The sign must be—

- (d) maintained while the building work, subdivision work or demolition work is being carried out, and
- (e) removed when the work has been completed.

This section does not apply in relation to—

- (f) building work, subdivision work or demolition work carried out inside an existing building, if the work does not affect the external walls of the building, or

Crown building work certified to comply with the *Building Code of Australia* under the Act, Part 6.

Reason: Prescribed condition under section 70 of the Environmental Planning and Assessment Regulation 2021.

28. Garbage receptacle

A garbage receptacle must be provided at the work site before works commence and must be maintained until the works are completed.

The garbage receptacle must have a tight-fitting lid and be suitable for the reception of food scraps and papers.

Reason: To ensure facilities are readily available for the disposal of waste

29. Run-off and erosion control measures

Run-off and erosion control measures must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land by:

- (a) diverting uncontaminated run-off around cleared or disturbed areas and
- (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties and
- (c) preventing the tracking of sediment by vehicles onto roads and
- (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Reason: To ensure sediment laden runoff and site debris do not impact local stormwater systems, waterways and adjoining land

30. Hoarding or temporary construction site fence

Hoarding or temporary construction site fence must be erected between the site and adjoining properties, if the works:

- (a) could cause a danger, obstruction or inconvenience to the public, pedestrian and/or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

The hoarding or temporary construction site fence must be erected before works commence and be removed immediately after the work in relation to which it was erected has finished, if no safety issue will arise from its removal.

Reason: To protect the public and surrounding properties during construction

31. Toilet facilities

Toilet facilities must be available or provided at the work site before works commence and must be maintained until the works are completed.

The toilets must be provided in accordance with the following:

- (a) at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site and
- (b) be a standard flushing toilet connected to a public sewer or
- (c) be connected to an on-site sewage management system approved under the *Local Government Act 1993* or
- (d) be a temporary chemical closet approved under the *Local Government Act 1993*.

Reason: To ensure compliance with the Work Health and Safety Regulation 2017

32. Set out by registered surveyor

The building/s must be set out by a registered surveyor to verify the correct position of each structure in relation to property boundaries.

Evidence that the building/s were set-out and have been located in accordance with the approved plans must be submitted to the Principal Certifier upon request.

Reason: To ensure buildings are sited and positioned in the approved location

33. Notice of work – plumbers and drainers

Each plumber and drainer that works on the development must submit to Council a Notice of Work (Form 11) notifying Council of their intention to carry out works, no later than two business days prior to works commencing.

Reason: To ensure compliance with the Plumbing and Drainage Act 2011

Tree Protection Measures

34. Additional approval may be required

A separate permit or development consent may be required if the branches or roots of a protected tree on the lot or on an adjoining lot are required to be pruned or removed.

Reason: To require approval prior to tree works not covered by the current development consent.

Part D During Building Work

Environmental Heritage

35. Discovery of relics and Aboriginal objects

While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered:

- (a) The work in the area of the discovery must cease immediately
- (b) The following must be notified:
 - (i) For a relic – the Heritage Council or
 - (ii) For an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in NSW under the National Parks and Wildlife Act 1974, section 85.

Site work may recommence at a time confirmed in writing by:

- (a) For a relic – the Heritage Council or
- (b) For an Aboriginal object - the person who is the authority for the protection of Aboriginal objects and Aboriginal places in NSW under the National Parks and Wildlife Act 1974, section 85.

Reason: To ensure the protection of objects of potential significance during works

Earthworks, Internal Driveways and Importation of Material

36. Soil management

While site work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:

- (a) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management system and the classification and the volume of material removed must be reported to the principal certifier
- (b) All fill material imported to the site must be:
 - (i) Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997, or
 - (ii) a material identified as being subject to a resource recovery exemption by the NSW EPA, or
 - (iii) a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 and a material identified as being subject to a resource recovery exemption by the NSW EPA.

Reason: To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants

37. Extent of approved earthworks

Earthworks, internal driveways and the importation of associated material is restricted to that which can be undertaken as exempt development under the provisions of *State Environmental Planning*

Policy (Exempt and Complying Development Codes) 2008, unless otherwise approved by a condition of this consent or the stamped approved plans.

Reason: To ensure all parties are aware of the extent of the approved earthworks

38. Impact of earthworks

Any earthworks, including any structural support or other related structure for the purposes of the development:

- (a) must not cause danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot and
- (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property.

Reason: To require earthworks to be undertaken in a manner which does not impact the public or surrounding properties

39. Code of Practice for excavation work

Any excavation must be carried out in accordance with Safe Work Australia's Excavation Work: Code of Practice, published October 2018.

Reason: To manage risks associated with excavation work

Inspections

40. Procedure for critical stage inspections

While building work is being carried out, the work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.

Reason: To require approval to proceed with building work following each critical stage inspection

41. Council inspection booking system

To arrange a plumbing inspection with Council please use the booking system on Council's [website](http://yassvalley.nsw.gov.au): yassvalley.nsw.gov.au > Our Services > Planning and Building > Certification and Inspections > Inspections.

Reason: To require inspections to be booked using council's online system and to ensure fees are paid for inspections carried out by council

42. Inspections – building work

Critical stage inspections must be carried out by the principal certifier, as required by the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, Part 8.

Inspection	Hold Point
After excavation of footings	Prior to pouring concrete, after placement of erosion and sediment control measures, on-site toilet and signage

Bearers and Joists	Prior to placement of floor sheeting
Floor slab	Prior to pouring concrete
Frame/Pre-sheet*	Prior to placing internal sheeting, after all internal services including water plumbing and electrical are installed and external cladding has been fixed
Waterproofing of wet areas	Prior to the placement of tiling and/or covering
Stormwater	Prior to backfilling or covering pipes and connections to services
Final	All works relating to the proposed development are complete and all conditions of development consent are complied with.

* Roof truss and wall bracing details are to be supplied to the principal certifier prior to frame inspection.

Reason: To ensure all parties are aware of the critical stage inspections applicable to the development and to require approval to proceed with building work following each critical stage inspection

43. Inspections - plumbing and drainage

As the local plumbing regulator council must undertake inspections as outlined below.

Inspection	Hold Point
All internal sanitary drainage	Prior to backfill
All external sanitary drainage	Prior to backfill
Subsurface land application area and/or surface drip line	Prior to backfill or covering
Inspection prior to use of the system	At point of commissioning of the system
At the completion of all plumbing and drainage works	Prior to occupation of the structure

Reason: To require council to undertake plumbing and drainage inspections and to require approval to proceed with building work following each inspection

44. Safety measures during construction

Upon inspection of each stage of construction, the principal certifier is required to ensure that adequate provisions are made for the following measures (as applicable):

- (a) Run-off and erosion control
- (b) Provision of perimeter fence, hoarding or temporary construction site fence for public safety and restricted access to building sites
- (c) Maintenance of the public place free from any unauthorised materials, waste containers or other obstructions.

Reason: To protect the public and surrounding properties

Construction

45. Hours of work

Site work must only be carried out between the following times:

- Monday to Friday, 7.00am to 5.00pm
- Saturday, 8.00am to 1.00pm
- Sunday or Public Holiday, no site work to be carried out

Site work is not to be carried out outside of these times except where there is an emergency, or for urgent work directed by a police officer or a public authority.

Reason: To protect the amenity of the surrounding area

46. Responsibility for changes to public infrastructure

While work is being carried out, any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area) must be paid as directed by the consent authority.

Reason: To ensure payment of approved changes to public infrastructure

47. Surveys by a registered surveyor

While building work is being carried out, the positions of the following must be measured and marked by a registered surveyor and provided to the principal certifier:

- (a) All footings / foundations in relation to the site boundaries and any registered and proposed easements
- (b) At other stages of construction – any marks that are required by the principal certifier.

Reason: To ensure buildings are sited and positioned in the approved location

48. Materials and equipment storage

All materials and equipment must be stored wholly within the work site unless otherwise approved.

Reason: To protect the public and the amenity of surrounding properties during construction

49. Waste material management

Waste materials (including those from excavation, demolition, and construction) must be managed wholly within the development site and disposed of at an approved waste management facility.

Copies of receipts relating to the disposal of waste at an approved waste management facility must be submitted to council upon request.

Reason: To ensure waste material is appropriately managed and disposed and to require records to be available, documenting the lawful disposal of waste

50. Vehicle loads and cleanliness

During construction:

- (a) all vehicles entering or leaving the site must have covered loads, and

- (b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking materials onto public roads.

Reason: To protect the public and public infrastructure

51. Waste and debris

At the completion of works, the development site must be clear of waste and debris.

Reason: To protect the residential amenity of neighbouring and nearby properties

Solid Fuel Heater

52. Installer credentials

The solid fuel heater must be installed by a suitably licensed and/or experienced tradesperson.

Reason: To ensure the correct installation of the appliance and to ensure the safety of those occupying the building

53. AS 2918:2018 Domestic Solid Fuel Burning Appliances – Installation

The solid fuel heater must be installed in strict accordance with the manufacturer's specifications, including safety clearances and flue installation as required by *AS 2918:2018 Domestic Solid Fuel Burning Appliances – Installation*.

Reason: To ensure the correct installation of the appliance and to ensure the safety of those occupying the building

54. Non-combustible hearth

The solid fuel heater must be installed on a non-combustible hearth in accordance with the NCC/BCA, or as specified by the manufacturer.

Reason: To ensure the correct installation of the appliance and to ensure the safety of those occupying the building

55. Window coverings

Consideration must be given to the proximity of window coverings. These must be restrained while the heater is in use to ensure minimum clearances are achieved.

Reason: To ensure the correct installation of the appliance and to ensure the safety of those occupying the building

Plumbing and Drainage

56. Plumbing and drainage compliance

All plumbing and drainage work must comply with the provisions of the following:

- *Plumbing and Drainage Act 2011*
- *Plumbing and Drainage Regulation 2012*
- Plumbing Code of Australia
- AS/NZS 3500:2021 Plumbing and Drainage

Reason: To ensure plumbing and drainage work complies with relevant legislation, code, and Australian standard

57. Documentation to plumbing regulator

The *Plumbing and Drainage Act 2011* requires the person responsible for plumbing and drainage work to submit to the plumbing regulator (council) the following documentation:

Document	Purpose	Timing	Section of Act
Notice of Work	Specifies the work to be carried out and the responsible person for the work	<u>Before</u> plumbing and drainage work is carried out	9
Certificate of Compliance	Certifies that the plumbing and drainage work to which it relates is code compliant	<u>On completion</u> of plumbing and drainage work	15
Sewer Service Diagram	Plan of work for a sanitary drainage system	<u>On completion</u> of plumbing and drainage work	16

Reason: To ensure documentation required by the Plumbing and Drainage Act 2011 is submitted to the plumbing regulator (council).

Stormwater Drainage

58. Compliance with Australian Standard 3500.3:2021

Stormwater drainage work must comply with *AS/NZS 3500.3:2021 Plumbing and Drainage - Stormwater Drainage*.

Reason: To ensure the stormwater drainage system is designed and installed to meet required specifications

59. Stormwater nuisance

Stormwater collected from the development must not cause nuisance to adjoining landowners.

Reason: To protect surrounding properties from stormwater runoff

60. Up-stream surface flows

Where up-stream surface water flows through the lot the development must not redirect or divert this water in such a manner that would intensify flows onto adjoining properties.

Reason: To protect surrounding properties from stormwater runoff

On-Site Sewage Management System – The Fields

61. Report and accreditation – The Fields

The Advanced Aerated Wastewater Treatment System (AWTS) and Sub-Surface effluent disposal area/s must be installed and maintained in strict accordance with the following:

- On-Site Effluent Disposal report prepared by Fortify Geotech
- NSW Health Certificate of Accreditation

Reason: To ensure the system is installed in accordance with the site-specific report and to require compliance with Local Government (General) Regulation 2021, section 41.

62. Buffer distances – The Fields

The Advanced AWTS system must be located in accordance with the following minimum distances:

- 3 metres from any building
- 3 metres from any property boundary
- 10 metres downstream from any in-ground rainwater storage tank
- 3 metres downstream from any above-ground rainwater storage tank

Reason: To require buffer zones between the on-site sewage management system and sensitive environments, to ensure the protection of public health, the environment and community amenity.

63. Disposal areas – The Fields

Effluent irrigation area/s must be located in accordance with the approved on-site effluent disposal report.

Reason: To ensure the location of the system is appropriately located to respond to site and soil conditions

64. First land application – The Fields

The first land application line outlet must be a minimum of 15 metres from any building or rainwater storage tank.

Reason: To ensure the location of the system is appropriately located to prevent the contamination of rainwater tank

65. Irrigation water runoff – The Fields

There must be no irrigation water runoff from the site to adjoining properties.

Reason: To protect the health and amenity of adjoining properties

66. Pipe work and fittings – The Fields

All irrigation pipe work and fittings must comply with AS 2698 *Plastic pipes and fittings for irrigation and rural applications*. Standard household hose fittings must not be used and the irrigation system must not be capable of connection to the mains water supply.

Reason: To ensure the onsite sewage management system is installed so as to not contaminate domestic water supply

67. Main irrigation line

Main irrigation lines must be 100mm below ground and mulched

Reason: To ensure the main irrigation line is adequately installed

68. Stormwater diversion – The Fields

The effluent disposal area shall be protected from potential run-on and stormwater by constructing an upslope diversion drain or berm.

Reason: To ensure the effective operation of the on-site sewage management system and to ensure the protection of community health, the environment and community amenity.

69. Vehicle and stock damage – The Fields

The Advanced AWTS and sub-surface effluent disposal area/s must be protected from vehicle and stock damage.

Reason: To ensure the ongoing operation of the onsite sewage management system

70. Warning signs – The Fields

Two warning signs must be erected within the effluent irrigation area which contain the words: *Reclaimed Effluent, Not for Drinking, Avoid Contact*, on a green background.

Reason: To protect the health of the community and to require compliance with AS 1319:1994 Safety signs for the occupational environment

71. Annual service contract – The Fields

The owner/occupier must enter into an annual service contract with an appropriately qualified service technician, requiring quarterly servicing of the AWTS.

Reason: To specify the responsible party for the ongoing operation and maintenance of the system and to ensure compliance with its NSW Health Accreditation certificate

72. Pipes works – The Fields

Pipes, taps and valves used for the distribution of reclaimed or recycled water must comply with the following:

- a) Pipes must be permanently and clearly marked with six longitudinal stripes, not less than 2mm in width and equally spaced around the periphery. The stripes must be P23 lilac in accordance with AS 2700 Colour standards for general purposes.

Alternatively, the whole external surface of the pipe and/or fitting must be permanently coloured P23 lilac. The colour may be integral or achieved by sleeving or coating at the time of installation.

- b) Pipes must be clearly marked, at intervals not exceeding 1m, with contrasting coloured wording, which states: RECLAIMED/RECYCLED WATER – CAUTION. NOT FOR DRINKING.
- c) All underground and aboveground water valves and hose taps must be P23 lilac in colour and clearly marked with a metallic sign which states: WATER NOT SUITABLE FOR DRINKING.

Reason: to ensure the recycled water is not for drinking

Bushfire Protection

73. Compliance with section 7

The development must comply with [Planning for Bushfire Protection 2019](#), section 7, as applicable.

Reason: To require the implementation of bushfire protection measures to protect life and property from bushfire attack

74. Compliance with section 7 - new development

New construction must comply with:

- (a) *Planning for Bushfire Protection 2019*, section 7 and
- (b) *AS 3959:2018 Construction of Buildings in Bushfire Prone Area* for BAL 12.5

It is recommended roofing have leafless guttering (gutter guard) to prevent the build-up of flammable material. If installed, the gutter guard must have a Flammability Index no greater than 5.

Reason: To require the implementation of bushfire protection measures to protect life and property from bushfire attack

75. Asset protection zones

At the commencement of building works, the development shall establish a 20m asset protection zone (APZ) in accordance with *Planning for Bushfire Protection 2019*.

Reason: To provide a buffer to protect life and property from bush fire attack

Part E Before the Issue of an Occupation Certificate

76. Occupation certificate application

An application for an occupation certificate must be lodged with the principal certifier in accordance with *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, section 37.

This includes lodgement on the NSW Planning Portal.

Reason: To ensure all parties are aware of the requirements to lodge an application for occupation certificate

77. Restrictions on occupation certificate - section 6.10

Prior to the issue of an occupation certificate, the relevant parts of the EP&A Act, section 6.10 must be satisfied, including:

- (a) a construction certificate has been issued for this development
- (b) all conditions in this part of the consent have been satisfied
- (c) the completed building is suitable for occupation or use in accordance with its classification under the NCC/BCA.

Reason: To ensure all requirements have been met and the building is suitable for occupation

78. Part occupation certificate - section 42

In accordance with *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, section 42, an occupation certificate authorising a person to commence occupation or use of part of a building, must not be issued unless the building will not constitute a hazard to the health or safety of the occupants of the building.

Reason: To ensure the relevant part of the building is suitable for occupation

79. Certificates of compliance

Certificates of Compliance for contractor's work must be submitted to the principal certifier.

- Air conditioning
- Electrical
- Framing (timber or metal)
- Gas fitting
- Glazing (windows, doors, shower screens)
- Insulation
- Photovoltaic electricity generating system
- Plumbing/drainage
- Refrigeration systems
- Smoke alarms
- Solid fuel heater
- Stormwater
- Structural adequacy
- Swimming pool, pump and filtration system
- Termite protection system
- Waterproofing
- Other work as relevant to the development.

Certificates must contain the following information:

- (a) name, address, licence/registration number, qualifications, professional memberships and insurance details of the individual issuing the certificate
- (b) development consent number to which the work relates
- (c) address of the land on which the development is being carried out
- (d) date of issue of the certificate
- (e) date and time of inspection of work
- (f) description of the inspection of work
- (g) Australian Standards or codes to which the certificate relates.

Reason: To provide confirmation to the principal certifier that the completed building work complies with council, development and regulatory requirements.

80. Council infrastructure damage

Any damage caused to Council owned infrastructure or property must be repaired or replaced at no cost to Council.

Reason: To protect public infrastructure and property

81. BASIX certification

In accordance with the Environmental Planning and Assessment (Development Assessment and Fire Safety) Regulation 2021, section 44, the applicant must certify that all BASIX commitments have been fulfilled.

The certification must reference the following:

- (a) Address of the development site
- (b) Development consent number
- (c) BASIX certificate number

Reason: To require the development to meet mandatory water and energy saving targets

82. Application for Approval to Operate an Onsite Sewage Management Facility

The applicant must lodge an application for Approval to Operate an Onsite Sewage Management Facility on the NSW Planning Portal prior to the issue of any Occupation Certificate.

***Reason:** To ensure the appropriate operating approval has been sought under S68 Part C6 for an onsite sewage management facility for the protection of public health*

83. On site sewage management System commissioning/installation certificate

A commissioning/installation certificate must be submitted to the principal certifier verifying that the installed onsite sewage management system has been installed in accordance with the manufacturer's specifications and the approved on-site effluent disposal report.

***Reason:** To minimise risk to public health*

84. Potable water supply storage

In accordance with council's Water Supply for Rural Areas and Villages policy (WS-POL-2), potable water supply storage must be provided on site to the following minimum standard:

- 45,000 litres for houses less than 150m²
- 90,000 litres for houses in excess of 150m².

Above ground tanks must provide for the refilling of fire tankers by the installation of a "Storz" fitting with a gate valve, at the base of the tank. The house service may branch off this outlet.

Underground tanks must include an access hole at least 150mm diameter.

***Reason:** To ensure the development has an adequate supply of water for drinking and firefighting purposes*

85. Bushfire protection conditions

All conditions relating to bushfire protection must be satisfied.

***Reason:** To ensure ongoing protection from bush fires*

86. Completion of landscape and tree works

Before the issue of an occupation certificate or after the clearing of vegetation, the principal certifier must be satisfied all landscape and tree-works have been completed in accordance with approved plans and documents and any relevant conditions of this consent.

***Reason:** To ensure the approved landscaping works have been completed in accordance with the approved landscaping plan(s)*

Part F Occupation and ongoing use

87. Management of asset protection zones

During ongoing use of the site, an APZ of 20m shall be established and maintained in accordance with *Planning for Bushfire Protection 2019* and the NSW Rural Fire Service's Standards for Asset Protection Zones.

***Reason:** To ensure ongoing protection from bush fires*



Yass Valley Council

the country the people

Yass Valley Council

PO Box 6

209 Comur Street

YASS NSW 2582

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E

S

W

Drawn By:

Jeremy Knox

Projection:

GDA94 / MGA zone 55

Date:

14/08/2025 11:11 AM

Locality Plan

Property Notified

Map Scale: 1:2053 at A4

Attachments to Reports – Page 106 of 319

RE: MODIFICATION TO DEVELOPMENT APPLICATION DA230577 – 26 ROSE STREET, MURRUMBATEMAN

I am writing to request a modification under **Section 4.55(1A)** of the *Environmental Planning and Assessment Act 1979* to Development Consent **DA230577** for the approved dance school at **26 Rose Street, Murrumbateman**.

Proposed Modification to Condition 94 – Operating Hours

Current Condition 94:

Monday to Friday: 4.00pm to 9.00pm
Saturday: 9.00am to 3.00pm
Sunday and public holidays: No operation

Proposed Condition 94:

Monday to Sunday: 9.00am to 9.00pm (including public holidays)

Reason for Modification

The extended hours are proposed to accommodate **occasional private classes, rehearsals, or student exams** outside the current schedule. These sessions will be low-impact and intermittent, and there is no intention to expand the class timetable or increase general occupancy.

Noise Compliance

This request **does not involve any changes to the approved use, intensity, or noise levels** associated with the operation. The development will continue to comply with the **existing noise impact criteria** outlined in the approved **Noise Impact Assessment** and related conditions of consent. Doors and windows will remain closed during operation, in line with **Condition 95**.

I trust this minor modification can be considered and approved accordingly. Please do not hesitate to contact me should you require any additional information.

Traffic & Parking Impacts

As outlined in the original **Traffic Impact Statement** prepared by **Genium Civil Engineering**, the proposed development was found to have **no significant impact on local traffic flows or parking availability** due to:

- Operating hours being outside normal traffic and preschool hours,
- On-site provision of 11 parking spaces (including short-term pickup/drop-off), and
- Access from North Street with adequate sight lines and safe manoeuvring areas.

This modification to extend operating hours does **not increase capacity or visitor volume**, and **will not result in any foreseeable increase in traffic generation or parking demand** beyond what has already been assessed and approved.

See attached statement from Genium Civil Engineering clarifying this



4 July 2025

The General Manager
Yass Valley Council
YASS NSW 2582

Attn: Jeremy Knox

Dear Jeremy

DA 230577 26 Rose Street Murrumbateman – Murrumbateman Dance School – Proposed revised operating hours – Traffic impacts

I refer to the Traffic Impact Statement dated 11 April 2024, prepared by Genium Civil Engineering in relation to DA230577 for the Murrumbateman Dance School development.

I understand that an application is being prepared to modify the existing conditions of consent to allow for revised operating hours as follows:

Current approved operating hours:

Monday to Friday: 4.00pm to 9.00pm
Saturday: 9.00am to 3.00pm
Sunday and public holidays: No operation

Proposed operating hours:

Monday to Sunday: 9.00am to 9.00pm (including public holidays)

I understand from information provided by the proponent that the extended hours are proposed to accommodate occasional private classes, rehearsals, or student exams outside the current schedule, and these sessions are expected to be intermittent and low-impact due to the one on one nature of the classes. It is not expected that the current class timetable will be expanded.

Our Traffic Impact Assessment assessed the likely traffic impacts of the original proposal and concluded that subject to implementation of a number of mitigation measures, the proposed development was not likely to have any significant impact on road safety or road network efficiency.

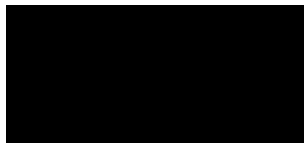
In considering the proposed revised operating hours and operating schedule for the Dance School I am of the opinion that the change will still not result in any significant impact on road safety or road network efficiency for the following reasons:

1. Based on the information provided, the additional traffic generated by the revised operating hours will be insignificant in relation to existing traffic on the network;
2. The road network and intersections in the vicinity of the development have sufficient spare capacity to cater for the projected additional traffic;
3. The vast majority of traffic generated by the dance school will still occur outside the hours of operation of the adjacent pre-school and as such would not be expected to overlap significantly with vehicle movements generated by this facility;

4. Additional traffic generated by the dance school during the middle of the day will be minor, infrequent, and will generally occur outside of the peak periods for both the existing road network and the pre-school. There is not expected to be any increase in peak hour vehicle movements to/from the development;
5. The existing parking arrangements at the site will not be impacted as there is not expected to be any increase in peak student numbers or peak vehicle movements to/from the site.

I trust this satisfactorily addresses any concerns Council may have in relation to traffic impacts resulting from the proposed changes to operating hours.

Yours Sincerely



Simon Cassidy
Director
CPEng NER

SUBMISSION #1

From: [REDACTED]
To: [YVC Customer Service Team](#)
Subject: Objection to DA230577 Modification – Dazzle Dance School
Sent: 28/07/2025 1:30:36 PM

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

The General Manager
Yass Valley Council

RE: Objection to Modification of Development Application DA230577 – Dazzle Dance School, 26 Rose Street, Murrumbateman

Dear Sir/Madam,

I am writing to **formally object** to the proposed modification of Development Application DA230577 under Section 4.55 of the **Environmental Planning and Assessment Act 1979 (EP&A Act)**. The requested extension of operating hours from the current approval (Mon–Fri 4.00pm–9.00pm, Sat 9.00am–3.00pm, no operation on Sundays or public holidays) to **9.00am–9.00pm, seven days per week including public holidays** is neither minor nor reasonable, and it fails to satisfy the criteria for approval under the EP&A Act.

1. Breach of Existing DA Conditions

Section 4.55 of the EP&A Act requires that any modification be consistent with the intent of the original development consent. However, **Dazzle Dance School is already operating in breach of the current DA conditions:**

- The school's **published timetable** on its website shows classes outside the approved hours.
- Between **Thursday 24 July 2025 and Sunday 27 July 2025**, the school was repeatedly observed operating outside the hours permitted by DA230577.

This behaviour indicates a **deliberate disregard for the conditions of consent**, with the operator effectively attempting to normalise non-compliance and then retroactively seek approval. Council should not condone such behaviour by approving this modification.

2. Intensification of Use & Adverse Amenity Impacts

Extending operations to 12 hours per day, 7 days per week, constitutes a **substantial intensification of the land use** that will have a **material impact on the amenity of surrounding residents**, contrary to the principles of the EP&A Act.

The following adverse impacts are already occurring under the current approval:

- **Traffic and Safety Hazards:** Cars are parking in “no parking” zones, obstructing visibility, and idling with headlights on at night, creating safety hazards and noise pollution.
- **Damage to Infrastructure:** Cars have been seen driving along the **median strip and Murrumbateman horse trails**, causing ongoing damage to community assets.

- **Residential Amenity Impacts:** Increased evening activity, including traffic and headlights, disrupts the peaceful enjoyment of nearby homes.

An extension of hours will only **worsen these impacts**, which have not been properly addressed by the applicant.

3. Non-Compliance with Traffic and Parking Assumptions

The original Traffic Impact Statement (TIS) submitted with DA230577 was based on limited operating hours and low traffic generation outside peak times.

- With the current unauthorised operations, the assumptions underpinning the TIS have already been proven **inaccurate**.
 - Extending the hours will **increase traffic generation during busy daytime periods**, creating conflicts with existing road users, pedestrians, and horse riders in the area.
-

4. Conflict of Interest

It is noted that the **current Mayor of Yass Valley Council may have children attending Dazzle Dance School**. To maintain public trust and the integrity of the planning process, the Mayor should **recuse themselves from any consideration of this DA or future modifications**. Failure to do so would represent a clear conflict of interest under standard council governance principles.

5. Request for Enforcement Action

Before any modification is considered, the Council should:

- **Investigate and enforce compliance** with existing DA conditions.
 - Require the operator to demonstrate a history of **adherence to planning approvals**, which they currently lack.
-

6. Conclusion

This application does not satisfy the requirements of Section 4.55 of the EP&A Act. It represents a **major departure from the original approval**, will increase adverse impacts on traffic and amenity, and seeks to **legitimise ongoing breaches** of the current consent.

I respectfully request that Council:

1. **Refuse the proposed modification to DA230577.**
2. Take immediate action to **enforce compliance with the current consent conditions**.
3. Ensure any councillor or mayor with a personal connection to the applicant is **excluded from decision-making** on this matter.

Please acknowledge this objection and keep me informed of any future developments regarding this DA.

Kind regards,



SUBMISSION #2

Confidential

29 July 2025

Re: Development Application DA230577B

Address: 26 Rose Street, Murrumbateman NSW

Proposal: Modification to Approved Development – Design and Operational Variation (Dance School)

Dear Jeremy,

I am writing to object to the proposed modification to the above development application and request that Council **refuse the amendment** for the following reasons:

1. Inadequate On-Site Parking and Vehicle Manoeuvring

The original parking compliance strategy is questionable, particularly when comparing it to the applicant's existing operations at the Rec Grounds in Murrumbateman. On weekends, far more vehicles are observed than the applicant claims will attend the Rose Street site. It is difficult to accept the assertion that significantly extended operating hours will somehow not result in greater traffic volumes. This lack of transparency raises concerns.

I note in the 4 July Submission from Genium Civil Engineering, that "It is not expected that the current class timetable will be expanded". This is hypothetical and does not preclude expansion of classes to 9am-9pm 7 days a week by the operator.

This needs to be clarified. The Genium report is written purely on information provided by the applicant and is therefore not independent as it does not consider current usage of the school at the Rec grounds, noting that the current hours of operation are unverified (as the site is not yet fully operational). There is no evidence that the operators are able to comply with the existing DA requirements.

I also note that points 3,4,5 of the report are subjective and have no evidence to support the claims, and on that basis cannot be considered for the assessment.

The report also wrongly only considers the MECCA pre-school across the road. It ignores the other residents of Rose Street, the RFS Station, the Fairley Daycare and preschool, and the shops and medical centre. All of these groups will be affected by this change. Indeed, a full assessment considering all of these users would most likely demonstrate a significant increase in traffic, reduced pedestrian safety (as there are currently limited footpaths in the area) and increase in associated ambient noise due to traffic and people accessing the facility.

In particular:

- The proposed daytime classes, especially for adults, are likely to increase reliance on individual car travel, significantly increasing parking demand.
- The site is in a low-density residential area with limited on-street parking and no public transport access. Overflow parking would likely spill onto Rose Street, North Street and surrounding streets, causing congestion, pedestrian safety concerns, and loss of amenity for residents.
- The lack of footpaths in the area further exacerbates pedestrian safety risks, especially for children.

2. Overdevelopment and Intensification of Use

The cumulative extended operating hours, represent a clear intensification of use that is not appropriate for this residential setting.

The development:

- Exceeds the typical scale for educational or recreational use within the RU5 Village zone, irrespective of the site zoning,
- Is inconsistent with the existing and desired future character of the surrounding neighbourhood,
- Lacks sufficient mitigation measures to manage the increased intensity,
- Seeks substantial operational changes **before** any period of use under the existing approval—raising concerns about a staged approach to approval that undermines the integrity of the original assessment process.

It is important to note:

- The original approval was granted with restricted hours to reflect the residential context and nature of use. Seeking to extend these before operations have commenced appears to be an attempt to secure approval for something that likely would not have been supported in the original application.
- Surrounding residents have not had an opportunity to experience the development operating under the approved conditions, and therefore no objective data exists regarding actual noise, traffic, or parking impacts.
- Any variation to operating conditions should be considered only after a **minimum 12-month operational period**, across all seasons, supported by independent, evidence-based monitoring of impacts.

3. Unacceptable Impacts from Extended Operating Hours

The proposed change in hours from 4:00 pm–8:00 pm to 9:00 am–9:00 pm, seven days a week, represents a significant departure from the original approval and would have serious implications for local amenity.

This would result in:

- An increase in traffic and pedestrian movements throughout the day and into the evening, depending on the number of supplementary uses during the proposed extended times,
- Elevated noise levels from music, voices, and vehicle activity during times typically expected to be quiet in a residential area,
- Greater conflict with surrounding residential land uses, particularly without any new mitigation measures being proposed.

Furthermore:

- The updated technical assessments submitted by the applicant are theoretical and not based on any operational data under the current approval. There is no evidence base to confirm the proposed hours would not adversely impact the environment or residential amenity.

4. Not in the Public Interest

The cumulative impacts of increased parking demand, traffic, noise, and scale of use render the proposed modification contrary to the public interest. Specifically:

- The proposal does not reflect reasonable community expectations for development in a residential area,
- It fails to balance the applicant's commercial ambitions with the rights of residents to a safe, quiet, and low-impact neighbourhood.

While the use remains a "dance school," the proposed expansion of hours represents a substantial change in how and when the site is used.

Key concerns include:


- The proposed hours create a different usage profile, with greater numbers of adult users likely to drive themselves, increasing car traffic and parking pressure,
- All-day activity will generate significantly more site traffic and noise than previously approved,
- No evidence-based traffic or acoustic assessments—grounded in actual data under current conditions—have been submitted to justify the proposed change,
- This is not a minor adjustment; it amounts to a substantial operational escalation that has not been previously assessed and is inconsistent with the local planning context.

For the reasons outlined above, I respectfully submit that the proposed modification to Development Application DA230577B should be refused. The impacts on parking, traffic, residential amenity, and neighbourhood character are unacceptable, and the application lacks the evidence base required to support such a significant variation.

I trust Council will give this matter serious consideration in line with its responsibility to protect the amenity and interests of the local community.

Should you wish to discuss my objection further, please don't hesitate to contact me directly.

Sincerely,

A solid black rectangular box used to redact the signature of the author.

SUBMISSION #3

From:	[REDACTED]
To:	YVC Customer Service Team
Subject:	DA 230577B 26 Rose St Murrumbateman NSW
Sent:	1/08/2025 4:34:04 PM

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Re: Development Application DA 230577B
Address: 26 Rose St, Murrumbateman NSW
Proposal: Modification to Approved Development - Design and Operational Variation (Dance School)

Dear Jeremy,

I am writing to object to the proposed modification to the above development application and respectfully request that Council refuse the amendment for the following reasons:

1. We received notification of this modification to operating hours on Thursday 24th July, the same day that Dazzle Dance commenced using their premises. They conducted classes on Saturday 26 July from 9-6:30 pm on and Sunday 27 July 9-4:30 pm. This was a **breach of their approved operating hours**. Who will monitor this situation until there is a determination about this application?

2. The traffic and parking has been disruptive to us.

- Cars are parking on the verge in North St. This was a recognised concern of the residents of North St prior to the initial DA. Council addressed this by installing '**NO Parking**' signs. These signs are often ignored by school pickup parents and tradies and now the patrons of Dazzle Dance.
- Cars are parking with their headlights on and engines running. I have a recording of the noise that I can hear from inside my garage of a large diesel utility that was parked across from my driveway for an extended period of time.
- I have witnessed two cars reversing out of the driveway, across the pedestrian /equestrian pathway. This would indicate that the car park has not been adequately designed to ensure safe and easy maneuvering of the cars using it. This poses a very real threat to pedestrian safety and will encourage the larger cars to park illegally on the verge.

(e) A sign worded "**No Reversing Across Footpath**" has been installed but is clearly being ignored.

- The certificate of occupancy was granted without the landscaping being completed. The pedestrian access to the building from the footpath has not been completed. This means that all pedestrian traffic has no choice but to walk through the carpark to join waiting vehicles in the carpark and those parked in front of MECCA and Fairley Square. This is very unsafe given the inadequate lighting. Form work has been laid as of yesterday, but occupancy should not have been granted until all conditions of the DA had been met.

" (f) Provision of all abilities accessible path from the building to the existing shared concrete path on North St to facilitate safe access for unaccompanied children and accompanying adults with mobility issues."

- The carpark is too small for the volume and size of the vehicles using it. One of the lighting bollards on the entrance to the carpark has been knocked over already.
- There has been opportunistic parking occurring in the carpark, at school drop off and pick up times and also throughout the day. This was to be expected. This DA was approved to be used as a private car park and not for use by the general public unless given permission from the owner. Should the car park be fenced and gated like the MECCA carpark to prevent this?
- Operational Hours are outside the business hours of the Council Ranger. How will this area be monitored and parking restrictions enforced to safeguard and protect pedestrians and road users?

3. Light pollution.

- The external lighting on the building facing the car park is very bright.
- The external lights have been left on all night.
- The curtains in the studio do not block the light that is emitted from the 24 hour Emergency Exit lighting inside the building.
- There aren't any curtains on the entrance door/ window and light emits from that space at night.
- We have lost the amenity of using our front room during the hours of operation because of noise and light pollution. We don't really want to sit in our room and count the cars by the headlights that shine into it. We pleaded for the access to be from Rose St for that very reason. Our amenity was disregarded.
- It would have been better to have sacrificed one car space (the offset one closest to Rose St) and have entry from North St and the exit from Rose St. That would prevent the headlights from beaming directly into our house and remove the temptation/ necessity to reverse out of the car park. This is a Modification that I would fully support. Parents with large vehicles should be encouraged to park in Farley Square and escort their children into the facility.

4. Variance from DA 230577 "Childrens Dance School".

- It is evident that the intention of the applicant was to downplay the scope of this business's intended activity in their original DA. This is demonstrated by us receiving notice about the lodgement for a modification on their first day of occupancy!
- The original DA was granted approval with restricted hours to reflect **the residential context** and nature of use.
- Applicant has stated previously that they had **no plans to increase capacity**. So why the need to extend their hours?
- Applicant has increased the timetable from the hours of use at the Recreation Centre hall from Tuesday to Saturday to the current timetable which is Monday to Saturday. My suggestion is that the proprietor of Dazzle Dance uses that addition to 'hours of use' to incorporate student exams etc and adjust her timetable accordingly. Or substitute class times on a Saturday to enable other necessary requirements.
- There is also the **potential** for the Applicant to not only extend their classes to day time lessons to both adults and pre school children, but to want to use their facility to **host birthday or dance parties and also provide school holiday programs**. These types of activities were not included in the original DA. and are not permissible under the current consent.
- The proposed change in hours from 4:00pm- 9:00pm to 9:00 am -9:00 pm, seven days a week, represents a significant change from the original approval and would have serious effects on local amenity.

I have conducted an audit on the Operating Hours of Dance Studios in Canberra, in an attempt to quantify the Operating Hours for similar Dance Studios.

Please read my summarised observations:

- Total number of Dance Studios considered = **12**
- Dance studios in Commercial zoned areas = **9**
- Dance studios in Community Halls = **2**
- Dance studio in Church Hall = **1**
- Location of studios: **Mitchell** x 3, **Hume** x 3, **Phillip** x 2, **Fyshwick** x1, Weston x 1 (Uniting Church), Kaleen x1 (Community Centre), Red Hill x 1 (Pre School).
- There are **ZERO Dance Studios in residential zones**.
- Dance studios **closed** on SUNDAY = **10** (the 2 studios open on Sunday have very reduced hours).
- Dance studios open on Public Holidays = **1** (only occasionally in preparation for annual concerts).
- Dance studios offering Holiday Programs = **3**
- Dance studios hosting Birthday Parties = **1** (Saturday afternoon only).
- Dance studios offering midweek morning classes = **4**
- Dance studio offering day time adult classes = **1** (in Civic)
- These figures do not represent the total number of Dance Studios in Canberra, but there is enough evidence to suggest that Dazzle Dance Academy **does not require** an extension to their current Operating Hours.

It is apparent that even in a city the size of Canberra there is little demand for Dance Studios to be operating 9 - 9pm, seven days a week, inclusive of Public Holiday. and only three studios offer Holiday Programs.

This proposal fails to balance the applicant's commercial ambition with the rights of residents to a safe, quiet and low impact neighbourhood. In the interest of the children of the Yass Valley, I would be agreeable to allowing Dazzle Dance to host limited School Holiday programs during the daytime, but **not in addition** to their regular classes. With only three other studios offering these types of programs, it can be assumed that the nine other studios are **closed during school holidays**.

5. Effect on the health and well being of the neighbouring residents.

I attended the Bowring & District Progress Association meeting on 16 July. Mayor Jones advocated strongly against the increase in renewable energy infrastructure in Yass Valley. She voiced concern about the impact these developments have on the mental health of surrounding residents as evidenced by the Rye Park community and others.

At the YVC Meeting on 26 July, Mayor Jones and Deputy Mayor Butler both expressed very valid concerns about the **health and wellbeing of the residents** who would be impacted by the proposed DA - BESS in 3 Turton Place Murrumbateman. The residents also complained about the **lack of community engagement** surrounding the project. There were more than **10** objections to DA 230577 and no effort was made to hold a public consultation in accordance with YVC Community Engagement Strategy. Why were we denied that opportunity?

At the Public Determination Meeting PPSSTH-461 - YASS - DA 240159 on 29 July, Mayor Jones and Cr Carter both advocated strongly against the proposal and heavy weighting was placed on the potential impact that this DA, if granted, would have on the nearby resident's amenity.

The following comments were made:

- The need to acknowledge the very real stress and anxiety that the community had been subjected to.
- Underlying well being - deeper mental health impact
- Sharing the burden. The immediate land owners will have the burden.
- Land owners have the right to quiet and peaceful enjoyment of their land.

All of the comments that were made are equally applicable to the residents in neighbouring properties to this development. The psychological impact that the approval of this DA has had on the residents of Rose and North St cannot be measured or understated. We are all very aware that we invested in properties that are in a school precinct. The trade off for tolerating the noise, traffic and parking issues that we **carry the burden** of for the amenity of others in the community, is that we would get some reprieve from that on the weekends, public and school holidays. We could also **"Escape the Noise"** as suggested on the billboard on Barton Highway. If this Modification to Operating Hours is approved we will **lose that amenity entirely**.

We are not farmers, winemakers or business owners. We are just everyday, hardworking residents. So whilst I have to commend the Mayor and Councillors for their strong advocacy regarding potential severe loss of amenity for those communities, I have to ask. Where was the consideration by Councillors with regard to the impact that this type of business, its size, its opening hours, its noise, would by its very nature cause to local residents. Weren't we already **"carrying the burden?"**.

The DA was **Recommended for Refusal** by YVC Planning Dept for very valid reasons. Now that the studio has been built and is operational, those concerns have not been dealt with and now there is every likelihood that they will be **intensified**. Who is advocating for us?

Only Cr Cameron advocated for us, primarily because he was on the Traffic Committee and was very aware of the strain that this locale was already under. The very poor condition of Rose St at that intersection. The school and local traffic, the inadequate parking provision and the lack of safe pedestrian pathways. His reasons for recommending this

DA's rejection were ignored. Cr Turner changed his opinion about the DA once he was alerted to the fact that the proposal was going to be very close to the RFS depot. He was concerned about the "little dancers being so close to the fire trucks". The residents were also concerned, their objections overlooked.

6. Personal impact that the approval of DA 230577 has had on myself and family members.

This is not the first occasion when an approved DA has had a very detrimental and disastrous impact on my mental health. In 2011 the ACT Gov approved a DA to build two-storey medium density housing around my single level dwelling on a 730m2 block in Yarralumla. The initial plan was for 8 townhouses to be built on two Lots, across an easement. We were able to have that reduced to 2 semi-detached 2 storey dwellings on each Lot. The build took over 4 years to complete because builders kept pulling out of the contract due the owner/builders being particularly difficult to work with. We lived in a construction zone for four years. We had invested \$70k to upgrade our outdoor entertainment area with a swim spa and extensive decking. This area was now overshadowed by the new buildings.

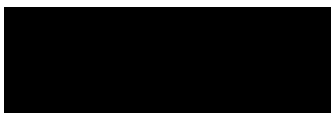
The stress of living in that environment caused me to have a mental breakdown, which contributed to the complete breakdown of my twenty year marriage. My teenage children lost access to their father (he moved interstate) and I was forced to sell my home which I had loved and intended to spend the rest of my life in. My daughter was about to enter Year 12 and my father had been diagnosed with terminal cancer. I was able to sell my house (below my expectation) and move before the house on the other side of my property was demolished and a very large two storey dwelling was built on that site. So to move to beautiful, quiet Murrumbateman after living in an apartment for seven years was truly refreshing until we were informed about DA 230577 just weeks after we had settled on our new home in an established area...was absolutely **devastating** to say the least.

My new husband and I are conflicted about our ability to stay here now. He is a very private person, and the lack of privacy is affecting his ability to relax in his own home. He wants to sell. This house was perfect for us, but now our level of enjoyment has been **significantly reduced**. Our privacy has been violated, as we now have an audience parked all around our house most days of the week. I am retired after 30+ years of Nursing, we can't afford to take a financial hit on this property. The applicant's view that we would get used to it, is seriously devoid of his ability to understand the **negative impact** that this development has had and **will continue** to have on our daily life.

I have joined the Yass Historical Society (I volunteer at the History Museum), the MCA (I have volunteered for their stall at the markets), and the Spinners and Weavers group. I have been to the View Club meetings in Yass. I have met about 30 people in a short time and am already part of a women's social group. The community has been very welcoming. Our guests have expressed their horror and sympathy for what was allowed to occur at 26 Rose St. They don't understand how this was allowed so close to residential houses and quite frankly, neither do we! We can demonstrate that we too are active and committed members of this community. Our contribution to Murrumbateman and wider Yass Valley deserves the same level of acknowledgement that the Dazzle Dance Academy has been given.

I kindly request that you and the YVC Councillors acknowledge the **loss of amenity, the stress and anxiety** that their decision to approve this DA on 27th June 2024, has had and **will continue to have** on myself, my family and my neighbours when considering this Modification to Approved Development and to please **reject the proposed modification**, or at the very least, require a thorough compliance review and community consultation before any changes are considered.

Kind regards



SUBMISSION #4

From:	[REDACTED]
To:	YVC Customer Service Team
Subject:	Objection to DA230577B
Attachments:	IMG_6633 (002).jpeg ; IMG_6632 (002).jpeg ;
Sent:	1/08/2025 6:55:57 PM

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

To: Yass Valley Council

Re: Objection to Development Application DA230577B – Proposed Modification of Operating Hours for Dance School

Dear Sir/Madam,

I am writing as a concerned resident of the local area regarding the proposed modification to the operating hours of the dance school located at Rose St Murrumbateman.

The current approved hours of operation are:

Monday–Friday: 4:00pm–9:00pm

Saturday: 9:00am–3:00pm

No operation on Sundays or public holidays

The applicant is now seeking to extend these hours to:

9:00am–9:00pm, seven days a week, including public holidays.

I object to this proposal for several reasons, including recent evidence of non-compliance with existing conditions and the likely negative impact on the broader community.

1. Unauthorised Operation and Resulting Traffic Impacts

It is concerning that the dance school recently operated outside of its approved schedule on both **Saturday, 26 July and Sunday, 27 July**, which are not currently permitted. I personally witnessed activity at the premises on both days and observed noticeable traffic and parking impacts in the surrounding streets.

These included increased vehicle movement, congestion, and a lack of available on-street parking, contributing to local disruption and raising safety concerns for pedestrians.

This disregard for current conditions raises questions about how further extended hours would be managed and whether compliance could be reasonably expected if approval were granted.

2. Noise and Amenity

While I do not reside immediately next to the premises, my daughter, son in law and grandson reside next door. I have experienced the level of noise generated during active periods, which can be substantial.

Amplified music, group instructions, and general activity from patrons all contribute to noise levels that are out of character with the quiet, residential setting. Extending this to 12 hours a day, 7 days a week—including Sundays and public holidays—would significantly diminish the amenity and tranquillity valued by my family and other local residents.

3. Increased Traffic and Safety Concerns

The nature of the dance school—serving children and families—means frequent car trips, pickups, and drop-offs. Operating seven days a week will result in persistent traffic pressure on local streets, many of which are narrow and not designed for this level of ongoing activity. This increases the risk to pedestrian safety and reduces the quality of life for local families. I drove to the local Fairley shops on Sunday and witnessed cars parked in front of the pre-school and chaos as cars were trying to enter and exit the dance school car park at the same time. A child who exited a car from the front of the pre-school ran out in front of my car as she dashed across Rose St to the dance school. Please see attached photo's taken on Sunday morning at 11:00am showing the number of cars in the dance school car park and in front of the Preschool.

4. Incompatible with Residential Character

This area is primarily residential in nature. The proposed extension of hours is more suited to a commercial zone and represents a level of intensity that is incompatible with the established character and planning intent of the neighbourhood. Sundays and public holidays in particular should be preserved as quiet, low-activity times for the benefit of the wider community.

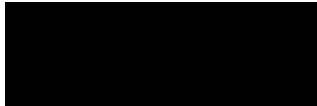
5. Risk of Precedent

Approving this application could open the door to further commercial or semi-commercial operations seeking extended hours, leading to a cumulative erosion of residential amenity.

While I appreciate the importance of local arts and education providers, such activities must operate in a way that respects the broader community. The current approved hours already provide a reasonable balance between business needs and residential expectations. The proposed changes would upset that balance to the detriment of local residents.

I urge Council to consider the demonstrated non-compliance, the potential for ongoing disruption, and the need to preserve residential amenity when assessing this application. I respectfully request that the application be refused.

Yours sincerely,

A solid black rectangular box used to redact the signature of the author.



EXH-11680

Reference number: SUB-12157

Submission-Received

✓ Submission

SUBMISSION #5

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Murrumbateman

☒ I have made a reportable political donation

☐ I agree to the Privacy statement

submission

The gym, in the same street, has much longer operating hours than these proposed changes. The dance school is an integral part of our community and benefits many young residents of Murrumbateman both physically and emotionally. Flexibility in the operating hours to support these young community members makes sense especially as the dance studio exists in a commercial area of the town.

Reference number: SUB-12159

Submission-Received

✓ Submission

Case details

Documents

Action summary

Submission Type

SUBMISSION #6

I am making a personal submission

☐ Name withheld

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Email

Suburb/ Town

Murrumbateman

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—

☐ I agree to the Privacy statement

submission

I believe Dazzle Dance Academy is an asset to the town of Murrumbateman and to the local businesses that will obtain business from the dancers that use the school. Increasing the hours will give more opportunity to the dancers that compete at regional and national competition level that reflects positively on our town. Dazzle as a community have given so much to the young members of the yass valley region and deserve their operating hours to be extended to broaden and open up more opportunities for more dancers. It's time as a community, we rally behind something that gives so much to so many children! They have worked tirelessly to build a dream in our town and keep it there for our children and should have no restraints on their business similar to the other businesses in the direct vicinity. THANKYOU for your support.

Reference number: SUB-12161

Submission-Received

✓ Submission

SUBMISSION #7

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☒ Name withheld

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Email

Suburb/ Town

Murrumbateman

I have made a reportable political donation

☐

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submission

I support the extended use of the Dazzle Dance Academy dance school.

Attachments to Reports – Page 126 of 319

116801

Reference number: SUB-12162

Submission-Received

✓ Submission

Case detailsDocumentsAction summary

Submission Type

SUBMISSION #8

I am making a personal submission

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Yass

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submission

Thank you for considering this submission. Based on my long term engagement with this business as the parent of a participating child, the additional hours being requested do not constitute a material increase in community impact. They are being requested for occasional use only but those sporadic and intermittent uses are an important part of operating this business. The current restrictions on operating hours induce unreasonable hardship on the business operator and by rights should never have been implemented in the first place as they do not align with the hours other businesses in the same precinct are permitted to operate. Furthermore, based on my early experiences with the operation of the business in its new premises, the noise impact is negligible to nil due to the outstanding build quality. I urge council to see reason and support this application to vary hours for this wonderful business that contributes so much to the lives of children in our local community.

301

Reference number: SUB-12163

Submission-Received

✓ Submission

SUBMISSION #9

Case detailsDocumentsAction summary

Submission Type

I am making a personal submission

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/Town

2582

☐ I have made a reportable political donation

—

☐ I agree to the Privacy statement

submission

Great idea to extend the hours, gives the young kids more time to dance and less screen time

1690

Reference number: SUB-12164

Submission-Received

✓ Submission

SUBMISSION #10

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Murrumbateman

I have made a reportable political donation

☐

☐ I agree to the Privacy statement

submission

I support this fully.

Attachments to Reports – Page 129 of 319

1680

Reference number: SUB-12165

Submission-Received

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Submission #11

Title

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

2582

I have made a reportable political donation

☐

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submission

I fully support the application for Dazzle Dance to extend operating hours.

It is essential they can operate for the extended times requested so that the dancers can undertake important events like exams, which are a fantastic way to develop their skills and resilience.

The use of the studio during the extended hours is for limited events like private classes or exams and so will not have an impact on surrounding residents.

We love having a safe and well built studio in the heart of murrumbateman and look forward to our child being able to use the facilities for years to come.

Attachments to Reports – Page 130 of 319

680)

Reference number: SUB-12166

Submission-Received

✓ Submission

SUBMISSION #12

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

2582

I have made a reportable political donation

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☐ I agree to the Privacy statement

submission

I wholly support Dazzle Dance Academy's proposal to have more business hrs. This will greatly support murrumbateman youth to be more active. Allow them to extend their current classes to service a wider range of the community eg a mums and bubs dance group. And movement classes for the older generation. Dance is for everyone.

991

Reference number: SUB-12168 [Submission-Received]

✓ Submission

SUBMISSION #13

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Murrumbateman

I have made a reportable political donation

☐ I agree to the Privacy statement

submission

Dazzle dance academy has created a wonderfully welcoming community within Murrumbateman and surrounds. It brings children and families together in a safe and supportive environment. Having the opportunity to access a studio that is safe and equipped with the required needs is important for the development of each dancer. Whilst it won't be often, there are times during the year that the dancers need extra access to the studio but I know how respectful the staff, dancers and families are within the dance school and I believe the extra days of access will not negatively effect the community.

6501

Reference number: SUB-12167

Submission-Received

✓ Submission

SUBMISSION #14

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Murrumbateman

I have made a reportable political donation

☐ I agree to the Privacy statement

submission

Please support the extended hours for this dance school that supports our local community. We need access to facilities to support fitness and find ways to be active to reduce mental health concerns in local kids. It is unclear why this limitation has been placed on a business, dazzle is reasonable in its request to operate in typical business hours ie 9am to 9pm. Consider that the other fitness businesses within 50m have extended opening hours 4am to 10pm.

Reference number: SUB-12169

Submission Received

✓ Submission

SUBMISSION #15

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Macgregor

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☐ I agree to the Privacy statement

submission

Dazzle dance academy is an invaluable resource to the children and families of the wider murrumbateman community. It has provided years of support and service to the community, and it could be granted the opening hours to ensure that this can continue. It is also to be noted that Dazzle Dance Academy is a fitness studio, and therefore should not have such implications as opening times imposed on it when the gym in murrumbateman does not have the same conditions

21

Reference number: SUB-12170

Submission-Received

✓ Submission

SUBMISSION #16

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

2582

☐ I have made a reportable political donation

☐ I agree to the Privacy statement

submission

Dazzle is one of the biggest local sporting activities for the children in the area. The dance school provides many opportunities to the children that otherwise wouldn't be possible for the children to access.

First Name

SUBMISSION #17

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Marchmont

☐ I have made a reportable political donation

☐ I agree to the Privacy statement

submission

Dear Planning Team,

I am writing in support of the proposed modification to Development Consent DA230577, which seeks to amend Condition 94 relating to the operating hours of the approved dance school at 26 Rose Street, Murrumbateman.

As a member of the Yass Valley community, and a Dazzle Dance Parent for the past 11 years, I wish to express my strong support for this change and highlight the significant value that Dazzle Dance brings to the wellbeing and development of local children and families.

Support for Proposed Modification to Condition 94

The requested change proposes an extension of operating hours to:
Monday to Sunday: 9.00am to 9.00pm (including public holidays)
This is in place of the currently approved hours of:
Monday to Friday: 4.00pm to 9.00pm; Saturday: 9.00am to 3.00pm; Closed on Sundays and public holidays.

This change is modest in scope and does not increase occupancy or expand the regular class schedule. Rather, it provides flexibility for the studio to occasionally host:

- Individual private lessons,
- Rehearsals and mock exams,
- Student assessments and examinations (which occur annually), and
- Holiday workshops or special guest-led activities during school breaks.

With more than a decade of involvement with Dazzle Dance I can confirm that these uses are intermittent, low-impact and pre-scheduled, and will not result in increased foot traffic, noise, or parking demand beyond what has already been approved.

Why This Matters: Community and Child Development Benefits

Access to extracurricular activities is vital for children's physical, social and emotional development – particularly in rural areas where recreational opportunities are limited. Numerous studies support that participation in structured activities such as dance:

- Enhances self-discipline, social connection and resilience,
- Improves mental health and academic performance,
- Reduces antisocial behaviour and supports long-term wellbeing.

Dazzle Dance has been a consistent and positive presence in the community, providing a safe and inclusive environment for local children to express themselves, stay active, and build confidence. The proposed flexibility in hours will enable the studio to better support its existing students, especially during exam periods, and during school holiday periods – without changing the nature or scale of its operations.

Traffic, Parking, and Noise Considerations

Importantly, this proposed amendment does not involve any increase in student numbers, traffic generation, or duration of high-volume activity.

- As noted in the original Traffic Impact Statement (Genium Civil Engineering), 11 on-site parking spaces are provided, and the studio's operating patterns remain compatible with local traffic and neighbouring uses.
- There is no change to noise output, and the studio remains committed to complying with all acoustic conditions, including maintaining closed doors and windows during operation (Condition 95).

Conclusion

This is a well-reasoned, minor modification that will allow Dazzle Dance to better serve its existing community without altering the character or intensity of the approved use. I respectfully ask that Council approve the proposed amendment to Condition 94 under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979.

Thank you for your consideration

91

Reference number: SUB-12172

Submission-Received

✓ Submission

SUBMISSION #18

Case details

Documents

Action summary

Submission Type

I am submitting on behalf of my organisation

Title

☐ Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

Dazzle dance academy hours of service to go ahead.

680

Reference number: SUB-12173

Submission-Received

✓ Submission

SUBMISSION #19

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☐ Name withheld

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Suburb/ Town

Murrumbateman

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submission

Dazzle Dance is a wonderful, inclusive and respectful organisation which allows local children a safe environment to express themselves through dance.

Attachments to Reports – Page 138 of 319

6501

Reference number: SUB-12174

Submission Received

✓ Submission

SUBMISSION #20

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☐ Name withheld

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Email

Suburb/Town

Murrumbateman

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submission

Dozzle is a highly regarded community dance academy providing children a creative outlet in their love of dance. The intend of this application will not impact traffic as the exams are only undertaken by a select few students, showing that minimum cars will be required at those times, plus majority of people car pool restricting the number of cars even further. The times suggested are outside school times so there is no duplication of traffic at those peak times, with provided onsite parking ample requirements.

Reference number: SUB-12176

Submission-Received

✓ Submission

SUBMISSION #21

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☒ Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

I am supportive of this application as the amendment would have minimal adverse impact on the neighbourhood while providing benefit for the community, especially school-aged individuals. Having walked past the facility on Saturday, the busiest day for the studio, I can confirm there was minimal noise issues and no issues of traffic congestion.

Reference number: SUB-12179

Submission Received

✓ Submission

SUBMISSION #22

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☒ Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

Please allow Dazzle Dance to have more hours available for extra lessons and practice time for exams and concert preparation.

Thank you

Document SUB-12180 Submission-Received

Submission

SUBMISSION #23

Case detailsDocumentsAction summary

Submission Type

I am making a personal submission

Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

To Whom It May Concern,

I am writing to express my strong support for Dazzle Dance Academy's application to extend their hours of operation. As a parent of a child who attends Dazzle Dance Academy, I can personally attest to the enormous value this studio brings to our community. Prior to enrolling our daughter at Dazzle, we were making a two-hour round trip to Canberra so that my child could access the same level of high-quality dance training and performance opportunities. Having a professional and well-run academy like Dazzle in our area has been life-changing – not only for our family's time and wellbeing, but also for my child's development and confidence.

As a parent, I am personally invested in the success of Dazzle Dance Academy and I am happy to support their efforts to extend their hours of operation. I believe that extending their hours are not intended to expand the regular class timetable or increase general occupancy. Instead, they are proposed to accommodate occasional private lessons, rehearsals, and student exams that may need to take place outside of standard class times.

It's also important to consider that other fitness-based facilities in Murrumbateman, such as Elements4Life gym, are currently permitted to operate from 4:00am to 10:00pm. Dazzle Dance Academy is simply requesting permission to operate between 9:00am and 9:00pm – a significantly narrower window. Given that both businesses fall under the same general fitness category, it seems reasonable and consistent that Dazzle be granted the same operational flexibility, especially considering the limited and low-impact nature of the additional use.

Dazzle Dance Academy has always demonstrated a high level of professionalism and respect for the surrounding community. I am confident they will continue to operate responsibly and with consideration for their neighbours.

For these reasons, I respectfully urge the relevant authorities to approve this application. Dazzle Dance Academy is an asset to our region, and supporting its ability to function efficiently benefits not just its students, but the wider Murrumbateman community.

Sincerely,

Attachments to Reports – Page 142 of 319

SUB-12205 Submission Received

SUBMISSION #24

Case detailsDocumentsAction summary

Submission Type
I am making a personal submission

[Redacted]

Name withheld []
Please tick this box if you do not want your name published in the list of submitters on the department's website Email [Redacted]

Suburb/ Town Murrumbateman
I have made a reportable political donation —

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To whom it may concern, I am writing in support of this submission. I believe that this dance school adds significant value to the community and extending hours to be able to offer dance students and the community more access to services makes complete sense. My daughters attend this dance school and have done for the past 11 years. There are often one-off events such as ballet exams or end of year concert practice, or solo/private lessons that occur outside of the current approved hours; these have always happened to accommodate the needs of the students and I believe they should continue to do so. It does not make sense for someone to be paying a mortgage on a building but then still have to hire a different venue to be able to provide these lessons. It simply isn't fair and does not make sense at all when they can be done in the current premises.

This dance studio is on a street that is zoned for commercial properties, along this street and only a few 100m down the road, I believe a premise has already been set with the gym able to be open from 4am weekdays, 6pm weekends and open until 10pm EVERY night. I do not understand why then a dance studio has to have restricted opening hours that do not even come close to the gym opening hours. Both companies are under the health and fitness business category and both companies are on the same street, both companies are on a block of land zoned for commercial use. So, if the dance studio is restricted with the opening hours, believe i could only be viewed as discriminatory.

I understand there are residence in the street that are not happy with the dance studio's new location. When buying a block of land, we did our research and were happy with our purchase. It is very clear that this area/street is zoned for commercial buildings and already has some small shops, a gym, a childcare centre and a preschool. If you are not happy with how things are now, then perhaps don't buy a block of land/house in this area? Why should children and small business owners be punished for this and miss out when they are doing nothing wrong?

Dazzle Dance Academy has been part of the Murrumbateman for such a long time. It builds a sense of community, draws people to come and live in Murrumbateman and helps to grow the town by providing jobs for its staff. The academy provides a safe space where young girls can learn something about themselves while having fun and enjoying their hobby. It is a privilege to have such a high-quality dance school in a small country town and I can only see it as positive. These children need to be able to dance after school hours and on the weekends, otherwise it just isn't viable for anyone. Please! Urge you to accept this submission, for the sake of the wider community.

Kirsten Reynolds

01

Reference number: SUB-12215

Submission-Received

✓ Submission

SUBMISSION #25

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Family name

—

☐ Name withheld

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Email

Suburb/ Town

Evatt

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submission

As a teacher and former student at Dazzle, changing the time restrictions will greatly benefit the students of the dance studio by creating more opportunities for growth and nurturing their passion for dance. I understand concerns, but how is it any different to the preschool, gym or cafes on the same street?

380

Reference number: SUB-12228

Submission-Received

✓ Submission

SUBMISSION #26

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☐ Name withheld

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Email

Suburb/ Town

NANIMA

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submission

I fully support the proposed modification to the operating hours of Dazzel Dance Academy, extending them to Monday through Sunday, 9:00 am to 9:00 pm, including public holidays. This change will allow the Academy to maximise the use of its excellent new facility, creating greater opportunities for both staff and students. Beyond regular dance classes, the extended hours would enable space to be used for a variety of important activities, such as exams, workshops, additional rehearsals, private lessons, staff training, meetings, and essential administrative work. Expanding the operating hours will ensure the facility is used efficiently and meaningfully throughout the week, supporting the continued growth and success of the Academy. I expect these extended hours to have minimal impact on the surrounding community, as the activities are generally quiet and well-managed.

W SUB-12232Submission Received

SUBMISSION #27

Submission

Case detailsDocumentsAction summary

Submission Type
I am making a personal submission

Title
-- --

First Name
[REDACTED]

☐ Name withheld
Please tick this box if you do not want your name published in the list of submitters on the department's website

Email
[REDACTED]

Suburb/ Town
Yass

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submission

I currently have a business near this dance school. I was approached to review the modification application. After reading the modification I have to say it is grossly obvious that the reasoning behind the change will not be adhered to. I quote "The extended hours are proposed to accommodate occasional private classes, rehearsals, or student exams outside the current schedule" if you review their timetable you can see this will be filled consistently and there are no conditions to make them adhere to being "intermittent".

The school has only just opened in this street so approving this change would be premature, as the full impact of these extended hours on traffic and parking patterns cannot be accurately assessed in one week.

The potential for ongoing conflict and disruption to the residential community is a real issue. While the proposal claims the sessions will be "low impact and intermittent", this is not the case. The school operates for 9.7 days a week is going to have excessive traffic in a small road area. It appears that residents who live there are not being considered on how the increase of traffic will impact them and already has been impacting people who live very close by.

The proposed extended hours, particularly on Sundays and public holidays are excessive for a "small" dance school. The blanket approval for every day from 9 a.m. to 9 p.m. is disproportionate to the stated need. Also it car spaces for the amount of students enrolled and the amount of classes that listed, is woefully inadequate.

Specific conditions must be put in place to limit the frequency of these extended hours. For instance, Saturday night and Sunday operations should not be permitted on a regular basis. Instead, they should be tied to the specific, infrequent events mentioned in the proposal, such as exams or special rehearsals.

Also a clear and accessible process for residents to lodge a formal breach of these conditions is essential. If the dance school operates outside these newly-defined limits, residents need a direct way to report it to council. The council must then commit to taking appropriate and swift action against any confirmed breaches to ensure the conditions are respected and the amenity of the neighborhood is protected. Without such measures, the proposed conditions are effectively unenforceable and the "occasional" use could quickly become a regular occurrence, undermining the community's right to peace and quiet.

16801

Reference number: SUB-12233

Submission-Received

✓ Submission

SUBMISSION #28

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☐ Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

I support the application as it gives our kids a place to dance and meet with friends and have fun, please don't deny them having fun.

Reference number: SUB-12234

Submission-Received

✓ Submission

SUBMISSION #29

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

First Name

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Family name

-- --

☒ Name withheld

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Email

Suburb/ Town

MURRUMBATEMAN

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submission

We strongly believe the community is super excited to have the honour of having a dance studio, and will benefit the whole community through it. Many of the students have all started from a young age and have formed great friendships along the way. Having reduced times and restrictions greatly hinders the growth of everyone involved! We now have a safe studio for everyone to enjoy.

reference number: SUB-12235

Submission Received

Submission

SUBMISSION #30

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☐ Name withheld

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Email

Suburb/ Town

Casey

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submission

I wholeheartedly support this application.

Dazzle Dance Academy provides a fantastic service to the Yass Valley, helping young people to stay fit and healthy, engaged and socially connected in positive, supportive and safe environment.

The modification to operating hours being sought offers many benefits without any detrimental impact to surrounding businesses and homes. It is only fair, given that the hours of operation being sought do not differ from that approved for nearby businesses, in particular, the Elements 4 Life gym just metres down the road who advertise opening hours from 4am to 10pm everyday of the year. It's incomprehensible to think that one business would be afforded a financial and competitive advantage over another.

The young people at Dazzle Dance Academy have contended with subpar facilities for years now and they have earned their right to participate in their chosen endeavour in the safe and appropriate facility that the new studio at Rose St, Murrumbateman provides.

I urge Yass Valley Council to approve this application in the interest of fairness and as a way of promoting good health for the young people of the Yass Valley.

Reference number: SUB-12236

Submission Received

✓ Submission

SUBMISSION #31

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

First Name

Family name

☒ Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

This proposal will be great for the community bringing in revenue from nearby towns and supporting other local businesses within the community. It will also give locals the opportunity to be active and encourage people to socialise and strengthen the local community spirit. After many years of back and forth between different locations for everyone. We finally have a studio. All with the support of many people of the surrounding areas and community of Murrumbateman.

101

Reference number: SUB-12237

Submission-Received

✓ Submission

SUBMISSION #32

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

First Name

--

Family name

--

☒ Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

The dance studio would be great for our community.

6.2 Modification Development Consent No. DA230577 - Dance School - 26 Rose Street, Murrumbateman
Attachment C Submissions

SUB-12236 Submission Received

SUBMISSION #33

Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

☒ Name withheld

Email [REDACTED]

Suburb/Town
MURRUMBATEMAN

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submission

To Whom It May Concern,

I am writing in regard to the proposed modification to Condition 94 of Development Application D4230577 for the approved dance school at 26 Bass Street, Murrumbateman.

I strongly object to the request to extend operating hours to 9:00pm-9:00pm, seven days a week, including Sundays and public holidays. This is a residential area, and such an extension poses significant concerns:

Noise Impact:
While the applicant claims there will be no increase in noise levels, the very nature of extended use—even for private rehearsals or exams—creates additional disturbance. Sundays and public holidays are valued quiet times in residential communities, and these should remain free from non-essential commercial activity.

Traffic and Activity Levels:
Increased hours inevitably mean increased movement—vehicles, drop-offs, pickups, and general activity. Even if the overall number of visitors does not increase, extending the available timeframe extends the presence of non-residents in the area, disrupting the amenity of our neighbourhood.

Community Expectations:
The originally approved hours reflect a fair balance between the needs of the dance school and the expectations of local residents. The current schedule already allows operation six days per week, with evening hours on weekdays. This should be sufficient for effective scheduling.

Public Holidays and Sundays:
These days are traditionally quiet, family-focused times in residential areas. Commercial operations during these periods set a concerning precedent and are not appropriate for our community. I am strongly opposed to any operation on Sundays and public holidays.

That said, I would be open to a modest extension of Saturday hours to 5:00pm; should the business demonstrate a genuine need. This maintains community respect while offering the applicant some flexibility.

In conclusion, I ask that the Council reject the proposed expansion of hours to seven days a week and public holidays and instead preserve the original intent of the operating conditions—to balance business use with residential amenity.

ber: SUB-42240

Submission Received

Submission

I am making a personal submission

Title

☐ Name withheld

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Email

☐ Suburb/Town

Yass

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Submission

Submission is support of Modification to DA-DA230577

Address: 26 ROSE STREET, MURRUMBATEMAN

I am writing in support of the application for a modification to the approved DA for a dance school in Murrumbateman, Dazzle Dance Academy.

I understand that the application is to modify the approved hours of operation beyond the limited hours imposed in the original development consent, which limited operational hours based on historic dance class schedules. The application involves a request to expand operating hours to include weekday business hours and extended hours on weekends to accommodate occasional additional classes, rehearsals and other activities essential to the operation of a dance school such as examinations.

Dazzle Dance Academy is a highly regarded dance school providing dance and fitness classes for students in the Yass and Murrumbateman communities from the ages of three to adults. It provides a unique opportunity for local children and adults to access dance tuition in a safe, friendly and inclusive environment. Teaching is tailored to age and ability, with dance training offered to students ranging from those with physical and learning difficulties to advanced students seeking a career in dance. Dazzle Dance Academy provides a safe, secure and inclusive environment for all students, and is a place where students can develop their skills and confidence. The school is a community hub, and one which embodies everything residents love about country living: family values, inclusiveness, opportunity and a point of difference from competitive city dance schools.

Dazzle Dance Academy has operated out of community facilities (the Murrumbateman Recreation Hall, and the Church Hall) for several years, but has now relocated to a brand new, purpose-built studio in the Yass Valley. The new studio is a significant investment in the provision of dance classes to the community. The new studio is located in a commercially zoned precinct, in close proximity to a pre-school, day-care centre, fire station, and the Fairley Square retail complex which includes a bakery, café, tobacconist and gym. The nearby gym is advertised as operating from 4am to 10pm on weekdays, and from 6am to 10pm on weekends, and the retail outlets collectively operate across all of the weekday and weekend hours sought by Dazzle Dance Academy for its expanded hours of operation.

However, the arbitrary conditions imposed by Yass Valley Council in limiting the studio's operating hours is negatively impacting on Dazzle Dance Academy's ability to operate a fully functioning service. It is also a restraint on trade for a local small business, and inconsistent with the operating hours available to other local businesses, including the local gymnasium which is located within metres of the new dance studio.

Expanding the studio's operating hours will benefit the local community, and have minimal or no further impacts on local traffic, noise or other adverse outcomes. I support the application for a modification to the DA to expand the studio's operating hours and implore Yass Valley Council to approve the application for the benefit of our local community.

101

Reference number: SUB-12243

Submission-Received

✓ Submission

SUBMISSION #35

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☐ Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

I support the Dazzle dance academy

Reference number: SUB-12244

Submission-Received

✓ Submission

SUBMISSION #36

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

☐ Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

I strongly support the application for Dazzle Dance School to modify their hours.

680

Reference number: SUB-12245

Submission-Received

✓ Submission

SUBMISSION #37

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

☐ Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

I find it ridiculous that Yass council is putting this many hurdles in front of a small business that will benefit the community.

Reference number: SUB-12246 Submission-Received

SUBMISSION #38

Case details	Documents	Action summary
Submission Type I am making a personal submission Title <div style="background-color: black; width: 100%; height: 100px;"></div>		
<input type="checkbox"/> Name withheld Please tick this box if you do not want your name published in the list of submitters on the department's website Email <div style="background-color: black; width: 100%; height: 30px;"></div> Suburb/ Town Murrumbateman I have made a reportable political donation — — <input type="checkbox"/> I agree to the Privacy statement		
submission Yass council should not be putting this many roadblocks in front of a small business that provides this community with a much needed space for young girls and boys.		

✓ Submission

Reference number: SUB-12249

Submission-Received

✓ Submission

SUBMISSION #39

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

☐ Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

I fully support the proposal to alter the operating hours for Dazzle Dance Academy so that the studio can operate in a way that best supports the needs of its dancers. Given both Dazzle Dance Academy and Murrumbateman Elements4U Gym are in the same street, it is ludicrous that Dazzle operates under restricted hours when the gym is open from 4am to 10pm seven days a week including public holidays. Yass Valley Council should do all it can to support this business but more importantly these young people and their families by providing local opportunities to develop talent, hobbies, healthy habits and emotional well-being

901

Reference number: SUB-12243

Submission-Received

✓ Submission

SUBMISSION #40

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

☐ Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

I fully support the proposal to alter the operating hours for Dazzle Dance Academy so that the studio can operate in a way that best supports the needs of its dancers. Given both Dazzle Dance Academy and Murrumbateman Elements4Life Gym are in the same street, it is ludicrous that Dazzle operates under restricted hours when the gym is open from 4am to 10pm seven days a week including public holidays. Yass Valley Council should do all it can to support this business but more importantly these young people and their families by providing local opportunities to develop talent, hobbies, healthy habits and emotional well-being

1690

Reference number: SUB-12250

Submission Received

✓ Submission

SUBMISSION #41

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

☐ Name withheld

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Email

Suburb/ Town

Murrumbateman

I have made a reportable political donation

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☐ I agree to the Privacy statement

submission

I fully support the proposal to alter the operating hours for Dazzle Dance Academy so that the studio can operate in a way that best supports the needs of its dancers. Given both Dazzle Dance Academy and Murrumbateman Elements4Life Gym are in the same street, it is ludicrous that Dazzle operates under restricted hours when the gym is open from 4am to 10pm seven days a week, including public holidays. Yass Valley Council should do all it can to support this business but more importantly these young people and their families by providing local opportunities to develop talent, hobbies, healthy habits and emotional well-being.

01

Reference number: SUB-12252

Submission-Received

✓ Submission

SUBMISSION #42

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

☐ Name withheld

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Email

Suburb/ Town

Murrumbateman

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☐ I agree to the Privacy statement

submission

I support the DA modification for the operating hours as per the submission above. Traffic during this time is very limited being on a Sunday with the daycare and schools not operating.

01

Reference number: SUB-12254

Submission-Received

✓ Submission

SUBMISSION #43

Case details

Documents

Action summary

Submission Type

I am submitting on behalf of my organisation

Title

☐ Name withheld

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Email

Suburb/ Town

Murrumbateman

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submission

We live in the Murrumbateman community and I have two daughters who attend. We are thrilled with the new studio. It is great our community has been given the same opportunities as other Canberra studios. These extra hours will greatly assist our family, we are fully supportive

4116680

Reference number: SUB-12255

Submission-Received

✓ Submission

SUBMISSION #44

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Murrumbateman

I have made a reportable political donation

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☐ I agree to the Privacy statement

submission

I support the extension of the Dazzle dance academy studio operating additional hours. My daughters love their little community here in murrumbateman and the dance school is what our cancers needed. The extended hours aren't going to be used regularly this will only be for exams or a one off here and there additional class that is required. Us as parents and dancers of the dazzle community in no way wish to make any annoyance to the neighbours of the studio. We are just asking that our children be able to enjoy this new space when required to follow their hopes and dreams of becoming a professional dancer with their friends.

4-116501

Reference number: SUB-12256

Submission-Received

✓ Submission

SUBMISSION #45

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

—

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Murrumbateman

I have made a reportable political donation

—

☐ I agree to the Privacy statement

submission

My family & I support the proposal to alter the operating hours for Dazzle Dance Academy so that the studio can operate in a way that provides support to families & dancers. I understand that Dazzle Dance Academy and Murrumbateman Gym are in the same street but that Dazzle operates under restricted hours while the gym is open from 4am to 10pm seven days a week including public holidays. Iass Valley Council should support this business, young people and their families by providing local opportunities to develop talent, hobbies, healthy habits and emotional well-being.

Reference number: SUB-12257

Submission-Received

✓ Submission

SUBMISSION #46

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

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First Name

☒ Name withheld

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Email

Suburb/ Town

Murrumbateman

I have made a report table political donation

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submission

I am writing to support the proposal to alter the operating hours for Dazzle Dance Academy so that the studio can operate in a way that best supports the needs of its dancers. The Dance Academy and Murrumbateman Gym are in the same street but the dance studio operates under restricted hours when the gym is open from 4am to 10pm seven days a week including public holidays. Can Yass Valley Council please do all it can to support these young people and their families by providing local opportunities to develop their talent, hobbies, healthy habits and emotional well-being, thank you

reference number: SUB-12262

Submission Received

✓ Submission

SUBMISSION #47

Submission Type

I am making a personal submission

Title

Mrs

First Name

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Yass

I have made a reportable political donation

☐ I agree to the Privacy statement

submission

To whom it may concern,

I am writing in support of Dazzle Dance Academy and their Development Application (DA230577B--26 Rose Street, Murrumbateman).

Dazzle Dance Academy has long provided a vital and enriching service to the young people of the Yass Valley. Their programs foster not only physical activity and creative expression but also confidence, discipline, and a sense of community. It has been incredibly positive to see them grow to the point of establishing a dedicated studio space.

It is disappointing to see opposition to the studio, especially given its location within an existing mixed-use area. Nearby businesses include a gym that operates into the evening, a busy weekend cafe, a preschool, and a childcare centre. In this context, Dazzle's presence is entirely in keeping with the existing character of the area. Concerns about noise or traffic seem disproportionate -- particularly as the studio has only been operating for a week, and any minor disruptions are likely just part of the natural settling-in period.

There is frequent commentary about the lack of opportunities for children and teens in Yass and Murrumbateman. Removing or limiting services like Dazzle would only worsen that issue. Rather than opposing such initiatives, we should be celebrating and supporting them -- for what they offer now, and for the positive impact they'll have on our community's future.

Please consider this a strong endorsement of Dazzle Dance Academy and their application. I urge Council to support their continued operation and growth in Murrumbateman

Number: SUB-12263

Submission Received

✓ Submission

SUBMISSION #48

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

☐ Name withheld

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Email

Suburb/ Town

Yass

I have made a reportable political donation

☐ I agree to the Privacy statement

submission

To Yass Valley Council,

I'm writing to support the Development Application for Dazzle Dance Academy at 26 Rose Street, Murrumbateman (DA230577B).

Our daughter is a proud Dazzle dancer, and over the years we've seen her grow in confidence, responsibility, and determination. The team at Dazzle fosters more than just dance — they've built a positive space that builds life skills and self-belief in young people.

It's disappointing to see the development opposed, particularly when the studio is located in an area that already includes a gym (open until 10pm), a busy weekend café, a preschool, and childcare. It's also just one street back from Murrumbateman's main thoroughfare, which includes a pharmacy, petrol station, and mechanic. In that context, the studio hardly stands out as a source of disruption.

Any minor traffic issues or movement around the area are well within reason — especially in these early weeks while the studio is still settling in.

We regularly hear concerns that there's "nothing for kids" in our region. Well, here's a high-quality local service meeting that exact need — and doing it brilliantly. To limit it would be to punish the very thing we should be supporting.

I strongly encourage Council to approve this application and show support for services that genuinely benefit local families.

Reference number: SUB-12266

Submission-Received

✓ Submission

SUBMISSION #49

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

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First Name

--

Family name

--

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Murrumbateman

I have made a reportable political donation

--

☐ I agree to the Privacy statement

submission

I support the proposal to change the hours for DazzleDance Academy.
I don't see why they have to operate under restricted hours.
YVC should provide their support for this business, the families and the young people who use this facility to develop their talents.
We need this in our community.

ber: SUB-12267

Submission Received

✓ Submission

SUBMISSION #50

Case details

Documents

Action summary

Submission Type

I am making a personal submission

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/Town

Harrison

I have made a reportable political donation

☐ I agree to the Privacy statement

submission

To Yass Valley Council,

I'm writing to express my full support for Dazzle Dance Academy's Development Application (DA230577B) at 26 Rose Street Murrumbateman. I don't have children attending Dazzle, but I've seen the positive impact it has on local families and the broader community. Their recent move into a dedicated studio is a big milestone – and something that should be celebrated. The location seems entirely appropriate. The area already includes late-night businesses like a gym, a busy café, and is one street back from Murrumbateman's main drag, which has a petrol station, pharmacy, and other commercial activity. Dazzle is not out of place in that setting. This is exactly the kind of local service we should be encouraging. It gives young people a reason to stay connected, active, and engaged – right here in our region. Please support the application and give Dazzle the chance to keep growing. Kind regards,

1680

Reference number: SUB-12269

Submission Received

✓ Submission

SUBMISSION #51

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

murrumbateman

☒ I have made a reportable political donation

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☐ I agree to the Privacy statement

submission

The services offered by this business provide a valuable contribution to the Murrumbateman community. The proposed changes to operating hours would enable optional additional services, such as ballet examinations, that recognise and uplift technique and delivers improved outcomes that benefit the individual and ultimately the community.

901

Reference number: SUB-12268

Submission-Received

✓ Submission

SUBMISSION #52

Case detailsDocumentsAction summary

Submission Type

I am making a personal submission

Title

-- --

First Name

-- --

Family name

-- --

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Yass

I have made a reportable political donation

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☐ I agree to the Privacy statement

submission

I support the additional hours which can accomodate those who are not restricted by school hours.

DR SUB-22274 Submission-Received

✓ Submission

SUBMISSION #53

Case details Documents Action summary

Submission Type

I am making a personal submission

☒ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Murrumbidgee

I have made a reportable political donation

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☐ I agree to the Privacy statement

submission

I wish to object to the proposed extension of trading hours for the dance school to 9am–9pm, seven days a week including public holidays.

There are already unresolved issues with noise and parking overflow from the current operations, which affect nearby residents and patrons of the neighbouring shops and other businesses. Parking in this precinct is already at a premium, creating significant safety risks for vehicles and pedestrians – particularly children – during peak times such as school, after school and weekends. The proposed extension of trading hours would increase the number of vehicles and pedestrians in the area, leading to increased traffic congestion, increased conflicts between the dance school patrons and neighbours. Extending the hours will only increase this conflict by increasing traffic during these sensitive times, as well as in the evenings, and lead to further congestion.

This location is also in close proximity to our local RFS fire shed, and it is essential that emergency service access remains unimpeded at all times. Any intensification of traffic and increased parking in the area would also increase the risk of accidents and incidents. Weekdays would also intrude on times that residents reasonably expect peace and rest, further impacting the quiet enjoyment of their homes and exacerbating existing conflicts.

While I note the applicant states the extended hours are to accommodate occasional classes, there is no practical way to monitor or enforce this. Approval must be considered on the basis that classes could operate throughout all approved hours, meaning the impacts on parking, noise, and traffic would be ongoing rather than occasional.

When considering any change to operating hours, the key question should be whether the extended use is compatible with the surrounding environment and the capacity of local infrastructure. In this case, the existing conflicts over parking, traffic, and noise suggest that the current arrangements are already at the limit of what the applicant can manage and what the location can reasonably sustain. Extending hours would intensify these impacts and further erode residential amenity and pedestrian safety, rather than improve the balance between business needs and community wellbeing.

SUBMISSION #54

Date: 3 August 2025

Subject: Objection to Development Application DA230577B - 26 Rose Street, Murrumbateman

Dear Sir/Madam,

I am writing to lodge a formal objection to the Development Application DA230577B, which seeks to extend the operating hours of the dance school facility at 26 Rose Street, Murrumbateman.

My family and I reside at [REDACTED]. Our property is located directly opposite the frontage of the facility, and we are therefore uniquely and significantly impacted by its current and proposed operations.

Our objection is based on the grounds that the proposed extension of hours represents a significant and unacceptable intensification of use that will have a severe and detrimental impact on traffic safety, parking availability, and the residential amenity of our neighbourhood. The application is supported by a flawed Traffic Impact Assessment (TIA) that fails to represent the real-world conditions and lived experience of residents, and it ignores the history of non-compliance and procedural failings associated with this development.

Fundamental Objections to the Application Process

The history of this facility's approval process is deeply concerning. The original Development Application was approved despite at least 16 submissions from local residents and, critically, against the recommendations of both the Yass Valley Council's own internal report and the EPA report. Specifically, the council minutes dated 27 June 2024 at 1600 show that under section 6.6, the recommendation was to **refuse** the original DA because "relevant concerns cannot be addressed by conditions". It should also be noted that the applicant had stated in the original DA that there were no plans to increase capacity; this current application is a direct contradiction of that assurance. Further, contentious approval was granted on the condition of additional community consultation, which never eventuated. For the applicant to now seek a significant intensification of use, in direct opposition to their previous statements and official recommendations, fundamentally undermines the integrity of this entire process.

Rebuttal of the Traffic Impact Assessment (TIA)

The TIA presents a sanitised view of traffic and parking that does not align with the daily reality of living along North Street, nor the daily use of the North Street and Rose Street intersection.

1. On the Independence and Accuracy of the Assessment:

- **My Rebuttal:** The TIA's credibility is undermined by its reliance on prior, now out-dated data, and the only input into it appears to be from the applicant. It fails to take into account the reality of the current operations and environment.
 - **Unsupported Claims:** The report's foundation lacks any verifiable evidence to back up the claims and opinions made within it. It reads as a collection of unsupported assertions rather than a factual analysis. For instance, the original traffic survey was conducted at a time specifically chosen to avoid peak traffic—after the Primary School drop-off period—rendering its data unrepresentative of real-world conditions.
 - **Outdated Data:** The assessment fails to account for the significant growth in vehicular and pedestrian traffic resulting from the now fully populated local shops, or the traffic generated by the local primary school, daycare facility, and community pre-school. Critically, it also fails to consider the operational requirements of the Murrumbateman Rural Fire Service station, which conducts regular training on Wednesday evenings. The safe and unimpeded operation of this essential emergency service is significantly more important to the community than a commercial dance school and must be prioritised.
 - **Omission of Cumulative Impact:** This report and the previous report submitted under the original DA, omits any analysis of the school's previous activities at the Murrumbateman Recreation Grounds. This is a significant oversight, as it ignores the total traffic impact of the business on the village, proving the TIA is neither comprehensive nor accurate.

2. On Road Network Capacity and Safety:

- **The TIA's Claim:** The TIA asserts that, "The road network and intersections in the vicinity of the development have sufficient spare capacity to cater for the projected additional traffic."
- **My Rebuttal:** This claim is dangerously inaccurate. While the intersection might theoretically cope with the volume, it is completely unsuitable and dangerous in its current state.
 - **Poor Maintenance:** The road surface at the intersection of Rose and North Street is consistently in poor condition, frequently developing significant potholes that remain for weeks or months, creating hazards for all road users.
 - **Failure to Account for Existing Facilities:** The TIA completely fails to acknowledge the significant pre-existing traffic generators at this intersection, including the Murrumbateman Primary School, the Murrumbateman Rural Fire Service station, the MECCA community pre-school, and another daycare facility. The traffic from these essential services is already substantial without the additional traffic as a result of the facility now in operation, leading to a exponential difference between the TIA and current traffic conditions (See **Unsupported Claims**, and **Outdated Data**).
 - **Unsafe Pedestrian Environment:** The intersection serves as a major de-facto pedestrian crossing, particularly for the local primary school, as the pedestrian footpath leads to a rear pedestrian-only entrance. Despite this critical function, it

has no safety infrastructure whatsoever—no zebra crossing, no signage, no refuge islands. Adding more traffic to an already unsafe pedestrian environment used heavily by children in particular, is irresponsible and reckless. This extends to patrons of the facility, the majority of which are children or young adults. While this is not the responsibility of the facility, Yass Valley Council has a clear duty of care. This duty is not just a matter of policy but is also aligned with legal and human rights obligations. Under frameworks promoted by the Australian Human Rights Commission and as a signatory to the UN Convention on the Rights of the Child, government bodies have a responsibility to take all reasonable steps to ensure the safety of people using public spaces. This is especially true for vulnerable road users like students, for whom safe access to public schools must be a priority. To ignore the hazardous state of this intersection is to fail in that fundamental duty.

3. On Peak Hour Traffic Generation:

- **The TIA's Claim:** The assessment argues that the proposed hours fall outside of traditional road network peak times, and therefore the impact is minimal.
- **My Rebuttal:** This claim is contradictory and flawed. The application seeks extended hours to accommodate classes, exams, and recitals—events that generate significant, concentrated traffic, not minimal 1-on-1 sessions. Furthermore, the amended hours will now significantly overlap with the peak drop-off and, particularly, pick-up times for the local Primary School, compounding existing congestion.

4. On Parking Availability and Impact:

- **The TIA's Claim:** The assessment claims sufficient parking capacity at its onsite car park.
- **My Rebuttal:** This claim is fundamentally incorrect and ignores Council's own planning controls. The **Yass Valley Development Control Plan 2024** clearly states the parking requirement for a "Dance studio" is **1 space per 100m² of Gross Floor Area (GFA)**. The provision of only 11 on-site spaces is almost certainly insufficient and non-compliant with this requirement for a facility of this nature. This non-compliance is the direct cause of the vehicle spillage onto North Street. Furthermore, the design of the car park, which encourages unsafe reversing across a pedestrian footpath, by leaving many patrons no choice but to reverse out of the car park, appears to be inconsistent with the safety principles of **Australian Standard AS/NZS 2890.1: Parking facilities**. The current operations, with cars parked haphazardly on grass verges obstructing footpaths, creating blind spots, and forcing children to compete with vehicles on a pedestrian footpath, are a direct result of this insufficient and poorly designed car park.

5. On Vehicle Movements and Driver Behaviour:

- **The TIA's Claim:** The TIA likely quantifies vehicle movements as a simple number, suggesting a low impact.

- **My Rebuttal:** This fails to capture the nature of the traffic. The reality is an intense burst of arrivals and departures every 45 minutes, going by the currently advertised timetable of the facility, characterised by dangerous U-turns, three-point turns, and children crossing the street between erratically parked cars regularly ignoring existing "No Parking" signage. Extending this to overlap with primary school pickup will lead to increased chaos and presents an unacceptable safety risk. The facility's current driveway intersects an existing pedestrian footpath and horse trail, with the size and design of the car park effectively encouraging vehicles to reverse out regularly with low visibility of pedestrians. This is despite signage stating not to reverse out of the car park.

6. On Cumulative Impact and Site Suitability:

- **The TIA's Claim:** The assessment views the application in isolation.
- **My Rebuttal:** The intensification of use, combined with the existing traffic from multiple community-focused facilities and the poor state of the infrastructure, demonstrates that this location is not suitable for a commercial operation of this scale. The road network cannot safely support the traffic profile of another busy enterprise.

Impact on Residential Amenity

Beyond traffic, the proposed extension of hours will further degrade the amenity of our home and neighbourhood. The current operating hours (Monday to Friday 1600-2100, Saturday 0900-1500) already create significant noise intrusion from car doors, engines, and conversations, which can be clearly heard inside our home, particularly in our bedroom of an evening when we are trying to sleep. The proposed increase to 0900-2100, seven days a week including public holidays, represents a severe intensification. I particularly object to any increase in operating hours on Sundays and Public Holidays. These are days when residents are entitled to expect peace and quiet, free from the noise and traffic of a school, particularly one which is a commercial enterprise. This change would mean there is no longer any reprieve or respite from the commercial operation's impact, fundamentally altering the quiet character of our residential street and prioritising business activity over the wellbeing, safety, and amenity of established permanent residents.

A Note on Council Precedent and Consistency

It is a matter of public record that Councillors have raised significant objections to a separate Development Application for a Distributed Battery Energy Storage System (DA240159). At the Public Determination Meeting on 29 July, Mayor Jones and Councillor Carter both advocated strongly against that proposal, with heavy weighting placed on the potential impact on nearby residents' amenity.

The comments made in that meeting are directly applicable to our situation and highlight the principles we are asking Council to uphold:

- The need to acknowledge the **very real stress and anxiety** that residents are subjected to by intrusive developments.
- The consideration of **underlying wellbeing and deeper mental health impacts**.
- The principle that immediate landowners should not be forced to bear the entire **burden** of a development's negative impacts.
- The fundamental right of landowners to the **quiet and peaceful enjoyment of their land**.

The case for upholding these principles is far stronger for our situation. The battery storage system is proposed for a location surrounded by farmland, whereas this dance school is operating in the heart of a suburban residential street, directly bordered by at least 5 family homes. If these are valid grounds for objection in a rural-zoned farmland area, they must be considered with even greater weight in a residential zone where the expectation of peace and quiet is paramount. We ask that the Council apply its own stated principles consistently and afford the same level of protection and consideration to our residential amenity as is being argued for elsewhere in the same local government area.

Conclusion

In conclusion, this Development Application is demonstrably not in the public interest. It fails to balance the applicant's commercial ambitions with the rights of residents to a safe, quiet, and equitable neighbourhood.

The application is predicated on a flawed and unreliable Traffic Impact Assessment, contradicts the applicant's own previous assurances, and ignores the history of the site's contentious approval process, which included a formal council staff recommendation to refuse the original DA.

The proposal will worsen an already dangerous traffic and parking situation, directly threatening the safety of vulnerable pedestrians, particularly the many children who use these streets to access the local primary school, pre-school and daycare. It will completely eliminate any period of respite for residents by extending the noise and disruption across evenings, weekends, and public holidays, causing an unreasonable and unacceptable loss of amenity.

As demonstrated by the Council's own recent deliberations on other matters, the protection of resident wellbeing and the right to peaceful enjoyment of one's property are paramount. Given the procedural failings, the significant safety risks, and the severe impact on residential amenity, we strongly urge Yass Valley Council to act in the best interest of its residents and **refuse** this Development Application in its entirety.

Thank you for your time and consideration of this serious matter.

Yours sincerely,



DA Online (DA23-0577)Exhibition EX14103601

Online Public Submission

Reference number: SUB-12242Submission Received

✓ Submission

Case detailsDocumentsAction summary

Submission Type

I am making a personal submission

Title

☐ Name withheld

Please tick this box if you do not want your name published in the list of submitters on the department's website

Email

Suburb/ Town

Yass

☐ I have made a reportable political donation

— —

☐ I agree to the Privacy statement

submission

We kindly ask your consideration and permission in permitting Dazzle Dance Academy to retain its use of studio space on Mondays and Sundays when necessary for its purpose of providing dance lessons to its students. The use of the studio of Mondays and Sundays would only be in special circumstances. Thanks

SUBMISSION #56



30 July 2025

CONFIDENTIAL

Yass Valley Council
209 Comur St
YAS NSW 2582

Re: DA230577B proposal for "Modification to Operating hours"

Dear Jeremy,

[REDACTED] is writing to register objection to the proposed 'modification to operating hours' of the dance school business at Lot 5 Section 6 DP 758736 – 26 Rose Street Murrumbateman.

- The impacts of operation under the original approved hours are not yet established as the business has been open for less than one week.
- The applicant's requested changes are potentially significant to the operation of our preschool as the new hours encompass preschool operational hours every weekday.
- Road safety and traffic infrastructure need independent, thorough assessment under current operating hours to ensure an evidence-based decision is made.

This dance school business is located directly opposite the premises of Murrumbateman Preschool, a community not-for-profit registered Early Childhood Education and Care service catering for 3-5yo children under the framework and funding of NSW Education Department. The preschool premises has operated as a community early childhood education provider from this location for 42 years.

The approved DA operating hours for the dance school business (Mon-Fri 4pm to 9pm and Saturday 9am to 3pm) had minimal overlap with preschool operating hours, but the requested change to operating hours (including Mon-Fri 9am to 9pm) would impact every day of preschool operation.

Preschool arrival and departure are not as structured as the neighbouring primary school. Individual family circumstances see the arrival and departure of children at preschool vary considerably between the hours of 8am and 4pm. Highest arrivals are between 8.30 and 11.30 and highest departures are between 2.30pm and 4pm, however significant variation is common.

During the day the preschool car park caters for visitors, deliveries, educational services, emergency drills, genuine emergencies, student activities (such as Yass Library Bus) where car park gates are closed and clear of vehicles.

Preschool policies and risk assessments require offsite parking by staff. The preschool car park is short term, for drop off and collection of children and delivery of good or services. The carpark area needs to be able to be vacated of all cars to provide a safe zone for children in our care.

Key Concerns

██████████ would like to highlight that the proposed changed DA230577 Dance School operating hours creates a realistic likelihood of increased traffic which will present new risks and exacerbate existing concerns.

- **Pedestrian safety – traffic increases risks for children and young people in this area.**
The lack of footpaths on Rose Street already presents an environment of ad hoc pedestrian access, including to and from the new dance school premises along its Rose St boundary. There is no dedicated pedestrian crossing supporting children accessing preschool and the other two education facilities.
- **Traffic infrastructure – outdated, needing upgrade, to safely supporting more traffic.**
Conditions of Rose St, near the intersection with North St, there are reoccurring potholes and an outdated concrete chicane both present hazards that result in vehicles often taking the ‘wrong side’ of the road to avoid.
Current ‘reduce speed’ signage is minimal and doesn’t include ‘on road’ markers usually associated with school zone crossings. This a busy alternate road for traffic looking to avoid the Hercules – Barton interaction at peak times.
- **Parking capacity – inadequate designated parking.**
The lack of formal parking places in the vicinity of the dance school, long daycare, primary school and preschool already results in high levels of ‘informal’ parking on verges and areas of public space surrounding the Rose and North St intersection, particularly at peak times on school days as well as during special events at the schools. This informal parking creates significant safety risks for children as the movement of cars is not easy to predict. In the few days of operation, it is already evident that dance school arrival and departures are also making use of informal parking to drop off and collect dance students. While currently outside preschool hours, the change of dance school operating hours has the potential to expose preschool access and egress zones to this risk daily.

Informed decisions

Existing traffic, road safety and pedestrian issues are an important part of decisions that potentially impact future road use. Where improvements and safety features like footpaths and pedestrian crossings are needed, but not yet installed, decisions should be cautious and maximise safety.

██████████ wants the safety of children in our community to be given adequate consideration via accurate information and assessment of risks.

Information provided in the initial (April 2024) Traffic Impact Statement included assumptions that were not well researched in relation to the use of the preschool car park. It was suggested the use of street parking was a matter of ‘choice’ as the preschool car park was not at capacity during the day. It is due to preschool policies and risk management (including emergency and evacuation procedures) that preschool staff are required to park off-site.

Information in the July 2025 Letter by Gerium Civil Engineering appears based on opinions and lacking factual evidence. There is a reference to additional traffic generated by the revised operating hours being ‘insignificant’ in relation to the existing traffic on the network. Preschool would prefer those decisions potentially impacting the safety of children and families accessing the preschool be based on actual data, not opinion.

Considerations moving forward

- Operating hours remain as approved in the original Development Application and accepted by the applicant in undertaking the development. Without a meaningful period of operation under the approved business hours, there is no baseline to assess impacts of these operating hours prior to extending them.
- Completion of a current, detailed, independent, Traffic Impact Assessment and Road Safety Audit, including the existing dance school current operating hours, be completed to inform decision-making before extension to dance school operating hours. The traffic and pedestrian zone adjoining the dance school premises immediately feeds into three separate educational facilities dedicated to children under the age of 13 years. The highest portion of these children are under the age of 8 years which is significant in terms of road safety guidelines.
- No changes to business operation hours be approved prior to completion of required road safety upgrades (including the previously identified pedestrian/bridlepath crossing). The volume of vulnerable young pedestrians warrants a particular duty of care in making decisions with the potential to increase the risks children face navigating this currently unstructured zone of pedestrian-traffic interaction.
- The applicant applies for 'one-off' variation of operating hours as an 'event request' for interim exception from original DA operating hours. Supplied documentation supporting the modification request identifies that the extension of hours is only required to meet 'occasional' needs. Applying for each separate occasion would enable case-by-case assessment and risks to be mitigated by providing the details of the date, time and participant numbers (traffic and parking implications).

As highlighted by the NSW Government, road safety is a shared responsibility. It is a collective effort which includes us as educational providers, but also local government.

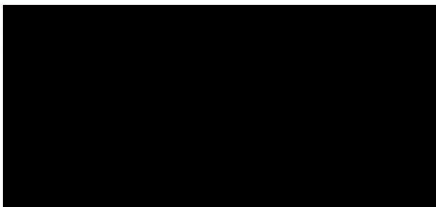
The decision to modify the operating hours of DA230577B needs to be made without causing direct or indirect increase in any risk of harm to pedestrians, including the unique road safety needs of younger children.

Critical road safety infrastructure is needed in the precinct of existing preschool, long daycare and primary school areas to support the safety of children before decisions that open the way for increased traffic in this community area.

Thank you for the opportunity to highlight the concerns [REDACTED] sees in relation to the current operation and proposal to extend operating hours of the dance school business.

Please don't hesitate to contact us if you wish to discuss any points raised in more detail.

Kind regards,



SUBMISSION #57

From:	[REDACTED]
To:	YVC Customer Service Team
Subject:	Objection to DA230577B 26 Rose Street Murrumbateman
Sent:	5/08/2025 4:48:09 PM

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Re: Development Application DA230577B
Address: 26 Rose St Murrumbateman NSW
Proposal: Modification to Approved Development - Operational Variation (Children's Dance School)

Dear Jeremy,

I am writing to strongly object to the proposed modification to the above development application and respectfully request that the Council refuse the amendment for the following reasons:

1. Operational Hours:

This amendment endeavours to modify the previously approved operational hours, originally set from Monday to Friday, 4:00pm to 9:00pm and Saturday 9:00am to 3:00 pm, to the proposed schedule of Monday to Sunday 9:00am to 9:00pm, seven days per week (including public holidays). This proposal alteration raises concerns regarding its compatibility with the near neighbours in a primarily residential area. Furthermore, it increases the level of commercial activity that appears incongruent with the predominantly residential area.

In particular:

The proprietor of Dazzle Dance has owned this business for several years and would have known of the need to conduct "occasional private classes, rehearsals, or students exams" on Sundays and/or public holidays when the original DA was submitted. In my opinion the actual timetable requirements were deliberately **underestimated** in an attempt to minimise what the actual operating requirements were currently at the Murrumbateman Recreation Centre and what the requirements would be in the new studio.

- Monday 4:00pm to 9:00pm has been added to the new timetable, so there has already been an expansion of operating from the usage at the Recreation Hall.
- I note that although Saturday is 9:00am to 3:00pm, the current timetable on their website states classes to 4:00pm.
- Saturday 26 July, they closed the studio at 6:30pm and on Saturday 2 August, 2025 they closed at 4:30pm.
- Sunday 27 July, they were open from 9:00am to 4:00pm
- There was an intention to hold exams on Sunday 3 August, 2025 and I believe that they moved to the Recreation Centre instead.
- This is a clear **breach of their approved Deferred Commencement Consent** issued on 5 July 2025.

Condition #94. Operating hours

During the ongoing use of the premises, the hours of operation are restricted to:

Monday to Friday: 4:00pm to 9:00pm
Saturday: 9:00am to 3:00pm
Sunday and public holidays: No operation

Furthermore, on the 18th September, 2024 in response to a letter to Mr Jared Calnan, the applicant, (through Darren Bick, Bick and Steele Solicitors) stated:

(i) Group classes and examinations are **currently not proposed** to be held on Sundays as per the condition #94 of Development Consent.

A Dance Studio that has been operating for 10+ years would have a full understanding of its requirements for assessments, examinations and rehearsals and lodge a Development Application that was specific to its current need and standards of education, to ensure that its student's achievements could be supported with the appropriate amount of hours that are required to do so. It seems to be a gross oversight to be applying for a Modification of Application from a well established Dance School.

2. Neighbourhood Character and Impact on Residential Dwellings:

Amplification of Noise and Traffic:

Extending the operating hours will undoubtedly result in increased noise and traffic congestion, particularly affecting residential areas, including our own. The application letter appears to overlook this aspect and given that the studio has only been open since Thursday 24 July, 2025, and no assessment has been conducted to measure the actual noise from this business and in particular the substantial increase in traffic and parking to this generally very quiet area (during approved hours of operation). The noise generated from patrons and staff entering and exiting, coupled with the related vehicle noise, **is disturbing** the serene environment that residents currently appreciate. The traffic and acoustic assessments need to be conducted in real time and during the current hours of operation to fully assess the impact that this business is currently having on nearby neighbours before any consideration regarding an extension to the operating hours.

Impacts on Amenity and Health:

The proposed amendment erroneously claims that the additional noises won't be any more disruptive than the existing noise. However, extending the operating hours will undoubtedly subject residents to prolonged noise and disruptions affecting the health and residential comfort. This will be particularly disruptive if Sunday and public holidays opening is permitted. Murrumbateman Primary School, MECCA Community Pre School and Fairley Childcare Centre are very close to our house, the only reprieve we get is on weekends, public holidays and school holidays. The approved operation hours have already taken our Saturdays, if the modification is approved we will lose our Sundays and public holidays also. This is grossly unfair on the near neighbours who are already burdened by the traffic and noise currently being generated in this school precinct Monday to Friday. The childcare centre opens Mon-Fri 7:00 am to 6:00pm without a break for school holidays, only public holidays. The Council is obligated to consider the "effect on the environment, human health, and area amenity." The potential expansion of operating hours is a contradiction, as it **will have adverse impacts** on the local environment and the physical and mental wellbeing of residents, like myself, due to increased noise and traffic.

3. Certificate of Occupancy:

Consent Orders item 87. Completion of landscape and tree works.

"Before issue of an occupancy certificate, the principal certifier must be satisfied that **all landscape** and tree-works have been in accordance with approved plans and documents and any relevant conditions of this consent."

No landscaping has been undertaken at this site except the hard landscaped concrete carpark and driveway. Form work was laid late last week for the all abilities accessible footpath.

Deferred Commencement 2(e) Provision of all abilities accessible path from the building to the existing shared concrete path on North Street to facilitate safe access for unaccompanied children and accompanying adults with mobility issues.

Why was the Certificate of Occupancy granted without these conditions being met? As a result the patrons and staff of the Dance studio are forced to access the studio via the car park. This exposes them to unnecessary risk. Due to the lack of off street parking, patrons are parking on Rose Street in front of the preschool and in Fairley Square. There has been an increase in illegal parking along North Street on the pedestrian path. There is also a street light out further up Rose St and my neighbour reported that she

nearly hit a group of children who were crossing Rose St to get to cars parked outside the preschool. This is very unsafe, as the intersection of Rose Street and North Street was particularly dark last week with the rain.

Council Action: Replace the blown bulb in the street light and expedite the proposed improvement to Rose St by removing the chicane, fixing the much deteriorated road surface and installing a raised pedestrian crossing. The anticipated road safety measures were part of the issues that were identified and discussed prior to the original DA and influenced its approval by Council. To date we are not aware of any time frame for this necessary improvement to pedestrian safety will be done and is subject to Council's current budgetary constraints.

4. Revised plan for carpark and access:

Extract from the Deferred Commencement Consent 27 June, 2024

- (a) "No Parking zone on the frontage to the development on North Street
- (b) Car parking area must include 11 spaces with one (1) space for people with special needs (disabled/accessible) and turning areas.
- (c) A bollard on the clearance area adjacent to the disabled parking space with adequate access path from the parking area to the building for people with special needs.
- (d) Designated short-term car spaces for drop off and pick up only
- (e) Provision of all abilities accessible path from the building to the existing shared concrete path on North Street to facilitate safe access for unaccompanied children and accompanying adults with mobility issues.

Reason: To ensure that suitable and safe access for vehicles and pedestrians can be provided and to demonstrate adequate number of car spaces within the car park can be provided, including disabled /accessible car space with clearance and vehicle turn areas.

It all sounds good on paper but the reality is:

- Cars having difficulty manoeuvring in the car park. One of the lighting bollards has already been knocked over and is lying on the ground with live wires. Another one has also been knocked by a car.
- Cars reversing out of the car park, ignoring the "No Reversing Across Footpath". Posing a serious risk to all pedestrians/cyclists.
- A car entering the car park before the car trying to exit the car park was clear of the driveway.
- Drop off/ pick up car parks are being occupied for longer than intended.

The inadequacies of this poorly designed car park are evident and this causes patrons to park illegally in "No Parking" designated areas on North Street. This causes considerable distress to the residents of North Street. Cars are parking with their headlights on and engines running. This results in unacceptable noise and light pollution into resident's houses.

Mr Simon Cassidy (Genium Projects) stated in the Modification of Application.

"Our Traffic Impact Assessment assesses the likely traffic impacts of the original proposal and concluded that subject to implementation of a number mitigating measures, the proposed development **was not likely to have any significant impact on the road safety or road network efficiency**" this is in fact a gross understatement. Since the opening of the Dance School on 24 July, the residents of North Street (and 24 Rose Street) have been severely impacted by the excess traffic that this commercial enterprise has generated in an otherwise quiet street that was mainly used only by residents after the peak hours.

4. Lack of Community Engagement:

It states in the Council papers 16 submissions were made against DA230577. No effort was made to hold a public consultation in accordance with YVC Community Engagement Strategy. Despite initial reassurance from the applicants declaring their willingness to "work with the community" regarding this DA, no attempt had been made to engage with the residents who live nearby. We also were not informed that the Certificate of Occupancy had been issued, despite there being no all abilities accessible path to access the entry of the

building and no landscaping to the exterior areas. Nor were we informed of their due date to commence using their facility.

5. Lack of Accountability:

- The existing breaches suggest a lack of effective oversight or enforcement by YVC.
- Permitting this request could be viewed as rewarding clear breaches of DA Consent Conditions.
- Without clear mechanisms to monitor and enforce adherence to Operating Hours, the proposed changes risk further deterioration of neighbourhood amenity.
- Applicant understating the actual hours of operation that they had been conducting their business under prior to the opening of the new studio, in an attempt to minimise the real impact that this Dance Studio would have on the surrounding residential area. They have been monopolising the Community Hall at the Recreation Grounds for several years prior to this, without impacting anyone other than other community groups who were unable to book the facility due to Dazzle Dance having monopolised the bookable hours.

Conclusion:

In conclusion, the proposed amendment seeking to extend the operating hours of the development at 26 Rose St, Murrumbateman goes against the core objectives of a residential area. It has adverse effects on the neighbourhood's character, residential comfort, and leads to increased noise, traffic, and light pollution.

- This modification has been submitted under Section 4.55(2) of the Environmental Planning and Assessment Act 1979. While the use remains a "children's dance school", the proposed expansion of operating hours represents a substantial change in how and when the site is used.
- No evidence- based traffic or acoustic assessments performed in actual data under current conditions to support the proposed intensification of use at the site.
- The proposed hours are significant deviation from the original DA ie Children's Dance School and create a different usage profile, with greater numbers of adult users likely to drive themselves, increasing car traffic and parking pressure.

It is crucial for Yass Valley Council to carefully consider the substantial negative impacts this development is having on residents. I urge the council to reject this amendment in order to safeguard the peace, wellbeing, and overall quality of life for the residents of Rose and North Street, Murrumbateman.

Sincerely



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SUBMISSION #58

From:	[REDACTED]
To:	Jeremy Knox
Subject:	DA230577B Dazzle Dance Modification of business hours
Attachments:	IMG_0.MOV
Sent:	6/08/2025 11:28:12 AM

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Dear Jeremy

I've attached my submission against this modification. I misunderstood the dates, believing that the end date was the 7th August but rereading details it noted the 5th.

I'm on the road and struggled with downloading further details on the portal. Given that I contacted you last week to raise concerns - I hope this will be accepted.

Kind regards

[REDACTED]

Private and Confidential

Please redact my personal information. Thank you

Date: Sun, 3 Aug 2025 at 9:51 pm

To Whom It May Concern,

I am writing to formally object to the proposed modification of Development Application DA230577B under Section 4.55(2) of the Environmental Planning and Assessment Act 1979.

History:

YVC planning staff did not recommend for approval:

Ordinary Council Meeting 27 June 2024

6.6 DEVELOPMENT APPLICATION NO. DA230577 - DANCE SCHOOL, 26 ROSE STREET, MURRUMBATEMAN

SUMMARY

To present the assessment of Development Application No DA230577 for a dance school at 26 Rose Street, Murrumbateman. The application attracted 16 submissions over two public exhibition periods. Relevant concerns cannot be addressed by conditions. Refusal is recommended.

RECOMMENDATION

That Development Application No DA230577 for a dance school at 26 Rose Street, Murrumbateman, be refused on the following grounds:

1. *The site is not considered to be suitable for the proposed development in the current form based on the information available.*
2. *Suitable arrangements for vehicle access driveway location in conjunction with providing adequate onsite car parking has not been demonstrated. The proposed number of car parking spaces to be provided on site at 10 is considered to be inadequate and is likely to create adverse situation in the area through increased potential for traffic and pedestrian conflict, general parking issues (such as other informal parking), which in turn may also adversely affect amenity of nearby residential uses.*
3. *The noise impact assessment has calculated based on nine car spaces only, whereas the traffic impact statement is recommending a minimum 10, and this assessment is recommending minimum 12. As the current modelled noise for the carpark is only just at acceptable criteria for nearest sensitive receiver, updated noise assessment (and potentially consideration of additional attenuation measures) is necessary.*

However Cr Butler provided an alternate motion, which was approved by four against two councillors. Legal issues resulted due to issues of error of these however, due to financial constraints for local residents, the matter was unable to be brought to the LEC.

Ordinary Council Meeting 27 June 2024

6.6 DEVELOPMENT APPLICATION NO. DA230577 - DANCE SCHOOL, 26 ROSE STREET, MURRUMBATEMAN

SUMMARY

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No public consultation took place either by the applicant & councillors with the local residents, businesses, primary and preschool, & RFS impacted by this DA. Cr Butler did meet with the applicant and both Cr Pothan and she referred to submissions in favour of this DA received after the end period of consultation. The CEO advised that this was acceptable.

To date:

I wish to raise several serious concerns regarding the operation of the newly opened Dazzle Dance Studio. From the very first day of operation Thursday 24th July '25, which resident's were not notified of, there have been multiple breaches of the Development Application (DA) conditions that were originally approved. These issues have significantly impacted local residents and demonstrate a concerning lack of regard for the agreed terms and for community relations.

1. Breach of Operating Hours:

The studio has operated outside the approved operating hours on the weekends. This behaviour shows a complete disregard for the DA conditions and for the peace and wellbeing of neighbouring residents.

2. Parking Violations and Traffic Nuisance:

Parents and patrons frequently park in "no parking" or "no waiting" zones, leaving vehicles idling with engines running and headlights on. This creates ongoing noise, air pollution, and disruption, especially during evening classes, directly impacting the quiet enjoyment that residents are entitled to.

3. Non-Compliance with DA Conditions (Landscaping and Footpath):

To date, the required landscaping has not been completed, nor has the footpath to the studio been constructed—both of which were clear conditions of the DA approval.

4. Lack of Community Engagement:

Despite claims that the studio is “part of the community,” there was no notification to nearby residents regarding the official opening of the business. Moreover, there has been no direct engagement or consultation with adjacent homeowners.

5. Hostile Behaviour and Intimidation:

There have been multiple reports of troubling interactions between studio patrons and residents. Furthermore, residents have been told to “sell up and move” if they do not like the studio, and those who raise valid concerns have been unfairly labeled as unsupportive.

These incidents reflect not only a lack of compliance with planning conditions but also a broader disregard for community standards and mutual respect. The business’s operation in its current form appears to be encouraging a culture of entitlement, rather than fostering the inclusive, respectful environment that is expected within a residential neighbourhood.

Which leads me to the Modification submission made on the same day Dazzle Dance’s first day of operation at 26 Rose Street.

While the use remains classified as a “dance school,” the proposal to extend operational hours from 4:00 pm–9pm (Monday - Friday) 9:00 a.m 3:00pm Saturday & no use on Sunday or PH to now 9:00 am–9:00 pm, seven days a week including PH which constitutes a significant change in the nature, scale, and intensity of use. I respectfully submit that the modification should be refused for the following reasons:

1. Questionable Traffic and Parking Assumptions

The traffic and compliance strategy provided by the applicant lacks credibility when compared to current usage patterns at the Murrumbateman Recreation Grounds. On weekends, far more vehicles are observed at that location than the applicant claims will attend the Rose Street site.

The suggestion that significantly expanded operating hours will not result in increased traffic is unsubstantiated and implausible.

Furthermore, the report by Genium Civil Engineering (dated 4 July) states that “it is not expected that the current class timetable will be expanded.” This is a hypothetical assumption and does not preclude future class expansion. Without enforceable conditions, there is nothing to prevent the facility from operating at full capacity 9:00 am to 9:00 pm, seven days a week.

Crucially, the Genium report:

- Is not independent, relying solely on applicant-provided information.
- Does not account for existing usage at the Recreation Grounds.
- Ignores several nearby sensitive uses, including:
 - The Rose Street & North Street residential properties,
 - The RFS Station plus their training days
 - Fairley Daycare and Preschool, Murrumbateman Primary School

- Local shops, Cafes, Gym and the medical centre.

A comprehensive traffic assessment that includes these stakeholders would likely reveal:

- Increased vehicular volumes,
- Overflow parking and congestion,
- Reduced pedestrian safety due to lack of footpaths,
- Elevated noise levels from traffic and people.

Key Concerns:

- Adult users are more likely to drive, increasing parking pressure.
- The area lacks public transport and has limited on-street parking.
- Overflow traffic will significantly affect residential amenity.
- Pedestrian safety risks will increase, particularly for children.

2. Overdevelopment and Intensification of Use

The proposal represents a clear intensification of use that is incompatible with the site's RU5 Village zoning and residential context.

The development:

- Exceeds the typical scale for educational/recreational use in a village zone.
- Is inconsistent with the current and desired neighbourhood character.
- Lacks sufficient mitigation measures for impacts related to traffic, noise, and parking.

Critically, the applicant seeks these expanded hours before any operational period under the original approval. This raises concerns about a "staged" approval strategy to circumvent proper assessment.

Important Points:

- The original restricted hours were designed to align with the residential context.
- Residents have not had an opportunity to observe real impacts under the current approval.
- No baseline data exists for noise, parking, or traffic impacts.
- Any expansion should only be considered after a minimum 12-month operational period, supported by independent evidence-based monitoring.

3. Unacceptable Impacts from Extended Hours

The increase to a 12-hour daily operation, seven days a week, will have significant negative implications:

- Increased traffic and pedestrian movements during all hours, including evenings.
- Elevated noise levels from music, voices, and car activity—during times typically expected to be quiet.

- Greater land-use conflict in a residential area without any new mitigation proposed.

The technical assessments provided are theoretical only, relying on assumptions rather than real-world data. This is inadequate for such a substantial modification.

4. Contrary to the Public Interest

The cumulative impacts of increased operating hours, traffic, noise, and parking stress do not align with public interest or reasonable community expectations.

The proposal:

- Prioritises the applicant's commercial goals over residential amenity,
 - Undermines confidence in the original assessment and staged application process,
 - Has not been justified by operational evidence or community support.
-

Conclusion

This modification is not minor; it represents a substantial escalation in operations that has not been properly assessed and is inconsistent with the local planning context.

For the reasons outlined, I strongly urge Council to refuse the proposed modification to DA230577B. The impacts on residential amenity, traffic, pedestrian safety, and neighbourhood character are unacceptable, and the application lacks the evidence necessary to support such a significant variation. The applicant has also shown in my opinion a complete disregard for the residents directly impacted by their business.

I trust that Council will act in accordance with its responsibility to safeguard the interests of the local community and uphold the integrity of its planning framework.

Kind regards



Murrumbateman resident.

Photos of car park in Fairley estate 1.30pm ..limited spaces.



Video attached as an example of noise from Murrumbateman Primary School during daytime hours.

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SUBMISSION #59

From:	[REDACTED]
To:	YVC Customer Service Team
Subject:	DA230577B 26 Rose Street Modification Application
Sent:	7/08/2025 2:47:47 PM

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Subject: DA230577B 26 Rose Street Modification Application

Private and confidential - Please redact my personal details.

To Whom It May Concern,

I write to formally object to the proposed modification of Development Application DA230577B under Section 4.55(2) of the Environmental Planning and Assessment Act 1979.

This modification seeks to extend operating hours for Dazzle Dance Studio from limited weekday use to 9:00 am–9:00 pm, seven days a week, including public holidays. This represents a significant intensification of use that is incompatible with the RU5 Village zoning and surrounding residential character. The applicant is looking to increase their operating hours from 38 per week to 84 per week.

This is an increase of 221% which by any reckoning is substantial with its immediate flow on effect and impact to local residents.

From its first day of operation on 24 July 2025, the studio has **already breached original DA conditions**—operating outside approved hours, causing parking and traffic issues, and failing to complete required landscaping and footpaths. Residents were not notified of the opening and have experienced ongoing disruption, with no community consultation or engagement. Reports of hostile interactions and dismissive attitudes toward local concerns are especially troubling.

Key objections to the modification include:

1. **Traffic & Parking Impacts:** The applicant's traffic report is based on unverified assumptions and ignores nearby sensitive uses including three schools, the RFS, shopping precinct with cafe/gym and residential areas. There is insufficient parking, no pedestrian infrastructure, and significant safety risks for children and locals. Patrons are already participating in routine and excessive illegal parking despite prohibition signs often parking on verges with engines running for considerable periods of time and causing disruption to local residents.
2. **Overdevelopment:** The proposal increases scale and intensity without baseline data on existing impacts. It appears to be a staged approach to avoid full scrutiny. Expansion should only be considered after at least 12 months of compliant operation and independent review.
3. **Unacceptable Amenity Impacts:** Daily 12-hour operations, seven days a week, will increase noise, traffic, and land-use conflicts, eroding local amenity and quiet enjoyment expected in a residential area.
4. **Not in the Public Interest:** The proposal prioritises commercial interests over community residents' wellbeing, undermines trust in the planning process.

This is not a minor modification—it is a fundamental and significant change to the original approval. I respectfully urge Council to refuse this application in order to protect the amenity, safety, and integrity of our local neighbourhood as well as the mental well being of those who live here - there has been zero consideration for the impact on the broader community in North St and Rose St.

Sincerely,

[REDACTED]
[REDACTED]

SUBMISSION #60

Jeremy Knox

From: [REDACTED]
Sent: Friday, 1 August 2025 2:29 PM
To: Jeremy Knox
Subject: Doc 843271 Re: DA230577B - Modification Application - Hours of Operation - 26 Rose Street

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Hi Jeremy,

I am writing to **further** formally object to the proposed modification of operating hours under Development Application DA230577B for the premises at 26 Rose Street, Murrumbateman.

As the **closest neighbouring residents to the facility**, I wish to express my deep concern regarding the proposed extension of operating hours to **9:00am–9:00pm, seven days a week including public holidays**. Not only does this represent a significant departure from the originally approved hours, but it also exacerbates ongoing issues that have already arisen under the current conditions.

Breach of Existing Conditions

- The facility has **already been operating outside the approved hours**, in breach of the current DA conditions. This has caused considerable disruption to our household and undermines confidence in the applicant's ability or willingness to comply with future restrictions.
- Despite the current limits (Monday–Friday 4:00pm–9:00pm, Saturday 9:00am–3:00pm, no operation on Sundays/public holidays), we have observed activity occurring outside these times, specifically after 9pm most evenings and on Sunday's.

Impact on Neighbouring Amenity

- As one of the **closest neighbours**, we are directly affected by the noise, traffic, and general disruption caused by the facility's operations. The cement sheeting barrier along our shared boundary fence line where the car park is, currently does nothing to block out the noise of car park activity and loitering children and this activity is happening immediately outside my 5 year olds bedroom window. The current hours operating after 9pm every night is having an impact on my son falling asleep at his bedtime of 7pm every night.
- The cumulative impact of extended hours would further erode our ability to enjoy our home peacefully, particularly during weekends and holidays which are traditionally reserved for rest and family time.
- Furthermore, it should be mentioned that there has been vehicle activity in the car park during times where they claim to not be operating and therefore, given this is not a public carpark it should have a restrictive barrier or gate locking the ability to park on the site unless during operating hours, similar to what the preschool has had to do to prevent any liability of incidents occurring outside of their responsibility.

Lack of Accountability

- The existing breaches suggest a lack of effective oversight or enforcement, and approving extended hours would only reward non-compliance.

- Without clear mechanisms to monitor and enforce adherence to operating conditions, the proposed changes risk further deterioration of neighbourhood amenity.
- People in the community have passed on comment that the current occupants are certain that this is a 'numbers game' and that if their 100+ clients write to council in support of extending the hours of operation then it will have bigger pull over the neighbouring residents who have to live with the inconvenience - I think this is a disgusting mentality to have and shows that they disregard council consideration.

Community Character

- The proposed modification is inconsistent with the residential character of the area and sets a concerning precedent for future commercial encroachment.

For these reasons, I strongly urge the consent authority to **reject the proposed modification** or, at the very least, require a thorough compliance review and community consultation before any changes are considered.

Best regards,

From: Jeremy Knox <JKnox@yass.nsw.gov.au>
Sent: Thursday, 24 July 2025 11:53 AM
Subject: DA230577B - Modification Application - Hours of Operation - 26 Rose Street

Dear Sir/Madam

Development Application DA230577B – 26 Rose Street, MURRUMBATEMAN

Council has received the following development application:-

Applicant Name: J Calnan

Property Description: Lot 5 Section 6 DP 758736 - 26 Rose Street, MURRUMBATEMAN

Description of Proposal: Modification to operating hours

The development application, including plans and other supporting documentation will be on public exhibition from 24 July 2025 until 7 August 2025.

The development application including supporting documentation is available for viewing at <https://www.planningportal.nsw.gov.au/daexhibitions> located on the "DA Exhibitions" page on the NSW Planning Portal website.

If you wish to make a submission in relation to the proposal, these will be received up until 5.00 pm on 5 August 2025. Important information including how to make a submission is attached.

Please be aware that any personal information you include in your submission will remain confidential and will not be shared with the applicant or made public.

Please do not hesitate to contact me on (02) 6226 1477 or email council@yass.nsw.gov.au if you wish to discuss the application further.

Kind regards

Section 4.15 Evaluation – Section 4.55 Modification

Summary of Application

Recommendation	Modified Conditional Approval
Modification Application No.	DA230577B
Type of Development	Local Development
Development Site	Lot 1 DP 1291221 26 Rose Street MURRUMBATEMAN NSW 2582
Owner / Applicant	Jared Calnan
Type of Modification	4.55 (2) Other Modification
Description of Approved Development	Dance school including: <ul style="list-style-type: none">• Demolition of existing structures• Construction of a new building to be used for the purposes of a with two studio spaces• Construction of a carpark• Tree removal onsite and in the road reserve (public land)
Description of Modification	Amendment of the hours of operation to 9.00am to 9.00pm seven days per week including Sundays and public holidays.

<p align="center">Consideration Under s4.55(2)</p> <p>4.55(2) of the Environmental Planning and Assessment Act 1979 states:</p> <p><i>A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:</i></p>	
<p>(a) <i>it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and</i></p>	<p>Satisfied that the development to which the consent as modified related is substantially the same development for which consent was originally granted. Whilst it does propose to significant increase the hours of operation (i.e. the duration of the use), the use of the site remains for the purposes of a dance school, the overall maximum occupancy and maximum intensity of the use does not change, and there are no changes proposed to the built development.</p>
<p>(b) <i>it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and</i></p>	<p>N/A</p>
<p>(c) <i>it has notified the application in accordance with:</i> <i>(i) the regulations, if the regulations so require, or</i> <i>(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and</i></p>	<p>The modification application was placed on public exhibition between 24 July 2025 until 7 August 2025 in accordance with Council's Community Engagement Strategy and the Yass Valley Development Control Plan 2024. There were 60 submissions received.</p>
<p>(d) <i>it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.</i> <i>Subsections (1) and (1A) do not apply to such a modification</i></p>	<p>The issues raised in the submissions received are considered in the accompanying Council report.</p>
<p align="center">Consideration Under s4.55(3)</p> <p>4.55(3) of the Environmental Planning and Assessment Act 1979 states:</p> <p><i>"In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application."</i></p>	

All relevant matters in section 4.15 have been considered below. The proposed modification will result in substantially the same development as the development for which the development consent was originally granted. The key planning issues identified are discussed in the accompanying Council report.

Section 4.15 – Evaluation

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument

Integrated Development

Legislation	Yes	N/A
<i>Coal Mine Subsidence Compensation Act 2017</i> s 22	<input type="checkbox"/>	✓
<i>Fisheries Management Act 1994</i> s 144, S201 S205. S219,	<input type="checkbox"/>	✓
<i>Heritage Act 1977</i> s 58	<input type="checkbox"/>	✓
<i>Mining Act 1992</i> ss 63, 64	<input type="checkbox"/>	✓
<i>National Parks and Wildlife Act 1974</i> s 90	<input type="checkbox"/>	✓
<i>Petroleum (Onshore) Act 1991</i> s 16	<input type="checkbox"/>	✓
<i>Protection of the Environment Operations Act 1997</i> ss 43(a), 47 and 55, ss 43(b), 48 and 55, ss 43(d), 55 and 122	<input type="checkbox"/>	✓
<i>Roads Act 1993</i> s 138	<input type="checkbox"/>	✓
<i>Rural Fires Act 1997</i> s 100B	<input type="checkbox"/>	✓
<i>Water Management Act 2000</i> ss 89, 90, 91	<input type="checkbox"/>	✓

Comments

The modification application and the original development application are not integrated development.

Section 4.15 – Matters for Consideration

Provisions of any environmental planning instrument

State Environmental Planning Policy (SEPP)	<p>Where a SEPP is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the instrument • Complies with development standards contained in the instrument • Satisfies the requirements of the instrument • Meets the relevant concurrence, consultation and/or referral requirements.
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	
Local Environmental Plan (LEP)	<p>In considering the provisions of the Yass Valley Local Environmental Plan 2013 (YVLEP), is the proposed development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the plan • Consistent with the aims and objectives of the land use zone • Permissible in the land use zone • Consistent with all relevant clauses within the LEP • Complies with development standards in the LEP.
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	
Clause 2.3 Zone and zone objectives	The land is zoned RU5 Village. No changes from the original/previous assessment.
Clause 2.3 Land Use Table	The proposed development as modified remains permitted with consent in the zone.
Clause 2.6 Subdivision consent requirements	N/A
Clause 2.8 Temporary use of land	N/A
Clause 4.1 Minimum subdivision lot size	N/A
Clause 4.1B Subdivision using average lot sizes	N/A
Clause 4.1C Additional requirements for subdivision in certain rural zones	N/A
Clause 4.1D Minimum site areas for dual occupancies and multi dwelling housing in Zones R1, R2, R3 and RU5	N/A

Clause 4.2B Erection of dwelling houses and dual occupancies on land in certain rural and environment protection zones	N/A
Clause 4.3 Height of buildings	N/A
Clause 4.4 Floor space ratio	N/A
Clause 4.6 Exceptions to development standards	N/A
Clause 5.4 Controls relating to miscellaneous permissible uses	N/A
Clause 5.10 Heritage conservation	N/A
Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	N/A
Clause 5.21 Flood planning	N/A
Clause 6.1 Earthworks	No changes from the original/previous assessment.
Clause 6.2 (repealed)	N/A
Clause 6.3 Terrestrial biodiversity	N/A
Clause 6.4 Groundwater vulnerability	No changes from the original/previous assessment.
Clause 6.5 Riparian land and watercourses	N/A
Clause 6.6 Salinity	N/A
Clause 6.7 Highly erodible soils	N/A
Clause 6.8 Essential services	No changes from the original/previous assessment.

Clause 6.9 Development within a designated buffer area	N/A
Clause 6.10 Development on land intended to be acquired for Barton Highway duplication	N/A
Clause 6.12 Development on certain land in Gundaroo and Sutton in R2 Low Density Residential	N/A
Other relevant clause	N/A

Proposed environmental planning instrument that is or has been subject of public consultation and has been notified to the consent authority

Primary Matters	Specific Consideration
Draft Environmental Planning Instrument	<p>Where a draft environmental planning instrument is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the draft instrument • Complies with development standards contained in the draft instrument • Satisfies the requirements of the draft instrument • Meets the relevant concurrence, consultation or referral requirements to address the provisions of the draft instrument
<p><u>Comment</u></p> <p>Nil.</p>	

Any development control plan

Primary Matters	Specific Consideration
Development Control Plan (DCP)	<p>Where a DCP is applicable to the proposed development, is the development:</p> <ul style="list-style-type: none"> • Consistent with the aims and objectives of the plan • Satisfies the requirements of the DCP
<p><u>Comment</u></p> <p>The Yass Valley Development Control Plan 2024 has been adopted since the original development application was determined. The proposed modification is not contrary to any requirements of the DCP.</p> <p>The modification application must be reported to meeting of Council for determination in accordance with A.10 of the DCP as there were 60 submissions received.</p>	

Contributions Plans	Are contributions under the Yass Valley Developer Contribution Plan 2018 and/or the Yass Valley Heavy Haulage Contribution Plan 2021 applicable to the proposed development?
<u>Comment</u> No changes from the original/previous assessment.	

Planning agreement entered into or a developer has offered to enter into under s7.4 of the Act

Primary Matters	Specific Consideration
Planning Agreement or Draft Planning Agreement	Details of Agreement
<u>Comment</u> Nil. No changes from the original/previous assessment.	

Prescribed Matters – Environmental Planning and Assessment Regulation

Primary Matters	Specific Consideration
Environmental Planning and Assessment Regulation 2021	<p>The following matters under the <i>Environmental Planning and Assessment Regulation 2021</i> have been considered:</p> <ul style="list-style-type: none"> • complies with AS 2601 when demolition is involved • complies with the Category 1 fire safety provisions if a change of building use is involved • has provision for compliance with the Building Code of Australia as amended if an building upgrade required • has been accompanied by a compliant BASIX certificate where the development is BASIX affected.
<u>Comment</u> No changes from the original/previous assessment.	

Likely impacts of the development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Primary Matters	Specific Consideration
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<p>Context and setting</p>	<p><u>Context</u></p> <p>Compatibility of the development with:</p> <ul style="list-style-type: none"> • scenic qualities and features of the landscape • character and amenity of the locality and streetscape • scale (bulk, height, mass) form, character, density and design of development in the locality • previous existing land uses and activities in the locality <p><u>Setting</u></p> <p>Impact of the development on adjacent properties in terms of:</p> <ul style="list-style-type: none"> • the relationship and compatibility of adjacent land uses • sunlight access (overshadowing) • visual and acoustic privacy • views and vistas • edge conditions such as boundary treatments and fencing
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	
<p>Access, transport and traffic</p>	<p>Consideration of access, transport and traffic and the proposed development:</p> <ul style="list-style-type: none"> • The existing road network is capable of supporting the proposed development • The proposed development complies with Council's Roads Standards Policy • The volume of traffic generated as a result of the proposed development is unlikely to exceed the capacity of the local and arterial road network • Public transport is available • A traffic management study was either not required to support the proposed development or was submitted and was considered satisfactory • An adequate number of vehicle parking spaces have been provided • On site car parking has provisions for compliance with relevant standards • The proposed or existing location of vehicular access to the site is considered satisfactory
<p><u>Comment</u></p> <p>Refer to discussion in accompanying Council report in relation to traffic and car parking.</p> <p>No other changes from the original/previous assessment.</p>	
<p>Utilities</p>	<p>Consideration of utilities and the proposed development:</p> <ul style="list-style-type: none"> • Utilities are either existing and capable of supporting the proposed development or capable of being extended to service the site • Where onsite sewage management is proposed it has been accompanied by a report prepared by an appropriate consultant demonstrating the suitability of the site for on-site effluent disposal
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	

Heritage	<p>Impact of the proposed development on heritage significance of the site, adjacent properties and/or a heritage conservation area:</p> <ul style="list-style-type: none"> • Consideration of impact on items, landscapes, areas, places, relics and practices • Consideration of the historic, scientific, social, aesthetic, cultural, archaeological (both Aboriginal and non-Aboriginal) values of the site
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	
Water	<p>Impact of the proposed development on conservation of water:</p> <ul style="list-style-type: none"> • water supply sources • treatment, reuse and disposal of waste water and runoff • drainage, flow regimes, flooding on-site, up and downstream and in the catchment flood plain • groundwater tables
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	
Soils	<p>Impact of the development on soils:</p> <ul style="list-style-type: none"> • soil qualities - erodibility, permeability, expansion/contraction, fertility/productivity, salinity, sodicity, acidity, contaminants • instability - subsidence, slip, mass movement • the movement, formation, use and management of soils • soil erosion and degradation • remediation of contaminated soils
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	
Air and Microclimate	<p>Impact of the development on air quality and microclimatic conditions in terms of emissions of dust, particulates, odours, fumes, gases and pollutants.</p>
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	
Flora and Fauna	<p>Impact of the proposed development on:</p> <ul style="list-style-type: none"> • wilderness areas and national parks • wildlife corridors and remnant vegetation • the relationship of vegetation to soil erosion/stability and the water cycle • weeds, feral animal activity, vermin and disease <p>Outcomes of an assessment under the <i>Biodiversity Conservation Act 2016</i> considers:</p> <ul style="list-style-type: none"> • whether the development will result in serious and irreversible impacts • whether a BDAR is required • where a BDAR is required, whether it is considered satisfactory

<u>Comment</u> No changes from the original/previous assessment.	
Waste	Impact of the proposed development on waste: <ul style="list-style-type: none"> • solid, liquid and gaseous wastes and litter • the generation, collection, storage and disposal of waste
<u>Comment</u> No changes from the original/previous assessment.	
Energy	Impact of the proposed development on energy: <ul style="list-style-type: none"> • the overall energy needs of the development • the measures employed to save energy - passive design, solar lighting and heating, natural ventilation, shading elements, insulation, high thermal mass building materials, energy efficient appliances and machinery • the use of renewable and non-polluting energy sources? • energy needs in producing building/structural materials? • energy use by-products and waste Where relevant the development also complies with the Building Sustainability Index (BASIX).
<u>Comment</u> No changes from the original/previous assessment.	
Noise and Vibration	Whether the development has potential to generate noise pollution or vibration including during construction and potential impacts.
<u>Comment</u> Refer to discussion in accompanying Council report in relation to noise and amenity impacts as a result of the proposed increase in hours of operation.	
Natural Hazards - Geological	Risks to people, property and the physical environment as a result of geologic/soil instability - subsidence, slip, mass movement has been considered.
<u>Comment</u> No changes from the original/previous assessment.	
Natural Hazards - Flooding	Where the development is located on land identified as flood affected: <ul style="list-style-type: none"> • Compliance with the relevant Flood Risk Management Plan in accordance with the information submitted with the application or • The addition of conditions which require compliance with the relevant Flood Risk Management Plan or the Building Code of Australia.
<u>Comment</u>	

No changes from the original/previous assessment.	
Natural Hazards - Bushfire	<p>Where the development is located on land identified as bushfire prone:</p> <ul style="list-style-type: none"> • Compliance with Planning for Bushfire Protection 2019 (however in accordance with s.8.3.2 of <i>Planning for Bushfire Protection 2019</i> there are no bushfire protection requirements for <u>class 10a buildings located more than 6 metres from a dwelling</u> in bushfire prone areas); or • If it is integrated development it has been referred to the RFS in accordance with s100B Rural Fires Act 1997.
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	
Technological Hazards	<p>Does the development present risks from:</p> <ul style="list-style-type: none"> • industrial and technological hazards • land contamination and remediation <p>Where potential land contamination has been identified an assessment must be provided determining whether the:</p> <ul style="list-style-type: none"> • The contamination is likely to be low and does not warrant remediation as the proposed land use is not sensitive, or • The land is not contaminated, or • The land is contaminated and remediation is proposed prior to the proposed use
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	
Safety, Security and Crime Prevention	<p>The assessment must determine whether adequate measures are included to address the potential for accident / injury and criminal activity.</p>
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	
Social impact in the locality	<p>Whether the development is likely to have social benefits in the locality in terms of:</p> <ul style="list-style-type: none"> • community facilities and links • the interaction between the new development and the community
<p><u>Comment</u></p> <p>There is potentially a positive social impact for the broader community as a result of the hours of operation and the dance school being able to provide increase dances services. It is noted that the dance school provide important social benefits to the Murrumbateman community. This however needs to be balanced with consideration of other impacts, such as noise and amenity.</p> <p>No other changes from the original/previous assessment.</p>	

Economic impact in the locality	<p>Whether the development is likely to have economic benefits in terms of:</p> <ul style="list-style-type: none"> • employment generation • economic income • generating benefits for existing and future businesses
<p><u>Comment</u></p> <p>There is potentially a positive economic impact to the business operator through increase hours of operation and the economic activity that this generates.</p> <p>No changes from the original/previous assessment.</p>	
Site and internal design	<p>The development is generally sensitive to environmental conditions and site attributes including:</p> <ul style="list-style-type: none"> • the size, shape and design of allotments, easements and roads • the proportion of the site covered by buildings • the positioning of buildings • the size (bulk, height, mass), form, appearance and design of buildings • the amount, location, design, use and management of private and communal open space • landscaping <p>The development is unlikely to affect the health and safety of the occupants in terms of:</p> <ul style="list-style-type: none"> • inadequate lighting, ventilation and insulation • inadequate building fire risk prevention and suppression • inappropriate building materials and finishes • inappropriate common wall structure and design • lack of access and facilities for the disabled
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	
Construction	<ul style="list-style-type: none"> • The proposed development has provision for compliance with the Building Code of Australia (as amended) and relevant Australian standards • The impacts of construction activities can be managed and suitable conditions have been included in the development consent.
<p><u>Comment</u></p> <p>No changes from the original/previous assessment.</p>	

The suitability of the site for the development

Primary Matters	Specific Consideration
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Compatibility with existing development in the locality	<p>The proposal is compatible with existing development in the locality as:</p> <ul style="list-style-type: none"> • Utilities and services available to the site are adequate for the development • The development will not lead to unmanageable transport demands • Transport facilities are adequate in the area • The locality contains adequate recreational opportunities and public spaces to meet the needs of the development • The air quality and microclimate are appropriate for the development • No hazardous land uses or activities nearby • Ambient noise levels are suitable for the development • The site is not critical to the water cycle in the catchment • The proposal is compatible with the existing built environment
<p><u>Comment</u></p> <p>Refer to discussion in accompanying Council report in relation to traffic and car parking and noise and amenity as a result of the proposed increase in hours of operation in context of compatibility with existing development in the locality.</p> <p>No changes from the original/previous assessment. It is noted that Council considered the development to be compatible with the existing development in the location in the earlier determination to grant development consent.</p>	
Site conduciveness to the development	<p>The subject site is conducive with the proposed development as :</p> <ul style="list-style-type: none"> • The site is suitable for the proposed development • The site is either not subject to natural hazards including flooding, tidal inundation, subsidence, slip, mass movement, and bushfires or where it is these risks have been adequately managed • The slope of the land is suitable for the proposed development • The proposal is compatible with conserving the heritage significance of the site • The soil characteristics on the site is appropriate for development (Saline / Sodic / Acidic) • The development is compatible with protecting any critical habitats or threatened species, populations, ecological communities on the site • The site is not prime agricultural land and the development will not unduly prejudice future agricultural production • The development will not unduly prejudice the future use of the site • Cut and fill is a suitable development option for the site
<p><u>Comment</u></p> <p>No changes from the original/previous assessment. It is noted that Council considered the site to be conducive to the development in the earlier determination to grant development consent.</p>	

Any submissions made in accordance with this Act of the regulations

Primary Matters	Specific Consideration
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Public Submissions	Community consultation was undertaken in accordance with Council's Community Engagement Strategy. Where submissions have been received, the issues raised have been considered and are summarised in the comments below.
<u>Comment</u> <p>The modification application was placed on public exhibition between 24 July 2025 until 7 August 2025 in accordance with Council's Community Engagement Strategy and the Yass Valley Development Control Plan 2024. There were 60 submissions received.</p>	
Submissions from Public Authorities	Where relevant submissions received from Government or Public Authorities have been considered with any issues raised being resolved, addressed by conditions of consent/general terms of approval or are considered not relevant to the development
<u>Comment</u> <p>There were no submissions sought or received from public authorities.</p>	

The public interest

Primary Matters	Specific Consideration		
Government (Federal, State and Local) and Community Interests	<p>Government and community interests have been considered and are satisfied as:</p> <ul style="list-style-type: none">• The proposed development complies with the Council Policies identified as applicable in the <u>schedule below</u>. Where a variation to this policy has been supported details have been included in the comments.• The proposed development is generally consistent with any relevant planning studies and strategies• Covenants not imposed by council have been set aside for the purpose of this assessment• The proposal generally complies with all other covenants, easements, restrictions and agreements that have an bearing on the proposal• Issues raised in public meetings and inquiries have been considered. Where relevant more detail has been provided under the heading public submissions.• It is unlikely that the development will have a detrimental effect on the health and safety of the public		
<p><u>Comment</u></p> <p>The public interest is served by the consistent application of requirements of the relevant Environmental Planning Instruments and by the consent authority (in this case Council) ensuring that any adverse effects on the surrounding area and the environment are minimised. The proposal has been assessed against the relevant environmental planning instruments as detailed.</p>			
Council Policies	Policy	Code	Applicable
	Building Over Sewer Mains	SEW-POL-1	No
	Filling Policy	DA-CP-22	No

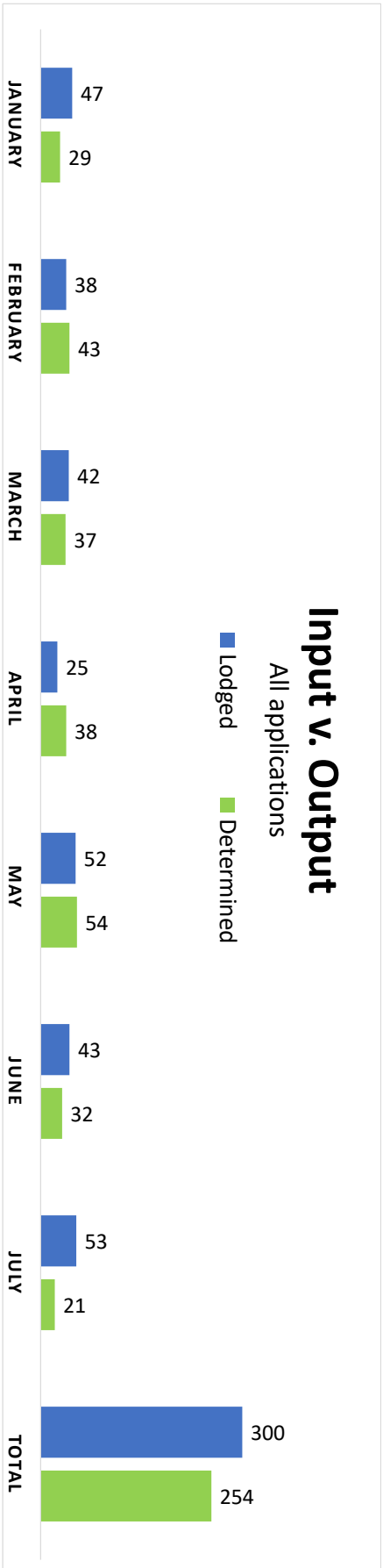
	Holiday Cabins – Micalong Creek Subdivision	DA-POL-3	No
	Kerb and Gutter Construction	ENG-POL-4	No
	Road Naming	RD-POL-6	No
	Road Standards	RD-POL-9	No
	Truck and Transport Depots in Rural Areas	DA-POL-11	No
	Water Supply in Rural Areas and Villages	WS-POL-2	No
<u>Comment</u> No changes from the original/previous assessment.			

Applications Update - June and July 2025

Summary

Active Applications (as of 4 August 2025)	Applications Lodged June & July	Applications Determined June & July
193	96	53

Year to Date Overview



Details of applications lodged and determined in previous months are published on council's website [here](#).

**Applications Determined
June 2025**

Total 32

Lodgement Date	Application No.	Fees Payable	Owner / Applicant	Applicant Address	Development Site Description		Locality	Development Description	Status	Determination Date	Time* (Day's)
					Folio Identifier	Street Number and Name					
Development Applications (15)											
16 August 2023	DA230382	\$4,552.00	Darren Mellross	C/- Genium Engineering, PO box 15, Yass NSW 2582	LOT 1 DP 1280115	172 Rossi Street	Yass	Subdivision - Torrens title - 10+ lots	Approved	26 June 2025	680
11 March 2024	DA240063	\$6,537.64	M Agnew/Canberra Hire Pty Ltd	14 Mitchell Street Yass	Lot 1 DP 741278	14 Mitchell Street	Yass	Subdivision - Torrens title - 2 to 5 lots	Approved	25 June 2025	471
10 October 2024	DA240313	\$1,436.08	Katrin Taylor/ Tim & Colin Eade	PO Box 989 Dubbo NSW	Lot 397 DP 1256519	16 Coen Street	Sutton	Moveable Dwelling	Approved	4 June 2025	237
11 November 2024		\$4,183.84	Council Approval Group/ Emily Dallwitz	PO Box 7228 Leura NSW 2780	Lot 63 Dp 118859	18 Marquess Place	Murrumbateman	Dwelling	Approved	20 June 2025	221
6 November 2024	DA240367	\$340.00	Brady Law/ Mielta & Nathan Evans	building 3,3/ 1 Dairy Road Fyshwick	Lot 2 DP 1230137	23 Gundaroo Terrace	Gundaroo	Storage Shed	Approved	3 June 2025	209
6 December 2024	DA240396	\$1,308.68	Anthony Evans/Mr A B Evans & Ms C L Coleman	30 South Street Murrumbateman	Lot 306 DP 1116700	30 South Street	Murrumbateman	Alterations & Additions	Approved	4 June 2025	180
28 January 2025	DA250020	\$1,667.68	P & C Herder-Beke	C/- DPS YASS PO Box 5, YASS NSW 2582	Lot 2 DP 1252598	13 Montem Street	Bowling	Moveable Dwelling	Approved	6 June 2025	129
10 February 2025	DA250061	\$3,402.32	Mr D R & Mrs J A Constable	C/- DPS PO Boc 5, Yass NSW	Lot 5 DP 1277892	341 Greenwood Road	Yass	Dwelling	Approved	24 June 2025	134
27 February 2025	DA250273	\$2,873.76	Regal Homes/C C Rawson-Donnelly & M J E Donnelly	Unit 9 4/15 Tennant Street Fyshwick	Lot 167 DP 1268670	11 Malbec Drive	Murrumbateman	Dwelling	Approved	6 June 2025	99
13 March 2025	DA250313	\$271	Christian Avis	28 MACQUARIE PLACE TAHMOOR 2573	Lot 20 DP 839762	7 Reid Court	Yass	Awning	Approved	17 June 2025	96
20 March 2025	DA250321	\$3,149.28	Matthew Paulukevicus	4/326 Boorowa Street Young	Lot 23 DP 1301590	11 Prosecco Place	Murrumbateman	Dwelling	Approved	6 June 2025	78
27 March 2025	DA250292	\$371	SMEC Pty Ltd/Yass Valley Council	Level 9, 12 Moore Street Canberra	Lot 1 DP 1305274	209 Connor Street	Yass	Signage	Approved	24 June 2025	89
20 March 2025	DA250303	\$430	John Ramanu/The Lachlan Macquarie Institute Limited	10 Raiwalla Court Ngurnawal	Lot 101 DP 881832	381 Hillview Drive	Murrumbateman	Alterations & Additions	Approved	10 June 2025	82
28 April 2025	DA250348	\$4,552.32	Chris Stannage	376 Glenrock Road 5 Torrens Street	Lot 1 DP 1275133	376 Glenrock Road 867 Mulligans Flat	Cavan	Moveable Dwelling	Approved	17 June 2025	50
14 May 2025	DA250384	\$1,005.00	Luka Kovacevic	Braddon ACT	DP-1229798	Road	Sutton	Alterations & Additions	Approved	26 June 2025	43
Modifications of Development Consent (3)											
23 April 2025	DA135197C	\$839.00	Omar Muscat	1 Victoria Street 215 Laverstock Road	LOT 2 DP 800016	1 Victoria Street	Sutton	Modification	Approved	17 June 2025	55
4 June 2025	DA240322B	No Fee	Tim Hall	215 Laverstock Road, BOWNING	LOT:1 DP:1255491	215 Laverstock Road, BOWNING	Bowling	Modification	Approved	5 June 2025	1
30 May 2025	DA240350B	\$1,614	DI Homes for Michael & Stacey Finch	124 Gilmore Road, Queanbeyan	Lot 43 DP 1265259	102 Lute Street	Gundaroo	Modification	Approved	26 June 2025	27
Occupation Certificates (1)											

2 December 2024	BP230416	\$350.00	Ms K L Smith & Mr N L Sherd	4 Dorrie Crescent Monoriff	Lot 101 Dp 1268670	1 Malbec Drive	Murrumbateman	Dwelling	Approved	23 June 2025	203
s.68 - Plumbing Works (4)											
30 April 2025	PP250045	\$260.00	Mitch Wind	Po Box 149 Bungendore NSW 2621	Lot 1 Dp 1269748	42 Wells Place	Bellmount Forest	Other	Approved	13 June 2025	44
5 May 2025	PP250053	\$260	Little Sutton Bakehouse Pty Ltd/58 Commercial Pty Ltd	1 Victoria Street Sutton	Lot 2 Dp 800016	1 Victoria Street	Sutton	Commercial	Approved	13 June 2025	39
13 May 2025	PP250056	\$260.00	Burbank Homes	Level 3 88 Phillip Street, Parramatta	LOT 39 DP 1269136	11 Woods Street	Yass	Dwelling	Approved	13 June 2025	31
24 June 2025	PP250089	\$260	MJM Group for S & P Cocks	142 Lake Entrance Road, Oak Flats	Lot 42 DP 1269136	17 Woods Street	Yass	Dwelling	Approved	27 June 2025	3
s.68 – Solid Fuel Heater (4)											
3 June 2025	BP250238	\$275	Ron Miller	56 Morning Street, Gundaroo	Lot 8 Sec 22 DP 758488	54 Morning Street	Gundaroo	Solid Fuel Heater	Approved	12 June 2025	9
3 June 2025	BP250239	\$275	Ron Miller	56 Morning Street, Gundaroo	Lot 9 Sec 22 DP 758488	56 Morning Street	Gundaroo	Solid Fuel Heater	Approved	12 June 2025	9
5 June 2025	BP250249	\$275	Michelle Sheeran/Ms M M Sheeran & Mr J P Barker	65 Cork Street Gundaroo	Lot 17 Sec 17 DP 758488	65 Cork Street	Gundaroo	Solid Fuel Heater	Approved	12 June 2025	7
10 June 2025	BP250251	\$275	Christian Victor Bernbrock Avis/C V B & N M Avis	28 MACQUARIE PLACE TAHMOOR 2573	Lot 20 DP 839762	7 Reid Court	Yass	Solid Fuel Heater	Approved	12 June 2025	2
Subdivision Certificates (5)											
3 April 2025	DA220283	\$900.00	DPS/ John Lee	C/- DPS PO Box, YASS NSW 2582	Lot 3 Dp 1268587	119 Stephens Street	Binalong	Subdivision - Torrens title - 2 to 5 lots	Approved	13 June 2025	71
16 May 2025	DA250390	\$700	DPS/ Emma Webb	C/- DPS PO Box, YASS NSW 2582	LOT:14 SEC:12 DP:758109	95 Cattle Street	Binalong	Subdivision - Torrens title - 2 to 5 lots	Approved	18 June 2025	33
22 May 2025	DA220067	\$700	DPS/ Juliet Lautenback	C/- DPS PO Box, YASS NSW 2582	LOT 1 DP 1269748	42 Wells Place	Bellmount Forest	Subdivision - Torrens title - 2 to 5 lots	Approved	5 June 2025	14
22 May 2025	DA230336	\$900.00	DPS/ Greg Martn	C/- DPS PO Box, YASS NSW 2582	LOT 5 DP 1293165	485 Gooda Creek Road	Murrumbateman	Subdivision - Torrens title - 2 to 5 lots	Approved	5 June 2025	14
6 June 2025	DA250414	\$800	Yass Valley Council/Mr T G & Mrs C G Birtles	PO Box 6 Yass	Lot 1 DP 1267562	1095 Spring Range Road	Springgrange	Subdivision - Torrens title - 2 to 5 lots	Approved	25 June 2025	19

Applications Determined
July 2025

Total 21

Lodgement Date	Application No.	Fees Payable	Owner / Applicant	Applicant Address	Development Site Description		Locality	Development Description	Status	Determination Date	Time* (Days)
					Folio Identifier	Street Number and Name					
Development Applications (10)											
16 August 2024	DA240247	\$1,080.00	Martins Fertilizers Pty Ltd	42 Bellevale Road	LOT 2 DP 1272213	42 Bellevale Road	Yass	Subdivision - Torrens title - 2 to 5 lots	Approved	28 July 2025	346

30 August 2024	DA240261	\$2,010.00	Zoran Jovanoski for B Ruiz & LA Piccoli	418 Nanima Road, Nanima 2582	Lot 203 DP 1302318	198 Wurungul Lane	Gundaroo	Dwelling	Approved	16 July 2025	320
2 January 2025	DA240430	\$328.00	Paul & Christine Pellegrini	12 Sylvia Street	LOT 1 DP 246017	12 Sylvia Street	Murrumbateman	Storage Shed	Approved	28 July 2025	207
22 January 2025	DA250009	\$2,764	Clinton Atkins / S McDonald	358 WIDGIEWA ROAD CARMOOLA 2620	Lot 1 DP 797648	237-239 Conmur Street	Yass	Alterations & Additions	Approved	22 July 2025	161
28 January 2025	DA250022	\$816	A & K Austin	C/- DPS PO Box 5, YASS NSW 2582	Lot 2 DP 706022	188 Butts Road	Yass	Subdivision - Torrens title - 2 to 5 lots	Approved	31 July 2025	184
11 March 2025	DA250300	\$2,727.80	Brady Law for Mukund & Darshna Lal	55 Jill Landsberg Terrace	Lot 67 DP 271494	10 Guise Street	Sutton	Dwelling	Approved	8 July 2025	119
27 March 2025	DA250332	\$2795.04	Mark & Kimberly Isaacs	24 Stephens Street	LOT 24 DP 1066526	24 Stephens Street	Binalong	Dwelling	Approved	10 July 2025	105
28 April 2025		\$975.00	C/- Diverse Project Solutions / Paul and Anne Glover	C/- DPS PO Box, YASS NSW 2582	Lot 2 DP 1250187 and Lot 4 DP 1168601	Binalong		Subdivision - Torrens title - 5 to 10 lots	Approved	18 July 2025	81
14 May 2025	DA250347	\$400	Amy Brydon for Adrian DI Cullo	110 HANNELL STREET WICKHAM 2293	Lot 2 DP 1273490	Hughstonia Road 21 Harp Street	Gundaroo	Storage Shed	Approved	18 July 2025	50
2 June 2025	DA250394	\$2,744.20	Adam Hemsworth	2 Governor Drive, Murrumbateman	Lot 6 DP 1144964	2 Governor Drive	Murrumbateman	Alterations & Additions	Approved	30 July 2025	58
Modifications of Development Consent (1)											
23 June 2025	DA240277B	\$839	Elizabeth Slapp for P & R Hosking	PO Box 261, Merimbula	Lot 53 DP 271494	228 Woodbury Drive	Sutton	Modification	Approved	31 July 2025	38
Occupation Certificates (2)											
10 July 2025		\$256.25	Codie & Adrian Murray	5 Bellevue Drive, Murrumbateman	LOT 15 DP 271477	5 Bellevue Drive	Murrumbateman	Dwelling	Approved	25 July 2025	15
23 September 2024	BP230464	\$250.00	Sally Pusey	7 Fenton Close	Lot 51 DP 270586	7 Fenton Close	Murrumbateman	Storage Shed	Approved	29 July 2025	309
s.68 - Plumbing Works (1)											
6 June 2025	PP250071	\$260	James Walker	PO Box 96, Yass	Lot 36 DP 1269136	5 Woods Street	Yass	Dwelling	Approved	3 July 2025	27
s.68 – Solid Fuel Heater (3)											
20 June 2025	BP250275	\$275	MGM Reyes	3 McCung Drive, Murrumbateman	Lot 133 DP 1226974	3 McCung Drive	Murrumbateman	Solid Fuel Heater	Approved	18 July 2025	28
23 June 2025	BP250276	\$275	SD Kennedy	2 Oat Place, Murrumbateman	Lot 27 DP 285885	2 Oat Place	Murrumbateman	Solid Fuel Heater	Approved	30 July 2025	37
9 July 2025	BP250303	\$281.88	Tim Kelly	2 McKenna Avenue, Yass	Lot 35 DP 1098476	2 McKenna Avenue	Yass	Solid Fuel Heater	Approved	24 July 2025	15
Subdivision Certificates (5)											
24 February 2025	DA240028	\$800.00	Paul Cohen/ Wal Kostyrko	25 Somerset Street Duffy ACT 2611	LOT 1 DP 582542	1298 Doctors Flat Road	Wee Jasper	Subdivision - Torrens title - 2 to 5 lots	Approved	23 July 2025	149
27 April 2025	DA230460	\$800.00	C/- Upside Planning Pat Hallam	670 MONGA LANE REIDSDALE 2622	LOT 2 DP 113282	Tallagandra Lane	Sutton	Subdivision - Torrens title - 2 to 5 lots	Approved	4 July 2025	68
30 May 2025	DA240013	\$700	Leon Bush	C/- DPS, PO Box 5, Yass	Lot 9 DP 1087186	38-46 Pollux Street	Yass	Subdivision - Torrens title - 2 to 5 lots	Approved	17 July 2025	48
30 June 2025	DA250448	\$700.00	DPS/ Susi Bauer	C/- DPS, PO Box 5, Yass	LOT 2 DP 1310868	1087 Nanima Road, Nanima	Nanima	Subdivision - Torrens title - 2 to 5 lots	Approved	15 July 2025	15
28 July 2025	DA250347	\$1230.00	DPS/ Anne Glover	7 Adele Street, Yass	Lot 2 DP 1250187	Hughstonia Road	Binalong	Subdivision - Torrens title - 2 to 5 lots	Approved	28 July 2025	0

**Applications Lodged
June 2025**

Total 43

Lodgement Date	Application No.	Fees Payable	Owner / Applicant	Applicant Address	Development Site Description		Locality	Development Description	Status
Development Applications (22)									
2 June 2025	DA250398	\$958.44	Nigel Barton c/- DPS for Squadron Energy Pty Ltd	c/- DPS, PO Box 5, Yass	Multiple	Childowla & Fagan Roads	Bookham	Other	Distributed to Assessing Officer - Awaiting Assessment
2 June 2025	DA250406	\$1,263.00	Craig McGaffan for B Johnson, P Dawes & L Dawes	284 Cornur Street, Yass	Lot 3 DP 1203365	736 Childowla Road 330 Glenroy Road	Good Hope	Subdivision - Torrens title - 2 to 5 lots	Distributed to Assessing Officer - Awaiting Assessment
2 June 2025	DA250394	\$2,744.20	Adam Hemsworth	2 Governor Drive, Murrumbateman	Lot 6 DP 1144964	2 Governor Drive	Murrumbateman	Alterations & Additions	Approved
5 June 2025	DA250402	\$1,965.80	Acrow Investments/Latnmac Pty Ltd	4/19 Newbridge Road Berkeley Vale	Lot 29 DP 667610	4 Raven Street	Yass	Dual Occupancy Dwelling	Distributed to Assessing Officer - Awaiting Assessment
3 June 2025	DA250411	\$2,987.72	Tristan Ryall/Mr J Dimond & Ms D C Gatehouse	PO Box 1572 Bowral	Lot 2 Sec 25 DP 758937	4 William Lane	Sutton	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
6 June 2025	DA250413	\$736.80	Peter Dyce	797 Marked Tree Road Gundaroo	Lot 1 DP 558651	797 Marked Tree Road	Gundaroo	Subdivision - Torrens title - 2 to 5 lots	Distributed to Assessing Officer - Awaiting Assessment
11 June 2025	DA250415	\$5,695.76	Elizabeth Slapp/M & V R Soneri	PO Box 261 Merimbula	Lot 1 DP 558651	126 Woodbury Drive	Sutton	Dual Occupancy Dwelling	Distributed to Assessing Officer - Awaiting Assessment
11 June 2025	DA250416	\$3,228	Renee Stals/A Q Awan & H M Saeed	GPO Box 1817 Canberra ACT 2601	Lot 28 DP 271494	1 Grenache Way	Murrumbateman	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
17 June 2025	DA250422	\$726.28	Stephanie Paulukevicius/M J & S C Paulukevicius	Springvale 414 Harrys Creek Road Boorowa	Lot 23 DP 1301590	11 Prosecco Place	Murrumbateman	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment
19 June 2025	DA250419	\$1,091	Dr M L Hyde	16/49 Leahy Close Narabundah	Lot 1 DP 131409	1316 Yass River Road	Yass	Alterations & Additions	Distributed to Assessing Officer - Awaiting Assessment
19 June 2025	DA250401	\$5,308.40	Ahmed Hafizul Imran/I J Jahan & A H I Imran	18 Patrick White Court Franklin	Lot 4 DP 271477	6 Belview Drive	Murrumbateman	Dual Occupancy Dwelling	Distributed to Assessing Officer - Awaiting Assessment
17 June 2025	DA250425	\$3,793.28	Jonathon Newton/ T A P Nguyen & J F Newton	4/326 Boorowa Street Young	Lot 24 DP 1301590	13 Prosecco Place	Murrumbateman	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
17 June 2025	DA250427	\$3,832.16	Richard Heith/S & R J Heith	4/326 Boorowa Street Young	Lot 106 DP 1268670	7 McIntosh Circuit	Murrumbateman	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
23 June 2025	DA250420	\$3,078.76	MF Pasqualone	Unit 128/2 Windjana Street, Harrison	Lot 102 DP 1268670	3 Malbec Drive	Murrumbateman	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
19 June 2025	DA250432	\$2,685.16	Mellross Homes for CN & AT Maher	4/326 Boorowa Street, Young	Lot 34 DP1268670	14 Merlot Circuit	Murrumbateman	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
20 June 2025	DA250435	\$542.72	S Kolano for AJ Omilian & LA Sassall	9/83 Gladstone Street, Fyshwick	Lot A DP 377927	104 Meehan Street	Yass	Swimming Pool / Deck / Fencing	Distributed to Assessing Officer - Awaiting Assessment
29 June 2025	DA250431	\$546.36	Stephen Kolano	9/43 Gladstone St Kogarah NSW 2217	Lot 8 DP 239436	624 Old Federal Highway	Bywong	Swimming Pool / Deck / Fencing	Distributed to Assessing Officer - Awaiting Assessment
26 June 2025	DA250443	\$1,469.50	Lennard Allen/ Royce Thompson	PO Box 139 Kotara NSW 2289	Lot 6 DP 259025	34 Alfred Road	Sutton	Moveable Dwelling	Distributed to Assessing Officer - Awaiting Assessment
26 June 2025	DA250446	\$2,035.76	MJH Group/ Bailey Critchlow & Keely Owen	142 Lake Entrance Road, Oak Flats	Lot 59 DP 1269136	33 Yarrah Drive	Yass	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
30 June 2025	DA250450	\$2,594.20	Jacob McRea	166 Knapp Street, Fortitude Valley QLD	Lot 5 DP 1278625	10 Industrial Close	Yass	Highway Service Centre	Distributed to Assessing Officer - Awaiting Assessment
30 June 2025	DA250451	\$460.00	Dereck & Priscilla Chanakira	5 Merlot Circuit Murrumbateman	Lot 145 DP 1268670	5 Merlot Circuit	Murrumbateman	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment

30 June 2025	DA250456	\$4,600.00	Lewis Pedersen/ Bardamie Holdings	8/9 The Causeway, Kingston, ACT, 2604	LOT:101 DP:1137114	3 MacDonald Street	Yass	Alterations & Additions	Distributed to Assessing Officer - Awaiting Assessment
Modifications of Development Consent (5)									
4 June 2025	DA2403278	No Fee	Tim Hall	215 Laverstock Road	LOT:1 DP:1255491	215 Laverstock Road, BOWNING	Bowring	Modification	Approved
4 June 2025	DA2304668	\$92	Shu Eling/Mr S J & Mrs J M Eling	9 Sylvia Street	Lot 34 DP 560201	9 Sylvia Street	Murrumbateman	Modification	Distributed to Assessing Officer - Awaiting Assessment
18 June 2025	DA220126C	\$989	Tom Dodder/Church of England	Level 8 68 Northbourne Avenue Canberra	PLT 5 Sec 15 DP 759136	19 Pritchett Street	Yass	Modification	Distributed to Assessing Officer - Awaiting Assessment
23 June 2025	DA240277B	\$839	Elizabeth Slapp for P & R Hosking	PO Box 261, Merrimbla	Lot 53 DP 271494	228 Woodbury Drive	Sutton	Modification	Approved
30 June 2025	DA220231B	\$121.50	DPS/ Jamie Bush	c/- DPS, PO Box 5, Yass	LOT:205 DP:1174674	Hume Park Road	Good Hope	Modification	Distributed to Assessing Officer - Awaiting Assessment
s.68 - Plumbing Works (6)									
11 June 2025	PP250076	\$260	Tim Eade/Mrs A M & Mr C R & Mr T J Eade	73 Percy Beag Circuit Dunlop	Lot 397 DP 1256519	16 Coen Street	Yass	Dwelling	Withdrawn
18 June 2025	PP250083	\$260	MJH Group/S Gao & P Feng	142 Lake Entrance Road Oak Flats	Lot 6 DP 1310947	34 Hercules Street	Murrumbateman	Dwelling	Withdrawn
18 June 2025	PP250084	\$260	SJ Poole Pty Ltd/A J W & K L W Watson	4 Gradano Place Murrumbateman	Lot 180 DP 1269930	4 Gradano Place	Murrumbateman	Swimming Pool / Deck / Fencing	Distributed to Assessing Officer - Awaiting Assessment
24 June 2025	PP250089	\$260	MJH Group for S & P Cocks	142 Lake Entrance Road, Oak Flats	Lot 42 DP 1269136	17 Woods Street	Yass	Dwelling	Approved
30 June 2025	PP250092	\$260.00	Anglican Diocese of Canberra and goulburn foundation	GPO Box 1817 Canberra ACT 2601	Lot 4 Sec 9 DP 758937	33 Camp Street	Sutton	Alterations & Additions	Distributed to Assessing Officer - Awaiting Assessment
6 June 2025	PP250071	\$260	James Walker	PO Box 96, Yass	Lot 36 DP 1269136	5 Woods Street	Yass	Dwelling	Approved
s.68 – Solid Fuel Heater (6)									
3 June 2025	BP250238	\$275	Ron Miller	56 Morning Street, Gundaroo	Lot 8 Sec 22 DP 758488	54 Morning Street	Gundaroo	Solid Fuel Heater	Approved
3 June 2025	BP250239	\$275	Ron Miller	56 Morning Street, Gundaroo	Lot 9 Sec 22 DP 758488	56 Morning Street	Gundaroo	Solid Fuel Heater	Approved
5 June 2025	BP250249	\$275	Michelle Sheeran/Ms M M Sheeran & Mr J P Barker	65 Cork Street Gundaroo	Lot 17 Sec 17 DP 758488	65 Cork Street	Gundaroo	Solid Fuel Heater	Approved
10 June 2025	BP250251	\$275	Christian Victor Bernbrock AVis/C V B & N M AVis	28 MACQUARIE PLACE TAHMOOR 2573	Lot 20 DP 839762	7 Reid Court	Yass	Solid Fuel Heater	Approved
20 June 2025	BP250275	\$275	MGM Reyes	3 McClung Drive, Murrumbateman	Lot 133 DP 1226974	3 McClung Drive	Murrumbateman	Solid Fuel Heater	Approved
23 June 2025	BP250276	\$275	SD Kennedy	2 Oat Place, Murrumbateman	Lot 27 DP 285885	2 Oat Place	Murrumbateman	Solid Fuel Heater	Approved
Subdivision Certificates (4)									
2 June 2025	DA220259	\$800	Anthony Pillioni	c/- DPS, PO Box 5, Yass	Lot 6 DP 789253	713 Nanima Road	Springrange	Subdivision - Torrens title - 2 to 5 lots	Distributed to Assessing Officer - Awaiting Assessment
6 June 2025	DA250414	\$800	Yass Valley Council/Mr. T G & Mrs C G Birtles	PO Box 6 Yass	Lot 1 DP 1257562	1095 Spring Range Road	Springrange	Subdivision - Torrens title - 2 to 5 lots	Approved
16 June 2025	DA220072	\$700	Eight Mile Planning/Mr T P & Mrs M R Lawrence	PO Box 1088 Muldree	Lot 60 DP 1099107	1600 Yass Valley Way	Yass	Subdivision - Torrens title - 2 to 5 lots	Distributed to Assessing Officer - Awaiting Assessment
30 June 2025	DA250448	\$700.00	DPS/ Susi Bauer	c/- DPS, PO Box 5, Yass	LOT 2 DP 1310868	1087 Nanima Road, Nanima	Nanima	Subdivision - Torrens title - 2 to 5 lots	Approved

Applications Lodged
July 2025

Total 53

Lodgement Date	Application No.	Fees Payable	Owner / Applicant	Applicant Address	Development Site Description		Locality	Development Description	Status
Building Information Certificates (3)									
2 July 2025	BP250297	\$1,040.00	Alistair Coe	1153 Nanima Road	LOT:1 DP:869801	1153 Nanima Road	Nanima	Solid Fuel Heater	Under Assessment
17 July 2025	BP250304	\$1,066.00	Terrence Martens	162 ROSSI ST, YASS NSW 2582	LOT:5 DP:1098476	162 Rossi Street	Yass	Dwelling	Under Assessment
29 July 2025	BP250327	\$1,066.00	David Shateri	6 Bidgee Close, Murrumbateman	Lot 59 DP 270586	6 Bidgee Close	Murrumbateman	Other	Under Assessment
Development Applications (29)									
3 July 2025	DA250433	\$724.72	Stephen Kalano	9/83 Gladstone Street, Fyshwick	Lot 19 DP 270974	1 Kurrajong Lane	Manton	Swimming Pool / Deck / Fencing	Distributed to Assessing Officer - Awaiting Assessment
9 July 2025	DA250426	\$2,003	Chris Hillege	352 Wargelia Road, Yass	Lot 11 DP 1078941	352 Wargelia Road	Yass	Alterations & Additions	Distributed to Assessing Officer - Awaiting Assessment
4 July 2025	DA250441	\$4,318	Jim Madaffari	100 Miller Street (no town mentioned)	Lot 15 DP 1301590	10 Prosecco Place	Murrumbateman	Dual Occupancy Dwelling	Distributed to Assessing Officer - Awaiting Assessment
7 July 2025	DA250460	\$729.12	Craig Speerin	PO Box 127, Moss Vale	Lot 18 DP 751001	1456 Nottingham Road	Wee Jasper	Earthworks	Distributed to Assessing Officer - Awaiting Assessment
9 July 2025	DA250461	\$2,287.22	Edgar Castro	14/2 Trevor Gibson Way, Taylor ACT	Lot 30 DP 1265264	10 Kyeema Drive	Gundaroo	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
9 July 2025	DA250464	\$505.27	Gavin Bland	15 Vallance Drive, Murrumbateman	Lot 74 DP 258762	15 Vallance Drive	Murrumbateman	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment
9 July 2025	DA250470	\$772.17	Adrian Lane	76 Victoria Street, Sutton	Lot 3 DP 1226675	76 Victoria Street	Sutton	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment
17 July 2025	DA250473	\$2,970.04	Regal Homes/ Liza Iim chin and Daniel Martin	9/45 Tennant Street Fyshwick ACT 2609	LOT 9 DP 1301590	21 McIntosh Circuit	Murrumbateman	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
17 July 2025	DA250465	\$270.52	MA Steel/ Geoff & Wendy Rozenberg	12 Glover Place, Yass	LOT:46 DP:1034027	12 Glover Drive	Yass	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment
17 July 2025	DA250472	\$297.52	MA Steel/ Mark Crosweller	28 McClung Drive, Murrumbateman	LOT:213 DP:1231959	28 McClung Drive	Murrumbateman	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment
16 July 2025	DA250477	\$403.27	Keith Allen/ Kristine Schilling	18C WINTER STREET TINONEE 2430	LOT:2 DP:248210	429 Wallaroo Road	Wallaroo	Other	Distributed to Assessing Officer - Awaiting Assessment
17 July 2025		\$276.52	Cale Padrota/ Charles & Deanne Perreboom & Rosslyn Waters	2 Craig Close, Yass			Yass	Deck / Pergola / Balcony / Verandah	Distributed to Assessing Officer - Awaiting Assessment
17 July 2025	DA250484				LOT:20 DP:1092801	2 Craig Close	Murrumbateman	Other	Distributed to Assessing Officer - Awaiting Assessment
17 July 2025	DA250489	\$300.68	Sir Consulting/ Martins Fertilizers	10/8-14 KINGS ROAD NEW LAMBTON 2305	LOT 2 DP 1272213	42 Bellvale Road	Sutton	Modification	Distributed to Assessing Officer - Awaiting Assessment
17 July 2025	DA250491	\$363.52	Elizabeth Slapp/ Rochelle & Phil Hoskings	PO Box 261 Merimbula NSW 2548	LOT 53 DP 271494	228 Woodbury Drive	Yass	Moveable Dwelling	Distributed to Assessing Officer - Awaiting Assessment
17 July 2025	DA250483	\$1,613.88	Christopher Kendal/ Vivien Raine	53 INGLIS STREET LAKE ALBERT 2650	LOT:17 DP:234850	664 Yass River Road	Binalong	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
22 July 2025		\$2,883.12	Andy's Design and Drafting/ Rowland and Michelle Lee	18 WEDDIN STREET GREENFELL 2810	LOT:5 DP:1298891	120 Cattle Street			Distributed to Assessing Officer - Awaiting Assessment
22 July 2025	DA250458						Wallaroo	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment
22 July 2025	DA250486	\$375.52	Phil Hornow	404 WALLAROO ROAD WALLAROO 2618	LOT:2 DP:1115894	404 Wallaroo Road	Murrumbateman	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment
22 July 2025	DA250488	\$698.59	RD Planning/ Brendon & Jacqueline Mueck and	C/- RD P&D PO Box 495, YASS NSW 2582	LOT:305 DP:1116700	32 South Street			Distributed to Assessing Officer - Awaiting Assessment

22 July 2025	DA250492	\$593.40	Michael Edward & Denise Vesper	C/- DP5 PO BOX 5 YASS NSW 2582	LOT:168 DP-754112	221 Laverstock Road	Binalong	Subdivision - Torrens title - 2 to 5 lots	Distributed to Assessing Officer - Awaiting Assessment
24 July 2025	DA250469	\$4,303.20	DPS/ John Hall Elizabeth Slapp/ David and Sonya Jackson	PO Box 261 Merimbula NSW 2548	LOT 14 DP 271494	18 Blakelys Close	Sutton	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
23 July 2025	DA250495	\$571.19	MA Steel/ Alister& Natasha Robinson	1 Belview Drive, Murrumbateman	LOT:17 DP 271477	1 Belview Drive	Murrumbateman	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment
25 July 2025	DA250498	\$3,951.00	Tim Lee & Penelope Laver	PO Box 516, Goulburn NSW 2580	LOT:4 DP-259210	62 Vivian Lane	Murrumbateman	Subdivision - Torrens title - 2 to 5 lots	Distributed to Assessing Officer - Awaiting Assessment
25 July 2025	DA250499	\$315.52	Jamie Baguley	47 Malbec Drive, Murrumbateman	LOT 192 DP 1269930	47 Malbec Drive	Murrumbateman	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment
24 July 2025	DA250500	\$2,878.20	Emma Hallam	72 Denison Street Crookwell 2583	LOT:1 DP-1047553	Marked Tree Road	Gundaroo	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
28 July 2025	DA250502	\$3,437.44	Robert Jukic/ Marko Vrkic	39 Frances Burke Street, Gungahlin, ACT, 2912	LOT 20 DP 1301590	5 Prosecco Place	Murrumbateman	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
29 July 2025	DA250504	\$886.20	DPS/ Anne-marie Glover	7 Adelaide Street, Yass	LOT:21 DP-753591	340 Bendenine Road	Binalong	Subdivision - Torrens title - 2 to 5 lots	Distributed to Assessing Officer - Awaiting Assessment
31 July 2025	DA250507	\$4,134.39	Hugh Gordon/ Sarah Isdale and Luke Robinson	44 LA Perouse Street, Griffith ACT	LOT:1 DP-601915	128 Dairy Creek Road	Gundaroo	Dual Occupancy Dwelling	Distributed to Assessing Officer - Awaiting Assessment
31 July 2025	DA250512	\$1,039.72	Harrison Walkear	45 Goondah Road Bowing	LOT 10 DP 1301590	19 McIntosh Circuit	Murrumbateman	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment
31 July 2025	DA250506	\$719.84	RD Planning/ Rick Mumberson	C/- RD Planning & Development PO Box 495, YASS NSW 2582	LOT 101 DP 1264914	302 Keirs Road	Murrumbateman	Other	Distributed to Assessing Officer - Awaiting Assessment
Modifications of Development Consent (8)									
4 July 2025	DA2402198	\$324.14	Thomas & Margaret Blacksell	5 Pony Place, Murrumbateman	Lot 3 DP 285885	5 Pony Place	Murrumbateman	Modification	Distributed to Assessing Officer - Awaiting Assessment
16 July 2025	DA230156C	\$94.54	Craig McGiffin/ Helen Crisp	PO Box 422 Hamilton NSW 2303	Lot 5 DP 1244142	28234 Hume Highway	Bowing	Modification	Distributed to Assessing Officer - Awaiting Assessment
16 July 2025	DA240407B	\$247.70	Melissa Marshall	210 MAUIRA LANE SUTTON NSW 2620	LOT:200 DP-878379	210 Majura Lane	Sutton	Modification	Distributed to Assessing Officer - Awaiting Assessment
17 July 2025	DA2102938	\$950	John Sutcliffe/ Paul Keir	30 OLIERIA STREET KARABAR 2620	Lot 1 DP 322236	2155 Sutton Road	Murrumbateman	Modification	Distributed to Assessing Officer - Awaiting Assessment
16 July 2025		\$1,061.50	Jared Calnan	26 ROSE STREET MURRUMBATEMAN 2582	LOT 1 DP 1291221	26 Rose Street	Murrumbateman	Modification	Distributed to Assessing Officer - Awaiting Assessment
18 July 2025		\$858.80	Peter Hawker/ Scott and Leanne Hickey	98 Louisa Lawson Crescent Gilmore ACT 2905	LOT:39 DP-285843	54 Merryville Drive	Murrumbateman	Modification	Distributed to Assessing Officer - Awaiting Assessment
18 July 2025	DA230458B	\$858.80	Holly Rixon	25 BRVANT DRIVE TUGGERAH 2259	LOT:44 DP-1079585	40 Discovery Drive	Yass	Modification	Distributed to Assessing Officer - Awaiting Assessment
30 July 2025	DA250334B	\$94.54	Daniel Clarke	170-174 Hammond Ave	Lot 13 DP 1144964	16 Governor Drive	Murrumbateman	Modification	Distributed to Assessing Officer - Awaiting Assessment
Occupation Certificates (6)									
14 July 2025	BP133148B	\$358.75	Matthew Hillman	607 Gums Lane	LOT 3 DP 1167810	607 gums Lane	Marchmont	Dwelling	Under Assessment
10 July 2025	BP171274	\$615.00	Manjit Dhalwal	8 Buckley Road, Marchmont	Lot 40 DP 270631	8 Buckley Road	Marchmont	Dwelling	Under Assessment
10 July 2025	BP240008	\$256.25	Codie & Adrian Murray	5 Belview Drive, Murrumbateman	LOT:15 DP 271477	5 Belview Drive	Murrumbateman	Dwelling	Approved
23 July 2025	BP220338	\$256.25	Susanne Rann	12 Buckley Road	Lot 42 DP 270631	12 Buckley Road	Marchmont	Dwelling	Under Assessment
31 July 2025	BP220340	\$256.25	Scott Clifton	7 Fenton Close, Murrumbateman	Lot 43 DP 270586	7 Fenton Close	Murrumbateman	Storage Shed	Under Assessment

31 July 2025	BP190214	\$258.75	Tracey Denny	48 Queen Street, Binalong	Lot 3 SEC 26 DP 758109	48 Queen Street	Binalong	Dwelling	Under Assessment
s.68 - Plumbing Works (3)									
24 July 2025	PP250107	\$266.50	Kanghe Property Pty Ltd - Marissa Wei	32 Arabana Street Aranda ACT 2617	LOT:18 DP:1310947	16 Oak Grove	Murrumbateman	Dual Occupancy Dwelling	Under Assessment
24 July 2025	PP250108	\$266.50	Kanghe Property Pty Ltd - Marissa Wei	32 Arabana Street Aranda ACT 2617	LOT:5 DP:1310947	36 Hercules Street 25 Oak Grove, Murrumbateman	Murrumbateman	Dual Occupancy Dwelling	Under Assessment
24 July 2025	PP250111	\$266.50	Marissa Meir	29 South Street, Murrumbateman	Lot 13 Dp 1310947		Murrumbateman	Dwelling	Under Assessment
s.68 – Solid Fuel Heater (2)									
9 July 2025	BP250303	\$281.88	Tim Kelly	2 McKenna Avenue, Yass	Lot 35 DP 1098476	2 McKenna Avenue	Yass	Solid Fuel Heater	Approved
16 July 2025		\$281.88	Robert McCarthy and Jayme Edwards	3 Acacia Street, Gundaroo	LOT 26 DP 1265264	3 Acacia Street	Gundaroo	Solid Fuel Heater	Awaiting Peer Review of Approval Documents
Subdivision Certificates (2)									
24 July 2025	DA230374	\$3,382.50	Peter Evans	454 DENLEY DRIVE WAMBOIN 2620	LOT 2 DP 1273254	75 Isabel Drive	Murrumbateman	Subdivision - Torrens title - 2 to 5 lots	Distributed to Assessing Officer - Awaiting Assessment
28 July 2025	DA250347	\$1230.00	DPS/ Anne Glover	7 Adele Street, Yass	Lot 2 DP 1250187	Hughstonia Road	Binalong	Subdivision - Torrens title - 2 to 5 lots	Approved



Murrumbateman Pump Track Project Plan

Yass Valley Council
Draft Version
July 2025



KEY PROJECT DETAILS

PROJECT INFORMATION	
Project name	Murrumbateman Pump Track
Project partners	Murrumbateman Pump Track Focus Group
LEAD CONTACT	
Name	Melinda Cooke
Position	Senior Project Officer Recreational Assets
Phone	02 6226 9224
Email	mcooke@yass.nsw.gov.au
PROJECT SCOPE	
Project Details	To determine a location and the development of the Murrumbateman pump track from establishment phase until completion of a concept design.



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Document Control

Version	Status	Date	Prepared by	Amendments
1.0	Draft	July 2025	Melinda Cooke	

1. Project Overview

1.1 Background

Yass Valley Council has been approached by members of the community for the development of a pump track within Murrumbateman, NSW.

Council resolved at its meeting on 19 December 2024 to establish the Murrumbateman BMX/Pump Track Focus Group with the following Terms of Reference:

1	Name of Committee	Murrumbateman BMX/Pump Track Focus Group
2	Terms of Reference	<ul style="list-style-type: none"> To provide advice to Council on the location and development of the Murrumbateman BMX/pump track from establishment phase until completion of a concept design. To assist in drafting recommendations and actions for the implementation of the project. To act as champions for the project within the broader community.
3	Policies and Legislation	<ul style="list-style-type: none"> Local Government Act 1993 Crown Land Management Act 2016 NSW Everyone Can Play Guidelines Yass Valley Local Environmental Plan 2013 Draft Yass Valley Open Space Strategy Yass Valley Park and Playground Strategy 2017
4	Maximum number for make-up of Committee members	<ul style="list-style-type: none"> 2 Councillors 3 community members, to be comprised of: <ul style="list-style-type: none"> Youth representative (Murrumbateman resident between ages of 15-24) Murrumbateman Recreation Ground Focus Group representative Murrumbateman community member with experience in BMX/pump track design and/or use
5	Council employees	<ul style="list-style-type: none"> Director of Planning and Environment Director of Infrastructure and Assets Senior Project Officer - Recreational Assets

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6	Area assigned to Committee	Murrumbateman
7	Additional clauses or amendments to 'Guidelines for Advisory Committees and Committees of Council'	Nil
8	Minimum number of meetings per annum	As required

1.2 Recommended Locations

The adopted Yass Valley Open Space Strategy 2024-2036 identifies the available open space within Murrumbateman. The only available locations within Murrumbateman that will accommodate the proposed size of the pump track were recommended by Council staff, with details of each provided below.

Table 1. Recommended locations for pump track

Site Name	Property Address / Description	Location within Site
Murrumbateman Common	Morrison Place	See figure 1 below
Murrumbateman Recreation Ground	19 East Street	Southern sand arena
Hawthorn	3685 Barton Highway	RE1 Zone



Figure 1. Murrumbateman Common:



Figure 2. Murrumbateman Recreation Ground



Figure 3. "Hawthorn"

1.3 Murrumbateman BMX/Pump Track Focus Group meetings

The focus group held two meetings, 30 April 2025 and 29 May 2025. The agenda and minutes from both meetings can be viewed on Councils website [here](#). At its meeting on 29 May 2025 the focus group was presented three possible locations that could potentially fit a pump track of approximately 1500m² in size.

Although the sites of "Hawthorn" and Murrumbateman Common are of adequate size to accommodate a

Murrumbateman Pump Track
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“competitive level” pump track these locations posed the following issues/risks:

- Outside of main village area
- No infrastructure in vicinity such as water and sewer services
- No amenities such as public toilets, off-street parking
- Biodiversity assessment would need to be undertaken – high risk of biodiversity concerns
- Limited natural surveillance

Therefore, the recommendation from this meeting was:

A unanimous vote by members endorsed the location for the construction of a pump track over the southern sand arena within Murrumbateman Recreation Grounds.

1.4 Concept Design

As part of the focus group discussion, a sketched design (refer figure 4) was presented which outlines the attributes of a proposed pump track. These include:

- Beginner level track
- Intermediate/expert level track
- Proposed sealed track surface
- 1,500m² approx. size of track



Figure 4. Sketch of proposed pump track

2. Strategic Analysis

2.1 Site Assessment

The below methods will be undertaken to best understand the overall benefits of the proposed locations.

2.1.1 SWOT Analysis

To support an informed decision-making process regarding the three recommended locations, Council will conduct a comprehensive SWOT analysis for each site. This analysis evaluates the:

- **Strengths**, such as proximity to existing recreational facilities or strong community support;
- **Weaknesses**, including limited space or potential noise concerns;
- **Opportunities**, like enhancing youth engagement or activating underutilized land; and
- **Threats**, such as environmental constraints or possible resident opposition.

By systematically assessing these factors, council ensures that each location is fairly evaluated not only on practical suitability but also on its potential to deliver long-term community value and sustainability.

2.1.2 Criminal Prevention through Environmental Design (CPTED)

As part of the assessment of the three recommended locations, Council will consider Crime Prevention Through Environmental Design (CPTED) principles to ensure safety and promote positive community use. CPTED is a multidisciplinary approach that focuses on preventing crime through thoughtful urban design, landscape management, and the use of public space. It aims to reduce opportunities for crime, deter antisocial behaviour, and foster a sense of ownership and responsibility among community members. The assessment considered the five key CPTED principles—natural access control, natural surveillance, territorial reinforcement, activity support, and ongoing maintenance—to evaluate how each location can support a safe, welcoming, and well-used public facility that encourages legitimate use and discourages undesirable activity.

2.1.3 Comparison Assessment Rating

To support the evaluation of the three recommended locations, an **ordinal scale rating system** will be applied, with **5 representing a high level of suitability** and **1 indicating low suitability** across a range of criteria. Each site will be assessed against factors such as accessibility, community impact, environmental considerations, safety (including CPTED principles), and alignment with strategic planning objectives. This structured approach allows for a comparative analysis that highlights the relative strengths and weaknesses of each location, ensuring a transparent and consistent framework for decision-making. The ordinal scale provides a clear visual reference for stakeholders to understand how each site performs across key indicators.

2.1.4 Cost Analysis

To support the evaluation of the three recommended pump track locations, a cost analysis will be carried out to assess the financial implications associated with each site. This analysis considers a range of factors, including initial site preparation, construction costs, access and supporting infrastructure requirements, and long-term maintenance expenses. Additionally, any potential costs related to environmental management or community impact mitigation will be included. By comparing the total projected costs for each location, council can make an informed decision that balances financial responsibility with the goal of delivering a high-quality, accessible recreational facility.

2.1.5 Legislation and Policy

An assessment of each site will be undertaken in accordance with relevant legislation, guidelines, and council strategies and policies to ensure compliance and alignment with established regulatory and strategic frameworks.

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3. Community and Stakeholder Engagement

3.1 Stakeholder Consultation

Face-to-face (where available) stakeholder engagement will be undertaken in a stringent and structured manner to ensure a fair, transparent, and inclusive process. Council is committed to fostering meaningful dialogue by actively encouraging input from a broad range of stakeholders, including community and sporting groups, field experts, site user representatives, and relevant agencies.

Through clearly defined engagement activities hosted on the dedicated project page on council's website and other appropriate channels, all participants will have the opportunity to contribute their views. This approach aims to ensure that diverse perspectives are captured and considered, helping to shape a well-informed and community-supported outcome for the pump track project.

Stakeholders include:

- Murrumbateman Pump Track Focus Group
- Murrumbateman Community Association
- Murrumbateman Recreation Ground Focus Group members
- Independent expert on pump track specifications (to inform strategic analysis)
- Local Police (CPTED assessment)

As the project progresses, additional stakeholders may be identified.

3.2 Community Consultation

Community engagement for the proposed pump track locations will be facilitated through a dedicated project page on council's website providing the opportunity to review information, share feedback, and contribute to the decision-making process. This online platform located on council's website will support transparent and inclusive consultation, allowing the community to have their say on the preferred location and key aspects of the project's development.

The project page will include the following information:

- Background
- Project purpose
- Project timeline
- 'Have Your Say' opportunities (e.g. survey, project feedback/comments etc.)

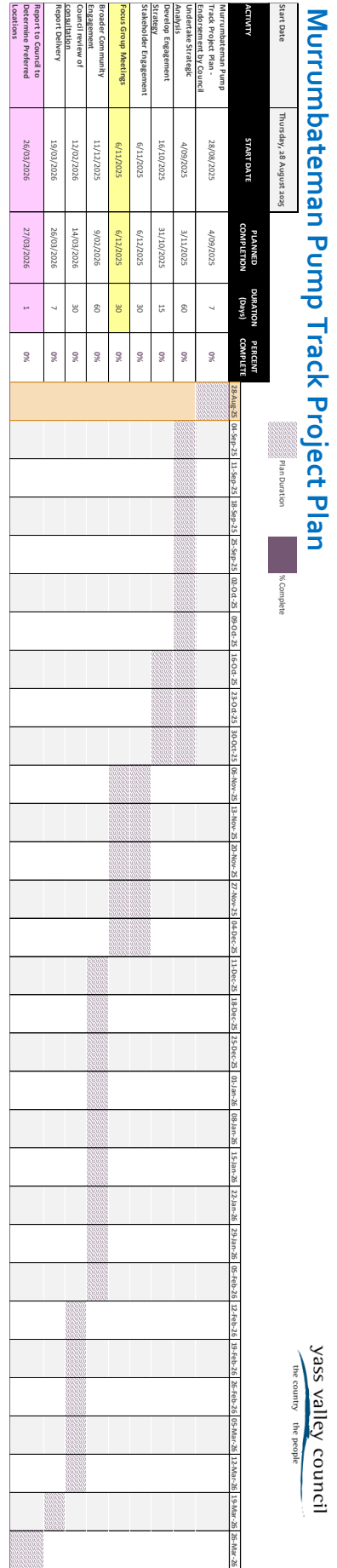
The outcomes of the 'Have Your Say' consultation, together with a review of previous engagement activities and community submissions, will assist Council officers in forming a comprehensive understanding of community sentiment and perspectives regarding the project. This analysis will inform the formulation of a recommendation to be presented to Council.

An example of a project page can be viewed [here](#).

4. Project Timeline

The below project Gantt chart outlines the timelines associated with the strategic analysis and key project deliverables. This process aims to provide informed advice to Council on the preferred location and development of the Murrumbateman Pump Track, from the initial establishment phase through to the completion of a concept design. It includes a final decision process on the most suitable site, based on detailed assessment of all proposed locations, to ensure the selected option best meets community needs, safety considerations, and long-term sustainability goals.

6.4 Murrumbateman Pump Track Project - Focus Group Name Change & Project Plan
Attachment A Murrumbateman Pump Track Project Plan





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Date: 14/08/2025 1:27 PM

Map Scale: 1:9028 at A4

Planning Proposal

Reduce Minimum Lot Size, Isabel Drive Murrumbateman

Amendment to Yass Valley Local Environmental Plan 2013

Prepared for Murrumbateman Land Projects Pty Ltd

Submitted to Yass Valley Council
May 2025

Contact:

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Document Status

Date Issued	Revision	Author	Status
7/5/2025	V1	LD	Draft for Client Review
14/5/2025	V2	LD	For Submission
27/05/25	V2.1	LD	Amended

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1. Introduction

This Planning Proposal has been prepared by Eight Mile Planning on behalf of Murrumbateman Land Projects Pty Ltd to support a change to the *Yass Valley Local Environmental Plan 2013* (YVLEP). The report has been prepared in accordance with the requirements of Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and having regard to the *Local Environmental Plan Making Guidelines* (LEP Guidelines) prepared by the Department of Planning, Industry and Environment (DPE).

The Planning Proposal supports an amendment to reduce the minimum lot size (MLS) for the erection of a dwelling on certain land at Isabel Drive Murrumbateman.

1.1 Site context

The property is located in Murrumbateman approximately 25 km from Yass and 40km from Canberra, ACT. Murrumbateman on the Barton Highway, which connects to the ACT via the Hume Highway.

Murrumbateman is a prominent wine producing area and is surrounded by multiple vineyards and boutique wineries. The town has a low population density, and the predominant character of dwellings is large lot residential, with surrounding larger rural land holdings. The core of the Murrumbateman village is located on the Barton Highway. It comprises a small street grid-oriented north-south and east-west. The surrounding large lot residential land has curved streets with no regular pattern. Dwellings in Murrumbateman are predominantly large detached single storey buildings of brick masonry construction. Lots are large and provide the opportunity for separation of dwellings through the combination of space and landscaping.

The site is located approximately 2.2km southwest of the Murrumbateman town centre.

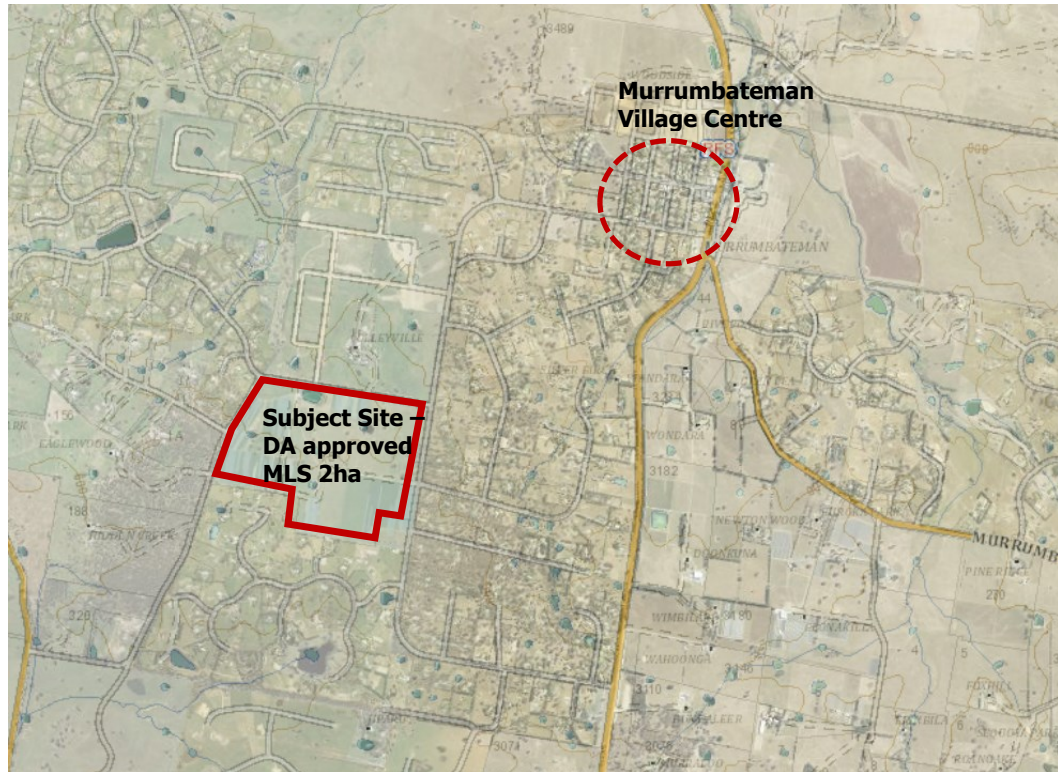
The site is identified in **Figure 1**. The land immediately north of the site was the subject of Stages 1 and 2 of The Fields subdivision approved in 2020 under DA200049. The Fields Stage 3 was approved in March 2022 under DA210271.

A DA for the subdivision of the site into 34 large residential lots (referred to as the Stage 4 DA230374) was approved in December 2023.

Stages 1 and 2 were developed with a MLS of 6,500sqm. Stage 3 has was developed with a MLS of 1ha and Stage 4 has a MLS of 2ha.

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Figure 1 Site context



Source: Six Maps 2025

1.2 Site description

The property is legally described as Lot 2 DP 1273254, 75 Isabel Drive, Murrumbateman.

The site has a total area of approximate size of approximately 75 hectares. The land is zoned R5 Large Lot Residential with a corresponding MLS of 2ha. Land to the north is zoned R2 Low Density Residential with a corresponding MLS of 6,500m².

The parcel is located south of Isabel Drive and bound by McIntosh Circuit to the east. It is surrounded by rural residential development on all sides, including The Fields Stage 3 immediately north. The site is surrounded by large rural lots ranging in size from 6,500m² to >2ha.

Surrounding Development

The site is surrounded by similar large residential lots on all sides. The lot size varies significantly. This is likely a combination of both historic and more contemporary subdivision patterns. Development to the immediate east has a variable lot size from approx. 9,000sqm to 2ha. The closest lots in Nirta Drive, Woodleigh Drive and Greig Place include lots less than 1ha. Of the nine lots fronting McIntosh Circuit opposite The Field Stage 4, 100% of them are below the 2ha MLS.

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Table 1 Murrumbateman R5 lot size variations

Road/Street	Approx. Lot Size Range	Approx. % below MLS	Max Variation
McIntosh Drive (Between Sylvia and Isabel)	1ha-1.7ha	100%	51%
Lakeview Drive	1ha-2ha	18%	50%
1-11 Nitra Drive	8,000sqm-1ha	100%	60%
Jiparu Drive	8,000sqm-2.7ha	85%	60%

The lots in Graville Close, and along Lakeview Drive immediately south are slightly larger with not has many instances of a variation to the MLS, although these lots all maintain an opportunity to achieve a dual occupancy or secondary dwelling which would increase the development density through this area. Based on the land capability assessment, dual occupancy development could be achieved on a 2ha lot in this locality.

The variations to the MLS throughout this area give rise to the position that the development standard is a guide to ensure that on site sewer can be managed, rather than any other reason and in circumstances where this is the case, the standard has been abandoned.

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2. Proposal

The proposal relates to the only six of the 34 lots approved in Stage 4 DA230374 being Proposed Lots 12, 13, 14, 17, 18, 25, 33 & 34 in Lot 2 DP 1273254. The amendment will facilitate an additional up to 7 rural residential lots.

A draft Subdivision Plan has been prepared for the following:

Lots 13-14 – two lots into 3

Lot 17 – 1 lot into 2

Lot 18 – 1 lot into 2

Lot 25 – 1 lot into 2

There is a further opportunity for the subdivision of the following Lots in a similar manner:

Lot 12 – 1 lot into 2

Lot 33 – 1 lot into 2

Lot 34 – 1 lot into 2

The proposal is to amend the MLS applicable to the specific lots from 2ha to 1ha consistent with the surrounding development. The amendment will improve the efficiency of development of the land which has already been approved for residential subdivision.

The proposal relates to these lots because they can accommodate the on-site waste and will not interfere with the existing approved subdivision into 2ha blocks. They are also generally internal (other than lots 33 and 34) to the subdivision and will therefore not impact adjoining land on McIntosh Circuit to the east.

It is evident from the sales and market that demand is for smaller lots than 2ha as only 9 of the 32 lots have sold in the past 15 months. This proposal will deliver more affordable blocks and housing as validated by the three parties wanting to secure the smaller, 1ha lots.

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Figure 2 Subject Land – Proposed Lots

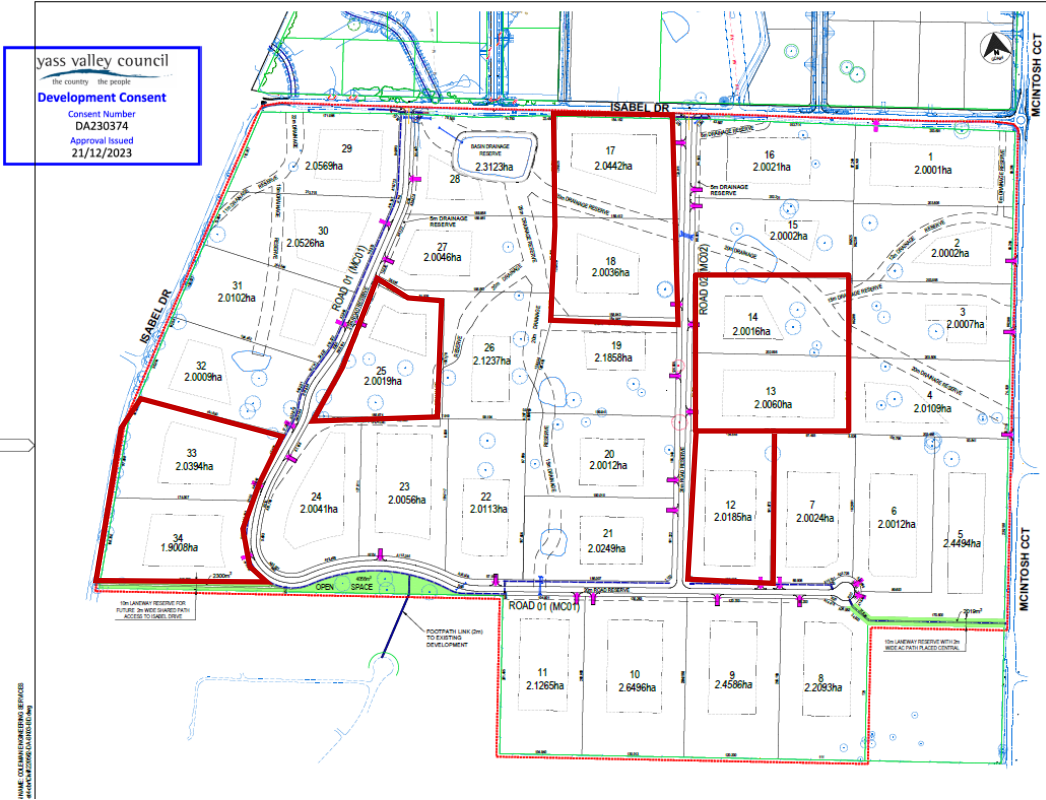
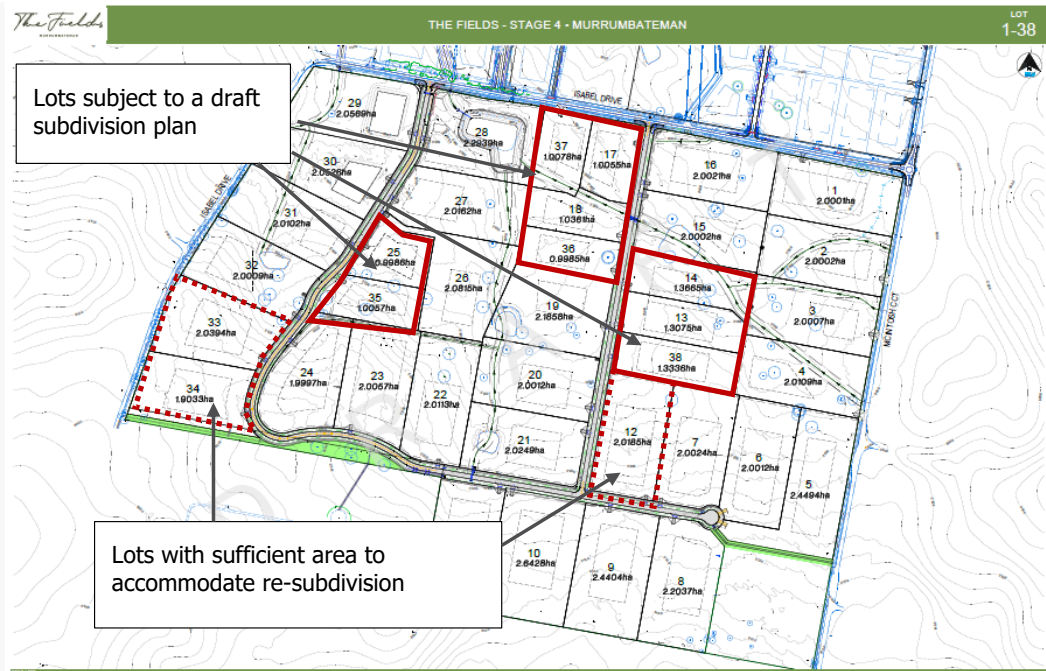


Figure 3 Proposed Development Outcome



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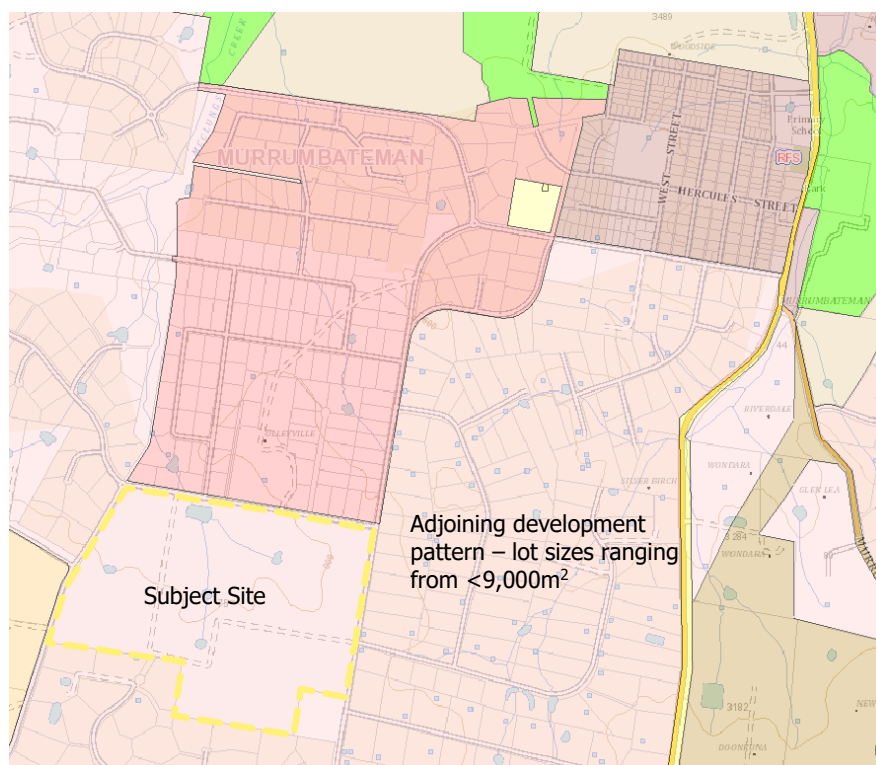
2.1 The Fields Stage 4

The amended lot size will increase the potential density of development from 34 lots under the current MLS control and as approved in the DA230374 to 40. The number of additional lots has been determined based on the site constraints including the new road pattern established under the DA. It is assumed that the amended lot size will facilitate the creation of up to an additional 7 lots subject to further DAs. It is anticipated that the DA will be submitted for an attrition 4 lots (refer **Figure 3**) following a Gateway Determination.

The land use zone and MLS controls are illustrated below. As can be seen, the land to the east and north of the subject site has been developed in a range of lot sizes. There is little difference, in terms of land use and character, between the 6,500m² lots in the R2 zone and the 8000m²-2ha lots in the R5 zone. This reaffirms that there is no consistency between the zone and the lot size in this part of Murrumbateman.

The proposal does not seek to amend the zone, rather, it simply reduce the MLS and to enable the subject land to be subdivided to a minimum of 1ha via an Additional Permissible Use provision.

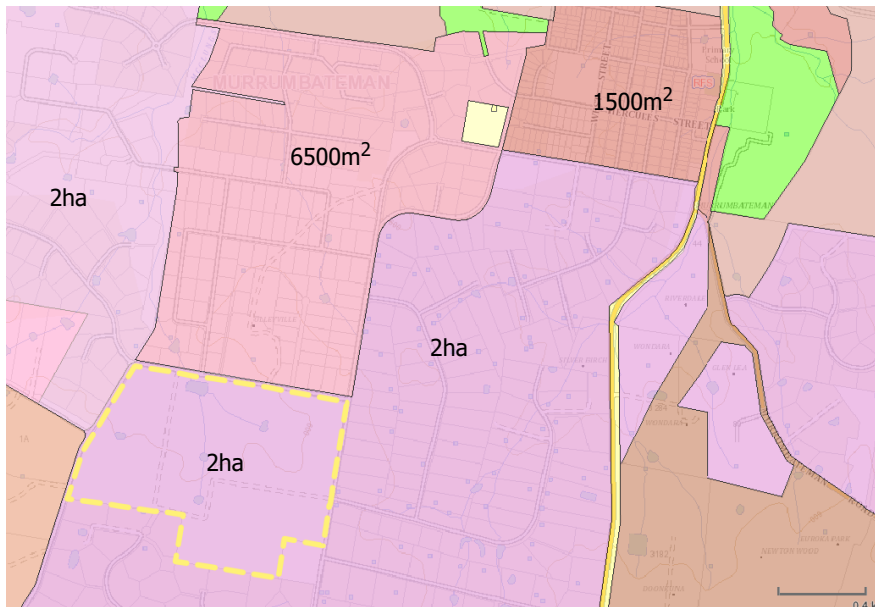
Figure 4 Surrounding development pattern & zone



Source: ePlanning Spatial Viewer 2025

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Figure 5 Current minimum lot sizes



Source: ePlanning Spatial Viewer 2025

Water and Sewer

A Land Capability Assessment was prepared by Franklin Consulting Australia (April 2025) (**Attachment A**) to assess the suitability of the site at Lot 2 DP 1273254, Isabel Drive, Murrumbateman, for additional rural residential lots and associated on-site effluent disposal. The assessment references the original proposal involving the creation of 34 lots ranging from 1 to 2.7 hectares, plus a small open space lot.

The assessment concludes that the land is generally suitable for on-site effluent disposal and dwelling construction, subject to specified management measures. All residential lots will utilise secondary treatment systems (AWTS) with surface or subsurface irrigation.

Key constraints addressed include:

- » Buffer distances to bores (100m), drainage depressions and dams (30–40m);
- » Exclusion of areas with >15% slope, seasonal waterlogging, or within riparian corridors;
- » Decommissioning of six existing bores;
- » Retention of farm dams for non-potable use;
- » Adequate land available for building envelopes and effluent disposal areas across all lots.

The amended layout (April 2025) additional lots while maintaining compliance with effluent and building siting requirements. All development is proposed within designated envelopes that avoid mapped constraints. The report confirms that the proposal can be implemented in a manner that protects human health, environmental values, and downstream water quality.

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Traffic

A traffic assessment has not been undertaken. The original assessment by CBR Consulting was prepared for the subdivision to determine whether the capacity of the existing local road network is sufficient to accommodate additional traffic. The assessment showed that the traffic impact of the proposed development on the surrounding network is not significant, and the road network is considered to have sufficient spare capacity to accommodate the additional traffic generated by the proposed development. The Planning Proposal will only generate an additional 7 lots, equating to between 42-70 vehicles movements per day.

Biodiversity

A Biodiversity assessment was undertaken for the subdivision of the land under DA230374. No further assessment is required.

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3. The Planning Proposal

The Planning Proposal has been prepared in accordance with Section 3.33(2) of the EP&A Act which outlines the required contents of a Planning Proposal. Accordingly, this Planning Proposal includes:

- » A description of the Site and the surrounding locality (refer Section 1)
- » A statement of the objectives or intended outcomes of the proposed instrument (refer Section 3 Part 1)
- » An explanation of the provisions that are to be included in the proposed instrument (refer Section 3 Part 2)
- » The justification for those objectives, outcomes and provisions and the process for their implementation, including whether the proposed instrument will give effect to the local strategic planning statement of the council of the area and will comply with relevant directions under section 9.1 of the EP&A Act (refer Section 3 Part 3)
- » Maps to be adopted by the proposed instrument (refer Section 3 Part 4)
- » Details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument (refer Section 3 Part 5)
- » Details on the proposed project timeframe for the completion of the Planning Proposal (refer Section 3 Part 6).

The Planning Proposal has also been prepared in accordance with the Department's *Local Environmental Plan Making Guideline* (as revised: August 2023).

Part 1 - Objectives and intended outcomes

The primary purpose of this Planning Proposal is to amend the YVLEP to reduce the minimum lot size from 2ha to 1 ha on certain land.

The intended outcomes are to:

- » Facilitate the investment in housing to support the growth in Murrumbateman without impacting existing residents.
- » Provide an opportunity to maximise local infrastructure, including recently developed open space and pedestrian networks.
- » Improve the efficiency of the use of rural residential land.

Part 2 - Explanation of provisions

The proposal seeks to achieve the intended outcomes outlined in Part 1 of this report by proposing amendments to the YVLEP as follows:

- » Include into Schedule 1 Additional permitted uses the following:

5 Use of certain land at 75 Isabel Drive, Murrumbateman

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- (1) This clause applies to land at 75 Isabel Drive, Murrumbateman, being Part Lot 2 DP 1272354, (proposed Lots 12, 13, 14, 17, 18, 25, 33 and 34)¹ *identified as "5" on the Additional Permitted Uses Map.*
- (2) Development for the purposes of subdivision with a minimum lot size of 1ha.
 - » Amend the YVLEP Additional Permissible Use Map.

Part 3 - Justification

Part 3 of the Planning Proposal provides the justification of the proposal within the relevant strategic planning context. In accordance with the guidelines the level of justification is to be proportionate to the impact of the proposal and the stage of the of the LEP amendment process. At this initial stage the issues relevant to the proposal must be identified to provide sufficient confidence to both Council and DPHI the amendment has merit.

The proposal responds to the current development pattern in Murrumbateman. The larger, 2ha rural residential lot size in has been superseded by smaller, more affordable lots that achieve the same rural residential character. This is a better outcome for both land efficiency and housing affordability.

Section A – Need for the planning proposal

Q1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is consistent with the goals and priorities outlined in the Local Strategic Planning Statement and Yass Valley Community Strategic Plan – 2042 by:

- » Supporting sustainable and consolidated rural residential growth;
- » Providing additional housing choice within an identified growth area;
- » Protecting environmental values and managing land use impacts; and
- » Leveraging existing infrastructure and contributing to the local economy.

Consistency with the Yass Valley Local Strategic Planning Statement (LSPS)

The planning proposal to reduce the minimum lot size from 2 hectares to 1 hectare at 75 Isabel Drive, Murrumbateman, is consistent with the key directions and planning priorities of the Yass Valley LSPS (March 2020) as follows:

Planning Priority 1: Facilitating sustainable growth in Murrumbateman

- » The LSPS identifies Murrumbateman as a key growth area due to its proximity to Canberra and its role in providing rural residential and lifestyle opportunities.
- » The proposal supports infill and consolidation within the existing rural residential area, aligning with the LSPS objective of accommodating growth in serviced areas rather than encouraging further urban sprawl.

¹ To be updated following registration of the subdivision.

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- » By utilising existing infrastructure (sealed roads, power, telecommunications), the proposal promotes efficient use of land and infrastructure, in accordance with sustainable growth principles.

Planning Priority 4: Protecting the rural landscape and managing land use conflicts

- » The proposal maintains the character of the area as a low-density rural residential locality. The reduction in lot size does not introduce incompatible land uses and continues to provide an appropriate transition between the village and surrounding rural lands.
- » Environmental constraints have been considered in the design of the subdivision, with adequate provision for bushfire protection, effluent disposal, and biodiversity preservation, thereby avoiding land use conflicts or environmental degradation.

Planning Priority 7: Supporting rural residential development in appropriate locations

- » The LSPS supports rural residential subdivision within existing zoned areas where minimum lot sizes may be adjusted to respond to demand and servicing capacity, provided environmental impacts are managed.
- » The site is located within an existing R5 Large Lot Residential zone under the Yass Valley LEP 2013 and is surrounded by similar 1-2 hectare lots. The proposal responds to market demand for smaller rural residential lots while maintaining the intended rural-residential character.

Consistency with the Yass Valley Community Strategic Plan – 2042 (CSP)

The planning proposal aligns with the overarching goals and community aspirations of the Yass Valley CSP (2022–2042) in the following ways:

Theme 1: Our Community – A Connected, Inclusive and Resilient Community

- » The proposal supports housing choice within Murrumbateman by enabling more diverse lot sizes for families and individuals seeking a rural lifestyle with access to urban employment opportunities in Canberra.
- » By facilitating opportunities for families to establish within an existing community, it strengthens community cohesion and supports local facilities such as schools, sports clubs, and retail services.

Theme 2: Our Environment – A Sustainable Environment for Future Generations

- » The proposal will ensure that subdivision is designed to incorporate sustainable land management practices, including onsite stormwater management, appropriate effluent disposal systems, and retention of existing vegetation where feasible.
- » The subdivision will comply with relevant bushfire, biodiversity, and environmental planning controls, thus supporting environmental sustainability objectives of the CSP.

Theme 3: Our Economy – A Prosperous and Diverse Economy

- » The proposal supports local economic growth by enabling more residents to settle in Murrumbateman, thereby increasing demand for local goods and services and contributing to the vitality of the local economy.
- » It aligns with the CSP's aim to support rural and lifestyle living while leveraging Murrumbateman's position within the Canberra region housing market.

Theme 4: Our Infrastructure – Sustainable and Accessible Infrastructure

- » The proposal utilises existing sealed roads, electricity, and telecommunications infrastructure, reducing the need for major upgrades or expansion of services.

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- » The subdivision will provide compliant access for emergency services and meet the infrastructure standards of Yass Valley Council.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The variation provisions of Clause 4.6 do not apply to the proposal. Alternatively the zone could be amended along with the MLS, however, given that the proposal relates only to a select number of lots, this would result in an adverse outcome and additional, unnecessary administration. The proposal remains consistent with the zone objectives.

Section B – Relationships to Strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes.

The planning proposal is consistent with and gives effect to the relevant objectives and actions of both the South East and Tablelands Regional Plan 2036 and the Draft South East and Tablelands Regional Plan (2023), particularly in relation to supporting managed rural residential development in appropriate locations such as Murrumbateman.

South East and Tablelands Regional Plan 2036

The Regional Plan identifies Murrumbateman as a key rural village that is experiencing increasing housing demand due to its proximity to Canberra and Yass. The Plan supports the role of Murrumbateman in accommodating rural lifestyle development provided that land use change is carefully managed to ensure sustainability, rural character, and infrastructure efficiency.

Relevant Directions and Actions:

Direction 20: Manage rural residential development

Action 20.1: Locate new rural residential development in areas identified in local housing strategies or land use strategies.

Action 20.2: Avoid unplanned and ad hoc rural residential development that creates land use conflicts or infrastructure inefficiencies.

Consistency:

The planning proposal aligns with Direction 20 by enabling rural residential development in a location identified in Yass Valley's adopted strategic planning framework. The site is within the Murrumbateman area identified for rural lifestyle growth and is supported by existing infrastructure (sealed roads, water services) and land capability assessments.

Direction 21: Sustainably manage rural land

Action 21.1: Protect important agricultural land and ensure rural lifestyle development does not fragment viable rural land or lead to land use conflicts.

Consistency:

The proposed lot layout retains larger allotments (1 ha each) which maintain the rural character and avoid fragmentation of agriculturally significant land. A preliminary agricultural capability assessment supports that the site is not regionally significant farmland.

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Draft South East and Tablelands Regional Plan (2023 Exhibition Draft)

The Draft Plan builds on the 2036 Plan and continues to promote planned rural residential growth in strategically nominated settlements such as Murrumbateman, while reinforcing the need for land use efficiency, biodiversity protection, and integration with infrastructure planning.

Key Objectives and Actions Relevant to the Proposal:

Objective 5.1: Locate new housing where infrastructure and services exist.

Action 5.1.2: Focus rural lifestyle development in areas identified in local strategic planning documents such as settlement strategies or land use strategies.

Objective 6.1: Enable rural areas to support diverse land uses while protecting environmental and productive values.

Consistency:

The proposal is consistent with Objective 5.1 and Action 5.1.2 by delivering additional housing choice in a settlement specifically identified in the Yass Valley Settlement Strategy (2021) as suitable for rural residential development. The subject site is located within an existing rural residential area. It also respects landscape and environmental constraints, including bushfire risk and biodiversity values all of which have been previously addressed through a DA.

The planning proposal gives effect to both the existing and draft regional plans for the South East and Tablelands by:

- » Delivering rural residential lots in a strategically identified location;
- » Avoiding conflict with agricultural land or natural hazards;
- » Aligning with infrastructure including open space; and
- » Responding to regional housing demand while maintaining rural character.

Q4. Will the planning proposal give effect to a council’s endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

As noted above, the Planning Proposal will give effect to the LSPS and the Yass Valley Community Strategic Plan as they relate to the growth of the tourism industry in the LGA.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The Planning Proposal is consistent with the relevant State Environmental Planning Policies as follows:

Table 2 State Environmental Planning Policies

SEPP	Consistency	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP.
State Environmental Planning Policy (Building	N/A	-

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sustainability Index: BASIX) 2004		
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP.
State Environmental Planning Policy (Housing) 2021	N/A	-
State Environmental Planning Policy (Industry and Employment) 2021	N/A	-
State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development	N/A	-
State Environmental Planning Policy (Planning Systems) 2021	Yes	The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP.
State Environmental Planning Policy (Precincts-Eastern Harbour City) 2021	N/A	-
State Environmental Planning Policy (Precincts-Western Parkland City) 2021	N/A	-
State Environmental Planning Policy (Precincts-Regional) 2021	N/A	-
State Environmental Planning Policy (Primary Production) 2021	N/A	-
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	The Planning Proposal will not contain provisions that would contradict or hinder the application of the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	N/A	-

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Q6. Is the planning proposal consistent with applicable Ministerial Directions?

The Ministerial Directions under section 9.1 of the EP&A Act requires planning proposals to be consistent with the terms of the relevant direction. The relevant directions are considered below.

Table 3 Ministerial Directions

Direction	Title	Applies	Comment
1.1	Implementation of Regional Plans	Yes	The planning proposal is consistent with the relevant Regional Plan. It supports planned rural residential growth aligned with regional objectives.
1.3	Approval and Referral Requirements	Yes	The proposal does not introduce any new concurrence or referral requirements.
1.4	Site Specific Provisions	Yes	The proposal does not include unnecessarily restrictive or detailed site-specific provisions.
1.4A	Exclusion of Development Standards from Variation	No	The proposal does not seek to exclude any development standard from variation under clause 4.6.
3.2	Heritage Conservation	Yes	There are no adverse impacts on known heritage items.
3.3	Sydney Drinking Water Catchment	No	A neutral or beneficial effect on water quality will be ensured through subsequent development control, consistent with the direction.
3.6	Strategic Conservation Planning	No	The site is not mapped as avoided land or strategic conservation area, or the planning proposal demonstrates compatibility where relevant.
4.3	Planning for Bushfire Protection	Yes	The land is bushfire prone and a preliminary bushfire assessment supports the proposal, demonstrating consistency with PBP 2019.
4.4	Remediation of Contaminated Land	Yes	A preliminary site investigation has been prepared for the original subdivision to confirm suitability or identify measures to ensure future suitability. Attachment B.

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5.1	Integrating Land Use and Transport	Yes	The proposal supports an efficient rural residential pattern with adequate road access and low reliance on public infrastructure.
6.1	Residential Zones	Yes	The planning proposal maintains the R5 zone and enables a variety of rural residential lot sizes, consistent with the direction's objectives.
9.1	Rural Zones	No	The proposal does not rezone rural land to urban uses but maintains the existing rural zone.
9.2	Rural Lands	No	The proposal does not apply to rural land.

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected as a result of the proposal?

No. The site is not identified as an area of significant biodiversity.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. As the Planning Proposal will not result in other environmental effects.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The proposal does not trigger specific social and economic effects. The four additional lots are unlikely to generate a decriable social impact. The proposal will result in a more economic and efficient use of land and local infrastructure.

Q10. Is there adequate public infrastructure for the planning proposal?

Yes. The proposal does not impact the delivery of or demand for infrastructure. However, as noted, it will support the development of the pedestrian infrastructure delivered under the initial subdivision.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of State and Commonwealth Public Authorities will not be known until after the Gateway Determination. This section of the planning proposal is completed following consultation with those public authorities identified in the Gateway Determination.

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Part 4 - Maps

The proposal will amend the following Map Sheet:

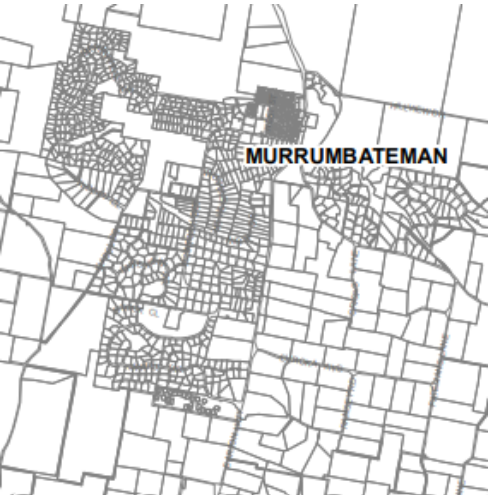
Table 4 Map Amendment

Map Sheet	Description
Additional Permitted Uses Map – Sheet APU_005	Amend the APU Map to include the subject Lot.

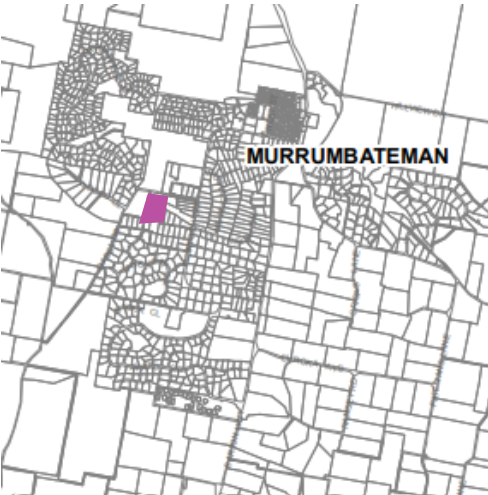
Existing and proposed YVLEP Maps are shown below. Note: The mapping amendment will need to align with the land title current at publication. The intension is that a 1ha MLS will apply to Part Lot 2 DP 1272354, (proposed Lots 12, 13, 14, 17, 18, 25, 26, 33 and 34)² identified as “5” on the Additional Permitted Uses Map.

Figure 3.1 Existing & Proposed APU Map

Existing APU Map



Proposed APU Map



yass valley council
the valley the people
**Yass Valley Local
Environmental
Plan 2013**

Additional Permitted Uses Map -
Sheet APU_005

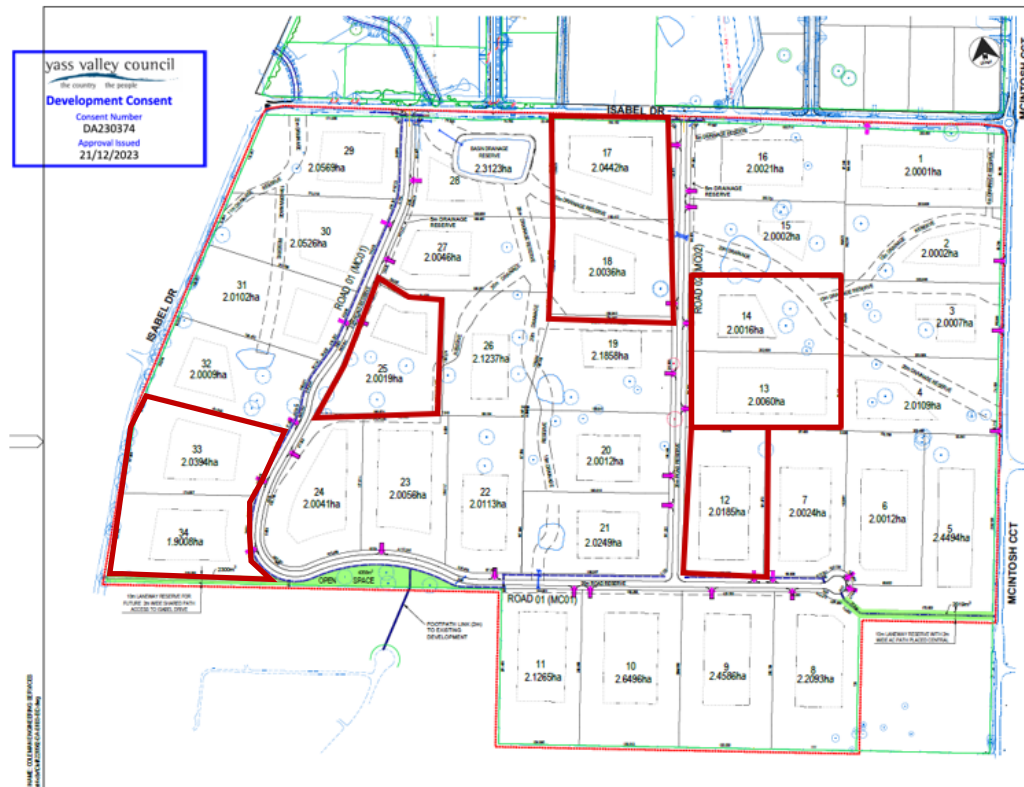
Additional Permitted Uses
Refer to Schedule 1

Cadastral
Cadastral 12/08/2021 © Spatial Services

² To be updated following registration of the subdivision.

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Figure 2 Proposed Lots included in APU



Part 5 - Consultation

Division 3.4 of the EP&A Act requires the relevant planning authority to consult with relevant agencies and the community in accordance with the Gateway Determination. The Gateway Determination will specify the community consultation requirements that must be undertaken on the planning proposal. The Gateway Determination will:

- » Outline the timeframe for exhibition.
- » Identify relevant state or Commonwealth authorities to be consulted.
- » Determine whether a public hearing is to be held into the matter by the IPC or other specified person or body.

It is expected that the planning proposal will be publicly exhibited for 28 days. The Planning Proposal is unlikely to require further concurrence with agencies.

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6. Conclusion

The Planning Proposal supports an amendment to reduce the minimum lot size from 2ha to 1ha for subdivision for the erection of a dwelling on certain land at Isabel Drive Murrumbateman.

The proposal relates the only eight of the 34 lots approved in Stage 4 DA230374 being Proposed Lots 12, 13,14,17,18, 25, 33 and 34 in Lot 2 DP 1273254. The amended will facilitate an additional 7 rural residential lots through a new development application. The amendment will improve the efficiency of development of the land which has already been approved for residential subdivision.

It is proposed to use the *Clause 2.5 Additional permitted uses of certain land*, provision with the use included in Schedule 1 of the YVLEP and a corresponding amendment to the Additional Permitted Uses Map.

The Planning Proposal demonstrates the strategic merit of the amendment as summarised in the table below.

The Planning Proposal is seeking Council support for the amendment and a recommendation that it proceed to Gateway.

Table 5 Strategic Merit

Criteria	Assessment
Strategic merit test criteria	
Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or	Consistent. The Planning Proposal is consistent with the Regional Plan
Consistent with a relevant local strategy that has been endorsed by the Department; or	Consistent. The Planning Proposal is consistent with the CSP and LSPS
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognized by existing planning controls.	Not applicable.
Site-specific merit test criteria	
The natural environment (including known significant environmental values, resources or hazards)	Consistent. The site is free of any significant vegetation. The amendment will have limited impact on the natural environment.

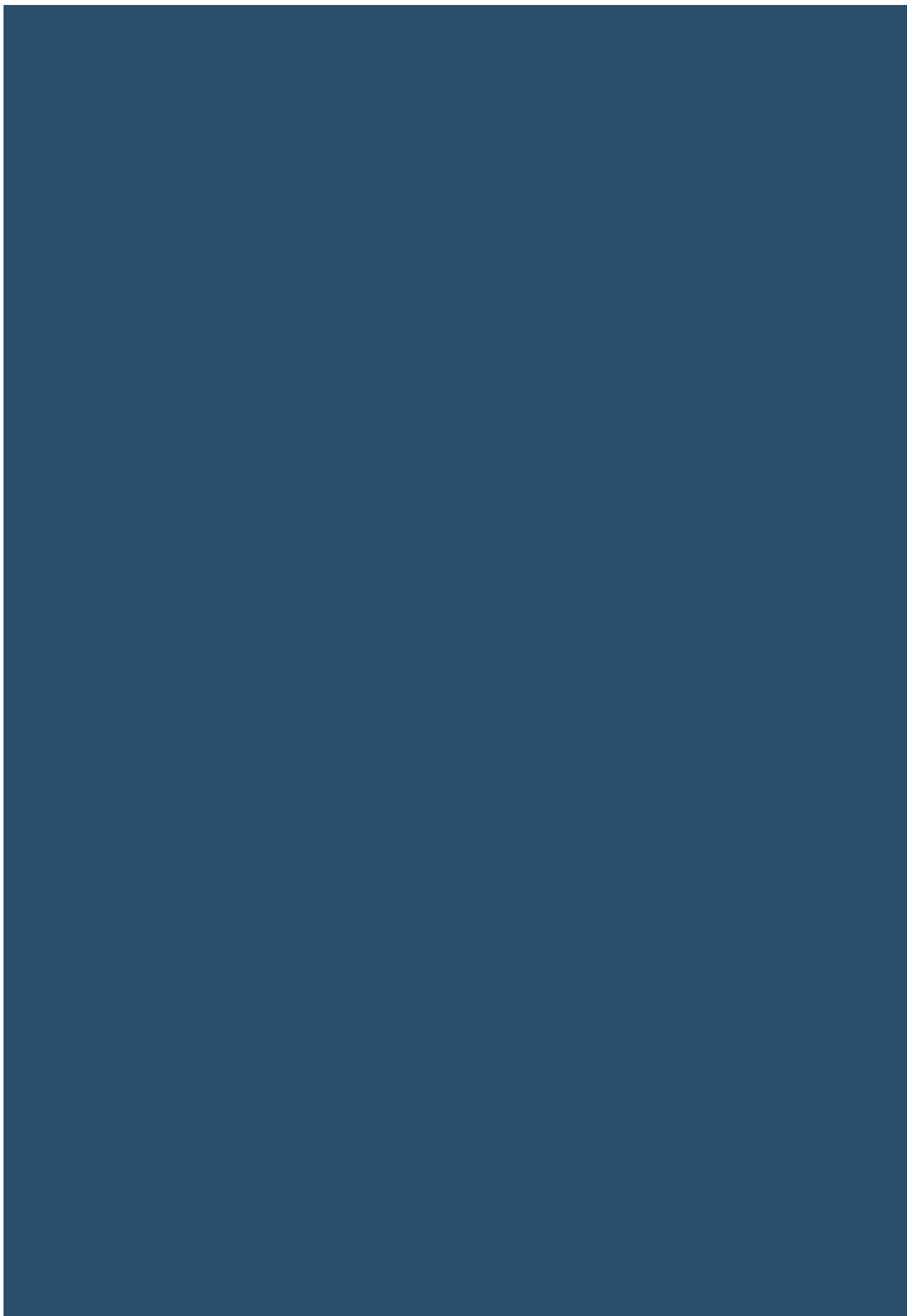
EIGHT MILE PLANNING

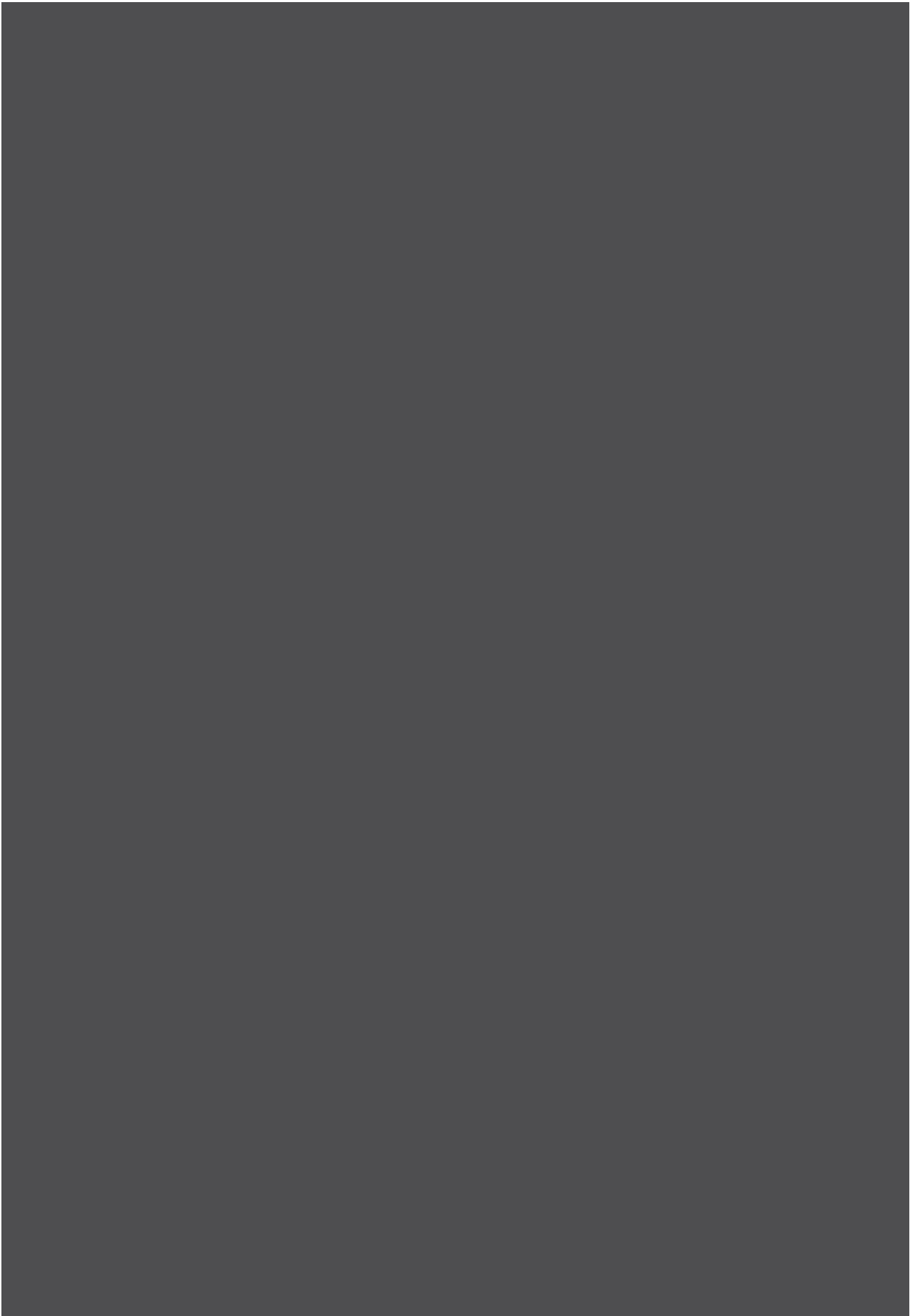
Criteria	Assessment
The existing uses, approved uses and likely future uses of land in the vicinity of the land subject to a proposal	<p>Consistent</p> <p>The amendment will not implicate the land use tables for the relevant zones.</p> <p>The relevant lots are within the central part of Stage 4 of The Fields development and will not impact adjoining residents on McIntosh Circuit and Isabel Drive.</p>
The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision	<p>Consistent.</p> <p>The proposal will not add strain on the proposed infrastructure or capacity.</p>

Attachment A Land Capability Assessment

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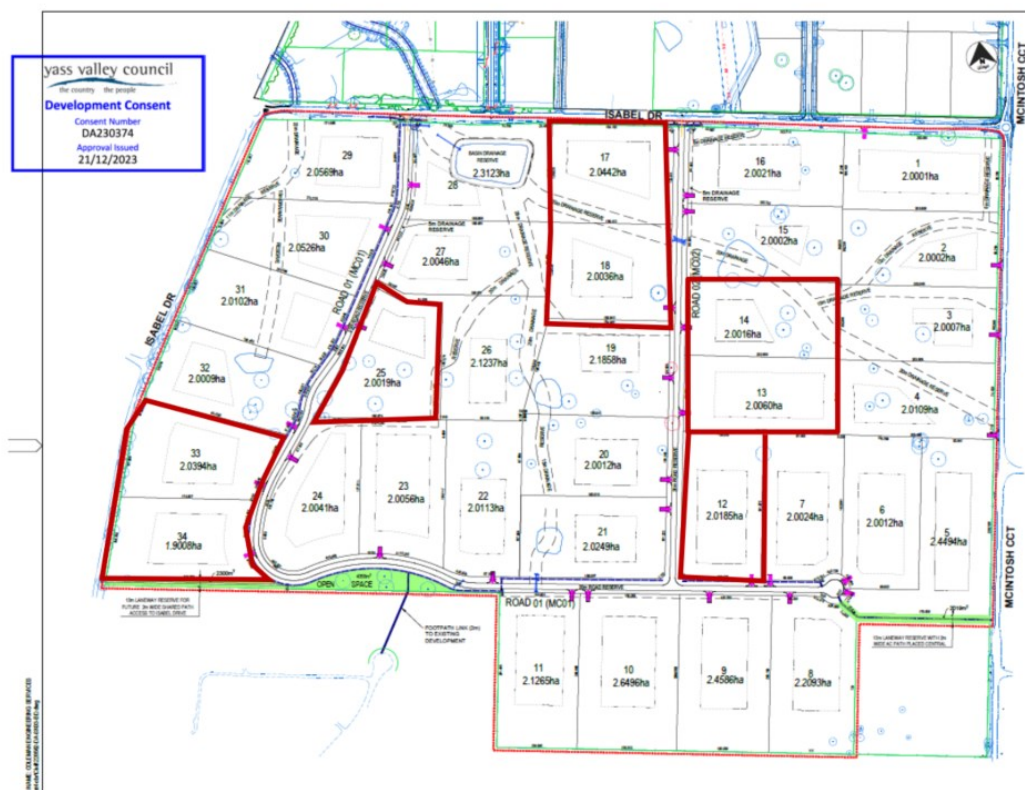
Attachment B Preliminary Site Investigation



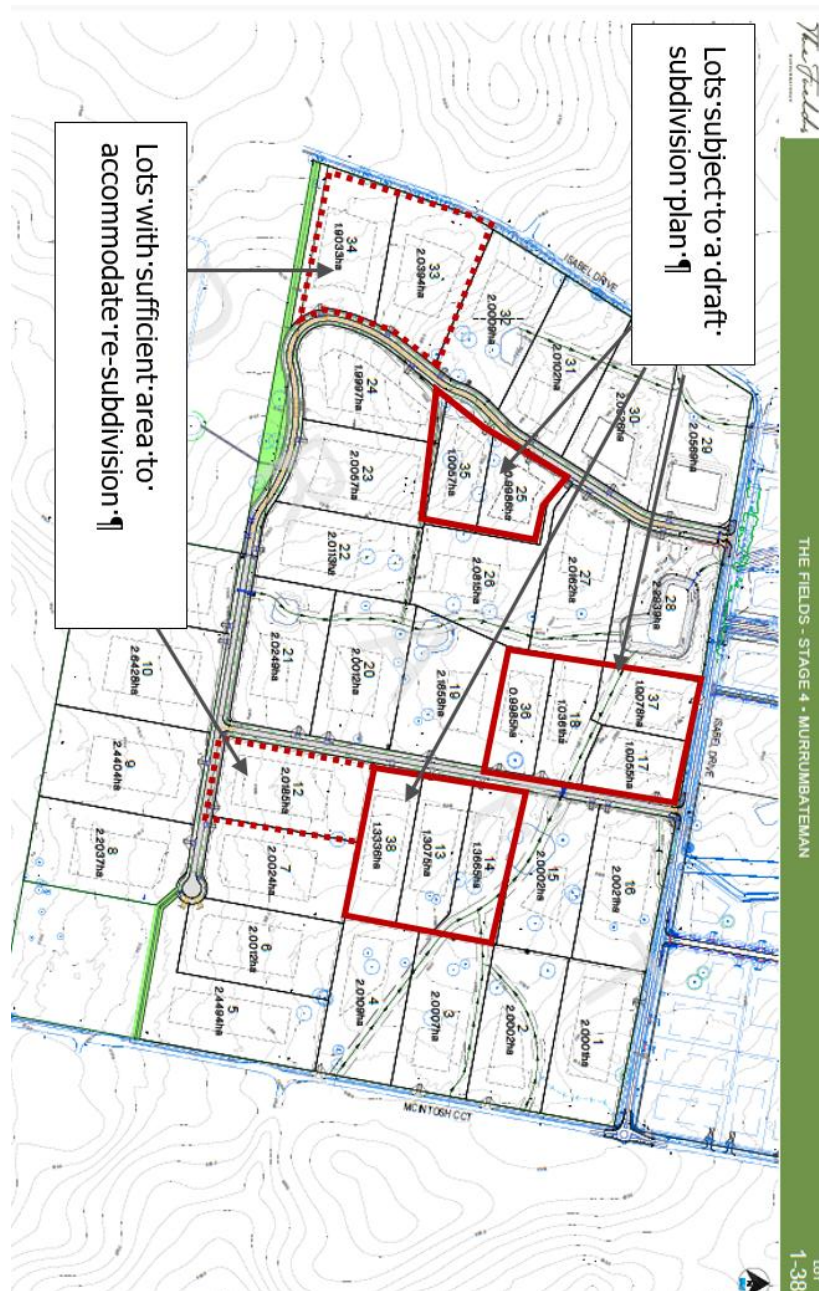


6.5 Draft Planning Proposal - 'The Fields' Stage 4 - Isabel Drive, Murrumbateman
Attachment C Lots subject to reduced minimum lot size

Lots proposed to be subject to reduced MLS from 2ha to 1ha

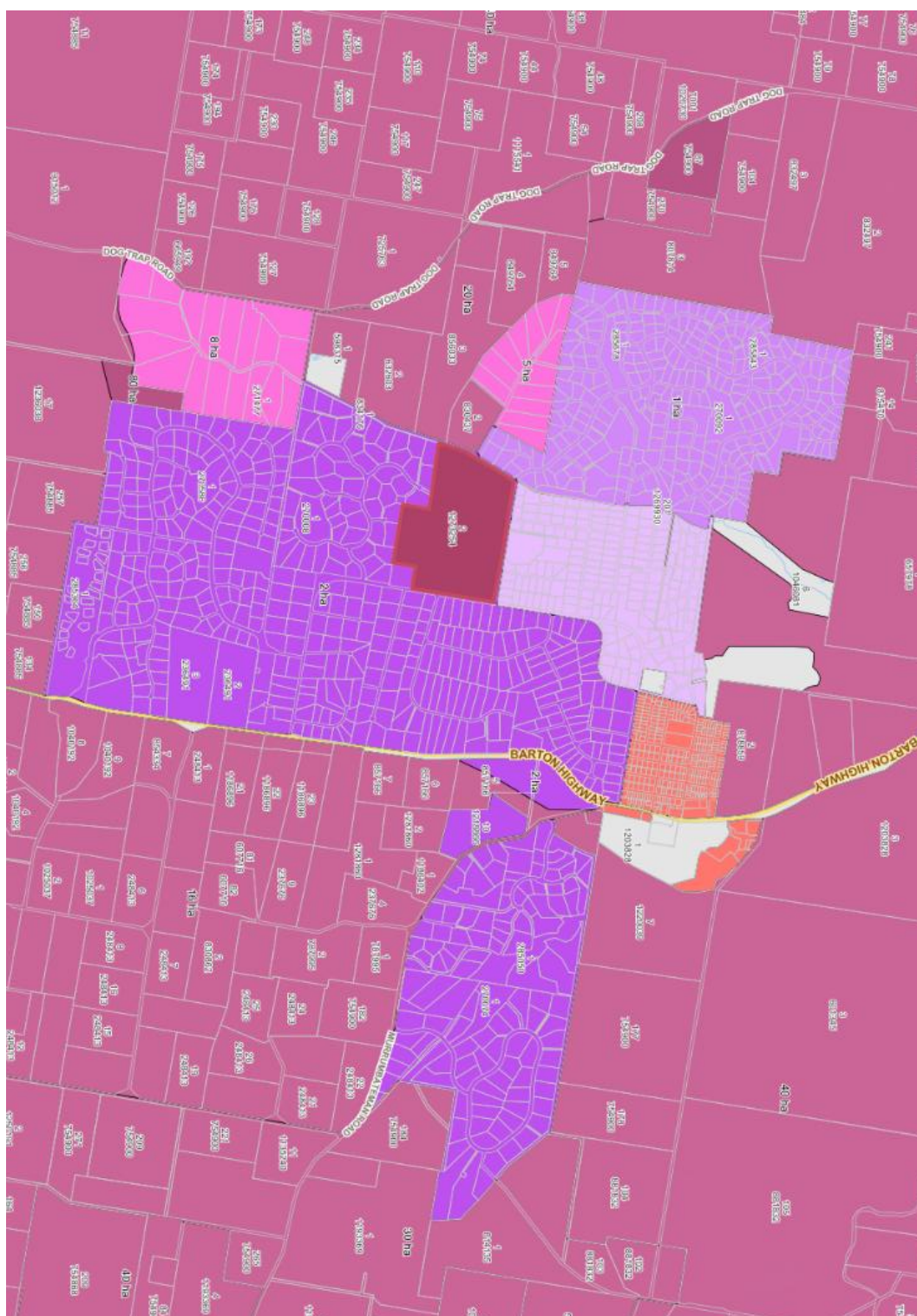


Attachment B – Lot subject to proposed MLS reduction from 2ha to 1ha



6.5 Draft Planning Proposal - 'The Fields' Stage 4 - Isabel Drive, Murrumbateman
Attachment E Minimum lot size map

Attachment C – Map of MLS of 2ha (site shown in red)



Renewable Energy Benefit-Sharing Policy

1. Introduction

This policy outlines Yass Valley Council's (Council) approach toward the provision of community benefit contributions by proponents of projects which contribute to and/or support the transition to renewable energy in NSW ('renewable energy projects') and which impact the Yass Valley local government area (LGA).

The policy aims to ensure that the Yass Valley community receives valuable, equitable and sustainable community benefit contributions from renewable energy projects and that those benefits align with Council's strategic objectives.

2. Application

This policy applies to renewable energy projects within, and those which impact, the Yass Valley LGA.

3. Objectives

- (i) Articulate Council's expectations for the provision of community benefit contributions in connection with renewable energy projects to which this policy applies.
- (ii) Ensure that community benefit contributions provided by proponents of renewable energy projects to which this policy applies align with Council's strategic objectives.
- (iii) Support the provision of community benefit contributions in connection with renewable energy projects to which this policy applies which are inter-generational.

4. Legislative and Policy Context

This policy is intended to supplement the *Benefit-Sharing Guideline, November 2024* published by the NSW Department of Planning, Housing and Infrastructure in so far as that document applies to renewable energy projects in and in areas surrounding the Yass Valley LGA.

This policy is intended to be read and applied in conjunction with Council's policy on planning agreements under section 7.4 of the *Environmental Planning and Assessment Act 1979* ('planning agreements') as required by the *Planning Agreements Practice Note 2025* published by the Planning Secretary for NSW.

This policy will be applied by Council for the purpose of:

- negotiating with proponents of renewable energy projects to which this policy applies for the provision of community benefits in connection with those projects,
- negotiating and entering into planning agreements with proponents of such projects for the provision of community benefits in connection with those projects,
- determining whether Council supports or objects to particular renewable energy projects to which this policy applies and the terms of any submissions Council makes to the Minister or the Independent Planning Commission in relation to any State Significant Development application seeking consent to carry out a renewable energy project to which this policy applies.

Where this policy conflicts with another Council policy, the provisions of this policy shall prevail.

5. Community Benefit Contributions

The minimum community benefit contributions Council will generally seek from renewable energy projects to which this policy applies are as follows (2025 dollars):

Development Type	Rate
Solar energy	\$1,062 per megawatt per annum of approved capacity
Wind energy	\$1,312 per megawatt per annum of approved capacity
Battery energy storage systems*	\$187 per megawatt hour per annum of approved capacity

*Stand-alone or co-located with other energy infrastructure.

These community benefit contributions:

- (i) will be payable annually for the life of the development,
- (ii) will be indexed annually in accordance with positive movements in the *Consumer Price Index (All Groups Sydney)*,
- (iii) are intended to deliver a net community benefit to the Yass Valley community and should be differentiated from measures required to mitigate any adverse impacts of renewable energy projects on adjoining landowners and the broader community.

6. Purpose of Funds

Funds collected under this policy can only be applied to public purposes which align with Council's strategic objectives. These include:

- (i) items identified in Council's Community Strategic Plan, Resourcing Strategy, Delivery Program and Operational Plan under Part 2 of Chapter 13 of the *Local Government Act 1993*
- (ii) items identified in a masterplan
- (iii) provision of community facilities and affordable housing
- (iv) biodiversity conservation and energy efficiency improvements
- (v) purposes which benefit present and future generations
- (vi) other public purpose which the governing body of the Council considers is in the broader public interest of the Yass Valley community.

The Council does not seek and will not support the provision of community benefit contributions in connection with renewable energy projects to which this policy applies which Council considers to be trivial or of limited community benefit such as but not limited to lawn mowers, storage sheds, sporting jerseys/equipment and name-plated public furniture.

7. Governance and Allocation

Council will establish a standing consultative committee of community representatives to advise Council on suitable purposes for which community benefit contributions can be made. The structure will ensure transparency, accountability, and alignment of community benefit contributions with the values and expectations of the community and the strategic priorities of the Yass Valley.

8. Costs

Council will seek that proponents of renewable energy projects to which this policy applies must meet the Council's costs associated with the negotiation, preparation and review of any voluntary planning agreements which make provision for community benefit contributions in connection with such projects.

9. Review

The policy will be reviewed annually or as required to respond to changes in the process, environment and technology related to the renewable energy transition.

10. Approval and Review

Responsible Business Unit:	Planning and Environment
Responsible Officer:	Director Planning and Environment
Date Adopted by Council:	TBC
Commencement Date:	TBC
Review Date:	TBC
Internal reference:	Doc ID

Submission 1

Thankyou for the opportunity to provide a submission on this Draft document.

We had hoped to provide a more detailed response, however, we were not able to receive a response from Council to our email request for information on Councils current contributions plan and policy on application of contributions. We do hope that when Council are able to provide a reply to this request that we may be able to make some further comment.

We would like to focus our submission on two key items of the document:

1. Developer Contributions Constraints (pg 5)

The document proposes a burden on Council and general ratepayers to fund infrastructure needed to support growth. It is suggested this is due to a freeze or delay on Developer Contributions.

■ are unsure of why YVC would propose or support a freeze on contributions and if such a freeze is current policy then why this would not be reviewed.

It is ■ experience in all other LGA's in which we operate that infrastructure is either developer led and developer funded through works in kind or contributions are paid by the developer to Council or a combination of both.

Infrastructure also extends to the added load and maintenance on existing assets and services with contributions paid for existing assets such as libraries, pools and major roads just as an example.

■ would expect that our similar development projects in Yass Valley would require Developer Contributions of similar quantum as we currently pay in other LGA's

2. Population Growth and Urban Expansion (pg 6)

Clearly the document chronical the substantial challenge of maintaining existing infrastructure and services with the current rate base. With a projected unrestricted cash shortfall of over \$8m by 2026 if status quo is to continue.

The document proposes a SRV to be tabled by Nov 2025.

While a SRV may seek to provide some short term relief it does add further burden to the existing rate base including commercial business. The SRV also does not provide the long term increase as would be generated from Growth.

The document proposes that growth increases demand for services and infrastructure. That is true, but is also why it is essential for Contributions plans to be regularly updated and applied. [REDACTED] propose that growth should be an opportunity for council and not seen as a burden which is the way the current document portrays growth.

The document also proposes that increase in services and infrastructure requires upfront investment by Council. This does not need to be the case as is customarily dealt with by Developer Contributions, Developer Led and funded works or [REDACTED] (developer funded). All of these approaches are common in all LGA's in which [REDACTED] operate and we trust YVC will adopt a similar approach to enable growth within Yass Valley.

In the file upload is a copy of the email request for information that has yet to receive a written response from council.

Submission 2

The [REDACTED] commends Council for the honesty, transparency and frankness demonstrated in the draft Financial Sustainability Roadmap. This is a marked change from previous approaches and provides our community with a clearer understanding of the challenges Council is facing. While we are concerned about the potential impacts on residents—including service reductions and possible special rate variations—we acknowledge the gravity of the situation and the need for action. This report represents a significant step forward in building trust between Council staff and the community.

That said, we urge caution against placing disproportionate emphasis on systemic external pressures as the primary cause of Council's financial position. While such pressures undeniably affect councils across NSW, in Yass Valley's case, internal decision-making has played a substantial role — particularly the overcommitment to debt (notably the Crago Mill project), ongoing structural deficits, and an absence of long-term strategic financial planning. These issues are acknowledged more explicitly on pages 13 and 14 of the document, and we support the statements made there. It is, frankly, a relief to see concerns we have raised over several years now clearly recognised.

There should also be a focus on upskilling Councillors in this document, not just Council staff. As the Hon. Ron Hoenig MP noted in his correspondence of 31 July 2024,

Council's ongoing acceptance of operational and reserve deficits over a ten-year period significantly contributed to the current financial crisis. Councillors must accept responsibility for failing to challenge or intervene earlier. We would strongly encourage a commitment to improving financial literacy among elected representatives to reduce over-reliance on staff for interpretation and oversight of critical budgetary matters.

We strongly support the inclusion of an emergency response fund and note this aligns with our submission to the IP&R process, which called for quarantined funds to enable the rapid restoration of essential services following extreme weather events. This ensures Council is better positioned to act swiftly, without being wholly reliant on state disaster declarations or external funding.

We also welcome several key actions outlined in the Roadmap, including the review of Crago Mill Stage 2, the implementation of a manager capability-building program, and a more strategic approach in general to Council's operations and investments.

Should the Roadmap be adopted, we would welcome the opportunity to meet with Council to discuss the implications for our community and our organisation — particularly in relation to support for community grants, local service delivery, and how we might constructively work together through this period of change to continue supporting our residents and ensuring our town can grow to its full potential.

Submission 3

Thank you for the opportunity to comment of the draft Financial Sustainability Roadmap.

I will not reiterate my detailed comments on Council's financial predicament as set out in my submission on the 2025/26 IP&R documents other than to say my concerns about Stage 2 of Crago Mill, the limited savings potential of the proposed Service Reviews, the problems with various assumptions within the Long Term Financial Plan, and the material gap between the actual value and condition of Council's assets and its financial reporting of those assets remain applicable in finalising the Roadmap.

Primary Issues:

I welcome the belated commitment to review Stage 2 of Crago Mill but believe it is unnecessary to engage another external consultant to undertake this work. One Fell Swoop's February 2024 report was definitive in its assessment that Stage 2 is commercially unviable given a negative \$6.8m Net Present Value, while REMPLAN's updated economic evaluation of late 2024 shows the overall project to be marginal at best from an economic-stimulus perspective.

(In this regard, please see my letter to the Acting Chief Executive Officer of 8 April 2025 which lists out the various problematic assumptions in the REMPLAN study and, most particularly, the exaggerated revenue projections and the absence of any proper sensitivity analysis).

I also see that the Roadmap is effusive in pointing to systemic external pressures that are contributing to the current financial predicament. However, it studiously avoids the fact that the debt situation is as bad as it is because of the past poor decision-making by councillors, despite repeated concerns being raised by me and others over the past few years.¹

Properly acknowledging this fundamental fact would give us confidence that Council is genuine in its efforts to correct past errors; rather than continuing to hide and excuse its failings by simply transposing the burden directly onto its community through an extraordinary Special Rates Variation (SRV) and reduced service levels.

Otherwise, the rhetoric in this document and elsewhere about a commitment from Council to efficiency, effectiveness and, above all else, ethical action will ring hollow.

In this regard, I find it significant that what is the clearest and most telling statement as to Council's dilemma is not stated upfront as it should be but squirreled away in the document on page 13.

¹ It is notable that the word 'debt' is not used anywhere in the narrative section. I.e. not in the introduction, the discussion as to why change is needed, the description of the context or the commitment to improvement. The first reference is on page 8 in the context of OLG's benchmarks.

Namely, as referenced under strategic objective 4, that **“there is a high risk of Council requiring a loan to operate in 27/28, for which Council may not be able to secure financing”**.

Not only is this most pertinent of facts effectively ‘buried’ in the back end of the document but the response to it is minimal at best. That is, simply that Council will assess, monitor and review.

The fact is the Yass Valley community cannot engage with Council about its financial position until it is honest and direct as to what its likely future revenue requirements will be. Until such time, the Roadmap will remain of limited substance and relevance to the community.

By way of contrast, it is worth noting that Central Coast Council within a month of being placed under administration in 2020 was able to produce modelling of possible SRV requirements, began immediately talking to its community, and shortly thereafter produced a schedule of assets to be sold off.

Based upon Council’s published timeframe, however, it will be almost one and a half years after the Office of Local Government (OLG) first raised its serious concerns over Council’s financial position that the true cost of the commitments to Crago Mill will finally be reported back to the community. That is 18 months of expenditure that the community will ultimately bear the cost of, but which could have been ameliorated, if Crago Mill were properly reassessed in a timely manner.

To the extent that the Roadmap has substance, it is also worrying that Council appears to be slipping into the mindset that growth and development will dig it out of the financial hole. Indeed, based upon some comments in the document and the last few Council meetings, this notion seems to be getting ‘something of a run’ amongst councillors.

Setting aside the issues with the highly problematic Hawthorn development, the fact is population growth will not save you.

It has been long-argued in local government that development and population growth equals revenue and economies of scale but the most recent quantitative work in this area shows that the notion is deeply flawed. In fact, the 2023 study by the Professor of Local Government Economics, Joseph Drew, at the University of Newcastle, using NSW local government financial data, has clearly shown that unit revenue declines in local government with growth, that population size is negatively associated with financial sustainability, and that this is particularly so for rural councils.²

Professor Drew’s findings reinforce the conclusions drawn by the Productivity Commission 20 years ago that growth is a double-edged sword for local governments.³

Despite this considerable body of analysis and critical examination, Council appears to be adopting the tired trope that development is the answer to its financial predicament, as seen on page 12 of the Roadmap where in the SWOT analysis it identifies population growth as an “opportunity” for improving financial sustainability.⁴

² See <https://www.governmentnews.com.au/bigger-isnt-always-better-why-population-growth-is-hurting-councils/> and <https://onlinelibrary.wiley.com/doi/full/10.1111/1467-8500.12583?campaign=wileyview>

³ <https://www.pc.gov.au/inquiries/completed/local-government/draft/local-government-draft.pdf>. The Commission’s concerns echo the work of the former NSW Treasury Secretary, Percy Allan, which found that efficiencies only flowed once a certain level of density was achieved.

⁴ <https://www.parliament.nsw.gov.au/lcdocs/submissions/52786/0005%20Professor%20Percy%20Allan%20AM.pdf>

⁴ This is also in direct contradiction to what is said on page 6 where population growth and urban expansion are rightly identified as factors damaging Council’s financial sustainability because there is no commensurate growth in revenue.

Other comments:

I welcome the objective to build within the budget an agility to respond to unplanned events, along with the proposed \$2m Emergency Fund by FY2027, as this is consistent with the 2021 Natural Disaster and Climate Change Assessment. Again, however, the Roadmap avoids how that aspiration can be met.

To bring forward budget planning, as proposed, also makes sense but needs to be inclusive of the community in terms of the setting of broad fiscal policy and priorities.

At present Council's engagement over the budget and IP&R documents – including this year - has been an exercise 'after the fact' with limited opportunity for genuine, critical input. It is also inconsistent with the intent expressed in the response to the 2024 Community Satisfaction Survey for more participatory planning; although it will take time to build the necessary maturity both with the organisation and the community for this to happen.

As a step forward, however, it would be useful to genuinely engage the community in this critical matter and clarify the proposed structure of the Financial Sustainability Committee before finalising the Roadmap. In doing so, the opportunity should be taken to formally, or informally, involve community representatives in the Committee's work, and it is vital that there is a qualified, independent member or 'critical friend' on the Committee.

The Roadmap document should also be regularly republished with figures for both targeted and actual savings. This should include explanatory details such that we can be confident that the targets are achievable in the first place. This is particularly important, given so much of the financial promises of the last four years have been nothing but 'pie in the sky', and never followed through.

I also note the proposal for external review of grant management and urge Council to seek feedback from Federal and State members, both past and present, as I understand some have had significant concerns about Council's tactics and approach to past grant applications but that such advice was ignored by the previous administration.

I further note that it is proposed in the adopted 25/26 Budget that Council include a 10 percent cost allocation for External Reserves to the General Fund in the absence of a developed methodology for internal charging with further analysis to come. For the sake of transparency and consistency this should be acknowledged in the Roadmap.

Finally, I would stress that all advice from OLG as to the adequacy, or otherwise, of the Roadmap should be publicly reported. If the OLG's advice on the adequacy of the Roadmap has not been sought, the community should be advised accordingly.

Submission 4

The [REDACTED] welcomes the opportunity to comment on Yass Valley Council's Draft Financial Sustainability Roadmap 2025–2029 (Roadmap). [REDACTED] acknowledges the significant challenges facing Council in maintaining essential services, managing infrastructure renewal, and restoring long-term financial health.

[REDACTED] supports the principle of financial sustainability but holds concerns that the current Roadmap is overly internally focused and does not sufficiently address the broader strategic levers required to grow Council's revenue base, enable economic activity, and strengthen community confidence.

Local businesses are already under sustained pressure due to a combination of macroeconomic conditions and government-imposed constraints, including:

- The prolonged impacts of COVID-19
- High inflation and market volatility
- Increasingly complex state and local regulatory environments
- Rising operational, compliance, and input costs

Council's increase in fees for its services on 1st July have already notably added to the strain local businesses are enduring. [REDACTED] has received reports from members that 'waste transfer' fees are "astronomical" with one member reporting a 275% increase.

[REDACTED] acknowledges the external pressures facing local government, including natural disasters and cost shifting. It is however important to recognise that many of the financial challenges outlined in the Roadmap stem from historic internal decisions and Council's inertia on poorly conceived and consulted State Government regulation. Over recent years, Council has placed considerable focus on strategic and commercial initiatives that have not always delivered clear or broad community benefit. This has, at times, come at the cost of core service delivery, infrastructure planning, and economic development. The current financial position is not solely the result of external forces—it also reflects a need for stronger planning, prioritisation, and balance. Moving forward, a credible Roadmap must demonstrate a more integrated approach that realigns Council's focus with long-term community and economic outcomes. That promote prosperity in Yass Valley.

1. General Position

[REDACTED] maintains that genuine financial sustainability cannot be achieved through internal cost recovery and rate increases alone. A credible Roadmap must address both sides of the ledger:

- **Cost and service reform** (internal levers), and
- **Economic growth, strategic land use planning, and business confidence** (external levers).

The current draft Roadmap is weighted almost entirely toward internal financial and management controls. Without a dedicated Economic Development Strategy (EDS), integrated land planning, and visible support for business and tourism, the Roadmap risks worsening local conditions by failing to activate the very economic growth needed to expand Council's rates base and reduce long-term community burden.

In its current form, **the Roadmap lacks the strategic balance required to justify adoption.** It appears designed to lay the groundwork for a future Special Rate Variation (SRV), while offering only broad commitments to cost containment, asset and financial management, grant-seeking, and reduced borrowings. This is not sufficient.

Council must first commit to:

1. Developing a more comprehensive and balanced Roadmap—one that aligns cost/service reform with strategic planning and economic growth—before allocating further resources to planning or pursuing an SRV.
2. Defining operational periods where Council explicitly focuses on internal and external levers under its control or strong influence, before SRV consideration is introduced late in the period to bridge any gaps. The Roadmap should define the External levels to be pursued in its Action Plan and their associated periods.

2. Modelling & Growth Assumptions

The reliance on 'best guesstimate' modelling, particularly for projected savings, undermines confidence in Council's financial assumptions. This high-level approach reinforces the need for a multi-year operational reform period—led by the new executive team—prior to any consideration of raising rates to solve what is, in no-small part, a Council-induced problem.

It also raises legitimate questions about the validity of Council's current modelling. Is the forecasted unsustainable position further distorted by undercooked assumptions or overly conservative projections?

At a recent [REDACTED]-hosted engagement, Council staff indicated that the growth forecast underpinning financial modelling assumes approximately 85 new dwellings per year across the LGA. This appears to significantly underestimate development potential. With multiple major residential subdivisions underway in Yass, substantial rural-

residential activity, and Parkwood progressing rapidly, a more realistic growth forecast is required.

The conservative estimates reinforce the need for broader consultation and a reset in how Council approaches external growth levers. This reflects a broader concern—Council's

current approach shows inertia in leveraging economic development to drive financial sustainability.

Before adopting the Roadmap, Council must commit to:

- Conducting additional public consultation specific to the Roadmap's structure and assumptions
- Embedding formal business engagement mechanisms, as recommended in the [REDACTED] IP&R submission
- Publishing clearer modelling inputs and financial assumptions, particularly around growth and development forecasts

3. Parkwood Modelling

Parkwood is a well-documented cross-border development forming part of the broader Ginninderry project, which is already underway within the Australian Capital Territory (ACT). The Parkwood precinct within Yass Valley is planned to deliver 5,000 dwellings, originally scheduled to commence subdivision around 2032, with delivery expected over a 35-year horizon. Parkwood has historically been defined as being land-locked by the ACT, basic infrastructure (i.e. bridge/road upgrades) however can provide access from the Yass Valley.

Due to substantial housing demand, the timeline has been brought forward, with subdivision works now targeting commencement in the Yass Valley by 2028. This acceleration was formally documented as part of the Ginninderry–Yass Valley Council Joint Venture in 2023/2024.

A key question arises: Is Yass Valley Council accounting for the financial benefits of accelerated urban growth at Parkwood in its forward estimates and financial projections?

Historically, in Yass Valley, developers are required to fund infrastructure delivery at no cost to Council—a standard condition applied under Council's Development Consent framework. Given that the ACT Government, via the Suburban Land Agency, is a joint venture partner in the Ginninderry and Parkwood development, the ACT is well placed to deliver and service the development without financial burden to Yass Valley Council.

Importantly, retaining Parkwood within the Yass Valley local government area is essential to maintaining and strengthening the business case for economic growth, infrastructure investment, and service support from the NSW Government. This is particularly relevant given the current concerns raised by the State Government regarding Yass Valley Council's long-term financial sustainability.

Basic Parkwood Modelling for Council's Consideration Assumptions:

- 5,000 dwellings
- All infrastructure delivered by the developer at no cost to Council
- Ongoing service arrangements managed via a tripartite agreement between the ACT Government, NSW Government, and Yass Valley Council
- Parkwood residents pay ACT's higher municipal rates
- Yass Valley Council receives a recurring annual service (rate) payment of \$1,000–\$1,500 per dwelling as the local authority

Estimated Financial Benefit to Yass Valley Council Based on above Assumptions:

- **Annual Revenue:** \$5,000,000 to \$7,500,000
- **5-Year Accumulative Benefit:** \$25,000,000 to \$37,500,000
- **10-Year Accumulative Benefit:** \$50,000,000 to \$75,000,000
- **Perpetuity Accumulative Benefit:** Anyone's "best guesstimate"

This model demonstrates the substantial and ongoing financial benefit that Parkwood offers to the Yass Valley Council's short-and-long-term fiscal outlook.

The 10-year accumulative benefit would go a long way to covering the debt position associated with the Crago Mill Civic Precinct.

At a time when Council is developing a Financial Sustainability Roadmap—potentially involving higher rates, reduced services, or Special Rate Variations (SRVs)—it would be strategically negligent to exclude Parkwood from Council's financial modelling.

From a negotiation standpoint, inclusion of Parkwood strengthens Council's position with State and regional partners. Conversely, removal or exclusion of Parkwood directly undermines Yass Valley's capacity to reverse the current trajectory towards financial unsustainability—a position largely resulting from its own prior decisions.

Before adopting the Roadmap, Council must commit to:

- preparing a detailed and transparent model of the financial benefit of Parkwood to Yass Valley Council. The model should include idealised assumptions given the strategic strength of Yass Valley Council's position and incorporate these figures into Council's forward estimates and projected financial model

Conclusion

Economic development and growth are not threats to be feared, nor should they be defined as externalities that place financial strain on Council's position. Rather, they are

essential levers for delivering long-term, sustainable prosperity across the entire Yass Valley Local Government Area—just as reducing rural lot sizes from 80 to 40 hectares did nearly a decade ago.

Similarly, retaining Parkwood within Yass Valley should not be viewed as a burden or avoided. Through the completion of Strategic Planning—including land use planning, Yass

Valley-wide master planning, and a dedicated Economic Development Strategy—Council can and must balance growth at Parkwood with that arising from the NSW Government-identified strategic investigation area spanning Yass to Murrumbateman.

Ratepayers, like investors, should drive Council's decision-making—not the other way around. This principle was overlooked by the former CEO and should not be forgotten by the current leadership. It is particularly relevant now, as Council accelerates efforts to increase fees and pursue a Special Rate Variation (SRV) without first completing the necessary management, operational, and service reforms, or unlocking the economic potential required to build genuine prosperity.

Submission 5

Thankyou this seems a very reasonable, professional plan for Council to adopt. I appreciate the detailed information about current challenges and the local government context.

Clearly there will be difficult decisions to make at the micro level however the focus on rational review of services and assets lays a sound foundation for change. Some assessment of particular community needs and contexts will have to come into play when assessing services - for example small isolated villages have different needs as compared with growing communities closer to Canberra! Overarching values would have been a useful addition to this plan for example beyond economic rationality there is equity, inclusion and fairness! Often useful when framing decisions about reducing services or increasing fees!

I note omission re Council Human Resources - I am interested in the staffing levels and costs - I would like to see a sustainability plan for employees, identification of SWOT and attention given to culture during this period of change.

I remain thankful that our Council is moving forward, facing reality and prepared to build a more positive management program .

Yass Valley Council

Financial Sustainability Roadmap

2025-2029

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Vision

Yass Valley Council aims to be a resilient, financially responsible council that delivers sustainable infrastructure, quality services, and value to the community now and in the future.

Introduction

Financial sustainability continues to be the key risk that defines Local Government in NSW.

Managing ageing assets and infrastructure while rebuilding from the natural disasters of COVID, floods and bushfires of 2020-23, has put significant pressure on the financial health of Yass Valley Council.

During the last few decades, the role of local governments has undergone significant changes in response to evolving community needs and the occurrence of cost shifting. Local governments are now responsible for delivering more services, with minimal increases in funding to support these additional responsibilities.

Council also faces challenges in meeting community expectations in the delivery of not only essential services but also providing other services that make Yass Valley a great place to live.

The focus of Yass Valley Council's Financial Sustainability Roadmap is on making measurable improvement to Council's financial position over the next four years.

This plan aligns with principles set out by the NSW Office of Local Government and IPART guidelines, incorporating prudent financial management, service delivery efficiency, and community-focused investment.

Securing Our Financial Future

Yass Valley Council is at a critical financial crossroads. While we remain committed to delivering high-quality services and infrastructure to our growing community, a combination of internal pressures and external challenges has placed significant strain on our financial position.

Without decisive action, our ability to maintain service levels, renew ageing infrastructure, and respond to future needs will be compromised.

Why Change is Needed

Over the next decade, Council is forecasting persistent operating deficits, declining unrestricted cash reserves, and increasing infrastructure renewal demands. Our Long Term Financial Plan (2025–2035) shows that without intervention, Council will not meet key financial sustainability benchmarks set by the Office of Local Government (OLG), including:

- An Operating Performance Ratio at or above 0%
- An Asset Renewal Ratio at or above 100%

Council is also projecting an unrestricted cash shortfall of over \$8 million by 2026 if the current status quo is to continue and the 2025-2035 Long-Term Financial Plan indicates that without any changes, Council will need to borrow to operate in 2028/29

These trends are the result of systemic external pressures that local councils across NSW face.

Council Commitment

The Financial Sustainability Roadmap reflects the strategic leadership and long-term vision of the current elected Council. Council is committed to leaving the organisation in a better position than they found it, thus ensuring the future continued success of Council and the Community.

Since taking office, Council have demonstrated a strong commitment to responsible financial management, focussed on ensuring that the organisation is equipped to meet both current and future community needs.

Under the guidance of the elected body, Council Officers are taking steps to address structural financial challenges, improve operational efficiency, and strengthen asset management practices. The Financial Sustainability Plan is a cornerstone of this work—providing a clear, measurable roadmap to restore financial health, reduce reliance on external funding, and build resilience across Council's operations.

This Plan is not just a financial planning document, it reflects Council's values: Integrity, Accountability, Collaboration, Service and Sustainability. It articulates Council's commitment to the sustainable delivery of services and infrastructure for the people across Yass Valley.

Council recognises its responsibility to act in the best interests of the community and is committed to delivering core services in a manner that is efficient, effective, and ethically sound. As stewards of public resources, Council strives to ensure that every decision and action contributes to the wellbeing, sustainability, and prosperity of the Yass Valley community.

The Financial Sustainability Roadmap will inevitably impact Council's workforce. Change can create uncertainty, so it will be vital the Council maintains open communication, support staff wellbeing, and reinforce values of inclusion and respect. Great effort is being put into building a strong, trusting and transparent culture across Council to help ensure the workforce remain engaged and resilient as we navigate a variety of financial and operational shifts.

External Environment

The environment in which NSW local councils operate is complex, being shaped and constrained by external factors beyond their direct control. These externalities:

- Increase costs unpredictably
- Limit revenue-raising capacity
- Create funding gaps for infrastructure and services
- Undermine long-term financial planning

Together, externalities make it difficult for Council to maintain balanced budgets, invest in asset renewal, and meet community expectations without structural reforms or additional revenue mechanisms. Further they make financial sustainability difficult for Councils because they introduce pressures and constraints that Council cannot directly control, yet must respond to.

Here's how each of the major externalities contributes to financial strain of Council and, in-turn, the community:

Cost Shifting from Other Levels of Government

What it is: Transfer of responsibilities from state and federal governments to local councils without adequate funding.

Why it matters: Councils are required to deliver more services (e.g. emergency services support, regulatory compliance, crown land and native title management) without receiving additional funding.

Impact on Council and Community: This increases operating costs and Council's responsibility to fund these services without a corresponding increase in revenue, widening the structural deficit and straining limited revenue sources.

Natural Disasters and Climate Events

What it is: Bushfires, floods, and storms are becoming more frequent and severe.

Why it matters: These events require immediate response and recovery spending.

Impact on Council and Community: Emergency response and recovery costs divert resources from planned infrastructure and service delivery. These events accelerate asset deterioration and can damage assets, increasing long-term maintenance costs.

Ageing and Expanding Infrastructure

What it is: Infrastructure built decades ago is reaching the end of its useful life.

Why it matters: Older infrastructure requires more frequent and costly maintenance.

Impact on Council and Community: As the asset base grows with new developments, so do the maintenance, long-term renewal and depreciation costs, which are often underfunded.

Inflation and Construction Cost Escalation

What it is: Rising costs of materials, labour, and services.

Why it matters: Costs for construction, materials, and labour are rising faster than councils' ability to increase revenue.

Impact on Council and Community: This erodes purchasing power and makes it harder to deliver capital works and maintain service levels within budget. Costs outpace the rate peg set by IPART (4.1% for YVC for 2025-26), limiting Council's ability to keep up with real cost increases.

Developer Contributions Constraints

What it is: Insufficient developer contributions.

Why it matters: Contributions help fund infrastructure for new developments.

Impact on Council and Community: When developer contributions are insufficient councils must use general revenue to fund growth-related infrastructure, reducing funds available for existing community needs. Current statute limits Council's ability to fund infrastructure needed to support growth, shifting the financial burden to general ratepayers.

Rate Peg Limitations

What it is: IPART sets a cap on annual rate increases.

Why it matters: IPART limits how much councils can increase rates annually.

Impact on Council and Community: Even when costs rise sharply, councils cannot increase rates revenue beyond the peg limiting financial flexibility. This restricts revenue growth, even as service demands and costs increase. Without structural reform, Council cannot match income to expenditure needs.

Population Growth and Urban Expansion

What it is: Yass Valley is experiencing steady population growth and land development.

Why it matters: Growth increases demand for roads, parks, waste services, and community facilities.

Impact on Council and Community: Without matching revenue growth, councils face service delivery pressures and infrastructure gaps. This increase in demand is not only associated with developments and population growth, it also flows from the current community's changing expectations. This increases demand for infrastructure and services, requiring upfront investment and long-term maintenance funding e.g Yass Pool.

Declining Grant Funding

What it is: Federal Financial Assistance Grants have declined as a share of national revenue.

Why it matters: Grants are a key source of funding for operations and capital works.

Impact on Council and Community: This impacts predictable funding, increasing reliance on rates and own-source revenue to maintain service levels. As grants decline or become more competitive, councils must rely more on rates and fees, which are constrained.

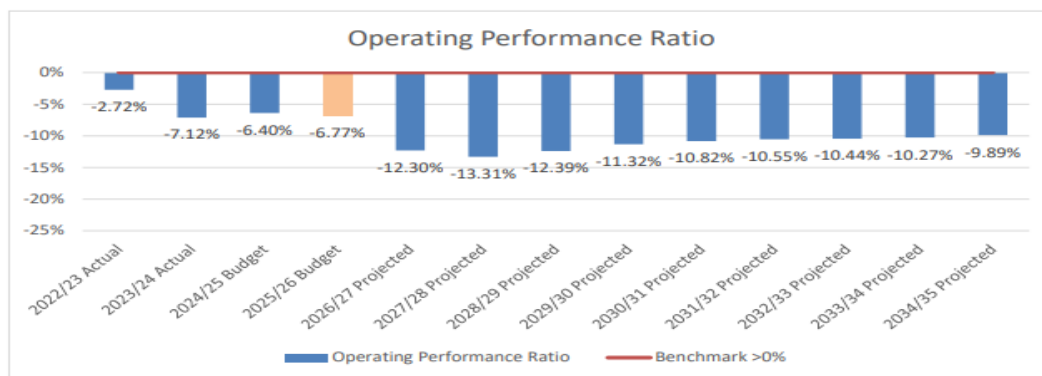
Financial Performance Indicators

Yass Valley Councils detailed financial information, and financial statements can be found at [Yass Valley Council](#).

This section is intended to provide a contextual snapshot of the key structural components of Council's finances: income, adjusted underlying operating surplus, working capital, borrowing, expenses and capital works.

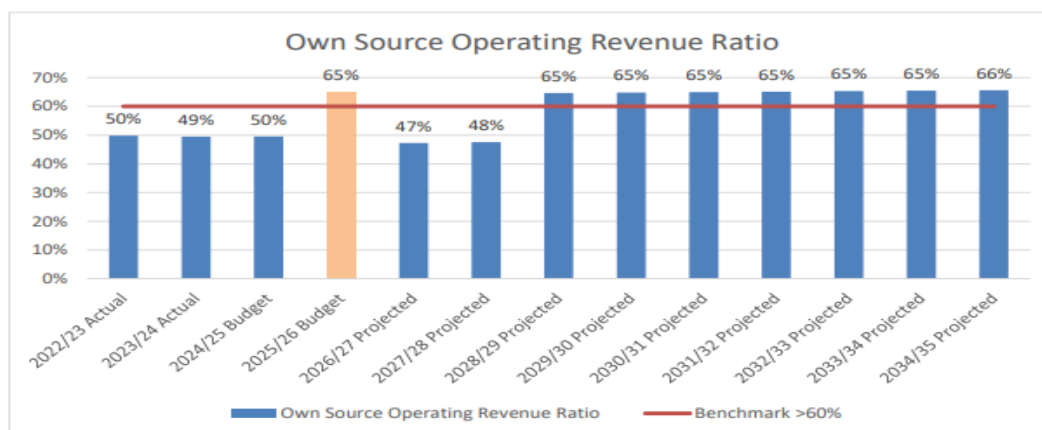
Operating Performance Ratio

The operating performance ratio measures how well Council contains its expenditure within its operating revenue. The benchmark set by OLG is greater than zero per cent. Council does not meet this benchmark for the 2025/26. Council's projected ratio into the future is unfavourable outlining structural revenue and expenditure issues that need to be addressed through the implementation of short- and long-term measures outlined in this roadmap.



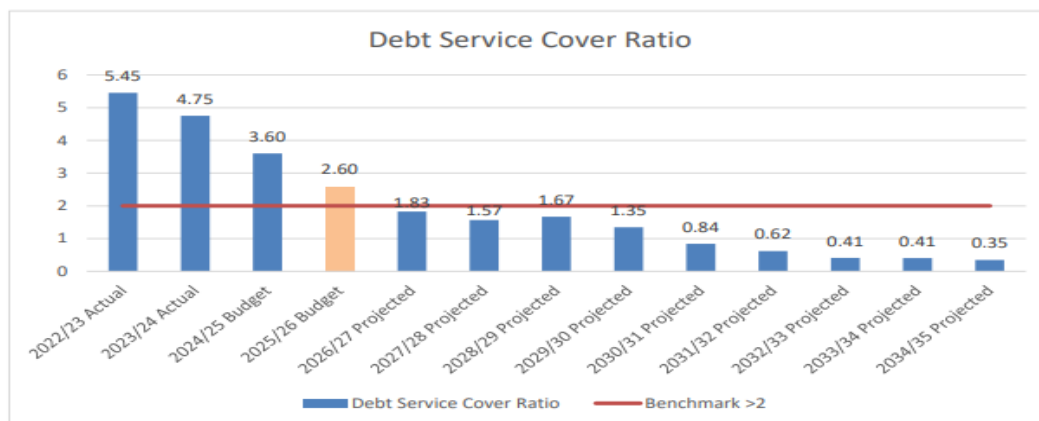
Own Source Operating Revenue Ratio

The own source revenue ratio measures Council's fiscal flexibility and the degree to which it relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent. Council meets this benchmark for the 2025/26 budget year. Council is below the benchmark in 2026/27 and 2027/28 due to Council receiving Commonwealth and NSW State Government grant funding for the new Water Treatment Plant.



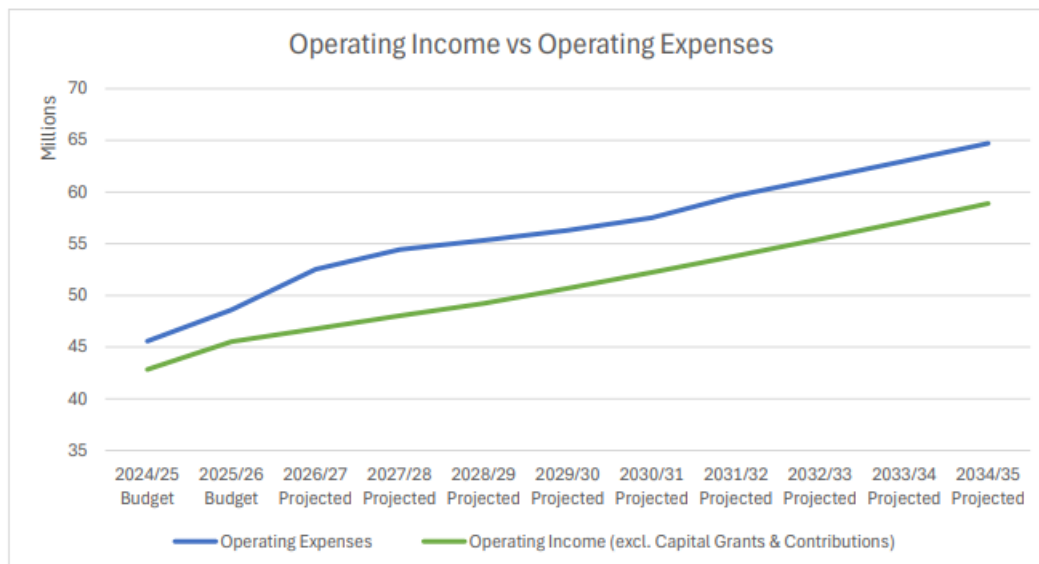
Debt Service Ratio

The purpose of this ratio is to measure the availability of operating cash to service debt including interest and principal repayment. Council is above the benchmark for the 2025/26 budget year. However, Council's Debt Service Cover Ratio declines to be below the benchmark in each financial year from 2027/28 which is of concern.



Long Term Operating Result

Over the 10-year long term financial plan, it identifies a serious concern that Council is unable to maintain its Operating Income to its Operating Expenditure, showing that Council will not be financial sustainable in the long term. This further emphasises the importance of the identification and implementation of short- and long-term sustainability measures identified in this Roadmap.

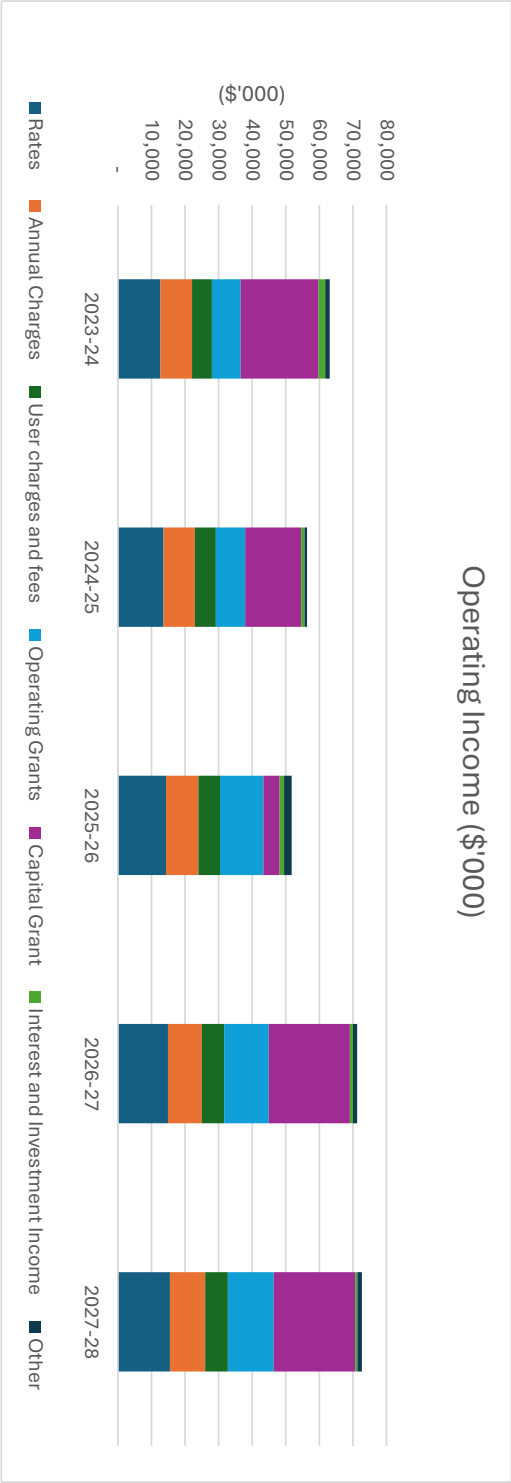


Financial Performance Indicators

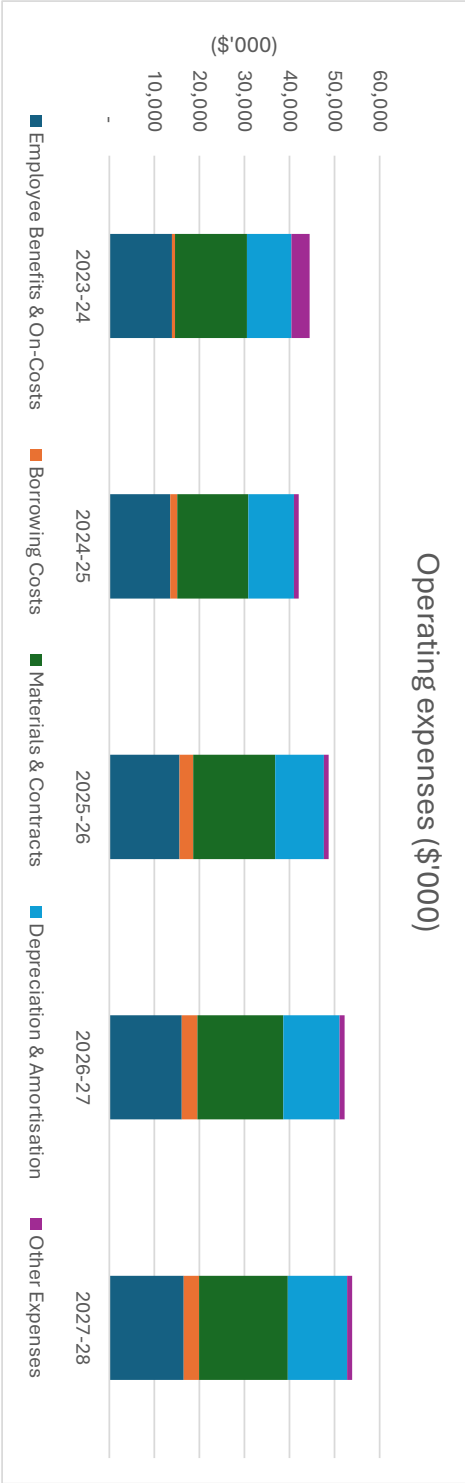
Indicator	Benchmark	YVC 2025/26	Status
Operating Performance Ratio	≥ 0%	-6.93%	Below
Own Source Revenue Ratio	≥ 60%	65%	Meets
Unrestricted Current Ratio	≥ 1.5:1	0.99	Below
Debt Service Cover Ratio	≥ 2.0	2.66	Above
Asset Renewal Ratio	≥ 100%	85.27% (23/24)	Below
Infrastructure Backlog Ratio	≤ 2%	3.91% (23/24)	Below

Income and Expenditure

This table depicts Councils sources of Operating Income sources from 23/24 to 27/28.

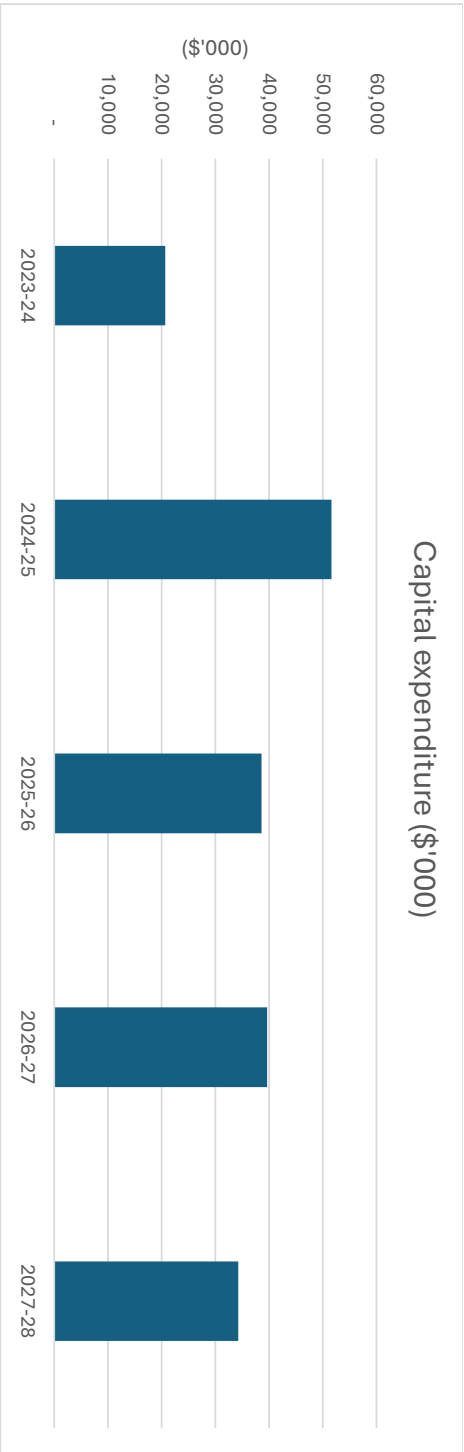


This table depicts Councils sources of Operating expenses from 23/24 to 27/28.



Capital Expense

This table depicts Councils Capital expenditure from 23/24 to 27/28.



SWOT

Internal	Strengths <ul style="list-style-type: none"> • Finance Section fully staffed • Internal restrictions identified • Audit, Risk and Improvement Committee engagement by all Executive Management Team (EMT) • Appetite for strategic improvement across the organisation • Skilled and dedicated staff with strong local knowledge. • Recent improvements in transparency and consultation have begun rebuilding trust. • Council owns significant infrastructure and community assets, providing leverage for renewal and investment. 	Weaknesses <ul style="list-style-type: none"> • Existing and projected debt levels • Organisation structure • Lack of key governance frameworks • Lack of accountability • Asset rich, income poor • Unrestricted cash levels • Councillor/Workforce Financial Literacy • Insufficient long-term internal restrictions • Significant financial commitments (e.g., Crago Mill Stage 2). • Long-standing operational deficits and reserve drawdowns. • Absence of a dedicated Economic Development Strategy limits external revenue growth.
	Opportunities <ul style="list-style-type: none"> • Growth in population • Grant funding for existing projects and services • Build trust with the Community • Parkwood Development • Potential to unlock growth corridors between Yass and Murrumbateman. • Engaging local organisations in service delivery and planning may enhance outcomes and reduce costs. • Improved grant management and stronger relationships with State/Federal representatives. 	Threats <ul style="list-style-type: none"> • Rate pegging • Natural disasters • Inflation • Reliance on grant funding • Legislative obligations with conflicting timelines • Compliance burden • Cost shifting from Federal and State governments • Parkwood Development • Risk of community resistance for SRV • Climate & Disaster Events • Cost Shifting from Other Governments • Business Confidence Decline • Community Trust Fragility • Service Delivery Pressures

Achievements to date

From 1 January 2025 Council have achieved significant milestones towards addressing its current financial challenges including:

- ✓ Crago Mill Precinct Stage 1 on track
- ✓ Improved financial position for the 24/25 FY
- ✓ Improvement in LTFP and level of deficits in 25/26 and outer years
- ✓ Maintaining Employee Costs as predicted
- ✓ In house CFO and Finance Team fully resourced
- ✓ Improvement in cash position in outer years
- ✓ Improved financial management reporting
- ✓ Improved Integrated Planning and Reporting Document Suite
- ✓ Improved engagement with Audit Risk Improvement Committee
- ✓ Improved level of financial information and engagement with Council

Roadmap Objectives

- 1) Providing the right level of services efficiently
- 2) Positive operating position in the short and long term
- 3) Investing in assets responsibly now and into the future
- 4) Managing and reducing level of debt
- 5) Build in agility to respond to unplanned events
- 6) Achieve and/or exceed minimum benchmarks set by NSW Office of Local Government

Below each objective is outline detailing the current state and desired future state.

Objective 1 - Providing the right level of services efficiently

Current State

Yass Valley Council services may be misaligned with community needs, inefficient and resource intensive. Council has not adopted a consistent approach to establishing service delivery requirements and reviews. There is little focus on continuous improvement or innovation.

Future State

Yass Valley Council delivers the right services at the right time, using resources wisely to meet community needs. We focus on efficiency, value for money, and continuous improvement, ensuring services are responsive, equitable, and sustainable.

Objective 2 - Positive operating position in the short and long term

Current State

Operating budgets are under pressure, with limited surpluses resulting in a reliance on reserves or external funding to balance annual accounts. Financial planning has been reactive, and long-term sustainability is at risk.

Future State:

Council consistently achieves a positive operating position, with operating revenues exceeding operating expenses. Financial planning is proactive and long-term, enabling reinvestment in services and infrastructure while building resilience against future shocks.

Objective 3 - Investing in assets responsibly now and into the future

Current State

Asset investment decisions appear to be based on short-term needs and reactive to available funding rather than long-term planning. Asset condition data is incomplete, out of date and renewal backlogs are growing.

Future State:

Asset investments are strategically planned, data-informed, and aligned with community needs and growth forecasts. The council maintains a sustainable asset base that supports reliable service delivery and adapts to future challenges.

Objective 4 - Managing and reducing level of debt

Current State:

Debt levels are high relative to revenue, with a significant portion of the budget allocated to servicing loans. This limits flexibility and increases financial risk. There is a high risk of Council requiring a loan to operate in 27/28, for which Council may not be able to secure financing.

Future State:

Council has reduced its debt to sustainable levels, freeing up resources for strategic priorities. Borrowing is used selectively and responsibly, with clear return-on-investment justifications and strong community support.

Objective 5 - Build in agility to respond to unplanned events

Current State

Council's ability to respond to unexpected events will become increasing more and more limited due to cash flow impacts and resource constraints.

Future State

Council is able to maintain essential services during disruptions (e.g. natural disasters, cyber incidents, pandemics). The public will view Council as reliable and capable in times of uncertainty.

Objective 6. Achieve minimum benchmarks set by the NSW Office of Local Government

Current State:

Council is not meeting the NSW Office of Local Government's financial sustainability benchmarks. Performance varies across key indicators, and improvement is fragmented and unplanned.

Future State:

Council meets or exceeds all OLG minimum benchmarks, demonstrating strong financial governance, effective asset management, and long-term sustainability. This enhances credibility with regulators, funders, and the community.

Action Plan

Below is a detailed Action Plan for Yass Valley Council's Financial Sustainability Roadmap (2025–2029). This Action Plan is structured around the six strategic objectives. Each objective includes key actions, sub-activities, timeframes to ensure accountability and progress tracking.

Target Savings Note:

1. *Saving range is 'best guesstimate'. The range is based on a high level review of past expenditure / revenue and also known area for improvement. The range has not been validated as the detailed work has not been done.*
2. *targeted savings shown are discrete per year and do not take into account the accumulative impacts*
3. *targeted savings are estimated 'net realised'*

Strategic Objective 1: Provide the Right Level of Services Efficiently					
Outcome: Value for money services delivered to the community					
Activity to achieve objective	Sub-Activity	Target date 2025-26	Target date 2026-27	Target date 2027-28	Target date 2028-29
Service Review Program	Develop and implement a rolling schedule of service reviews.	✓	✓	✓	✓
	Include analysis of income, expenses, resources, and community value.	✓	✓	✓	✓
	Prioritise waste collection delivery model in early phases of service reviews.	✓	✓	✓	✓
	Review of operating hours at Council facilities.	✓	✓	✓	✓
	Develop an action plan based on 2024 Customer Satisfaction Survey Outcomes.	✓			
Pricing Review	Conduct 2026 Customer Satisfaction Survey.		✓		
	Review fees and charges to ensure cost recovery and fairness.	✓	✓	✓	✓
	Create and implement a Revenue Diversification Strategy.		✓	✓	

Align Resources to Service Delivery	Assess efficiency and effectiveness of HR, IT, Finance, and Governance functions.	✓	✓	✓	✓
	Organisational Structure Review.	✓	✓		
	Develop an Economic Development Strategy	✓	✓		
Implement a culture of Business Improvement.	Create a Business Improvement Team to drive and support Service Reviews.	✓			
	Assess if any administrative or other processes are being duplicated.	✓	✓		
	Improved financial reporting and community engagement.	✓	✓	✓	✓
	Consider shared service arrangements through CRJO or neighbouring Councils.		✓		✓
Strategic Objective 2: Achieve a Positive Operating Position in the Short and Long Term					
Outcome: Councils financial position improved					
Activity to achieve objective	Sub-Activity	Target date 2025-26	Target date 2026-27	Target date 2027-28	Target date 2028-29
Improve Financial Management	Align with roadmap priorities and financial capacity.	✓	✓		
	Monthly Line-by-Line Budget Management.	✓	✓	✓	✓
	Departmental accountability for budget performance.	✓	✓	✓	✓
	Develop dashboards and reports; bring budget planning forward in first 6 months.		✓		
MAGIQ Finance System Enhancements	Import Budget into system to enable improved budget management and expense and revenue tracking.	✓			
	Import Fees and Charges into system to enhance use and tracking of income.	✓			
Review Internal and External Restrictions	Employee Liabilities - Risk Assessment completed.	✓			
	Appropriate allocation across funds.	✓	✓	✓	✓
Cost Attribution Review	Improve cost centre allocations across infrastructure and waste services.	✓	✓		

Strategic Objective 3: Invest in Assets Responsibly Now and Into the Future					
Outcome: Well planned and future-ready asset base					
Activity to achieve objective	Sub-Activity	Target date 2025-26	Target date 2026-27	Target date 2027-28	Target date 2028-29
Capital Program Review	Prioritise based on risk, community need, and financial capacity.	✓	✓	✓	✓
	Implement road condition tracking and lifecycle costing.	✓	✓	✓	✓
	Asset Management System Improvements.	✓	✓	✓	✓
	Deferred Maintenance Quantification.	✓			
	Identify backlog and work toward industry benchmarks.		✓	✓	✓
Grant Management	Develop and adopt an approach to Grant submission and acceptance which ensures prudent decisions around grant application and asset creation for Council and Community. This needs to include consideration for grants awarded to Community organisations, which have an impact on Council and its resources.	✓			
	Grants management processes externally reviewed and centralised.	✓			
Procurement Management	Develop and adopt an approach to Procurement and Contract management which ensures prudent decisions around purchasing and value creation for Council and Community	✓	✓		
Depreciation Methodology	Asset management strategy and policy updated		✓	✓	
Property Portfolio Review	Identify underutilised assets and commercial opportunities – Create property strategy.	✓	✓		
	Commercial Property Review	✓	✓		
	Maximise use of rentable and commercial spaces.		✓	✓	

Crango Mill	Review of Crango Mill Stage 2 Operating Model to assess whether to proceed with Stage 2 of the Project	✓			
Crango Mill Sustainability Plan	Documented plan to ensure sustainability of the development encompassing environmental, social, and economic aspects.	✓			
Strategic Objective 4: Manage and Reduce the Level of Debt					
Outcome: Financially stable and credible Council					
Activity to achieve objective	Sub-Activity	Target date 2025-26	Target date 2026-27	Target date 2027-28	Target date 2028-29
Debt Review	Assess current and future borrowing needs.	✓			
	Debt Servicing Ratio Monitoring.	✓	✓	✓	✓
	Ensure compliance with OLG benchmarks.		✓	✓	✓
Investment Review	Develop an investment strategy.	✓			
Borrowing Strategy	Align with capital investment priorities and financial capacity.	✓	✓	✓	✓
Revenue/Debtors	Manage outstanding debts to be within outstanding benchmarks	✓	✓	✓	✓
Reserves	Manage inputs into reserves to ensure they are appropriately funded.	✓	✓	✓	✓
	A review of existing internal and external cash reserves.	✓	✓		
Strategic Objective 5: Build Agility to Respond to Unplanned Events					
Outcome: A resilient and response organisation					
Activity to achieve objective	Sub-Activity	Target date 2025-26	Target date 2026-27	Target date 2027-28	Target date 2028-29
Emergency Reserve Fund	Emergency reserve target of \$2M.				
Scenario Planning and Climate Risk Integration	Scenario planning embedded in LTFP in 2027/28. Include in Long-Term Financial Plan and asset planning.				
Fleet Review	Review policy for operational and leaseback vehicles.	✓			
	Implement internal hire and allocation framework.	✓			

Strategic Objective 6: Achieve OLG Financial Sustainability Benchmarks					
Outcome: Improve long-term viability and responsible governance.					
Activity to achieve objective	Sub-Activity	Target date 2025-26	Target date 2026-27	Target date 2027-28	Target date 2028-29
Finance Sustainability Committee	Oversee roadmap implementation and performance.	✓	✓	✓	✓
	Quarterly Reporting (Ongoing).	✓	✓	✓	✓
	Report on roadmap progress and OLG benchmarks.	✓	✓	✓	✓
	Council's position against OLG benchmarks improved significantly by FY2029.				✓
Investigate Special Rate Variation	Prepare and present Special Rate Variation proposal.	SRV Council Report submitted by 15 November 2025.			
Project Management Framework	Improve recognition, reporting, and assessment.	✓	✓		
	Design and implement internal Manager capability building program with a focus on Governance and Financial Management	✓	✓	✓	✓
	Establishment of a project management function to include tools and templates with continued reporting on projects updates to EMT.	✓	✓	✓	✓

This savings plan is complimented by:

- FY26
 - planned land sales \$1m net
 - Plant and Fleet sales \$200,000
- FY27
 - planned land sales \$1m net

July 2025 Report									
Capital Expenditure (CAPEX)		Budget 25-26 Full Year		Budget 25-26 YTD		2025-26 Actual		Budget YTD x Actuals	
Capital work in progress									
- Land & Buildings									
1101007 - Crago Mill Precinct		22,826.6	3,596.3	129.3	-30.3	-4,005.8	-96.9%	-38,453.4	-99.7%
5014024 - Old sale yard remediation		22,098.7	3,500.0	-	-	-3,500.0	-100.0%	-22,098.7	-100.0%
5014028 - Yass Valley Community Centre Upgrade SCCF5 0232 Buildings		250.0	-	-	-	-	-	-250.0	-100.0%
5014029 - Buildings Roof Resheeting Yass memorial LRCI P3		277.8	46.3	-	-30.3	-46.3	-100.0%	-277.8	-100.0%
6310017 - Old Gas Works EPA monitoring as per VMP & 2 extra wells		-	50.0	-	-	-30.3	-100.0%	-30.3	-100.0%
6310018 - Annual Fire Safety Statements		150.0	50.0	-	-	-50.0	-100.0%	-150.0	-100.0%
- Roads, Bridges, Footpaths		50.0	-	-	-	-50.0	-100.0%	-50.0	-100.0%
4910012 - Pettit/Shaw Street pathways		6,348.6	318.9	-210.5	-529.3	-166.0%	-6,559.0	-103.3%	-100.0%
5020116 - Detailed Design – Pedestrian \$125K Cycling \$40K		843.0	-	-	0.9	0.9	-843.0	-100.0%	-100.0%
5020118 - RERRF Local Road Programme		726.5	-	-	-	-726.5	-100.0%	-726.5	-100.0%
5021024 - RERRF Regional Road Program		542.7	-	-	-	-542.7	-100.0%	-542.7	-100.0%
5021543 - Sutton Road Safety Works		-	-	-226.9	-226.9	-226.9	-100.0%	-226.9	-100.0%
6012002 - Flood event Oct 22 Emergency Task or Special Events		1,602.9	133.6	-	-133.6	-100.0%	-1,602.9	-100.0%	-100.0%
6012004 - DM01326 Cavan Rd S10 Undermined Irge gabion wingwall 1700dia		-	-	0.4	0.4	0.4	-	0.4	-
6012011 - DM01023 Illalong Road Seg 5 washed out		-	-	-21.8	-21.8	-21.8	-100.0%	-21.8	-100.0%
6012022 - Dairy Creek Road		-	-	0.6	0.6	0.6	-	0.6	-
6012039 - Cookes Hill Road		-	-	0.7	0.7	0.7	-	0.7	-
6012052 - Good Hope Road		-	-	0.3	0.3	0.3	-	0.3	-
6012059 - Dicks Creek Road		-	-	2.6	2.6	2.6	-	2.6	-
6012064 - Illalong Road		-	-	0.4	0.4	0.4	-	0.4	-
6012070 - Majura Lane		-	-	0.4	0.4	0.4	-	0.4	-
6012076 - AGRN 1034 - DM01377 - Shingle Hill Way		-	-	1.4	1.4	1.4	-	1.4	-
6012079 - Walls Junction Road		-	-	1.0	1.0	1.0	-	1.0	-
6012080 - Wargella Road		-	-	1.7	1.7	1.7	-	1.7	-
5021035 - BLOCK Grant Capital Works FY 25-26		632.8	52.7	-	-52.7	-100.0%	-632.8	-100.0%	-100.0%
5021032 - 2025-26 RTR Grant Program		591.6	49.3	-	-49.3	-100.0%	-591.6	-100.0%	-100.0%
5020126 - 2025-26 RTR Grant Program		999.1	83.3	-	-83.3	-100.0%	-999.1	-100.0%	-100.0%
5020122 - 2025-26 NSW LG Recovery Grant (Project Management)		410.0	-	-	-	-	-	-410.0	-100.0%
6012031 - AGRN 1034 - DM01139 - Butchers Drive - Seg 7		-	-	0.4	0.4	0.4	-	0.4	-
6012023 - AGRN 1034 - DM01380 - Marked Tree Road		-	-	0.9	0.9	0.9	-	0.9	-



July 2025 Report									
Capital Expenditure (CAPEX)									
	Budget 25-26 Full Year	Budget 25-26 YTD	2025-26 Actual	Budget YTD x Actuals \$	%	Budget Full Year x Actuals \$	%		
6012030 - AGRN 1034 - DM01368 - Butchers Drive - Seg 3	-	-	0.6	0.6	6.3	0.6	6.3		
6012020 - AGRN 1034 - DM00925 - Bushs Lane	-	-	6.3	6.3	0.5	6.3	0.5		
6012036 - AGRN 1034 - DM01375 - Paynes Road - Culvert Scour Protection	-	-	0.5	0.5	2.0	2.0	1.3		
6012055 - AGRN 1034 - DM01185 - Greenwood Road - Seg 6 Drainage	-	-	2.0	2.0	1.3	1.3	0.6		
6012034 - AGRN 1034 - DM01371 - Caves Road - Ch 5.4 - Galvanised Culve	-	-	1.3	1.3	1.1	1.1	1.2		
6012071 - AGRN 1034 - DM01269 - Mulligans Flat Road	-	-	0.6	0.6	1.2	1.2	6.9		
6012091 - AGRN 1034 - DM01367 - Scanes Road - Resheeting	-	-	1.1	1.1	0.4	0.4	0.1		
6012074 - AGRN 1034 - DM01381 - Murrumbateman Road - Shoulder	-	-	1.2	1.2	0.0	0.0	0.1		
6012089 - AGRN 1034 - DM01140 - Yass River Road - Shoulder Repairs	-	-	6.9	6.9	2.8	2.8	0.1		
6012088 - AGRN 1034 - DM01169 - Yass River Road - Buckmasters Bridge	-	-	2.8	2.8	0.3	0.3	0.4		
6012024 - AGRN 1034 - DM00986 - Woolgarlo Road	-	-	0.1	0.1	0.4	0.4	18.0		
6012026 - AGRN 1034 - DM00984 - Sutton Grange Road	-	-	0.3	0.3	0.4	0.4	18.0		
6012058 - AGRN 1034 - DM01078 - Hardwick Lane - Neville Dowling Bridge	-	-	0.4	0.4	0.1	0.1	18.0		
6012032 - AGRN 1034 - DM01006 - Burrinjuck Road	-	-	0.4	0.4	0.1	0.1	18.0		
6012056 - AGRN 1034 - DM01084 - Lucernevale Road	-	-	0.1	0.1	0.0	0.0	18.0		
6012054 - AGRN 1034 - DM01258 - Greenwood Road - Seg 2 Shoulder	-	-	0.0	0.0	0.4	0.4	18.0		
6012063 - AGRN 1034 - DM01039 - Hughstonia Road	-	-	0.4	0.4	0.1	0.1	18.0		
6012072 - AGRN 1034 - DM01075 - Morton Avenue	-	-	0.1	0.1	0.1	0.1	18.0		
6012083 - AGRN 1034 - DM01346 - Longleys Road	-	-	0.1	0.1	0.1	0.1	18.0		
6012018 - DM00938 - Scanes Road - Seg 3	-	-	1.6	1.6	0.1	0.1	18.0		
- Other Assets	65.0	-	18.0	18.0	27.2%	-47.0	-72.3%		
4910009 - Bowring Village Active Circuit	-	-	18.0	18.0	0.0	18.0	0.0		
5015013 - Yass Lawn Cemetery Improvement and Expansion works	65.0	-	18.0	18.0	27.2%	-47.0	-72.3%		
- Other Open Space/Recreational Assets	971.1	10.0	8.1	-2.0	-19.5%	-963.0	-99.2%		
4920015 - Wee Jasper Reserve Carpark Upgrade Recreational Assets	131.6	-	7.7	7.7	5.8%	-123.9	-94.2%		
5012006 - 4 Cabin Replacements (32,34,3,4)	30.0	10.0	-	-10.0	-100.0%	-30.0	-100.0%		
5019018 - Signage Replacement - Sporting Facilities & Park Reserves	5.0	-	0.3	0.3	6.0%	-4.7	-93.6%		
5019025 - Murrumbateman Adventure Playground	594.5	-	-	-	-	-594.5	-100.0%		
5019031 - Stage 1 'Signage as remote Supervision'	10.0	-	-	-	-	-10.0	-100.0%		
No Project Number	-	-	0.1	0.1	1.0%	0.1	1.0%		
NCP30801 - Sporting Facilities Internal Road Network Upgrades	200.0	-	-	-	-	-200.0	-100.0%		
- Plant & Equipment	1,500.0	125.0	-	-125.0	-100.0%	-1,500.0	-100.0%		



July 2025 Report									
Capital Expenditure (CAPEX)									
	Budget 25-26 Full Year	Budget 25-26 YTD	2025-26 Actual	Budget YTD x Actuals \$	%	Budget Full Year x Actuals \$	%		
PACORENEW - Plant Acquisition - Renew & Replace Assets	1,500.0	125.0	-	-125.0	-100.0%	-1,500.0	-100.0%		
- Sewerage Network	1,065.0	17.5	265.9	248.4	1419.6%	-799.1	-75.0%		
5022001 - Yass STP	-	-	2.3	2.3		2.3			
5022013 - Sewer Main Upgrade Program (Capital)	150.0	-	-	-	-150.0	-100.0%			
5022021 - Integrated Water Cycle Management Plan - Sewer (Capital)	10.0	-	-	-	-10.0	-100.0%			
5022026 - Wastewater Treatment Plant Upgrade Program (Capital)	100.0	-	5.5	5.5	-94.5	-94.5%			
5022027 - Wastewater Pump Station Upgrade Program (Capital)	100.0	-	258.1	258.1	158.1	158.1%			
5022028 - Telemetry Upgrade Sewer (Capital)	145.0	17.5	-	-17.5	-100.0%	-145.0	-100.0%		
5022029 - Laidlaw Street SPS - decommissioning	310.0	-	-	-	-310.0	-100.0%			
5022030 - Yass STP Augmentation (Capital)	250.0	-	-	-	-250.0	-100.0%			
- Waste	304.5	-	2.0	2.0	-302.5	-99.3%			
5025126 - Murrumbateman Landfill Closure Stage 2	104.5	-	2.0	2.0	-102.5	-98.1%			
5026013 - Landfill Closure	50.0	-	-	-	-50.0	-100.0%			
5026018 - Transfer Station Improvements Yass and Murrumbateman	150.0	-	-	-	-150.0	-100.0%			
- Water Supply Network	5,502.0	67.5	76.1	8.6	12.7%	-5,425.9	-98.6%		
5027015 - Village Water Main Extensions (Capital)	2.0	-	-	-	-2.0	-100.0%			
5027017 - Water Pump Station Upgrade Program (Capital)	210.0	-	-62.3	-62.3	-272.3	-129.7%			
5027018 - WTP Improvement (Capital)	100.0	-	-	-	-100.0	-100.0%			
5027025 - Developer Servicing Plan (DSP) (Capital)	30.0	-	-	-	-30.0	-100.0%			
5027026 - Telemetry System Upgrade Upgrade - Water (Capital)	140.0	17.5	-	-17.5	-140.0	-100.0%			
5027028 - Water Reservoir Upgrade Program (Capital)	60.0	-	5.5	5.5	-54.5	-90.9%			
5027029 - Water Reticulation Upgrade Program (Capital)	1,000.0	-	63.2	63.2	-936.8	-93.7%			
5027033 - Morton Low Level Reservoir Repair	2,180.0	-	-	-	-2,180.0	-100.0%			
5027035 - WTP Upgrade Pre-Design and Tender Management	930.0	-	69.7	69.7	-860.3	-92.5%			
5027036 - Water Reticulation Upgrade - Election Fund (capital)	850.0	50.0	-	-50.0	-850.0	-100.0%			
Total Capital Expenditure	38,582.7	4,135.2	129.3	-4,005.8	-96.9%	-38,453.4	-99.7%		

Attachment B Attachment B - Crago Mill Progress Report July 2025

[illegible]



Revotes – FY2024-25 into FY2025-26

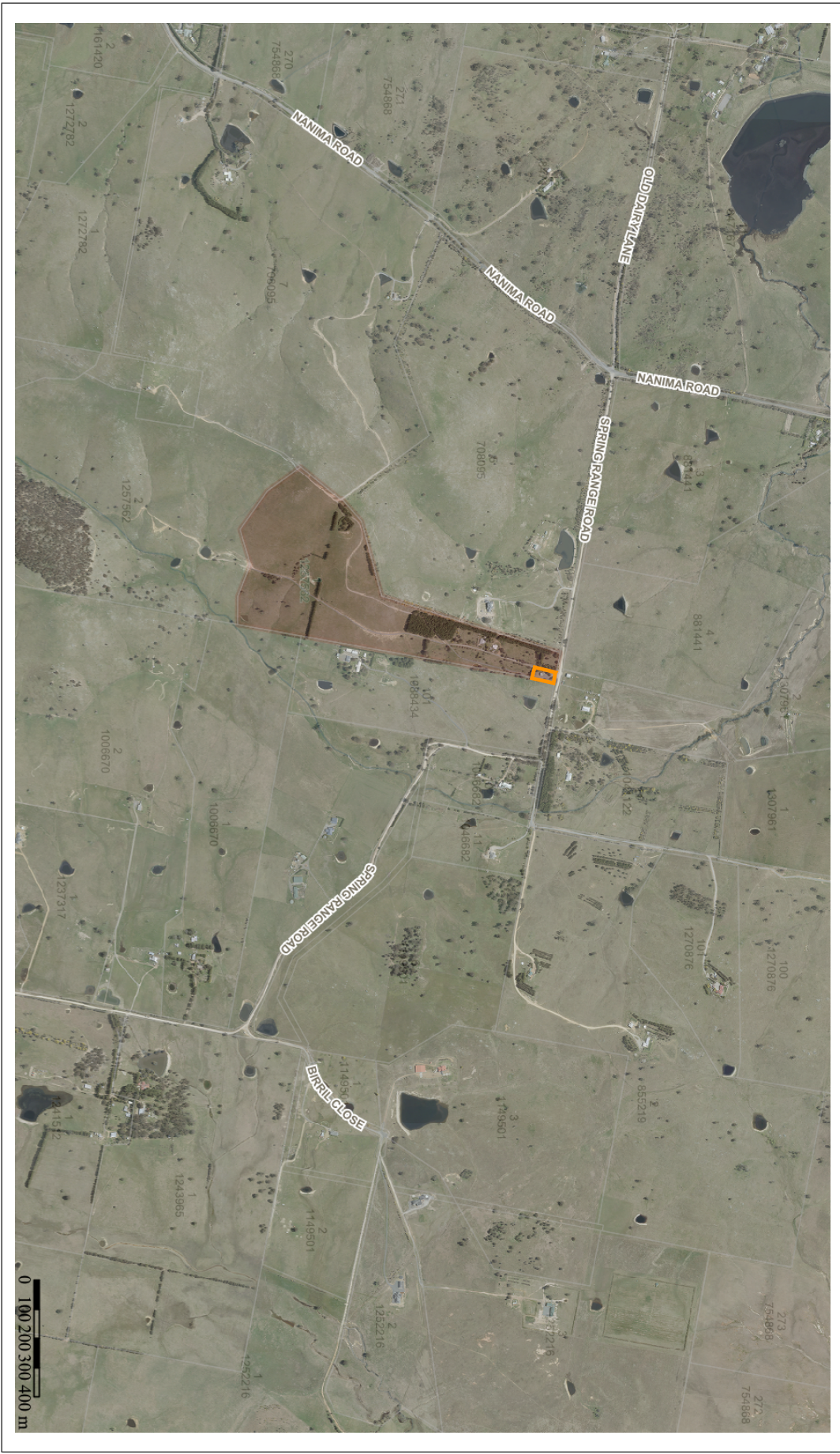
Project	Budget 2024-25	Actual 2024-25	Revotes	Grants income	General income
6012019 - DM01004 - Burrinjuck Road - Seg 18	107,226	-	107,226	107,226	
6310016 - Discovery Drive Subdivision	72,000	-	72,000		72,000
Total	179,226	-	179,226	107,226	72,000



Carry Forward – FY2024-25 into FY2025-26

Project	Budget 2024-25	Actual 2024-25	Carry forward	Grants income	Reserve	Loan	General income
1101007 - Crago Mill Precinct	28,007,928	23,416,623	4,591,305	207,315		4,591,305	-
4910008 - Yass Valley Rail Trail Detailed Design	698,323	491,008	207,315	207,315			-
5010013 - Yass River Bridge Replacement	2,976,146	2,092,186	883,960	883,960			-
5010014 - Murrumbateman Creek Bridge Replacement	1,959,950	1,578,813	381,137	381,137			-
5014033 - Buildings Roof Resheeting Yass Liabary LRCI P4	560,000	232,375	327,625				327,625
5020104 - Back Creek Road Sealing - stage 2 Local Roads	2,255,894	2,046,560	209,334	209,334			-
5022021 - Integrated Water Cycle Management Plan - Sewer (Capital)	60,000	10,000	50,000		50,000		-
5022027 - Wastewater Pump Station Upgrade Program (Capital)	1,015,000	317,656	697,344		697,344		-
5022028 - Telemetry Upgrade Sewer (Capital)	100,000	87,863	12,137		12,137		-
5022029 - Laidlaw Street SPS - decommissioning	50,000	33,211	16,789				16,789
5022030 - Yass STP Augmentation (Capital)	100,000	31,689	68,311		68,311		-
5023520 - Yass Flood Warning System Stage 2 - install infrastructure	560,000	32,000	528,000				528,000
5027013 - Integrated Water Cycle Management Plan - Water (Capital)	149,439	10,540	138,899	138,899			-
5027017 - Water Pump Station Upgrade Program (Capital)	700,000	540,217	159,783	159,783			-
5027033 - Morton Low Level Reservoir Repair	180,000	63,715	116,285	116,285			-
5027035 - WTP Upgrade Pre-Design and Tender Management	500,000	4,265	495,735	495,735			-
6012004 - DM01326 Cavan Rd S10 Undermined Irge gabion wingwall 1700dia	138,167	108,153	30,014	30,014			-

Project	Budget 2024-25	Actual 2024-25	Carry forward	Grants income	Reserve	Loan	General income
6012005 - DM01327 Cavan R S8 Erosion underme structure out/inlet bick	154,791	57,568	97,223	97,223			-
6012006 - DM01328 Cavan Rd S8 Outletscur Inletdebris us erosion/slip	118,637	97,001	21,636	21,636			-
6012007 - DM01132 Dicks Creek Road S2 Shoulder & embankment washout	122,175	39,814	82,361	82,361			-
6012008 - DM01112 Ffeshire Rd S2 Landslip lost culvert concrete prot	271,557	221,722	49,835	49,835			-
6012009 - DM01358 Henderson Ln S1 Bridge Damage -scour of approaches	313,552	137,309	176,243	176,243			-
6012011 - DM01023 Illalong Road Seg 5 washed out	84,886	79,480	5,406	5,406			-
6012012 - DM00980 McCarthy Rd Seg 2 land slip Council - Emergency Task	185,241	92,976	92,265	92,265			-
Total	41,261,686	31,822,744	9,438,942	3,147,431	827,792	4,591,305	872,414



Yass Valley Council
the country the people
Vass Valley Council
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VASS NSW 2582
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Important Notice
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Projection: GDA94 / MGA zone 55
Date: 19/02/2025
Drawn By: John Gurney

Map Scale: 1:18056 at A4

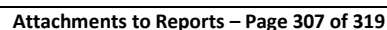


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Projection: GDA94 / MGA zone 55
Date: 19/02/2025
Drawn By: John Gilrsey




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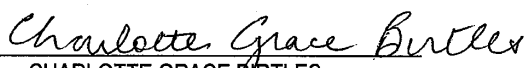
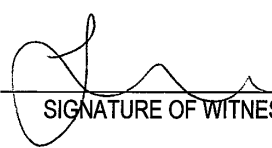

Office of the Registrar-General / Src: NSW-LRS-Connect / Ref: LRS:COI

PLAN FORM 6 (2020)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 2 sheet(s)	
<p>Registered:  11/07/2025</p> <p>Title System: TORRENS</p>	Office Use Only	Office Use Only	
<p>PLAN OF SUBDIVISION OF LOT 1 DP1257562</p>		<p>LGA: YASS VALLEY</p> <p>Locality: SPRINGRANGE</p> <p>Parish: BEDULLUCK</p> <p>County: MURRAY</p>	
<p>Survey Certificate</p> <p>I, BRIDGET HELEN WRIGHT of DPS, YASS NSW 2582 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on 17 FEBRUARY 2025, or</p> <p>*(b) The part of the land shown in the plan (*being/*excluding**) was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on....., the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: A-B</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>Signature:  Dated: 02/06/2025</p> <p>Surveyor Identification No: 8727</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*Strike out inappropriate words.</p> <p>**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>		<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	
<p>Subdivision Certificate</p> <p>I, JEREMY THOMAS KNIX *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Registration number:</p> <p>Consent Authority: YASS VALLEY COUNCIL</p> <p>Date of endorsement: 25 JUNE 2025</p> <p>Subdivision Certificate number: 18/2025</p> <p>File number: DA 250414</p> <p>*Strike through if inapplicable.</p>			
<p>Plans used in the preparation of survey/compilation.</p> <p>DP1307961</p> <p>DP1257562</p> <p>DP708095</p>		<p>Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.</p> <p>IT IS INTENDED TO DEDICATE LOT 101 TO THE PUBLIC AS PUBLIC RESERVE.</p>	
<p>Surveyor's Reference: 5145_DP1</p>		<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

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PLAN FORM 6A (2019)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 2 sheet(s)
Registered:		11/07/2025	Office Use Only	<h1 style="margin: 0;">DP1316928</h1>
PLAN OF SUBDIVISION OF LOT 1 DP1257562				<small>This sheet is for the provision of the following information as required:</small> <ul style="list-style-type: none">A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>Signatures and seals- see 195D <i>Conveyancing Act 1919</i>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.
Subdivision Certificate number: 18/2025 Date of Endorsement: 25 JUNE 2025				
Lot	Street number	Street name	Street type	Locality
100	1095	SPRING RANGE	ROAD	SPRINGRANGE
101	1093	SPRING RANGE	ROAD	SPRINGRANGE
<p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none">1. EASEMENT FOR ACCESS 6.095 WIDE2. RIGHT OF CARRIAGEWAY OVER TRACK IN USE <p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED, IT IS INTENDED TO RELEASE:</p> <ol style="list-style-type: none">1. PART OF EASEMENT FOR ACCESS 6.095 WIDE (K810017)2. RIGHT OF CARRIAGEWAY OVER TRACK IN USE (DP1257562) <div style="display: flex; justify-content: space-between; margin-top: 20px;"><div style="width: 45%;"><p style="text-align: center;"> CHARLOTTE GRACE BIRTLES SIGNING ON BEHALF OF TERENCE GRANT BIRTLES POWER OF ATTORNEY BOOK 4838 No. 210</p></div><div style="width: 45%; text-align: center;"><p style="text-align: center;"> SIGNATURE OF WITNESS</p><p style="text-align: center;">FAYE FRENCH NAME OF WITNESS</p><p style="text-align: center;">61- THE HOURS 94 FULLAGRAZ CREB, HIGGINS ACT ADDRESS OF WITNESS</p></div></div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"><div style="width: 45%;"><p style="text-align: center;"> CHARLOTTE GRACE BIRTLES</p></div><div style="width: 45%; text-align: center;"><p style="font-size: small;">If space is insufficient use additional annexure sheet</p></div></div>				
Surveyor's Reference: 5145_DP1				



Minutes of the Murrumbateman Recreation Ground Focus Group

Monday 24 March 2025

6:00 PM

**Murrumbateman Community Hall
East St, Murrumbateman**

Minutes of the Murrumbateman Recreation Ground Focus Group held on 24 March 2025

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Minutes of the Murrumbateman Recreation Ground Focus Group held on 24 March 2025

Present

Crs Alvaro Charry, Paul Trezise (Murrumbateman Tennis Club), Tom White (Murrumbateman Field Days), Fred Clark (Murrumbateman Cricket Club), Kim Williams (BMX & MTC), Annaliese Caston (Murrumbateman Community Association), Liz Croser (Murrumbateman Pony Club), Sally Jones (Murrumbateman Adult Riders Club), Jim Arneman (1st Murrumbateman Scouts), Katrina Cuthbert (Murrumbateman Little Athletics Club), Steve McCutcheon (Murrumbateman Lions Club), John Thorn (Murrumbateman Village Markets) Kate Baker, Mel Cooke, Nathan Cooke, Ralph Kunneke and Helen Prytula (Yass Valley Council)

1. Apologies

Crs Kristin Butler, Stephanie Helm (Murrumbateman Community Association), Brent Lello (Murrumbateman Football Club)

2. Confirmation of Minutes

COMMITTEE DECISION

That the minutes of the Murrumbateman Recreation Ground Focus Group held on 06 June 2024, copies of which had been circulated to all members of the focus group, be taken as read and confirmed.

3. Staff Reports

3.1 MURRUMBATEMAN ALL ABILITIES PLAYGROUND LOCATION

SUMMARY

To consider a location within the Murrumbateman Recreation Grounds for construction of the all-abilities playground.

COMMITTEE DECISION

By majority vote the committee members agreed on location option 1 as the preferred location for the all-abilities playground site within the Murrumbateman Recreation Ground.

The playground site is located on the southern sand arena site adjacent to the old horse arenas.

Council will present the two below options for community consultation to determine the alternate location for the all-abilities playground:

Hercules Street (existing playground site)

Murrumbateman Recreation Ground (land adjacent to the old horse arenas over the southern sand arena)

Future consideration to be given to risk mitigation in regard to access, fencing, gates, traffic and parking, if the proposed all abilities playground is to be located over the southern sand arena.

Minutes of the Murrumbateman Recreation Ground Focus Group held on 24 March 2025

3.2 2021 MURRUMBATEMAN RECREATION GROUND STRATEGIC PLAN REVIEW

SUMMARY

To review the action plan identified in the 2021 Murrumbateman Recreation Ground Strategic Plan.

RECOMMENDATION

Council with consultation from the user groups has updated the action plan to reflect current/new identified projects with the aim to include the action list in a revised strategic plan. This plan will be circulated through the focus group members prior to being presented to an upcoming Council meeting for recommendation to be placed on public exhibition:

Item	Activity	Priority	Project Owner
Sporting Precinct:			
1	Relocate Cricket net – Investigate new site to construct nets	HIGH	YVC/Sporting Groups
2	Feasibility study to construct new enclosed all weather multipurpose sports courts	LOW	User Groups
3	Relocate internal fencing to increase parking around sporting oval	LOW	YVC
4	Upgrade sporting field boundary fence	LOW	YVC/Sporting Groups
5	Upgrade lighting to tennis courts	LOW	Murrumbateman Tennis Club
Equestrian Precinct:			
6	Remediate sand within equestrian arenas	WORK IN PROGRESS	YVC/Equestrian User Groups
7	Upgrade open space area left side of second sand arena (dedicated training area)	LOW	Equestrian User Groups
8	Install power to Storage Shed/Clubhouse	LOW	Equestrian User Groups
9	Install Horse manure waste collection site	LOW	Equestrian User Groups
General Purpose:			
10	Prepare a Traffic and Parking Plan	HIGH	YVC
11	Investigate power upgrade to recreation grounds	HIGH	YVC/MCA
12	Construct improvements to Barton Highway entrance into recreation ground (including culvert crossing of watercourse)	HIGH	YVC
13	Install remote supervision signs throughout the recreation grounds	MEDIUM	YVC

This is page 3 of 5 of the minutes of a meeting of
Yass Valley Murrumbateman Recreation Grounds Focus Group held on the above date

Minutes of the Murrumbateman Recreation Ground Focus Group held on 24 March 2025

Item	Activity	Priority	Project Owner
14	Install directional signs for equestrian facilities & reduced speed signs around oval	MEDIUM	YVC
15	Construct new Community Hall	MEDIUM	YVC/MCA
16	Construct linked pathway to dog park / winery trail	LOW	YVC
17	Relocate shipping container located next to moon shed to equestrian precinct	LOW	User Groups
18	Install drinking fountains around the recreation grounds.	LOW	YVC/User Groups
19	Install Outdoor Fitness Equipment	LOW	User Groups

3.3 GENERAL BUSINESS

- New ring road to be monitored going forward to identify any possible inadequate drainage areas that may need to be addressed.
- Murrumbateman Community Association is currently investigating suitable sites for the installation of the BBQ and picnic table.
- Council to investigate a maintenance schedule for Murrumbateman Recreation Ground to be available to view on the Council website.
- Sports field grass type selection to be added to the next meeting agenda for discussion
- Draft Murrumbateman Recreation Ground Plan of Management to be distributed to committee user groups for review and feedback.
- Murrumbateman Community Association raised that Murrumbateman Recreation Ground is at capacity and other greenfield sites or locations should be considered for any future recreation facilities. Also noting the future loss of land to the Grounds due to Barton highway duplication.
- Maps identified in 2021 Murrumbateman Recreation Ground Strategic Plan to be updated in the draft 2025 Strategic Plan to reflect current infrastructure.

4. Confidential Matters

Nil

5. Next Meeting

To be confirmed

The meeting closed at 7.45 p.m.



Minutes of the Yass Pool Redevelopment Project Committee

Wednesday 11 June 2025

6:00 PM

**Yass Community Centre
1428 Yass Valley Way, Yass**

**Minutes of the Yass Pool Redevelopment Project Committee Minutes of the Yass Pool
Redevelopment Project Committee held on 11 June 202511 June 2025**

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Minutes of the Yass Pool Redevelopment Project Committee
Minutes of the Yass Pool Redevelopment Project Committee held on 11 June 2025

Present

Cr Alvaro Charry, Cr David Carter - online, Hugh Ranger, Donna Wullaert (Yass Swim Club), Laurie Columb (community member), Sarah Watson - online (community member), Nathan Cooke, Julie Costa, Melinda Cooke (Yass Valley Council).

1. Apologies

Cr Flanery, Jamie Te Huia (community member), Jared Howard (YVC)

2. Confirmation of Minutes

RECOMMENDATION

That the minutes of the Yass Pool Redevelopment Project Committee held on 03 February 2025 be taken as read and confirmed.

3. Staff Reports

3.1 YASS POOL CONDITION INVESTIGATION REPORT

SUMMARY

To present to the committee the reports obtained for the investigative works on the current condition of the Yass 50m pool and its associated infrastructure.

COMMITTEE DECISION

That:

- 1. The assessment reports be taken as read and noted.*
- 2. It be noted that Council is completing some of the remediation works identified in its operational budget prior to the pool re-opening for the 2025/26 season*
- 3. The structural engineer's Stage 1 report, and quote for Stage 2, be distributed to committee members out of session for review before proceeding.*

3.2 YASS SWIM CLUB PRESENTATION

SUMMARY

A presentation will be given to Committee Members on the Myrtha Technology.

COMMITTEE DECISION

- 1. That the Committee note the presentation.*

Minutes of the Yass Pool Redevelopment Project Committee
Minutes of the Yass Pool Redevelopment Project Committee held on 11 June 2025

3.3 REQUEST TO AMEND THE TERMS OF REFERENCE

SUMMARY

To amend the Yass Pool Redevelopment Project Committee Terms of Reference to include the Yass Valley Triathlon Club as a member.

COMMITTEE DECISION

That the Yass Pool Redevelopment Project Committee support an amendment to the memberships of their Terms of Reference to include six community members being:

- *Two representatives of the Yass Swim Club,*
- *One representative of the Yass Valley Triathlon Club,*
- *Three community members (not current members of the Yass Swim Club and/or Yass Valley Triathlon Club).*

4. General Business

- It was suggested that a pool design/renovation expert could be arranged to attend a future committee meeting to present the various options that are currently available in the market for pool design, construction and renovation.
- It was raised that if an option for a 25m pool was to be considered in a future design that it should contain at a minimum 6 lanes.
- It was agreed that the first priority for the pool was to prolong the lifespan of the current 50m pool.
- It was suggested that a revised Concept Design would need to include:
 - A shovel ready plan
 - Address concerns over existing Concept Design features
 - Include 6 lane pool to accommodate all community groups
 - Review options for the entire facility (in addition to the 6 lane pool).

COMMITTEE DECISION

- Investigate replacement pumps costings and options in case of failure.
- Share background to original, Complete Urban procurement, including Council Pool Concept Design tender scope, number of applications received, cost of final Complete Urban Concept Design report with committee.
- Postpone approval to engage Complete Urban. Investigate all options including cost analysis of heating current 50m pool vs a new heated pool and report to the committee.
- Contact Temora Council for information regarding their pool upgrade works which included:
 - Addition of 2 lanes
 - Accessible ramp
 - Splash pad
 - New wet deck
 - 2 GVO heat pumps
 - 3 lane indoor pool
- Contact Myrtha Technologies to send a representative to provide a presentation at the next meeting
- Confirm if Electricity Circuit Board can be upgraded as part of the grant funding for the power upgrade.

This is page 3 of 5 of the minutes of a meeting of
Yass Valley Yass Pool Redevelopment Project Committee held on the above date

Minutes of the Yass Pool Redevelopment Project Committee
Minutes of the Yass Pool Redevelopment Project Committee held on 11 June 2025

5. Confidential Matters

Nil

6. Next Meeting

6pm Thursday 17 July 2025.

The meeting closed at 7:50pm