yass valley council

the country the people

Ordinary Meeting of Council

Thursday 26 February 2026
4:00 PM
Yass High School
Grampian Street, YASS

ATTACHMENTS TO REPORTS

Ordinary Meeting of Council

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Yass Valley Council
PO Box 6
209 Comur Street
YASS NSW 2582
Telephone: 02 6226 1477
Email: council@yass.nsw.gov.au

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Projection: GDA94 / MGA zone 55

Date: 14/08/2025 11:11 AM

Locality Plan

Property Notified

Map Scale: 1:2053 at A4

Dazzle Dance Academy is seeking a review of the determination made by councillors on 28 August 2025 on its operating hours. The reason is to support the delivery of a comprehensive and well-rounded dance education for the students and community.

While the existing permitted hours accommodate Dazzle's standard class program, they are limiting and not consistent with the area and do not allow for the additional, low-impact activities essential to the school's operation. The request for extended hours as detailed in the modification application was not intended to expand the class timetable, but rather to provide flexibility for one-off activities such as private lessons, student assessments, physiotherapy consultations, and dance examinations.

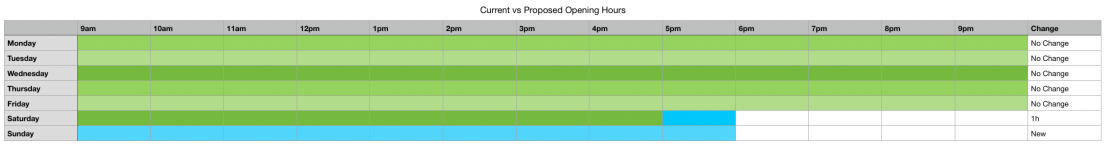
These activities typically involve only one or two students at a time and cannot be held during weekdays, as the majority of its students are at school. Therefore, Saturdays, Sundays and occasionally Public Holidays are the only practical times for such sessions.

Accordingly, Dazzle Dance Academy while originally seeking approval to extend its operating hours to 9:00am–9:00pm 7 Days per week to allow the business flexibility, is willing to concede based on council feedback and recommendation to revise the operating hours to be the following:

1. Day	2. Hours of Operation
3. Monday to Friday	*4. 9.00am to 9.00pm*
5. Saturday	*4. 9.00am to 5.00pm*
7. Sunday	*8. 9.00am to 5.00pm*
9. Public Holidays	*10. As Regular based on day of the week. (eg. Monday: 9am-9pm)*

The current approved hours are shown in green in Graph 1 below, and the proposed additional hours are shown in blue.

Graph 1



Detail, Evidence and Conclusion

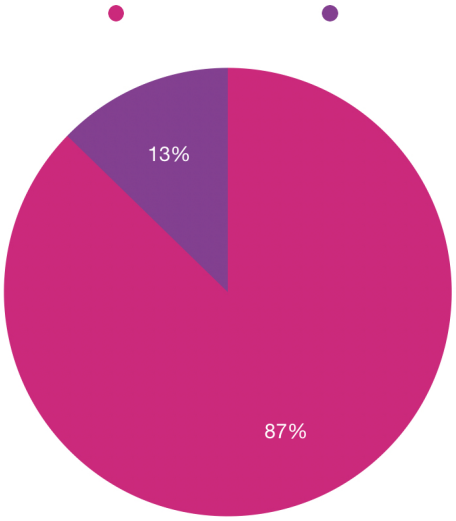
To assist Council in accurately assessing the potential impact of the proposed extension of operating hours, Dazzle Dance Academy has undertaken an analysis of its historical usage at the previous venue, the Recreation Grounds Hall outside of it's scheduled lesson program between 1 January and 18 July 2025.

Dazzle expects that the pattern of activity at the new studios at 26 Rose Street will be broadly consistent with this data. The analysis, based on the hall's booking records (see Table 1 below), indicates that the facility was used for only about **13% of the additional hours requested**, equating to an average of approximately **one hour per Sunday** (see Graph 2). Furthermore, **only around 8% of this additional usage involved more than two students at a time** (see Graph 3).

Based on this data and analysis, we believe the effect of the additional requested hours will be minimal and have very little impact on the locality. However the additional hours will greatly assist Dazzle Dance Academy and give it the flexibility to offer the additional low level activities as described required to support its operation.

Graph 2 - Sunday Usage

Day	Possible Proposed Hours (6 Month Total)	Actual Hours Used (6-Month Total)
Sunday	192	28



Graph 3 - Type of Sunday Usage

Number of People	Occurrences
1	29
2	3
>3	6

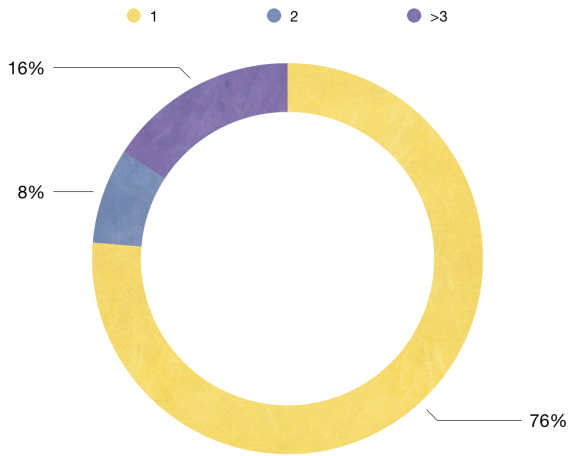


Table 1

Day	Date	Hours Hired	Total	Purpose	
Thursday	9/1/2025	10.00-11.30	1.5	Solo lesson	School Holiday
Friday	10/1/2025	15.00-16.00	1.5	Solo lesson	School Holiday
Tuesday	14/1/2025	10.00-11.30	1.5	Solo lesson	School Holiday
Wednesday	15/1/2025	15.00-16.00	1.0	Solo lesson	School Holiday
Friday	17/1/2025	15.00-17.00	2.0	Solo lesson	School Holiday
Saturday	18/1/25	10.00-15.00	5.0	Solo lesson	School Holiday
Monday	20/1/2025	10.00-11.30	1.5	Solo lesson	School Holiday
Monday	20/1/2025	14.00-15.30	1.5	Solo lesson	School Holiday
Thursday	23/1/2025	10.00-11.30	1.5	Solo lesson	School Holiday
Friday	24/1/2025	13.00-16.00	3.0	Solo lesson	School Holiday
Tuesday	28/1/2025	16.00-21.00	5.0	Solo lesson	School Holiday
Wednesday	29/1/2025	10.00-11.30	1.5	Solo lesson	School Holiday
Friday	31/1/2025	16.00-17.30	1.5	Solo lesson	School Holiday
Saturday	1/2/2025	10.00-15.00	7.0	Teacher Training	
Monday	3/2/2025	10.00-11.30	1.5	Solo lesson	School Holiday
Tuesday	4/2/2025	17.00-20.00	3.0	Rehearsal troupe	Other
Thursday	6/2/2025	17.00-21.00	4.0	Rehearsal troupe	Other
Friday	7/2/2025	17.00-21.00	4.0	Rehearsal troupe	Other
Saturday	8/2/2025	14.00-15.00	1.0	Solo lesson	Other
Sunday	16/2/2025	10.00-11.30	1.5	Solo lesson	Sunday
Monday	17/2/2025	15.00-16.30	1.5	Solo lesson	Other
Sunday	23/2/2025	14.00-16.00	2.0	Solo lesson	Sunday
Sunday	23/2/2025	16.00-17.30	1.5	Solo lesson	Sunday
Tuesday	25/2/2025	12.00-14.00	2.0	Solo lesson	Other
Monday	3/3/2025	15.00-16.30	1.5	Solo lesson	Other
Sunday	16/3/2025	15.00-16.30	1.5	Solo lesson	Sunday
Sunday	23/3/2025	10.00-14.00	4.0	Solo lesson	Sunday
Sunday	13/4/2025	15.00-16.30	1.5	Solo lesson	Sunday
Tuesday	15/3/2025	17.00-18.00	1.0	Solo lesson	Other

Day	Date	Hours Hired	Total	Purpose	
Sunday	4/5/2025	15.00-16.30	1.5	Solo lesson	Sunday
Sunday	11/5/2025	13.00-17.00	4.0	Solo lesson	Sunday
Sunday	29/6/2025	11.00-14.30	3.5	Solo lesson	Sunday
Wednesday	2/7/2025	14.00-16.00	2.0	Solo lesson	Other
Sunday	6/7/2025	9.00-16.30	7.5	One on one pre point assessments	
Monday	14/7/2025	8.30-16.00	7.5	School holiday student workshop	School Holiday
Tuesday	15/7/2025	8.30-17.30	9.0	School holiday student workshop	School Holiday
Wednesday	16/7/2025	10.30-14.00	3.5	Solo lesson	School Holiday
Friday	18/7/2025	10.00-11.00	1.0	Solo lesson	School Holiday

Submission 1

To whom it may concern,

I am writing to share my observations and concerns about Dazzle Dancing's request to extend their hours and days of operation. I visit frequently to see family and see my grandchildren who use this area quite heavily to get to the shops and schools. The request for a review of determination does not embody the fair process from the Council meeting on 28 August 2025 (DA230577C), which already granted the dance school generous operating hours, in excess to the majority of other schools and businesses in the area, or even in Canberra.

On Saturdays, there are many cars coming and going. A lot of parents stop on the road to drop off their children and wait until they get inside. This blocks traffic and makes it hard for residents to get in and out of their driveways. It also blocks residents from getting into their driveways, causes cars to go around them and creates a perfect environment for a child without road sense to be hit. I have also seen cars pull into the driveway and block the equestrian/footpath, which forces pedestrians to go around them onto the roadway. The car park is often not full, even though it is available, with people opting to stop on the grass in front of the no parking signs.

I have also noticed that the large glass front doors make it very easy to see into the studio. This can make passers-by feel like the children inside are watching them, and it also gives the children very little privacy. This is especially noticeable on busy Saturdays and late at night when visibility is high. This concerns me for the dancers/kids as well as those residents who live right near to them. The owner needs to address this problem urgently.

Extending operations into Sundays and public holidays would further impact nearby residents. This area was previously quiet and peaceful on weekends, and the increased activity already detracts from the amenity and calm that residents and I have enjoyed for more than 6 years now. Public holidays, in particular, are meant to give people time to rest, spend with family, and enjoy their community. The definition states:

"Public holidays were introduced in NSW to provide cultural, social, and religious recognition, and to give workers days off for rest and leisure. Other holidays were added over time to commemorate civic, religious, and cultural events, with the specific reasons for the holidays evolving with community values."

Source: https://www.nsw.gov.au/about-nsw/public-holidays

Given that Yass Council cannot ensure this application will cap class numbers at one-on-one lessons and ensure compliance even in its current operation, Dazzle Dance will operate on Sundays and Public Holidays which will impact residents rest and leisure for residents 365 days a year and up to 12 hours a day.

For these reasons, I respectfully ask that the request be denied

Submission 2

I write to formally object to DA230577C: Request to review the prior determination of DA230577B. Council's decision of 28 August 2025 was a fair, transparent, equitable outcome to all parties and made in accordance with section 4.15 of the EP&A Act. It appropriately balanced business flexibility with the protection of residential amenity. It gave all of us a fair go without just imposing 12 hours a day 7 days a week, 365 days a year on residents who are unable to pick up and move in an already financially stressful environment.

Reopening this matter without any new material evidence would undermine procedural fairness, erode confidence in the council decision making and planning system. It will create a dangerous precedent by permitting repeated re-litigation of a matter already robustly examined by staff, Councillors, and the community. It opens more conflict-of-interest avenues given council made a recommendation to councillors which was ultimately also not approved.

Additionally, a review of the decision should not consider a new set of hours but rather the initial request which was 9am - 9pm Monday to Sunday including Public Holidays, which is still excessive compared to the original DA application which is misleading.

I respectfully request that Yass Valley Council and its Councillors refuse DA230577C and uphold its previous determination.

Reason 1: Residential amenity, RU5 zoning, and Public Interest

Council previously determined that 9am–9pm, 7 days per week (including public holidays) would unreasonably affect residential amenity given the RU5 village zoning and the site's immediate interface with multiple residents.

This remains true, and Dazzle Dance has submitted no new unbiased evidence to rebut Council's previous finding. The evidence presented does not take into account the new financial overhead that this business now has to sustain compared to previous operations.

Dazzle Dance's application argues that the current hours restrict "essential activities", yet these were not included in DA230577A — the application that Councillors approved exactly as submitted despite Yass Council's recommendation to not approve the DA. If these activities were truly essential, it is unclear why Dazzle Dance did not apply for them originally.

Dazzle Dance's application now claims the hours are needed for private lessons, physiotherapy, assessments, and examinations.

- Physiotherapy use was not listed in DA230577B (which referenced only private lessons, examinations, and recitals).
- Physiotherapy services represent an intensification and diversification of use that has never been assessed.
- Recitals generate maximum traffic volumes, not low-level impacts as family members attend to (rightfully) see the recitals and support their family. An example of similar circumstances are ceremonies at the local school that can see people illegally park all the way up Rose Street, North Street and fill all the immediate car parks.

Dazzle Dance's application claims Sundays are needed because most students are school-aged.

- This admission also confirms that Sundays would very likely quickly become high-volume days similar to Saturdays. This is a logical pathway for this business who now has new overheads with a new building versus just renting the recreation ground hall.
- Saturdays already generate dozens of vehicle movements per changeover, blocking driveways, obstructing footpaths, and creating safety hazards. More than once, it has been observed and reported to police near misses with people driving up the equestrian track to stop on the pedestrian

walkway to the Dance School (convenience only) and started driving as a child was walking up to the dance school door.

- Council has already acknowledged it cannot ensure compliance with “occasional” use, meaning Sunday operations could expand without oversight.

It is important to note that residents have Saturdays and Sundays in respite of surrounding schools but for Council to approve DA230577C, this would result in local residents only having 9pm - 9am Monday to Friday and 5pm - 9am Saturdays and Sundays in respite from these businesses operations and the resulting noise and traffic environmental impact.

These inconsistencies highlight why Council was correct to prioritise amenity under the EP&A Act in its previous determination. Yass Valley Councillors stated in the meeting on 28 August 2025 that they have a responsibility to protect the reasonable expectations, safety and amenity of surrounding residents when commercial uses interface with residential land.

Reason 2: Traffic, Parking, and Safety – Ongoing and Significant Issues

Traffic and safety issues remain unresolved:

- Vehicles frequently park on nature strips, across footpaths, and too close to intersections.
- There are no kerbs, gutters, or footpaths, creating unacceptable risks for children, pedestrians, and cyclists.
- Weekday afternoons and Saturdays already generate congestion incompatible with a residential interface.
- A recent near miss involving a child on the equestrian track highlights the seriousness of these concerns.
- Despite attempts at engaging, Dazzle Dance has ignored and refused to provide input into an attempt to resolve the safety issues with residents and council.

The new submission provides no new traffic data, independent assessment, or objective evidence to demonstrate that:

- the current impacts are acceptable,
- how Dazzle Dance plans to address the traffic, parking or safety issues presented (at this time they have not engaged with the local community on this),
- that extended hours would not exacerbate those impacts.

Because Dazzle Dance's application has not addressed these issues, Council cannot legally or reasonably reverse its previous decision. To approve this review of determination, Council is openly allowing these traffic, parking and safety issues to continue without repercussions which is fundamentally against its duty of care for the safety of this community, particularly those that have to live in close proximity to this business permanently despite this business choosing to build within a fully built up residential area.

Reason 3: Precedence

The NSW Land and Environment Court (LEC) have repeatedly refused development proposals nearly identical in nature to this one — particularly where extended operating hours, traffic movements involving school-aged patrons, and noise impacts would erode residential amenity. These decisions are highly relevant, as any determination made by Council must be defensible before the LEC.

- Gym with extended evening hours — refused for noise and traffic impacts in a residential street.
- Childcare centre with evening operations — refused for traffic, noise, and parking stress.

- Dance studio seeking 10pm operations — refused for noise pollution and late-night traffic.
- Martial arts school with school-aged patrons — refused for noise, safety concerns, and amenity impacts.

In RU5 Village zoning, the Court has been even more decisive with refusing multiple dance, martial arts, and recreational proposals across NSW even in cities because noise, traffic, and operational intensity were incompatible with the low-impact, residential character of RU5 zones.

Approving DA230577C would put Council in conflict with:

- years of consistent LEC decisions,
- the EP&A Act's requirement to protect amenity, and
- the objectives of the RU5 Village Zone.

The LEC has consistently held that late-night operating hours, school-aged patron traffic patterns, and noise-generating activities within or adjoining residential areas result in unacceptable planning impacts.

Granting this review would contradict these long-standing principles, including:

- residential amenity must be given "substantial weight,"
- extended evening hours are incompatible with residential expectations, and
- land-use intensity cannot rely on unenforceable conditions or assumptions of "occasional use."

Council's previous decision was fully aligned with these principles. Reversing it would not be.

If Council approved this expanded intensity and extended hours, it would be departing from the principles the Court has consistently applied — and would risk a decision that is vulnerable, indefensible, and contrary to established planning law.

Reason 4: Procedural Fairness and Dangerous Precedent

Council's August 2025 decision was a product of:

- 61 submissions (47 support, 14 objection)
- A detailed application from Dazzle Dance School
- An updated traffic impact assessment
- A full assessment by Yass Council workers submitted as part of the agenda to Councillors for consideration
- 3 public speakers (2 for and 1 against)
- An open, transparent vote by elected councillors
- Full consideration of section 4.15 criteria

Nothing has changed since then.

Importantly:

- The 47 supporting submissions were largely brief statements from dance school families, likely inflated to drive up numbers based on what was reported in the Council agenda from 28 August 2025.
- The 14 objections offered detailed, evidence-based concerns about amenity, traffic, noise, and zoning compatibility.
- As stated in your own report: "The number of submissions is not a determining factor."

Dazzle Dance is now asking Council to overturn a lawful, reasoned, balanced decision without providing new substantial evidence addressing the issues raised by residents or by Council officers.

To reverse the determination now would:

- Undermine procedural fairness
- Devalue public participation
- Erode public trust with Yass Valley Council further
- Create a precedent allowing persistent applicants to simply "try again" until they obtain a different outcome whenever they disagree with Councillors
- Blur proper separation between Yass Valley staff recommendations and Councillor decision-making which calls into question if Councillor decision-making is even necessary
- Not be in line with LEC precedence

A fresh DA — not a review — would be the proper mechanism if Dazzle Dance wishes to propose a materially different operating model, unless there was an issue with procedural fairness.

Reason 5: Overdevelopment and Intensification of Use – Now Worse, Not Better

The RU5 Village zoning allows only low impact uses compatible with residential amenity. This principle is applied to both residential properties building in the area and also all businesses in the area.

This application represents clear intensification:

- Council has already acknowledged it cannot enforce limits on "occasional" activities in its agenda for the meeting on 28 August 2025.
- Once Sunday and public holiday hours are approved, the operator is free to run full-scale classes as they see fit without any consideration of the local community, impact on traffic, parking, amenity or residents' rights.

Dazzle Dance's application "concession" statement is misleading.

- Their review submission shows no change to Monday to Friday 9am–9pm, despite already being granted 9am–4pm under DA230577B of which is being reviewed. If Dazzle Dance is trying to run classes for school aged children, 9am-4pm Monday to Friday may not be necessary for operations.
- They propose Saturday 9am–5pm. An extra hour on Saturdays is not unreasonable, but amenity should be maintained from 5pm to allow residents respite from the peak impact of the business on the area.
- They propose Sunday 9am–5pm, which is only a "concession" of 4 hours from their original application of Sundays 9am-9pm.
- Council recommended 10am–4pm Sundays only if Sunday operations were contemplated at all so this application was not in good faith with Council recommendations - it is purely a business decision.
- Public holiday operations remain completely unenforceable.

Dazzle Dance's application reliance on hall-hire history as "proof" that Sunday use would be minimal is flawed.

- Hiring space externally at a low price (discounted by Yass Valley Council) carries less cost than paying for a building, rates, electricity, water and more.

- If operating from their own building, there would be no financial disincentive to running regular full scale Sunday classes as they would not need to rely on the hall being available to hire. Given the businesses primary clientele is school based children, this is the only financially viable way forward.
- That said, they have been granted 9am - 4pm Monday to Friday still to conduct further classes to increase revenue already pitched at adult classes as asserted in DA230577B.

Additionally Dazzle Dance's supporting documentation stipulates the hours it has hired out the hall shows hours that are not currently within their requested hours (i.e. 8:30am), which when placed in perspective of their current published timetable, 2026 timetable and pattern of behaviour to date, shows that Dazzle Dance is intent on operating as it sees fit rather than within the boundaries that are expected of all businesses operating in NSW. As to further evidence this pattern of behaviour, the 2026 timetable shows operations on Saturday to cease at 2:30pm and yet Dazzle Dance are seeking further hours to be allotted on Saturday from 4-5pm, determining intent on expanding and keeping opportunity for expansion open to their wants rather than community demand and with no regard to residential amenity.

Dazzle Dance's application asserts impacts will be “minimal”, yet:

- No new noise, traffic, or amenity assessment has been submitted
- All evidence comes solely from Dazzle Dance, not independent experts
- Real-world impacts from current operations contradict their claims
- Yass Council has not completed any local street, road, pedestrian, or safety upgrades to the adjoining intersection of North and Rose Streets

Dazzle Dance's application claims that their hours should match “other local businesses” is inaccurate:

- The gym is the only other business with excessive operating hours on weekends and has no immediate adjoining residential interface, unlike this site. The closest residents moved into their homes well after the gym began operations which is also incongruent with the Dance School’s statement
- Medical, physiotherapy, and allied health businesses in Murrumbateman do not operate on Sundays. These were not previously considered but the statement from Dazzle Dance as part of this review of determination stated that additional hours requested are also to provide physiotherapy consultations
- The only businesses operating on Sundays are cafés/retail food outlets, and they close at 3pm at the latest. These businesses do not have any immediate residential dwellings that are impacted, making the use of these as comparison to Dazzle Dance is not congruent
- No other business in the village generates up to 40 children per hour over 2 classes, multiple changeovers, or amplified noise

Dazzle Dance's application claims they are seeking only 10 more hours within this review of determination but ignores that they have already been granted 36 additional hours under DA230577B beyond their original application under DA230577 which was a request of 26 operational hours. For a business who claims to be operating in this community for 14+ years, it seems incredulous that they did not have a clear picture of what they required to operate and apply for it within the first DA application.

When the dance school built this facility, the surrounding environment was already fully established with homes, schools, daycare and village residents.

Dazzle Dance chose the lowest-cost commercial/residential site, despite knowing of amenity under RU5 zoning, 5 immediate established residential buildings within 50 meters and current traffic impacts (particularly on Wednesday evenings when the Local RFS training is conducted).

- The responsibility to respect the residential setting belongs to Dazzle Dance.
- Residences have spent their own money to residences to reduce noise, and light pollution impacts on their residences.

Dazzle Dance's application states the additional hours would “greatly assist”, which confirms these are not essential hours, contradicting their claim that they are necessary for core operations.

- In the Open Forum on the 28 August 2025 where DA230577B was determined by Councillors, Dazzle Dance confirmed that Sunday hours would merely avoid extending exam schedules from two days to three, and remove space for staff to do personal development including First Aid Certificates

It is important to note that the extent of additional hours granted under DA230577B, compared to what was originally proposed in DA230577A, has misled the community about the realistic long-term impact of this business which could have affected the initial response to the original DA. Residents engaged in the original DA process believing the proposal represented the true scale of intended operations. The extreme shift from the original application to the current request given that the business has been in operation for 14 years, could have changed the outcome of the initial DA had the full operational intentions been disclosed.

This is not grounds for seven-day operations in a residential interface and overturning Councillors fair decision which took into account all the information stated already. These arguments seem like poor justification compared to the legal requirement Yass Valley Council is required to adhere to under the EP&A Act, its own LEP and RU5 zoning requirements. Yass Valley Council has a responsibility to safeguard residential amenity and uphold fair, transparent, and balanced planning outcomes, particularly where development directly adjoins established homes.

For the reasons above — including amenity impacts, planning law, likely and unenforceable intensification of use, safety concerns, procedural fairness and the lack of any new traffic impact or noise assessment evidence — I respectfully request that Council:

Reject DA230577C, and

- Uphold the determination made for DA230577B as an equitable determination made by Yass Valleys elected representatives.

Council’s previous decision was balanced, transparent, lawful, and aligned with the EP&A Act, the Yass Valley LEP, and the public interest. No new material facts justify overturning that outcome.

Thank you for recording this submission as part of the formal assessment of DA230577C.

Submission 3

Good afternoon,

I am writing in regards to DA230577C.

In the previous determination of operating hours, council quoted section 4.15 of the Environmental Planning and Assessment Act 1979. (You would have the full spiel in front of you I'm sure.) Most importantly the words "to protect residential amenity"

I'm not sure what has changed since this determination. The NSW government portal (link still not working for me!) has not brought up this DA. so I am unable to refresh my knowledge of the operators' reasons for this review.

I have to say:

When classes are operating the thump thump of the music is audible when outside - a more frequent occurrence in the warm weather - but is not intrusive. There are many cars regularly parking on the designated horse trail and driving along it to Middle St.

From casual observation, the car spaces on site are not used by many drivers. They prefer to park along the streets. Obviously where parents (for the most part) park and drive is out of the control of the dance school operators, but it is a nuisance and I think against NSW road rules. The footpath along North St is heavily used by cyclists and pedestrians of all ages and this willy- nilly parking and driving poses a danger to them.

It is certainly having a negative impact on residential amenity.

With such activity on-going, operating hours of M to F 9am to 9pm and Sat 9am to 5pm would surely be a suitable compromise. These hours would allow for a huge number of lessons to take place.

Sunday and public holiday classes should not be happening. Give everyone a break.

Submission 4

Dear Sir/Madam

Proposed Development: DA230577C – Amend the Hours of Operation of Dazzle Dance Academy

Applicant: Dazzle Dance Academy

Location: 26 Rose Street, Murrumbateman

I refer to Council's letter dated 30 October 2025 providing the Department of Planning, Housing and Infrastructure – Crown Lands (the Department) the opportunity to comment on the subject development proposal.

The Department as adjoining landowner has reviewed the development application in accordance with the principles of Crown land management (s.1.4 *Crown Lands Management Act 2016*) and offers no objections to the development proposal.

Should the development be modified in any manner that impacts the adjoining Crown land, e.g. by amendment to the development proposal or draft conditions of consent, the Department requests an opportunity to further review the application prior to determination.

Should you require any further information, please do not hesitate to contact me at the Goulburn Crown Lands Office by tia.galvin@dpie.nsw.gov.au

Yours sincerely

Property Services Officer Department of Planning, Housing and Infrastructure – Crown Lands

Submission 5

Dear sir/madam,

Please find below my submission on DA230577C Review of Determination -- Dazzle Dance Academy, 26 Rose Street, Murrumbateman

I write to formally object to DA230577C: Request to review the prior determination of DA 230577B.

My submission is made to support and confirm the Council determination of 28 August 2025.

Council's decision on 28 August 2025 was a considered approach in accordance with section 4.15 and 4.17 of the EP&A Act to protect residential amenity. The alternate motion had the support of five Councillors (A Charry, D Carter, D Rothwell, F Flanery and C Burgess). Councillor A Cameron did **not** support the motion as he did **not** support DA 30577A (27 June 2024) and did not support **ANY INCREASE** to 'Hours of Operation'. I find it interesting that Councillor Burgess, who supported the initial DA (27 June 2024), did not support Dazzle Dance's request to substantially increase its 'Hours of Operation' beyond those suggested in the alternate motion. The resulting vote of 6 : 2 (against) is a clear indication that the majority of Councillors **do not support** the request to extend business hours. Councillors Charry, Carter, Flanery and Rothwell are newly elected councillors and it would be interesting to know if they would have supported the initial DA knowing that it was recommended for refusal by the Planning Dept due to the area already identified as having severe traffic and parking issues and at an interface with pre-existing residential houses.

In Dazzle Dance's recent submission (DA230577C) to support their request to increase their hours to include Sundays and Public Holidays, **Table 1** indicates that they have hired the Recreation Centre hall on a Sunday x 10 occasions (two being during school holidays) and Mon-Fri during the hours of 9:00 - 4:00 pm on 20 occasions (19 of those bookings were on school holidays and two sessions commenced at 8:30 am which is outside the current Consent Order of 9:00- 9:00pm). By their own admission, Dazzle Dance has been operating outside of the 'Hours of Operation' that they nominated in their initial DA which are Mon- Fri 4:00 - 9:00 pm and Saturdays 9:00- 3:00 pm a total of 31 hours per week. The determination on 28 August 2025 permitted a change of hours to Mon-Fri 9:00 - 9:00 pm and Saturdays 9:00 - 4:00 pm. No Sundays or Public Holidays. This resulted in an increase of 36 hours per week and allowed for access during the school holidays before 4:00pm.

Dazzle Dance Academy's 2026 Timetable has expanded to include classes on Monday 4:30- 9:00 pm (no classes were operating on Mondays in 2024/ 2025) and the Saturday Classes now end at 2:30 pm not at 5:00 pm as per their recent request. It is evident they will not be utilising the hours that they requested for Saturday (9:00 - 5:00 pm) and yet still request for more hours on Sundays and public holidays.

If the standard class program is "limiting and not consistent with the area (?) and do not allow for the additional, low-impact activities essential to the school's operation" then I suggest that Dazzle Dance have made a gross oversight when submitting the initial DA. Council was misled about the true intention/ expectation of this business and now want to further reduce what little amenity remains for the nearby residents.

Overdevelopment and Intensification of Use in RU 5 Village zoning

Allowing Saturday and Sunday 9:00-5:00pm and Public Holidays would result in a reduction of what little amenity the surrounding residential homes have left. DA-230577B allowed for an increase of hours from 31 per week to 67 hours per week. This is a substantial increase from the hours that were submitted in DA230577A (27 June 2024). Residents should not be expected to absorb more noise, traffic and illegal parking disturbances because an applicant was disingenuous in their initial submission. Dazzle Dance is an established business and would have been fully aware of their requirements to operate a comprehensive dance school. Given that they now have increased financial overheads when compared with the subsidised rent that they paid at the Recreation Centre hall, what assurance do the residents have that Dazzle Dance will not change from "low level" activities to high level activities to maximise their profit margin? How is this even enforceable?

Traffic, Parking and Pedestrian Safety

Traffic, parking and pedestrian /cyclist safety remains a significant issue.

- The onsite car park for 10 vehicles (plus 1 Disabled car space) is too small for the size of the vehicles using it. Within two weeks of opening the studio, several lighting bollards were knocked over. All the bollard lighting has now been replaced with low level LED light that shines directly into the house opposite. On 24 October 2025 the vertical pole (marking the Disabled car space) was reversed into and knocked over and has not been replaced yet.
- Larger vehicles are choosing to stop in the 'No Parking' zone in preference to using the car park, even when space is available in the car park.This poses a risk to passing traffic and pedestrian visibility.
- Several near misses have been observed between cars, pedestrians and cyclists.
- Cars have been observed reversing out of the driveway despite signage "NO Reversing Across Driveway".

The new submission provides no new traffic data, independent assessment, or objective evidence to demonstrate that:

- The current traffic impacts are acceptable.
- Acknowledgement and suggestions from Dazzle Dance about how it intends to resolve the current traffic and illegal parking issues. It is likely that at the start of each school year new patrons will resort to the same behaviours as the current patrons.

It would be negligent of Council to reverse its previous decision without measuring the impact that the current issues are having on the neighbouring area. Unacceptable increase in traffic and lack of on and off street parking were flagged as reasons for refusal of DA230577A. The situation remains unresolved and unlikely to improve as it cannot be enforced by a Ranger after business hours.

Precedence

To revoke Councillors decision would undermine the community’s confidence in their assessment process and authority to make determinations on DAs. This might encourage more applicants to take a "staged" approach to lodging DAs to achieve the outcome that they desire. Apply with the minimum of detail, get it built, then pressure Yass Valley Council to get what they really wanted regardless of how it may impact the neighbourhood.

The applicants were happy to accept the 27 June 2024 decision when Councillors overrode the Planning Dept staff's recommendation for "Refusal". Residents were very dissatisfied with the DA being granted "Deferred Commencement Consent" and sought legal advice from the LEC. Councillors have the right to go against planning staff's recommendations. The difference between the approval of DA230577A which was approved on "conditions that could not be measured" is that now the school has been built and is operational, the impact this business currently has on nearby residents can be measured and more accurately considered.

Complaints about noise and light pollution, vibration, increased traffic, parking issues and reduced pedestrian safety and lack of privacy are real and measurable.

To imply that operating on Saturday, Sunday and Public Holidays is allowable "within the area" is incorrect. The only businesses that operate on Sunday and Public Holidays are the gym and the cafe. Neither of these businesses have a direct interface with residential houses. The cafe closes by 3:00 pm weekdays and 2:00pm on Saturday and Sunday. Allowing Dazzle Dance to operate on Sunday and public holiday would set a precedent for other commercial businesses in RU 5 Village zoning.

The resident's right to privacy and quiet times to enjoy their property must be upheld.

Councillors' decision on 18 August, acknowledged the considerable loss of amenity that residents have suffered and was the correct, lawful decision to preserve their amenity on two evenings and one full day per week.

To reverse the determination would:

- Create a precedent that would encourage applicants to keep resubmitting until they achieve the outcome that they desire.
- Undermine the communities trust in their elected officials' decision-making ability. and understanding of the Planning Department fundamental principles and processes.
- Undermine the authority of the Council and set a precedent within the village of Murrumbateman for continued adverse business operations that negatively impact the surrounding residents and community.

Default from LEC guidelines and previous legal outcomes that recognise the responsibility to protect the reasonable expectations, safety and amenity of surrounding residents when commercial uses interface with residential areas.

Final remarks

For the reasons above I respectfully request that Council:

- Reject DA 230577C, and
- Uphold the determination made for DA 230577B as a fair, and lawful determination made by Yass Valley Councillors.

Thank you for recording this submission as part of your assessment of DA 230577C

Submission 6

Hi Council,

I have the following observation re the applicants request:

1. Per the DA Process, https://www.planning.nsw.gov.au/assess-and-regulate/development-assessment/your-guide-to-the-da-process/stage-4-determination

Does the applicant have grounds to request amendment when the Decision has been made? They are asking for further amendments, which are different from the original request. Therefore, my understanding is that they need to either goto land court, or submit a new DA per the guidelines. Can you please confirm?

2. Not withstanding, I do not support their request for amendment as is shows a complete lack of respect for the surrounding residents, Councils decision and the intent of the LEP. It's worth noting that this is an interstate company, registered in Canberra ACT.

The arguments presented for rejection of the first application still stand and the key points are presented here again:

1. **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. ~Even since the last DA approval by council, there is no evidence of the impact the current extended hours have on the local community.

3. Unacceptable Impacts from Extended Operating Hours

The proposed change in hours again, as requested, 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.

Has there been any survey by council of local residents to address the current opening hours impact on the residents within the immediate facility? This would be crucial information to help make an assessment.

Has there been any complaints made to council and/or police re the current operations, and would these affect the consideration given to changing the operating hours again?

This is critical information that should be presented to help the determination.

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 DA230577C should be refused. The process of requesting an further amendment appears to be wrong, and if its not, the impacts on parking, traffic, residential amenity, and neighbourhood character are unacceptable, and the application lacks the evidence base required to support such a 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.

Submission 7

I object to the resubmission of DA230577C - Modification of hours.

I support the final decision made by Councillors on 18 August, 2025 -DA230577B based on the alternate motion.

History of DA230577A

Yass Valley Council promotes the Yass Valley, in particular its villages, as an idyllic place to live. It recognises the importance of expanding its population to sustain its financial and economic viability and uses slogans like "escape the noise" on billboards to entice people to live here and enjoy the benefits of rural living. However through its multi use zoning, and lack of definitive commercial zoned areas, it fails to provide protection for your investment or your lifestyle. The approval of DA230577A (that was recommended for refusal by planning staff on 27 June 2024), has resulted in an unacceptable loss of amenity for the home owners in Rose and North Street, Murrumbateman. Councillors decision to overrule the Planning Dept recommendation for refusal of DA230577A has failed to protect the residents from a business that is incompatible with pre existing houses. A long overdue master plan for Murrumbateman could have avoided this very unsatisfactory outcome.

Elders Real Estate listed 26 Rose Street Murrumbateman (a rare vacant lot) as RU5 Residential. And enthusiastically marketed it as a "lifestyle wise, the block comes with established trees, and enough room for you to build an inspirational home, large shed, and a swimming pool and soft country gardens". The block is surrounded by established residential (owner occupier) houses. Fairley Estate is a premium development with strict building covenants. We paid $1.225 million plus stamp duty for our house, intending to spend our retirement years here. We felt confident that we were buying in a premium, established area and that our investment would hold its value. 26 Rose Street is zoned RU5 Village. A rural zoning that accommodates a mix of residential, commercial, and community land uses within a small rural village setting. It is not zoned solely as "Commercial" as Councillor Butler incorrectly stated, on the public record, at the general meeting on 28 August 2025.

RU5 Village Objectives and characteristics:

- Village focus: To provide for a range of land uses, services, and facilities that are associated with a rural village. (when I picture a rural village... I do not envisage a dance studio metres away from residential houses.)
- Mixed-use: Allows for a mix of residential, retail, business, and other COMPATIBLE uses within the same area. (Emphasis is on compatibility. I do not consider a dance school with 175 students as a small enterprise or compatible with residential houses).
- Residential integration: Enables residential development while aiming to maintain a vibrant local centre. (The houses were built several years before the dance school was built. Yet the expectation from Dazzle Dance and its patrons is that the residents will "integrate" with a privately owned business pro-porting to be a "community" educational and recreational facility). To date Dazzle Dance, nor any of the applicants have made any effort to liaise with the residents regarding demolition, tree removal, construction, landscaping, intended date of Certificate of Occupancy and opening date. This would have been appreciated because several residents have young children and also work from home. At times the noise was unbearable.

Key Considerations and restriction where DA230577A does not comply with:

- Service infrastructure: ie roads, traffic and safe pedestrian access. (an area previously identified as having degraded road surfaces, heavy traffic at peak times, a lack of on and off street parking, unsafe pedestrian access and poor lighting).
- Environmental protection: to preserve the scenic quality of the area. (all vegetation was removed from the block including large mature native trees. Half the block is now a hard concrete surface that

emits glare and light pollution all night. The landscaping does not resemble that which was illustrated in the design plan). I would describe the streetscape as commercial/ business not rural, primarily by the absence of trees and birdlife. I haven't seen a parrot since the school opened.

- Impact on public services: Development should not unreasonably increase the demand for public services or facilities. (the area is close to two early childhood centres, a primary school and a commercial/ retail centre. It is already subjected to noise and traffic at peak times. The dance school has exacerbated the issue with illegal parking on the equestrian/ pedestrian pathway and nature strips).

Compatibility: Rules are in place to MINIMISE conflict between land uses within the zone and adjoining areas.

The rules have failed to protect Rose and North Street residents from conflict with the patrons of this business. Residents have been subjected to low level abuse and harassment because they objected to losing what was left of their amenity (Sundays and public holidays) being taken away after extended operating hours were approved. Allegations were made (to the police) against all residents in North Street regarding unsubstantiated claims of photographing students getting changed in the cars in the open car park. The students have access to two change rooms and three toilets in which to maintain their modesty if they choose to do so. It was reported that some children said they were uncomfortable about the location being so close to houses that they felt uncomfortable and didn't want to attend class. Residents with young children reported feeling very uncomfortable with the possibility of their young children being inadvertently exposed to nudity occurring in the car park when they collect their children from nearby child care centres, pre or primary schools on their walk home. A resident was accused of "standing out the front of his house and watching the girls". These are our homes, our neighbourhood. We should not have to hide in our houses during class times to avoid conflict with dance school patrons or have access to our houses obstructed by illegally parked cars.

DA230577A was issued a Deferred Commencement Consent Order based on the information that was submitted by the applicants. This included a traffic study and acoustic report that were conducted at times (9:30am) that were outside the nominated business hours and on a vacant block of land. Before giving consideration to DA230577B Request to extend hours of operation it was imperative to accurately access the impact that this dance school has had on increased traffic, parking issues and noise emitted during class times since it opened on 24 July 2025 Traffic and acoustic studies performed during 'actual hours' of operation in the new purposely designed and built studio should have been requested before any determination was made regarding extending the "Hours of Operation". The full impact of this business on the amenity of local residents has still not been accurately measured.

DA230577B submitted

On 24 July 2025 (the first day of classes in the new building) residents were surprised to receive notification of Modification to DA230577B Application to extend the hours of operation to seven days per week/ 365 days per year. It is now apparent that the applicants were disingenuous regarding their intended 'hours of Operation" in their initial DA submission. Mon - Fri 4:00 - 9:00pm, Saturday 9:00 - 3:00pm , no Sundays or public holidays. A total of 31 hours per week. This can not be viewed as a "bit of an oversight", but a deliberate attempt to minimise the impact that this business fully intended to have on this neighbourhood. It poses the question... would this DA have been approved if they had been honest about their intention to use their facility from 9:00 - 9:00pm, seven days per week including public holidays?

Determination of DA230577B 28 August 2025

DA230577B was "not supported as it is considered they would unreasonably affect the amenity of the immediate and nearby residential receivers, noting that the site is located at the interface between business/ commercial uses and residential uses. The amended hours are imposed in accordance with sections 4.15 and 4.17 of the Act to protect residential amenity."

Councillor Cameron voted against the amended motion, as he was NOT supportive of ANY increase in 'Hours of Operation'.

The fact that only two Councillors (Butler and McGrath) supported DA230577B indicates that ...all other Councillors (6) considered the matters required by section 4.15 of the Environmental Planning and Assessment Act 1979, supported the residents right to retain some amenity and allow them the privacy to enjoy their houses on Sunday and public holidays to gain some respite.

By not declaring their full intended use of the property in the initial DA, the applicants took the risk of applying for extended hours after the Certificate of Occupancy had been granted. If Sunday, school and public holiday trading was so vital to "support the delivery of a comprehensive and well-rounded dance education for the students and community (?)" then it is a gross negligence on their part, especially since they have provided evidence in their submissions that they have been operating their business on Sundays, school and public holidays, basically whenever it suited them in the first six months of 2025.

On the 18th September 2024, Mr Jared Calnan (applicant) wrote in response to my letter from Natasha Nadj (Director of Bick & Steele Solicitors) with regard to:

(i) No classes or examinations to be held on Sundays.

Jared's response: (i) Group classes and examinations are currently **not proposed to be on Sundays as per condition #94 of Development Consent.**

It is clear from their opening date when they submitted DA230577B that the applicants had not been transparent about their intended hours of operation in their initial DA. This is evidently a staged approach to ultimately achieve their desired outcome to have full access to their building seven days per week.

Review of Determination DA230577C:

Table 1 clearly demonstrates that Dazzle Dance has been hiring the Recreation Centre hall on days and times outside of the hours of Mon-Fri 4pm-9pm and Sat 9-3pm as nominated on DA230577A.

I note the following usage:

- Sundays x 10 occasions
- Weekdays before 4pm x 20 occasions (8:30 am starts on two occasions mid week).
- School holidays on 19 occasions.
- Current Consent Order is 9:00 - 9:00pm Monday to Friday and prohibits 8:30am starts, but allows for usage during school holidays.

"While the existing permitted hours accommodate Dazzle's standard class timetable, they are limiting and *not consistent with the area* and do not allow for additional, low impact activities essential to the school's operation".

- This statement is irrelevant. How is expanding the business hours "consistent with the area"? The educational facilities are all closed on weekends, school and public holidays. The child care centre is open during school holidays. The gym and cafe are open on Saturday and Sunday. The Cafe closes at 3:00pm on weekdays and 2:00pm on weekends, neither the gym or the cafe have direct interface with residential houses.
- What guarantee do residents have that the proposed activities will remain "low impact "? Dazzle Dance was open on Saturday 26 July 2025 from 9:00 - 6:30 pm and again on Sunday 27 July from 8:30 - 4 pm. This demonstrates non adherence to DA230577A Consent Orders.
- Hosting Dance Parties for 20+ children on Sundays, public and school holidays remains a possibility and an intensification of use that is not permitted.

- Physiotherapy use was not listed in DA230577B (which referenced only private lessons, examinations and recitals) and would also be an intensification of use.

To Conclude:

Yass Valley Councils determination **DA230577B** needs to be upheld as a testament to procedural fairness and not reduce the community's confidence in the Councils ability to follow due processes and exercise its authority to make determinations on DAs. DA 230577C offers no new material in relation to the Modification of hours to support the resubmission of the original request made in DA230577B. There is no evidence to substantiate support for this and the decision made on DA230577B must remain extant.

Submission 8

Objection to Proposed Extended Hours of Operation – Dazzle Dance Academy

To: Yass Valley Council

Subject: Objection to Modification Application – 26 Rose Street, Murrumbateman

Dear Sir/Madam,

I am writing to formally object to the proposed modification to extend the operating hours of Dazzle Dance Academy located at 26 Rose Street, Murrumbateman for the second time.

The current approved hours are:

- **Monday–Friday:** 4:00pm–9:00pm
- **Saturday:** 9:00am–3:00pm
- **No operation on Sundays or public holidays**

The applicant now seeks to extend these hours to **9:00am–9:00pm, seven days per week, including public holidays**. I strongly oppose this proposal for the following reasons:

1. Lack of Transparency and Intent

The applicant's statement references historical usage at a previous venue outside scheduled lessons, suggesting that similar activities were always part of their operational model. If this was the case, why was this not disclosed in the original Development Application?

The original DA sought approval for limited hours, which were granted (against Councils own recommendation that the DA not go ahead) based on the understanding that they reflected the true operational needs of the business. The subsequent claim that extended hours are essential for "low-impact activities" indicates that the applicant may have **intentionally underrepresented their requirements** to secure initial approval, with the intention of later expanding operations.

This approach undermines the integrity of the planning process and conflicts with the principles of **good faith and transparency under Section 4.15 of the Environmental Planning and Assessment Act**, which require full disclosure to allow Council and residents to make informed decisions.

2. Noise and Amenity Impacts

The noise generated during active periods—amplified music and general chatter and movement of students and parents congregating outside the premises is significant and inconsistent with the quiet residential character of the area.

Furthermore, whilst the current approved hours allow classes until **9:00pm**, this is when lessons finish—not when the premises becomes quiet. Students are often picked up after 9:00pm and wait outside the premises talking, which results in **noise continuing beyond the approved hours**.

I have personally witnessed the stress this has caused my family members who live next door, including **sleepless nights and ongoing anxiety about late-night disturbances**. Extending operations to **12 hours a day, seven days a week** will exacerbate this issue and substantially diminish the amenity and tranquillity valued by local residents, particularly on Sundays and public holidays.

3. Non-Compliance with Existing Conditions

As outlined in my previous objection to **DA230577B**, evidence shows the dance school had operated outside its approved hours, including on **Saturday, 26 July and Sunday, 27 July**, which are not permitted. I personally observed activity at the premises on both days, resulting in noticeable traffic and parking impacts. This disregard for current conditions raises serious concerns about future compliance if extended hours are approved.

4. Traffic and Safety Concerns

As also raised in my objection to **DA230577B**, the dance school attracts frequent car trips for pickups and drop-offs. On weekends, this creates congestion and safety risks for pedestrians, including children. For example, I witnessed chaos as cars attempted to enter and exit the car park simultaneously, with a child running across Rose Street in front of my vehicle.

Additionally, I have personally witnessed cars reversing into the pre-school car park at **9:00pm at night**, with their headlights shining directly into my daughter's living room and bedroom. This is highly intrusive and demonstrates the ongoing impact of late-night activity on residential amenity. Photos taken at that time show the extent of traffic and parking issues.

5. Incompatibility with Residential Character

The proposed hours are incompatible with the established residential nature of the neighbourhood. Sundays and public holidays should remain quiet, low-activity times for the benefit of the community.

6. Risk of Precedent

Approving this application could set a precedent for other commercial operations seeking extended hours, leading to cumulative erosion of residential amenity.

While I appreciate the role of arts and education providers, such activities must operate in a way that respects the broader community. The current approved hours are already favouring the business to the detriment to the residents nearby. I respectfully request that Council **refuse this application** to protect residential amenity and uphold compliance with planning objectives.

Submission 9

Dear Yass Valley Council,

Please find below my submission on DA230577C Review of Determination -- Dazzle Dance Academy, 26 Rose Street, Murrumbateman

I write to formally **object** to Development Application DA230577C, currently on exhibition and under assessment by Yass Valley Council.

My objection is based on significant concerns relating to public safety, repeated non-compliance, accuracy and adequacy of application materials, excessive comparable hours and documented community impacts, as outlined below.

1. Safety Risks to Associated with Extended Operating Hours

The proposed expansion of operating hours to include Sunday's and Public Holidays is likely to intensify already unsafe conditions, particularly relating to traffic in the locality. Presently, Sundays and Public Holidays are the only days in which surrounding residents have a reprieve from the enduring safety risks.

- **Traffic**

Since Dazzle Dance's operations commenced in late July 2025, there has been an unprecedented traffic and safety risk to local residents and pedestrians, that has not changed nor reduced in Dazzles 5 months of operations.

As a resident of North Street, we have personally been involved in two near misses as pedestrians, and witnessed an additional 5 near miss events between other vehicles and pedestrians (primarily school aged children).

We have a young pre school aged child who has been unable to play and ride their bike in our front yard as they previously did, due to our serious concerns for Dazzle Dance customer traffic behavior. Specifically, since personally almost being hit by a vehicle associated with Dazzle Dance (speeding and overshot the rose street and north street intersection) while walking to collect my child, I experience anxiety or both of our safety while walking too and from the local education facilities. Below are specific examples of concerning behaviour we have witnessed;

- Vehicles using the equestrian trail and pedestrian path as a road. Vehicles drive the length of North Street along the equestrian path and cross footpaths to re-enter roads. This is usually due to North Street median strip being flooded by idling cars and or unavailability of carparks.
- Reversing down the driveaway across the path despite no reversing signs,
- Speeding,
- Deliberately stopping in the street and revving engines outside homes,
- Overshooting corners and driving in gravel and front yards,
- Frequently using North Street Driveways for u-turns, and
- Parking across driveways impeding our ability to use our own vehicles. This could present an emergency risk.

All of these concerns have been repeatedly raised to council, with no actual improvement or mitigations observed by Dazzle Dance. There is an increased pedestrian presence on weekends (Sundays) and in warmer weather. It is also reasonable to assume that holiday periods, such as public holidays, are likely to further heighten pedestrian activity. The above issues could be considered holistically to naturally exacerbate with an increase in pedestrians.

The current application provides no new or updated traffic assessments which consider the expanded operating hours. It should be noted that traffic concerns and inadequate parking were flagged as conditions for refusal in DA230577A.

- **Personal Safety**

In addition to traffic safety, several surrounding residents have been subjected to harassing and intimidating behaviors by members of the Dazzle Dance cohort. Presently, Sundays and public holidays are the only days in which we can exist in the front yards and surrounding areas of our homes with the threat of verbal abuse, surveillance, intimidation or vexatious police complaints.

These behaviors experienced over a number of months, contribute to diminished confidence in Dazzle Dance's capacity for respectful and cooperative engagement should hours be extended. Allowing Sunday and Public Holiday operations removes the only remaining day of residential respite and enjoyment of homes.

2. Invalidity of Arguments supporting Increased Hours Proposal

Dazzle Dance's arguments in support of increased hours are **invalid.**

1. **Original proposed hours**

Dazzle Dance's original application, DA230577A, was determined based on operating hours which were decided and proposed by Dazzle Dance. The limited operating hours of 5 - 9 Monday to Friday and 9 - 3 Saturday were a factor in determining the impact of noise, traffic and light pollution when the approval was provided. If Dazzle Dance reasonably foresaw the requirement to operate outside of this assessment, these details should have been honestly declared in the original submission. Based on the information provided in Table 1, Dazzle Dance was reasonably aware of the likelihood of expanded operating hours.

It is reasonable to imply that Dazzle Dance deliberately omitted this detail from their original application.

2. **School Based Cohort**

Dazzle Dance's argument that identified adhoc activities cannot be held during weekdays as the majority of its students are at school is **invalid.** The Dazzle Dance cohort and business model has not changed since it commenced operation at 26 Rose Street. Dazzle Dance is an established business in the local area with an existing customer base. The information about their cohorts schooling obligations was already known to them at the time of their original development application. This is not a new or developing requirement, this was already realized should have been considered and included in the original submission.

Under the currently published timetable for Term 4 2025, Dazzle Dance concludes classes at 2:30pm on Saturdays. Under the existing approval to operate until 5pm, this provides 2.5 hours for one off activities suitable to a school aged cohort on a Saturday. It is not reasonable to justify additional hours on a Sunday when existing permitted and suitable hours are not utilized.

3. **Physiotherapy Consultations**

Physiotherapy is considered 'Health Services' , 'Allied health care' or 'medical centres' under NSW Planning requirements.

Health Services are not permitted under RU5 Village Zoning in the YV Local Environmental Plan 2013.

Additionally, DA230577 did not include provisions or permission for businesses other than Dazzle Dance Academy to operate from 26 Rose Street. It also did not describe the likelihood of health services as being provided from the facility.

Dazzle Dance' argument that increased hours could support one off activities including physiotherapy consultations is **invalid**.

4. **Adhoc Activities not enforceable**

Dazzle Dance rely upon sentiments that expanded hours will be used for adhoc activities only. There is no way to measure or validate these statements, rendering this argument invalid. Additionally, the extended hours are not enforceable to only these activities. Once approved, the Dazzle can operate in any capacity within these hours. Dazzle's highlighted non-compliance and omission of key information indicates that their stated intent does not match actual operations. There are mechanisms available to Dazzle Dance to apply for permission to operate in exceptional circumstances. Dazzle Dance should be encouraged to utilize these mechanisms instead. Due to the inability to measure or enforce key aspects of this argument, it is **invalid.**

The above arguments are an after the fact justification to alter conditions which had been originally proposed and accepted by Dazzle Dance. For this reason, Council should carefully consider the Dazzle Dance's omission of key information which could potentially sway decision making.

3. Misleading historical data

DA230577C relies heavily on historical data presented in Graph 1 and Table 1. Similar to point 2, this data is invalid and curated in support of Dazzle's motives, ommitting non favourable information.

The historical data presented in Table 1, relates to use of a Community Hall. There are a number of factors which influence the historical data;

- Data presented concludes as at Dazzle's occupation of 26 Rose Street in July 2025. Council can verify that Dazzle has booked the recreation hall on a number of occasions post July 25. These bookings have been omitted from consideration.
- Dazzle Dance' booking of the Recreational Hall was subject to hall availability. It cannot be assumed that their actual bookings are demonstrative of their operational intent. Limited Sunday use may be reflective of availability.
- The Recreational Hall is a shared multipurpose facility, not a custom private business site.
- Dazzle have also rented other performance facilities in the ACT, as they advertise performances and special events as such on social media. This data has not been included.
- Dazzle operated from 9am – 4pm on Sunday 27 July 25. This was their first Sunday of occupancy. This clearly demonstrates a pre-planned intention to operate at a significant capacity on a Sunday. In consideration of the above point, this behavior demonstrates their actual operational intent.

These omissions limit the transparency and reliability of the basis of proposal and prevent proper consideration of the true impacts of the proposed operations. When considered with omissions outlined in point 2, Council must consider the accuracy and intention of the data which has been presented.

4. History of Non-Compliance Relevant to Proposed Hours Expansion

Past concerns raised by local residents regarding apparent non-compliant activities, some of which have occurred outside approved operating periods, are directly relevant to the current application.

Since operations commenced at 26 Rose Street, Dazzle have been repeatedly observed to operate outside the approved business hours, exceed the occupancy stated in DA230577A and fail to manage or reduce the serious safety and traffic concerns. There has been repeated involvement by Yass Police and Yass Valley Council to manage the behaviors of Dazzle Dance and its community, placing strain on important government resources. Extending operating hours in circumstances where compliance with existing conditions has already been questioned increases the likelihood of further non-compliance and places additional burden on Council enforcement resources.

Dazzle Dance disregard for the terms of their Development Application and disregard for operating within the bounds of such is well known within the local Yass and Murrumbateman communities. Dazzle

Dance' non-compliant actions set a dangerous precedence within the community that repeated non-compliance will be tolerated by Yass Valley Council, and that persistent applications will legitimize breaches and achieve retrospective approval.

For this reason, Council should consider Dazzle Dance' compliance history in determining whether extended hours can be managed responsibly and without adverse impact.

5. Excessive operations compared to region Dance Schools

There are no other dance schools within the ACT and Yass locality which operate to the hours proposed by Dazzle Dance. Furthermore, there are no other dance schools located within residential areas.

The hours requested by Dazzle can be assessed as excessive when compared to other businesses.

6. Residents Acceptance of DA230577B Decision

Finally, despite the above persistent and non-reducing issues, surrounding residents accepted the increased hours agreed by council with respect to application DA230577B as a compromise. It is unreasonable that Dazzle Dance continues to seek further extended hours whilst not complying with already imposed conditions or respecting the amenity of local residents.

Residents have a fundamental expectation to the amenity and privacy of their homes under the EP&A act. Dazzle Dance have negatively impacted almost every aspect (noise, traffic, sound and light pollution, personal safety, wellbeing and character) of our residence since their operations commenced. Residents and rate payers of Yass Valley are entitled to peace.

For the reasons outlined above—including **public safety risks**, **amenity impacts**, **excessive comparable operations, non-compliance history** —I respectfully request that Yass Valley Council **refuse Development Application DA230577C** and **uphold** the determination made for **DA230577B**

Thank you for your attention to this submission.

Submission 10

Dear Yass Valley Council,

I am writing to lodge a formal objection to the Section 8.2 Review of Determination (DA230577C), regarding the dance school facility at 26 Rose Street, Murrumbateman.

We strongly urge Council to **uphold its decision made on 2025-08-28** and refuse the applicant's request to overturn the conditions imposed to protect our residential amenity.

Defense of Council's Determination (2025-08-28)

The Council's determination on 2025-08-28 to amend the previous submission was a sound, merit-based decision that correctly applied the provisions of the *Environmental Planning and Assessment Act 1979 (NSW)*.

- **Striking a Fair Balance:** I believe the Council's decision on 2025-08-28 struck a fair, equitable, and amenable balance between the school and the community. This balance protects not only the immediate residents of North and Rose Streets but also the wider neighbourhood. Rose Street serves as a primary thoroughfare for local traffic from the "old" section of Murrumbateman; therefore, the impact of increased commercial traffic and congestion is felt by a much broader segment of the community than just the adjoining properties. The Council's decision allowed the school to operate and be commercially viable while respecting the rights of this broader community to a reasonable level of peace and safe passage. The applicant's current request upsets this balance entirely in favour of commercial expansion at the expense of residents.
- **Procedural Fairness and Precedent:** The previous decision was the result of a robust process involving public submissions, staff assessment, and a democratic vote by Councillors. The applicant has provided no materially new evidence to justify reopening this matter. To overturn a considered decision without significant new grounds would undermine procedural fairness, erode public confidence in the Council's decision-making, and set a dangerous precedent where applicants can simply "try again" until they get the result they want.
- **A Significant Concession Already Granted:** It is crucial to note that the Council's decision on 2025-08-28 *already* granted a substantial increase in operating hours (Monday to Friday 09:00-21:00). This represents a more than doubling of the weekday operating window.
- **Section 4.15 & 4.17:** The Council correctly evaluated the social impacts and imposed necessary conditions to ensure compatibility with the residential setting.

Rebuttal of Applicant's New Submission (DA230577C)

The applicant has submitted additional information claiming that the extended hours are merely for "flexibility" and "low-impact activities." I wish to formally rebut these claims.

1. The "Flexibility" Argument is Flawed and Unenforceable The applicant claims the extended hours are intended for "one-off activities" involving "only one or two students," and now mentions "physiotherapy" consultations.

- **Rebuttal:** While a DA approves land use and hours, it cannot practically enforce the *intensity* of that use hour-by-hour. Once approved, the facility can legally run full classes during these times. Furthermore, the introduction of "physiotherapy" represents a new, unassessed commercial use not included in the original impact assessments. Granting these hours writes a blank cheque for future intensification that Council cannot effectively enforce.

2. Financial Imperative vs. "Low Impact" Claims

- **Rebuttal:** The applicant's comparison to previous hall-hire usage is flawed. Hiring a community hall carries low overheads, allowing for sporadic use. Owning a dedicated building creates a significant financial pressure to maximize asset utilization. Unlike the previous arrangement, there is now a direct financial incentive to fill every available hour with revenue-generating classes. This economic reality makes the premise of "low impact" or "occasional" usage highly unreliable and practically unenforceable, as no binding promise has been made by the applicant, nor can one realistically be made that is enforceable outside of Council decisions to protect residential amenity.

3. The Data Contradicts the "Low Impact" Claim The applicant's own data (Table 1) contradicts their assertion that these hours are solely for small private lessons.

- **Group Activities:** The table lists "Rehearsal troupe" and "School holiday student workshop". These are high-impact group activities.
- **Weekdays vs. Weekends:** The data shows these high-impact sessions occurred on **weekdays** within **currently approved hours**. This proves that such activities can be accommodated without encroaching on weekends, undermining the claim that extended weekend hours are "necessary" because students are at school.
- **School Holidays:** The data confirms that student workshops run during school holidays when students *are* available during the day. The current approved hours (09:00-21:00 weekdays) are perfectly sufficient to accommodate these holiday programs without needing weekend extensions.

4. The Proposed "Concession" Offers No Respite The applicant proposes revised hours, including opening on **Public Holidays "As Regular based on day of the week"**.

- **Rebuttal:** This means if a Public Holiday falls on a Monday, the facility seeks to operate from **09:00 to 21:00**, or **09:00-17:00 on weekends**.
- **Noise Impact:** The nature of the noise—variable music, bass beats, and the high-intensity bursts of patrons arriving/departing—is intrusive and audible in my home.
- **Loss of Respite:** If approved, residents would be left with almost zero respite. We would face the possibility of commercial activity 7 days a week, 365 days a year, with the applicant having a clear financial incentive to maximise usage in this way. Other local businesses (cafes, etc.) generally close by 14:00 or 15:00 on Sundays, and Allied Health services do not operate on Sundays. This proposal is completely out of step with the village character. Crucially, weekends and public holidays are the only days residents can reasonably expect a "quiet Sunday" and genuine respite from the commercial activity that dominates our street during the week.

Ongoing and Fundamental Objections

1. Traffic Safety and the Unsuitability of the Road Network

- **Intersection Safety:** The intersection of Rose and North Street remains poorly maintained and lacks safety infrastructure despite serving the Primary School, MECCA Pre-school, and RFS.
- **Documented Incidents:** I am aware of reports to police regarding near-misses involving vehicles driving onto the equestrian track/pedestrian walkway to access the dance school for convenience. This highlights the existing danger to vulnerable road users which will only increase with extended hours.
- **Vulnerable Road Users:** Council has a duty of care under human rights frameworks to ensure safe public spaces for children. Increasing traffic during school pick-up hours and evenings contradicts this duty.

2. Parking Non-Compliance

- **Non-Compliance:** The facility fails to meet the *Yass Valley Development Control Plan 2024* requirement of 1 space per 100m^2 of Gross Floor Area.
- **Operational Reality:** The onsite car park (approx. 11 spaces) is insufficient, forcing dangerous overflow parking onto nature strips. The car park design encourages vehicles to reverse over a public footpath/horse trail, violating *AS/NZS 2890.1*.

3. Cumulative Impact and Precedent

- **LEC Principles:** The NSW Land and Environment Court has consistently refused similar proposals in RU5/residential zones where noise and traffic erode amenity. Approving this review would conflict with established planning principles that give substantial weight to residential amenity.
- **Essential Services:** The area is saturated with traffic from the School, Daycare, and RFS. The RFS Wednesday night training is an essential service that must be prioritized over commercial interests.

Conclusion

The Council's decision on 2025-08-28 was the correct one. It balanced the applicant's desire to operate with the community's right to a safe and peaceful environment.

The applicant has provided no new valid reason to abandon that considered approach. The "flexibility" argument is unenforceable, the financial pressure to intensify use is real, and the request to operate on Public Holidays and Sundays is excessive. The site remains physically constrained, the traffic risks to children are documented and real, and the impact on residential amenity is severe.

We urge Council to dismiss this review application and maintain the protections previously put in place.

Submission 11

RE: Application for Review of Determination – DA230577C – 'Dazzle Dance', 26 Rose Street Murrumbateman Dear Yass Valley Council,

I am writing to **formally object** to the proposed modification of operating hours for Dazzle Dance in Murrumbateman.

Any extension of hours would only worsen these issues.

Noise, Light and Client Behaviour

The existing operations generate disruptive noise and intrusive lighting late into the evening. Bass from the music, car doors slamming, and loud conversations in the car park carry directly into our home. On multiple occasions after 9pm, I have had to loitering clients to move away from directly if they wish to linger and chat. The worst evenings for this are on Wednesday and Thursday night classes.

As nights grow warmer, constant disturbance of both noise and light. The outdoor lighting remains on until after 11pm, which I was told by the applicants was meant to be on a timer to shut off after classes finish but this is not happening,

Clients also regularly reverse park along the , shining high beam headlights I find this behaviour highly disrespectful and deeply intrusive.

Impact on Family Life

These disturbances have been especially harmful to my young child's sleep routine. The repeated noise and light intrusion after his bedtime wake's him repeatedly with the changeover of each class, causing distress and making it difficult to settle back to sleep. The ongoing disruption has created unnecessary stress and health issues and undermines our ability to enjoy our home as a family.

Attempts to Liaise with Applicants

I have made repeated attempts to liaise directly with the applicants, but my concerns have been disregarded now. Promises were made tree removal process prior to building commencement, yet those promises were not honoured. An extension to the fence was erected supposedly to reduce noise and improve amenity. This structure is visually unattractive and has done nothing to prevent noise or stop headlights I requested the structure be painted and was promised something would be done once the studio had opened but alas still no action has taken place. These failed measures demonstrate a lack of genuine commitment to addressing neighbour impacts.

Fairness and Review Process

The applicants have been permitted to request a review of the original decision regarding their operating hours. Yet when I requested a review of the original decision or the development application for the building itself at the end of June and into early July of 2024, my request was denied, and I received ignorant responses from Chris Berry and Julie Costa. This inconsistency raises serious concerns about equitable treatment of community members compared to commercial applicants. I have now made a request to the Office of Local Government so that they can investigate the corrupt nature of this review process and why my request for a review was rejected but the applicants request has been accepted.

Council's Responsibility to Protect Amenity

Council has a statutory responsibility to protect residential amenity under NSW planning frameworks. The Noise Policy for Industry (2017) and the Noise Guide for Local Government (EPA, 2021) make clear that

councils must balance commercial activity with community expectations of minimal intrusive noise. The Built Form, Design and Environmental Amenity Guidance under the NSW Planning Portal also emphasises that amenity — including visual and acoustic impacts — must be safeguarded in development assessment.

Locally, the Yass Valley Council Development Control Plan (2024) sets out principles for all development, including site suitability, neighbourhood character, privacy, and amenity. Part F of the DCP specifically requires that commercial developments protect the amenity of adjoining residential areas, including controls on noise, lighting, and hours of operation. Allowing extended hours for Dazzle Dance would directly contravene these principles.

Community Impact and Precedent

This issue extends beyond my household. If Council permits extended hours for this facility despite clear evidence of amenity impacts, it sets a precedent for other commercial operators in Murrumbateman to seek similar concessions. The cumulative effect would be a gradual erosion of residential amenity across the community, undermining the rural character and liveability that residents value.

Compliance Enforcement and Local Impact Studies

I urge Council not only to reject this application but also to enforce compliance with existing consent conditions. The applicants should be required to address unresolved amenity issues — including fencing, parking, and lighting. Council should be doing more to conduct Impact Studies of the local area surrounding the dance studio to truly observe the development impact on local parking arrangements, safety of pedestrians, noise readings and light pollution and road impact from additional traffic which has caused a decline in the chicane area of Rose Street. Parking arrangements on a Wednesday evening's are becoming a safety concern with the RFS training and dance classes and the competition for parking spaces in the local area.

Conclusion

Given the ongoing impacts on the neighbouring community, the disruption to family life, the lack of fairness in the review process, the disregard shown by the applicants in addressing concerns, and the broader precedent this decision would set, I strongly urge Council to reject this application to extend operating hours. Council has both a statutory and moral duty to protect residential amenity, and in this case the balance should favour the wellbeing of those who brought in the local area before the dance studio was approved to be built. Councillors, who have no qualifications in town planning, should actually listen to the sound advice of Councils skilled Planning and Development team members.

We would welcome the opportunity to further discuss any aspect of my objection with members of Yass Valley Council. Thank you for your time.

Submission 12

Re: Formal Objection to DA230577C – Modification of Operating Hours (Dazzle Dance)

I am writing to lodge a formal and unequivocal objection to DA230577C, submitted by the applicants of Dazzle Dance, seeking a repeated application to a modification to their approved operating hours. This application requests approval again extend to 5pm on a Saturday and again on Sundays to open on Sundays and all public holidays.

It is important to note that these same extended hours were previously considered and determined by Council under DA230577B, with a decision made in August 2025. If the applicant disagreed with that determination, the appropriate mechanism would have been to lodge an appeal—not to resubmit an identical application. This resubmission appears to circumvent due process and disregard the previous formal assessment and is wasting council resources.

Under ordinary planning principles, a modification application that is substantially the same as one previously determined should not be accepted or re-assessed, as this constitutes an improper attempt to re-open a decided matter outside the statutory appeal process.

Council's acceptance of DA230577C has therefore enabled the applicant to bypass the correct review pathways and to seek a fresh assessment on a matter that has already been resolved.

On this basis, DA230577C ought to have been dismissed as invalid and should be refused in full.

Furthermore;

1. Evidence of Non-Compliance With Existing Approved Conditions

The submitted material for DA230577C openly acknowledges that Dazzle Dance has already been operating outside their approved hours, which constitutes a clear breach of consent and demonstrates an ongoing disregard for Council conditions.

Such conduct should weigh heavily against any request for extended hours, as compliance with existing conditions is a fundamental prerequisite for consideration of further variations.

2. Lack of Consideration for Residential Amenity

The proposed extended hours—particularly operations on Saturdays until 5pm, Sundays 9am–5pm, and public holidays 9am–9pm—show again no genuine regard for the residential properties directly impacted by this business.

No additional mitigation measures, assessments, or substantial new information accompany the application beyond decorative diagrams. The applicant has failed to demonstrate how the increased hours would avoid exacerbating the already significant disruptions faced by nearby residents. It is clear that there is no thought by this business in offering any respite to the their immediate neighbours on Rose and North Street.

3. Documented Impact on Residents and Community Behaviour

Residents of Rose Street and North Street, whose homes predate the construction of this commercial premises, continue to experience ongoing disruption to their daily lives, including loss of amenity, stress, and in some cases adverse mental health and financial impacts.

Behaviour from some individuals associated with the business—including family members of the applicants and certain customers—has contributed to feelings of harassment and intimidation, with dismissive claims that the business "does not affect anyone" …. "You can't even hear any music"…"the zoning means we have a right to be here" This has created tension in the neighbourhood and undermines any assertion by the applicant that they or some of their clients operate with community consideration. There has been no evidence of any considerations merely a sense of perceived overriding entitlement.

4. Poor Planning Outcomes and Site Impacts

Significant issues arise from the original site planning, including:

• The driveway placement directly opposite a residential front door, a highly intrusive layout not found elsewhere on that side of North Street.

• Inadequate consideration of the pre-existing residential character.

• Ongoing issues with traffic congestion, parking violations, road damage, light pollution and noise, (from music stop/starting during the course of lessons - to people outside chatting/car engines running whilst parked up) all of which have generated numerous complaints to YVC since the business began operations.

These cumulative impacts are central to assessing whether extended hours are appropriate—and the evidence strongly indicates they are not. The residents will never have any respite and I believe that they are entitled to some peace and quiet.

5. Incorrect Comparisons to Local Business Hours

The applicant states their hours are "commensurate" with other businesses in the area. This is factually incorrect.

A review of operating hours in the immediate vicinity shows:

26 Rose Street

• Mecca Preschool: 8am–4pm, closed weekends

• Early Childhood Centre: 7am–6pm, closed weekends

47 Rose Street

• Murrumbateman Primary School: 8:30am–3:30pm, closed weekends

• Two Before Ten Café: closes 3pm weekdays, 2pm Sunday

• Thyme to Taste: closed Mon/Tues, closes 5pm on other days, 3pm Sunday

• Fitness Gym: 4am–10pm (non-comparable, low-impact, indoors, no congregation or traffic bursts) 150m away.

• Real Estate: 8:30am–4:30pm, closed weekends

• Solicitors: 8:45am–5:30pm, closed weekends

None of these businesses operate late into weekends or public holidays in a way that impacts residents comparably.

The applicant's claim is therefore misleading.

6. Pattern of Behaviour Indicating Poor Compliance

It is relevant that:

• The applicant failed to provide business hours in the original application DA230577A July '24.

• Required landscaping obligations were not completed prior to opening and remain incomplete

• On the very day of opening, the applicant submitted DA230577B seeking extended hours without consultation with neighbours or allowing for any settling in period

• The business then continued to operate beyond approved hours, a fact now confirmed within their own submission for DA230577C.

This pattern suggests the applicant intended from the outset to gain approval on minimal conditions and then progressively expand outside of agreed parameters, without adequate consultation with affected residents.

7. Community Impact and Volume of Complaints

Numerous complaints have already been submitted to YVC relating to:

• Breaches of operating hours

• Parking infringements

• Noise issues/light impact

• Traffic congestion

• Road deterioration

• Amenity impacts

This volume of concern demonstrates that the business is already exceeding what the local environment and residential area can reasonably support. The suggestion that extended hours would be “compatible” with the RU4 zone is therefore unsustainable.

8. Conclusion

There is no evidence supporting any extension to operating hours other than the applicant not liking the determination of DA230577B.

Residents who lived in this area long before this business was constructed have borne the burden of its impacts, without adequate mitigation or genuine collaboration from the applicant.

Given the previous determination under DA230577B, it is also questionable whether DA230577C should have been accepted as a valid resubmission.

For these reasons, I respectfully request that DA230577C be refused in full.

Submission 13

To Whom It May Concern,

I am writing to express my strong support for the proposed extension of operating hours for **Dazzle Dance Academy** under Development Application **DA 230577C**.

Community and Youth Benefits

Dazzle Dance Academy is more than a dance school; it is a vital community hub that fosters **physical health, mental well-being, and social connection** among young people. Research consistently shows that participation in structured activities such as dance improves mood, reduces anxiety and depression, and enhances cognitive function through creative movement and social engagement. Dance also promotes physical fitness, flexibility, and cardiovascular health, contributing to lifelong healthy habits. [psychologytoday.com], [verywellmind.com], [sydney.edu.au] [www.danced...micslv.com]

Currently, **75% of Australian youth engage in extracurricular activities**, with arts and performance ranking among the most popular options. Providing accessible local opportunities is essential, especially given recent declines in participation in creative and physical activities post-pandemic. Extended hours will allow more families to access these programs without traveling to Canberra, reducing barriers and strengthening local engagement. [generation...vey.org.au] [jamanetwork.com]

Economic and Social Impact

Local businesses like Dazzle Dance Academy are proven drivers of regional economic resilience. Studies show that **spending at local businesses generates up to 70% more economic activity within the community compared to chain retailers**, keeping money circulating locally and supporting jobs. Beyond economics, the Academy contributes to community identity and cohesion by offering a safe, inclusive space for young people and families to connect. [population...atters.org]

Restricting operations due to objections from a small minority risks undermining an asset that delivers measurable **social, health, and economic benefits**. The proposed changes are reasonable, align with community needs, and support the sustainability of a business that has consistently demonstrated its commitment to excellence and inclusivity.

Alignment with Council Strategic Priorities

Approving this application directly supports council objectives outlined in community strategic plans, including:

- **Community Well-being**: Promoting active, healthy lifestyles and inclusive spaces for youth engagement. [assets.ccc...tas.gov.au]
- **Local Economic Development**: Strengthening local businesses and reducing economic leakage to neighbouring regions. [olg.nsw.gov.au]
- **Social Equity and Access**: Ensuring equitable access to cultural and recreational opportunities within our municipality. [collaboratensw.org]

In summary, the extension of operating hours for Dazzle Dance Academy will:

- Enhance youth mental health and physical well-being.
- Support local economic growth and community identity.
- Align with council's long-term vision for a vibrant, inclusive, and sustainable community.

I strongly urge the council to approve this application and allow Dazzle Dance Academy to continue enriching the lives of residents and fostering a connected, thriving community.

Thank you for considering this submission.

Submission 14

To whom it may concern

I am writing to express my support for the new extended opening hrs for the Dazzle Dance Studio.

The dance studio has had no negative impact on the community. The positive impacts however are numerous.

My daughters spend many hours at the dance school both throughout the week and on Saturdays. Correspondingly I spend a lot more at the local cafes and shops supporting their businesses due to the proximity.

The dance school offers opportunities for my daughters that we would typically have to go into Canberra for. However the number and variety of classes have been limited due to the current restricted operating hours and days. This also limits the ability for additional classes such as solo lessons to be able to be held, which also holds back the progress of the dancers and limits their ability to be able to compete with the dancers from Canberra dance school that do not have the same restrictions in operating hours and days that our small country dance school does.

This is unfairly disadvantaging country NSW children compared to Canberra city children.

Please consider my submission carefully when considering reviewing the request for revised operating hours, and find in favour of giving our regional NSW kids a boost up rather than a disadvantage.

Submission 15

Current, accurate, independent traffic data needs to be obtained ensuring key 'busy' times are included. So far all of the data used to influence favorable decisions for this business is out of date or skewed to not properly reflect the full picture. The proposed extension of business operating hours is inappropriate for this location and will negatively impact the surrounding residential streets, particularly those near nearby schools. Longer hours will inevitably increase traffic, noise, and disruption at times when families and schoolchildren should be able to rely on a safe and quiet environment. These streets were not designed to accommodate extended commercial activity, and the resulting congestion and reduced amenity will compromise both neighbourhood character and pedestrian safety. For these reasons, the DA to extend operating hours should not be supported. The applicants' persistent requests to extend hours so soon after 'opening' their new studio location contradicts the information provided in their original application and suggests substantially longer operating hours were always the intention. Continuing to grant operating hour extensions makes a mockery of the DA approval process and disregards the genuine concerns of nearby residents, community services and other business.

Submission 16

Dazzle dance academy has been a fantastic asset for the children of Murrumbateman and surrounding areas. As a parent of a child who attends classes many times a week it has been wonderful to have a dedicated space for the children to come and learn new skills, make new friends and be part of an amazing community. Knowing that they are safe and supported in a very welcoming environment brings great comfort as a parent. I spend many hours sitting in the car park waiting for my child to finish and I have observed the community being very respectful and considerate of all neighbours and amenities within the area. The noise coming from the daycare centre is greater than anything that can be heard from the dance school. The glass is so soundproof nothing can be heard and I do not believe it would impact those surrounding it. I do not believe that the approval for the extended hours would impact the local area in a negative way but it would provide greater flexibility for the dances on the few occasions the extended hours would need to be utilised. Thanks for your considerations.

Submission 17

Dear Yass Valley Council

I am a mum of a very passionate 12 year old dancer who is in her 7th year of dancing since commencing with Dazzle Dance Academy in 2018 at the tender age of 4. We are writing this letter in support of Yass Valley Council working with Dazzle to support the DA. What is more important than a dance school that puts our children first? The new studio and the proposed extended hours breathe new life in the community and afford opportunities my daughter and the other dancers would have to seek in Canberra otherwise.

Having time restrictions imposed on the hours of highest requirement (after school and on weekends) limits the opportunity for them to access the programs that the dance school could offer. Dazzle Dance Academy has the children as their first priority and the community equally so! Our daughter has represented Dazzle at various community events over the years including Murrumbateman Field Days, Murrumbateman Christmas Carols and also the markets which shows their desire to collaborate with other local community members at any given opportunity. They bring employment to their team that are mostly Murrumbateman/Yass Valley locals which would be limited within our community with anything similar available.

As a parent, and Murrumbateman local, we see what Dazzle Dance Academy brings to the community in comparison to other community groups and what is does for not only our daughter, but the largest group of children in Yass Valley.

Our daughter currently dances in excess of 15 hours per week including classes in Jazz, Tap, Ballet, Acro, Hip Hop, Musical Theatre whilst also being a part of the Dazzle Dance Academy Troupe and Solo Team that sees her compete in competitions both locally and interstate regularly throughout the year. The children who represent not only Dazzle Dance Academy, but Yass Valley would highly benefit from accessibility to these modern, purpose built facilities that would see them progress and prosper further and give them a competitive advantage against Canberra Dance Schools who mostly all have unlimited hours and accessibility.

The benefits and positive impact this local Dance school has on the hearts and minds of our younger generation cannot be overlooked with the importance this holds in todays society! Miss Tanja who founded Dazzle Dance Academy over 13 years ago is still a teacher with Dazzle and a local Murrumbateman resident with children also dancing at the school. She has seen countless success stories graduate from what was her initial dream of bringing local community kids together through something she was equally passionate about (dance).... And is still true all these years later!

Dazzle is not only our daughters second home, but her second family. We will be forever grateful for what Mischa and the team at Dazzle have been able to provide our daughter and know she has made lifelong friends and found her place to ‘belong’, ‘be’ and ‘become’! Our daughter was born to dance... and along with the additional 130+ children enrolled in classes at Dazzle Dance Academy, their passion, commitment and dedication (despite their young ages) should be commended and supported by the council with their request of extended hours of operation, here in the heart of Murrumbateman.

Please support Dazzle Dance Academy, an invaluable part of our daughters life, all other Dazzle children and families lives and the local community as a whole in working with them. I would like to note, watching the last council meeting, it was apparent there was a predetermined vote amongst councillors opposing the DA. This is disappointing given said councillors, namely Alvaro Charry have not reached out to any of the Dazzle community, or additional community members in favour of, to ask our opinion or obtain feedback from those in favour of. This is poor on his behalf considering how he promotes himself across social media as being 'community orientated'. I think councillors need to reflect on their position within the community and consider all voices, not just the select few. If I can be of any further assistance, please reach out.

Submission 18

Dear Council,

I write in support of the applicant's request to amend the hours of operation for Dazzle Dance Academy as currently exhibited, namely: * Monday–Friday: 9:00am–9:00pm * Saturday: 9:00am–5:00pm * Sunday: 9:00am–5:00pm * Public holidays: As per the day of the week 1.

1. **No Demonstrable Adverse Impact**

Since the council-approved minor extension of hours earlier this year, there has been no material or demonstrable negative impact on nearby residences. Traffic levels, noise output, and general activity have remained consistent with what already occurs during standard operational periods. The studio has continued to operate responsibly, and the predicted impacts that some neighbours raised have not eventuated. Crucially, the owner has used the additional hours exactly as represented, for smallgroup rehearsals, individual choreography sessions, and occasional timetable overflow, not for large, high-impact classes. This directly confirms that the requested extension will not generate unreasonable or unacceptable amenity impacts.

2. **Reasonableness of the Requested Hours**

The proposed hours are modest, conventional, and entirely appropriate for a performing arts studio located within a mixed business/residential interface. Many comparable facilities across NSW operate within equal or longer timeframes, including on weekends, without adverse consequences. A closing time of 5:00pm on weekends is especially conservative and well within the threshold of what would ordinarily be expected for a low-intensity indoor activity such as dance rehearsals.

3. **Current Restriction is Unnecessary and Potentially Unlawful**

The current operational limitations adopted by Council on 28 August 2025 impose Sunday closure and unusually early Saturday cessation (4:00pm). These restrictions appear inconsistent with the principles of reasonable and proportionate impact management required under sections 4.15 and 4.17 of the Environmental Planning and Assessment Act 1979. There is no evidence before residents or Council demonstrating that Sunday activity between 9:00am and 5:00pm would produce any greater impact than the Monday– Friday operations Council already deemed acceptable to 9:00pm. In the absence of demonstrable harm, such constraints risk being regarded as capricious, unreasonable, or unsupported by evidence, and may not withstand scrutiny on review in the Land and Environment Court. A legal challenge would impose avoidable cost and administrative burden on the Council, particularly when a reasonable, proportionate compromise has now been put forward by the applicant.

4. **Public Benefit and Community Contribution**

Dazzle Dance Academy provides an exceptionally valuable service to the community, benefiting hundreds of local children and families. It offers structured physical activity, creative development, social inclusion, and safe after-school engagement. The broader community relies on access to these services, especially given the absence of comparable facilities in the immediate region. Restricting the studio's hours limits opportunities for rehearsals, performance preparation, and participation in community events. The applicant is simply seeking operational flexibility, not prolonged high-traffic events or disruptive activities.

5. **Good-Faith Operation and Ongoing Compliance**

The operator has consistently demonstrated good faith, transparency, and compliance with all existing conditions. This includes adhering to class size management, traffic protocols, and the respectful use of extended hours. The studio has shown a strong record of being a considerate neighbour and an asset to the Rose and North Street communities.

Conclusion

For the reasons above, I respectfully request that Council approve the proposed operating hours in full. The evidence to date shows no detrimental impact to residential amenity, the proposed hours are reasonable for the land-use type and location, and the business provides substantial community benefit. Supporting this application would be a proportionate and rational outcome consistent with planning principles and the public interest. Thank you for considering this submission.

Submission 19

I would like to formally object to DA230577C: Request to review the prior determination of DA230577B.

Council's decision of 28 August 2025 was a fair, to all parties and made in accordance with section 4.15 of the EP&A Act. It appropriately balanced business flexibility with the protection of residential amenity. I would urge you to uphold the previous determination as I believe this is the best solution for all. I would like to preface that i am aware of the submission made by my neighbors and fully concur with their statements, and second there eloquent objections.

I would therefore in addition like to appeal for you consideration on a more personal level. Firstly i would like to add that I am fully in support of the dance studio and feel it is a great asset to Murrumbateman, however its current location is not ideal given North Street was a previously quite street with children who regularly cross and walk along the street. It is now quite dangerous to these children with the cars parked often on the sidewalk or on the road, forcing other cars to drive on the wrong side of the road to pass them. This blocks the vision of travelling cars and creates an issue for anyone especially children trying to cross the road on foot.

I attended dance school myself so I understand the additional hours are for preparation for performances and exams etc, that require additional training however I do not understand why this would ever need to occur on Christmas day or other public holidays. I feel this is extremely unreasonable. If you have ever held Christmas lunch at your own home, you will know how difficult it is to manage the cars as it is without the addition of the dance school being active also.

The residents of North Street should be abided some consideration for space to drive into their own homes or have visitors at least a few days a year without the additional stress of negotiating for space to drive down the road and the noise impact from the dance school, not to mention the wonderful smell of car fumes from those idling in the street while waiting for their children to come out. Please consider if you would personally like 5-10 cars parked out the front of your house and driving around at all hours of the day let alone on public holidays. Surely we should have some consideration in this as everyone of us was here before the dance studio was and we have not chosen to live in a location that has such disturbance.

Submission 20

To the Local Planning Panel, I write in support of DA230577 for the continued use of the completed building at 26 Rose Street, Murrumbateman as a dance school. The development is already successfully operating and provides significant community, social, and economic benefits while demonstrating that it can operate with minimal impact on local amenity. My comments below address the Panel's assessment obligations under the Environmental Planning and Assessment Act and relevant NSW Local Planning Panel guidance.

1. Permissible and Appropriate Land Use

The proposed use – an indoor recreation facility – is expressly permitted with consent in the RU5 Village zone. The dance school is consistent with the zone's purpose, which includes supporting small-scale business, recreation, and community activities that benefit the local population. Because the business has already been operating, its suitability is not theoretical. It has demonstrated that it fits well within the existing mixed residential and village character of the area.

2. Proven Low Impact on Residential Amenity

The Local Planning Panel is required to consider impacts on adjoining properties. Operation of the dance school to date shows: ● No unacceptable noise intrusion into neighbouring dwellings. ● No evening or late-night disturbance, due to restricted operating hours. ● No significant light spill, as external lighting is modest and directed internally. ● No overshadowing or visual dominance, as the building scale is domestic and sensitively designed. Unlike many applications, this DA benefits from real-world evidence: the activity has been running, and has not created the significant impacts that were speculated in early submissions. This empirical evidence should be given substantial weight.

3. Traffic and Parking:

Evidence Shows Impacts Are Manageable Concerns about parking and access were raised before the business commenced. However, since operations have begun: ● On-site parking is functioning effectively for staff and patrons. ● Peak times are short and predictable, supporting manageable car movements. ● Drop-off and pick-up behaviours are orderly. ● There is no material overflow into surrounding residential streets during typical classes. Council's requirement for 11 on-site spaces can be met through updated plans. Because the dance school has already been operating safely, outcome-based evidence shows that traffic impacts are acceptable and manageable.

4. Noise Management:

Real Operation Confirms Compliance The dance school operates at modest sound levels, with music contained within a purpose-built structure. Importantly: ● Classes involve light music, not amplified live sound. ● Activities stop well before late evening hours. ● Vehicle noise is minimal due to short dwell times and controlled class schedules. Where Council has requested additional acoustic measures (e.g., boundary fence), these can be readily met through conditions of consent. The demonstrated, measured acoustic performance of the site provides a factual basis for approval.

5. Strong Community Benefit

The dance school provides significant value to Murrumbateman: ● A local creative, recreational and fitness option for children, teens, and adults ● Safe, structured activity for young people ● Increased activity within the village centre ● Local job creation ● Reduced need to travel long distances for after-school activities Substantial community benefit, combined with demonstrated low impact, aligns strongly with the public interest test, which the Panel must consider.

6. Public Interest and Balanced Outcomes

The Panel is required to weigh both benefits and impacts. In this case: ● Benefits: local recreation, youth activity, jobs, village activation, accessible community service. ● Impacts: minimal, demonstrated

manageable, and mitigatable. This balance overwhelmingly favours approval. Refusal would remove a valued community facility without evidence of harmful impact.

Conclusion

The dance school at 26 Rose Street has already demonstrated that it can operate in a way that is safe, low-impact, and entirely compatible with the RU5 Village environment. The operation aligns with the zoning purpose, delivers strong community benefit, and satisfies all key Local Planning Panel assessment considerations. Any technical refinements can be addressed through conditions of consent. For these reasons, I respectfully request that the Panel approve DA230577

Submission 21

I am writing to formally object to the Application for Review of Determination (DA230577C), regarding 'Dazzle Dance' at 26 Rose Street, Murrumbateman.

I object to the proposed hours of operation. Prior to the development of the site and the initial application for development, I objected to its location as I firmly felt it was unsuitable with consideration to traffic, access, parking and general location (and other reasons). My original submission outlined the concerns of traffic and sheer number of cars coming and going when considering the number of students, duration of classes and frequency in line with the hours of operation. It has been no surprise that since operation (as predicted and communicated) North Street has become a major thoroughfare and generally a dropoff and pick-up street now.

Parking availability is far from adequate for the number of attendees, and for those that are just dropping off and picking up, very rarely are the parents stopping to park; they just pull over on the side of the road. It is not uncommon for pick-up that cars line the street on idle for up to 15 minutes waiting for their children;

.

Additionally, this has an increased risk to safety of other community members using the footpath or horse trail, as well as damaging the nature strip (especially during wet weather) due to driving across it frequently. I feel for the parents as there's not a lot of option, though the decision to allow the school to be located there has forced the problem due to poor consideration. Just because it was technically zoned for this amenity, that didn't make it suitable.

To go back previous decisions and applications would be setting a poor precedent and further impact the confidence and reputation that decisions are made in the interests of the public (particularly those that are impacted due to proximity to the dance school). I would be wary of a bias towards those in favour if they have a vested interest due to their children being in attendance and not living near the school itself as they don't care about the impacts. I'm sure the decisions or thoughts would be different if it was effectively in their front yard. I urge council to consider the impacts and refuse the application.

Submission 22

I wish to formally object to DA230577C, which seeks to apply again to expand the operating hours of Dazzle Dance to include extended Saturday hours, as well as operation on Sundays and all public holidays.

1. Resubmission of a Matter Already Determined

Council has already assessed and determined substantially the same request under DA230577B, with a decision made in August 2025. If the applicant disagreed with the outcome, the proper avenue was an appeal—not the resubmission of an identical proposal. This resubmission undermines due process and creates unnecessary burden on the community and Council resources.

2. Evidence of Breaches of Approved Hours

The submission for DA230577C confirms that the business has already operated outside the hours previously approved. This demonstrates a clear breach of consent and raises serious concerns about ongoing compliance. A request for increased hours should not be supported where the existing conditions are not being met.

3. Significant Impact on Residential Amenity

The extended hours sought—particularly Sundays and public holidays—would further intensify impacts on nearby homes, many of which pre-date the construction of this commercial building. Residents have already experienced: Excessive noise Parking congestion and road impact Loss of privacy and amenity Stress and disruption to family life No additional mitigation measures or new evidence have been provided to justify the repeated request for increased hours or demonstrate that impacts can be effectively managed.

4. Inaccurate Comparisons With Other Local Businesses

The applicant states their proposed hours are “commensurate” with surrounding businesses. This is factually incorrect. Nearby businesses with direct comparability (preschools, cafés, real estate, legal offices, school) are: Closed on weekends, or Closing significantly earlier, or Operating in ways that produce minimal external noise or traffic impacts The proposed hours for Dazzle Dance do not align with the operating pattern of surrounding uses, and would provide no respite for nearby residents.

5. Ongoing Compliance and Operational Concerns

Since establishment, the business has been associated with: Operating outside approved hours Incomplete fulfilment of initial landscaping conditions Traffic congestion Noise complaints Parking issues and road damage The pattern of behaviour suggests the business has not demonstrated the level of compliance or community consideration required to justify more permissive conditions.

6. Community Impact and Volume of Complaints

Numerous formal complaints have been submitted to YVC regarding the operation of this business. The frequency of these complaints indicates that the current activity is already placing strain on the residential setting. Increasing operating hours is likely to worsen the situation.

Conclusion

For the reasons outlined above: The application repeats matters already determined under DA230577B in August. The applicant has demonstrated poor compliance with existing conditions The extended hours are incompatible with surrounding residential uses No evidence has been provided to justify or mitigate the increased impact I respectfully request that Council refuse DA230577C in full.

Submission 23

Dear Sir/Madam,

I am writing to formally object to the Review Application submitted by Dazzle Dance Academy seeking expanded operating hours at 26 Rose Street, as detailed in the recently submitted supporting document titled "DA230577C – Additional Information to Support Review Application"

This submission outlines the continued concerns of local residents and the reasons why the proposed hours— particularly Sunday and public holiday operations—remain unacceptable and incompatible with the residential nature of the area.,

1. Breach of Existing DA Conditions

Dazzle Dance Academy continues to operate in breach of existing DA conditions. Their publicly available timetable clearly shows classes running outside the approved hours. Furthermore, from the moment they opened on Thursday 24 July 2025 through Sunday 27 July 2025, the business was observed operating outside approved hours. This included Sunday trading, which was prohibited.

This was formally raised with council through Snap Send Solve report #6661809, confirming the breach and highlighting that Sunday operations commenced immediately after moving into the premises. These early breaches set a clear pattern: operate outside approval first, seek retrospective approval later.

2. The Applicant's Historical Data Is Misleading

The Review Application relies heavily on historical usage data from the Recreation Grounds Hall, presented as Table 1 and Graphs 2 & 3 in their submission. However:

• The "historical data" ends at the time they moved to 26 Rose Street.

• Immediately upon moving, they began operating on a Sunday, which was NOT permitted.

• Their real-world behaviour at Rose Street directly contradicts the story implied by their historical data.

This makes the historical dataset irrelevant and unreliable as a predictor of future behaviour.

3**. We Have Accepted the Current Hours – But Sundays & Public Holidays Must Remain Closed**

Residents have accepted the current DA-approved hours as a compromise. However:

• Sundays and Public Holidays are the only peaceful days local residents have.

• During open days, there are constant waves of cars and patrons arriving and leaving every 30 minutes.

• Extending operations into Sundays and holidays removes the only period where families can safely enjoy their homes.

Importantly: Sunday is the ONLY day we can safely use our front yard, without fear for our child's

safety due to dangerous driving behaviors, illegal parking, and previous harassment by some Dazzle clients.

The amenity and safety impacts are already significant. Allowing Sunday operations would eliminate the last remaining day of residential respite.

4. Claims About "Private Lessons, Assessments, or Physio" Cannot Be Relied On

The applicant states the extra hours are solely for "private lessons, student assessments, physiotherapy consultations, or examinations"

However:

A. Physiotherapy is NOT permitted under DA230577 or RU5 zoning. Physiotherapy is a medical service, and medical services are not permitted under the RU5 Village zoning or the original consent. This should not be introduced as if it were a compliant ancillary activity.

B. These statements are not enforceable. Even if their claims were accepted:

• Nothing legally binds them to only using those hours for private sessions.

• Once approved, the hours apply to all dance school activity.

• Their previous pattern of non-compliance demonstrates that stated intent does not match real behaviour.

5. Their Argument That Students Are at School Is Invalid

The Review Application argues that extended hours are required because students are at school during weekdays.

However:

• This was known to them when they first applied for the original DA.

• Their student cohort has not changed.

• Their business model has not changed.

• They cannot use this as an after-the-fact justification to alter conditions they previously accepted.

This is not a "new need"; it is the same operational reality they had when they applied for the DA.

6. They Already Have Unused Saturday Capacity

Their current timetable ends at 2:30pm on Saturdays. They are allowed to operate until 5:00pm.

If they require time for "one-off sessions", "exams", or "private lessons": They already have 2.5 hours of unused approved time every Saturday. There is no planning justification for expanding into Sundays or Public Holidays when existing permitted hours are not fully used.

7. Safety Issues, Illegal Parking & Police Attendance

Police have been called to the site multiple times due to:

• Illegal parking

• Cars mounting and driving on footpaths

• Vehicles blocking visibility

• Dangerous pick-up/drop-off activity

These are not hypothetical concerns. They are ongoing public safety issues created by the business and its patrons. Allowing Sunday or holiday operations would only increase these incidents.

8. Damage to Local Infrastructure

Ongoing issues already include:

• Cars driving along the median strip

• Damage to Murrumbateman horse trails

• Idling vehicles with headlights shining into homes

• Cars parked in "No Parking" zones

• Vehicles using footpaths and verges as roadways

There is no evidence the operator can—or will—manage patron behaviour.

9. No Other Dance School in Yass Valley or ACT Operates Such Excessive Hours

Dazzle Dance Academy is seeking hours that exceed every comparable dance business

in the region:

• No dance school in the ACT

• No dance school in Yass Valley

• None operate 12 hours per day, 7 days a week, including public holidays

The hours requested are excessive for a village residential zone.

Conclusion

For all reasons above, including:

• Documented non-compliance

• Safety risks

• Illegal parking and police attendance

• Infrastructure damage

• Loss of residential amenity

• Inaccurate and irrelevant historical data

• Unused existing capacity

• Improper introduction of medical services

• Incompatibility with RU5 zoning

• The need for at least one peaceful day each week

I respectfully request that Council:

REFUSE the proposed modification to DA230577 and require Dazzle Dance Academy to continue operating within the existing, approved hours.

Please record this submission in full

Submission 24

DA230577C

I am a proud Dazzle Dance Grandmother, and I fully support the request for the change of operating hours to 9am – 9am, 7 days per week.

On hearing that the previous change of operating hours was denied and modified hours approved, I was extremely disappointed. I honestly thought that Yass Valley Council would be supportive of this request. A purpose-built dance studio for our young that doesn't just teach dance, proudly promoting teamwork, collaboration, inclusion, unity, self-pride, acceptance of individual differences and opinions but most of all it is creating healthy young people that we can be proud of. What is not to like about this? I watched the Yass Valley Council Meeting of 28 August 2025, and what became clear to me, is that rather than tackle the actual problem, Yass Valley Council denied the request and suggested modified hours.

Well, it is time that Yass Valley Council put its big boy and big girl pants on and accept that Yass Valley Council (and its predecessors) caused these problems. It is now time to accept responsibility and fix your errors.

When I was reading about the increased operating hours for the dance studio, I noted there were more positive than negative submissions received. I had thought, as per the outcome of an "All Amenities Playground" which is being constructed on church land in Hercules Street, the outcome would be that the operating hours for the dance studio would be approved, as the positive submissions was what supported the playground in Hercules Street. But I was wrong. Making it clearly obvious that Yass Valley Council does not have any decision-making frameworks in place. But I digress.

Having read the majority of the submissions against the dance studio, I note that the objections varied from Yass Valley Council staff not recommending the initial development, lack of landscaping, residents claiming the applicant encouraged clients to submit submissions, the effect on nearby resident's quiet and peaceful enjoyment of their land, traffic movements, parking in the area, pedestrian safety and noise.

My comments to each of these follow:

Yass Valley Council staff not recommending the initial development – many development applications would require modifications and adjustments from what the applicants initially submit. There may have been some alterations required initially, however I am confident this is the case for many new homes / buildings. For example: discussed at the very same council meeting was a rather large home that owners wish to construct (46 Malbec Drive). Councillors offered several suggestions that may assist owners, and I assume this happens regularly.

Lack of landscaping- I assume that this comment relates to landscaping noted on the initial plans not being in place at the time of opening. If this is correct, this is quite common for the final touches of a development to be added later, or for some developments, not be finished at all.

Residents claim the applicant encouraged clients to submit submissions – I will admit that this did make me laugh.

In actual fact, on the Saturday prior to the closing of submissions, several residents of the area (and I assume some may reside in North Street) decided to door knock the area (Rose Street) encouraging residents to submit objections. When confronted and questioned as to why they would do this, they were kind enough to offer abuse before scurrying off.

The effect on nearby residents quiet and peaceful enjoyment of their land – initially, I was going to ignore this comment, but the actual stupidity of it demands comments. The adjacent resident's live on blocks that vary from 797m2 to 830m2, and the next-door block is 1341m2. All of these properties are surrounded, or near by numerous businesses (with various operating hours including weekends and public holidays), two (2) childcare centres, a public primary school, a rural fire station that can operate at any time depending on the

situation, and within 300 metres (as the crow flows) of a highway that has in excess of 13,000 vehicles per day.

What needs to be said, is that the majority of blocks located in Rose and Hercules Streets as well as several other streets within Murrumbateman are zoned commercial. This means that they are suitable for businesses to operate from, in either purpose-built buildings or as a business operating from a private home. Many of these businesses have been operating for many years.

As I write this there are currently several businesses operating within the Rose and Hercules Streets area. For your reference, I have listed below, including operating hours, some of these businesses:

- 13 Rose Street - Murrumbateman Water Deliveries (24 hours, 7 days);
- 9 Rose Street, Bill Wheatley Motors (Mon – Fri 8am – 6pm);
- 8 – 10 Rose Street, due to commence the construction of Storage Units;
- Lefthand Corner of Rose & Hercules Street –
    - o Murrumbateman Tobacconist (Mon – Sun 7.30am – 6.30pm),
    - o Calista Hair & Beauty (Mon, Wed, Fri 9am – 5pm Tue & Thur 9am – 9pm, Sat 1pm),
    - o Celebrations (Mon – Fri 10am – 8pm, Sat 9am – 8pm Sun 10am – 8pm),
    - o Elders Real Estate (Mon – Fri 8am – 5pm);
- Righthand Corner of Rose & Hercules Street –
    - o Murrumbateman Pharmacy & Medical (Mon – Fri 9am – 6pm, Sat 9am – 1pm),
    - o Café 316 (Mon – Fri 7am – 4pm Sat 7am – 3pm Sun 8am – 2pm),
    - o Rustic Candles (unknown),
    - o Murrumbateman Takeaway (Mon – Tue 6.30am – 2pm Wed – Fri 6.30am – 8pm Sat 8am – 8pm Sun 8am – 2pm),
    - o Murrumbateman Specialist Centre (Mon – Thur 9am – 4.30pm);
- 39 Rose Street – Murrumbateman Rural Fire Service (as required);
- 43 Rose Street – Murrumbateman Pre School (Mon – Fri 8am – 4pm);
- 47 Rose Street – Fairley Square Early Childhood (Mon – Fri 7am – 6.30pm);
- Fairley Square –
    - o Two before Ten (Mon – Fri 7am – 3pm Sat – Sun 8am – 2pm),
    - o Elements 4 Life (Mon – Fri 4am – 10pm Sat – Sun 6am – 10pm),
    - o Thyme to Taste Beer and Wine Emporium (Wed – Sun 11am – 6pm),
    - o Murrumbateman Local Grocer and Convenience Store (Mon – Sun 7.30am – 6.30pm),
    - Clementine Bakery (Thur – Fri 7am – 2pm Sat – Sun 8am – 2pm);
- Murrumbateman Rural Supplies (Mon – Fri 8am – 5.30pm Sat 8am – 4pm);
- Murrumbateman Rural Nursery (Tue – Fri 8am – 5.30pm Sat 8am – 4pm);
- My Medical Practice (Mon – Fri 9am – 6pm Sat 9am – 1pm); and
- Murrumbateman Country Inn (Mon – Sun 11am till late).

It is vital that we all remember that prior to Fairley being developed, it was farmland. If you look back fifty (50) years, the majority of Murrumbateman was farmland. Over time the land has been developed because of the owner's having the foresight to develop the land. This foresight provided us, the residents, with the opportunity to build our homes in a rural surrounding. It is not that many years ago, that blocks scattered throughout the village were vacant, and as time has passed, development has occurred. This is called progress.

I never envisaged a time when Murrumbateman would have blocks of land that were less than one (1) acre in size, and yet, we do. I often hear how residents of Murrumbateman would like to see an Asian takeaway, a bakery that is open every day or a supermarket that offers more than the local Service Station. But in the next breath they note how annoying it is when the dog next door barks if their owners aren't home, or how the neighbour's rooster crows in the early hours of the morning. I won't bother to mention the complaints about horse poo in the paddocks of the recreation ground.

So many seem to forget that we have chosen to live in Murrumbateman. A small village located 19.7 kilometres (15 minutes) from Yass where it is possible to obtain Asian takeaway, go to a bakery every day or

grab groceries from IGA, Aldi or Woolworths, as well as many cafes, locally owned shops, several local sporting clubs, and a hospital. In thirty (30) minutes or thirty-nine (39) kilometres we can be in centre of Canberra.

Many residents relocate to Murrumbateman with expectations that everything that is offered in a city is available and within easy reach. This is not the case, and for many who live here, it is the very reason we moved here initially. We are the lucky ones as we have larger size blocks and can enjoy the quiet and peaceful land on which we live.

Firstly, do we have the luxury of stating that residents' "quiet and peaceful enjoyment of their land" is a priority, yes, we do. However, this will never be achieved on a small (less than five (5) acres) block surrounded by numerous businesses, two (2) childcare centres, a public primary school and within 300 metres (as the crow fly's) of a highway that has in excess of 13,000 vehicles travel it per day.

Secondly, was the quiet and peaceful enjoyment of the resident's land ruined as a result of the dance studio, no, it was not. This was never achievable when you are on a less than 1350m2 block surrounded by numerous businesses, two (2) childcare centres, a public primary school and within 300 metres (as the crow fly's) of a highway that has in excess of 13,000 vehicles travel it per day.

Thirdly, when does Yass Valley Council step up and accept that much of the problems that have arisen are a direct result of having approved the development of "Fairley Estate" with its small blocks. Village by definition means a group of houses and associated buildings, larger than a hamlet and smaller than a town, situated in a rural area. With that in mind, developing small residential blocks might not be the right thing for Murrumbateman if we wish to continue being a village rather than a town.

Traffic management and traffic control for the area- is the responsibility of Yass Valley Council. If there are issues with the traffic, Yass Valley Council need to resolve it, and this needs to be completed with input from the surrounding residents as well as the two (2) early childhood centres, the six (6) business located within Fairley Square, and the Murrumbateman Fire Brigade.

As we know, traffic is spasmodic and depends on several external factors, of which no one can predict or control. Traffic in Rose and North Streets is not a result of constructing a dance studio at 26 Rose Street. The increase in traffic in this area is a direct result of the development of Fairley Estate and Fairley Square. Prior to the development of Fairley, Rose Street was a dead end and unless you were dropping off at the Murrumbateman Pre School much of the traffic was residents.

Saying that traffic has increased is true, saying traffic has increased because of the dance studio is wrong. As a result of the development of Fairley Estate and its minimal size blocks, the development of Fairley Square, and the opening of the Public Primary School traffic has increased. The fact that it has not been managed falls directly in the hands of Yass Valley Council, and it is your responsibility to fix it.

When I heard the comment made that a mother of a four (4) year old was afraid for her child to be outside during the day for fear of vehicle movements, I was somewhat puzzled. At the time, the dance studio had only been open for approx. eight (8) weeks. When you take into consideration that this period is the middle of our winter months, when the warmest part of the day is usually the midmorning to early afternoon. Then consider that the outside temperature would have dropped and be dropping further. Any traffic around during the warmer times of the day would not be from the dance studio.

Parking in the area - was also raised as a concern, and yet, the dance studio has constructed a parking area as stipulated by council. I have been in the car park for pick up. I have been on North Street for a drop off, and there were no issues. It worked well, what I have noticed is the amount of incorrect parking during school drop offs and pickups.

I have been in the area and observed that parking is extremely busy on Monday to Friday, 8.30am till 9.30am and then again in the afternoons from 3pm to 4pm. This has increased significantly with the opening of the Murrumbateman Public School. I observed that several parents, should they not be able to get a park in the

Fairley Square carpark, used the nature strip in front of the dance studio as well as in front of the neighbouring homes. Several even chose to park in the dance studio's carpark.

Whilst emails are sent weekly reminding dance clients not to park on neighbours' nature strips and asks that if they see someone parking incorrectly to remind them that this is not to occur, I am unsure what else could be done.

Would the traffic management and parking be any different, if council had approved, as originally requested, for the entry to the dance studio to be from Rose Street?

However, the fact is that parking in the area has not increased as a result of the dance studio. It has been difficult to get a park in the area because of several factors. The opening of Fairley Square and its several businesses, Fairley Square Early Childhood parents/minders dropping children off, Murrumbateman Public School parents / minders dropping children off and the movements of residents within Fairley Estate.

One of the objecting submissions went so far as to acknowledge that parking in the area was an issue long before the dance studio. They noted that the 'No Parking' signs "are often ignored by school pickup parents and tradies", yet they themselves continue to use parking as a problem generated by the development of the dance studio.

It should be noted that parking behind the Service Station, and in front of the Hercules Street shops can also be difficult depending on the time of day and day of the week. Parking in front, and across the road from Bill Wheatley Motors is also constantly busy during their opening hours.

Pedestrian access / safety - within the area has also increased with the opening of the Murrumbateman Public School. The old equestrian trail that has now been upgraded is a constant stream of students on their way to and from school. Some walking with parents, some walking with friends and others on bikes, scooter etc. Exactly what you would expect in an area in which so many young families reside.

Pedestrian access and safety are not a result of the dance studio. It has occurred, over time with the development of Fairley Estate, Fairley Square's numerous businesses, two (2) childcare centres, and a public primary school. Once again, Yass Valley Council is responsible to ensure that the relevant pathways are usable and safe.

Noise - was the next issue raised. I found this to be comical. The dance studio was constructed with noise reduction, and from personal experience, I can assure you when you are standing outside with a dance class going, the only noise I could hear was the usual residential noises such as dogs barking or very faint chatter.

Within 150 metres of the dance studio is a carpark. This very carpark is primarily utilised by customers and clients of Fairley Square. Situated within Fairley Square is a fitness centre (Elements 4Life), which opens at 4am each week morning, and at 6am on weekends. At 4am, when gym users arrive, the noise of the car doors or boot lids closing would be easily heard, and very likely heard again at 10pm with the closing of the gym. Yet not one of the objecting submissions mentioned this, or the noise the fuel tankers makes when reversing into the petrol station between 4.30am and 6.30am, or the constant traffic noise from the Barton Highway, a mere 300 metres (as the crow flys).

I reside within three (3) kilometres of the Barton Highway, and you can hear the traffic of the highway, day and night. On those very calm, still nights you can easily hear if a band is playing at the Murrumbateman Country Inn, as well as the brakes of the trucks as they slow into the 50klm zone.

Whilst at 4am you would easily hear car doors and boot lids closing, you would also see the reflections of the headlights of the cars as they navigate through the streets to the carpark. It has been stated that the headlights of cars exiting the dance studio car park at night are very disturbing for the residents living nearby. Unless you live on a large rural property, the likely event of car lights coming into your home at any hour of the day or night is a very real possibility.

The latest the dance studio is open is 9pm, which is not an unreasonable time for people to be out and about. I also note that 1 and 7 North Street both have their living areas located in the middle of their homes. One of the living areas of 1 North Street is closer to the entry and exit of the Fairley Square carpark than it is to the dance studio. As with most residential homes, curtains / blinds would deflect most of the light coming in through windows. I also note that a selling point for 1 North Street was the double-glazed windows.

Sadly, the construction of a dance studio at 26 Rose Street is the very reason traffic in Rose and North Streets has increased, parking is an enormous problem, pedestrians are in significant danger, children can no longer play in their yards, residents are unable to enjoy the quiet and peaceful enjoyment that their land once provided and noise levels are unacceptable. I was waiting to read how the construction of the dance studio has lowered the value of their homes, but it seems they weren't so confident as to suggest that.

The development application for 26 Rose Street was submitted against the criteria of a fitness centre, and with a fitness centre located at Fairley Square, a comparison of operating hours between the sites is as follows.

Note: from the original opening until 28 August 2025, the dance studio was permitted to operate a total of 31 hours per week.

Dazzle Dance – Operating Hours (revised) (Mon – Fri) 9am – 9pm
(Sat) 9am – 4pm
A total of 67 hours of operation per week.

Elements 4Life - Operating Hours (Mon – Fri) 4am – 10pm
(Sat – Sun) 6am – 10pm
A total of 122 hours of operation per week.

Note: It should be noted that the total hours a business could operate if they were open 24 hours, 7 days a week is 168.

Sadly, or perhaps this decision by Yass Valley Council was strategic, the new hours of operation could be seen as a 50% increase, however the dance studio offers classes to school children, so operating before 4pm during the week is of no benefit.

Having such a significant difference in the hours of operation clearly falls into the category of discrimination. Whilst one facility is designed for teens and adults, the other facility is for children from three (3) years through to late teens, each business catering to a different clientele. Noting that both businesses are important for our community, and both are located within similar distances of residential properties, why have they been treated differently?

At the council meeting of 28 August 2025, it quickly became apparent that apart from Deputy Mayor Butler, not one councillor had any knowledge of Dazzle Dance, its history within Murrumbateman or taken the time to reach out to the current owner to gain the knowledge, let alone visit the dance studio. Rather disappointing when you all like to state how much you all support the community.

I thought the role of councillor was to understand the community, its people and businesses that keep the region moving forward, but it appears not. Whilst they claim to support local businesses and note that they commend the owners for bringing such a valuable opportunity to Murrumbateman, this is wrong. If they had reached out to the owner, they would know Dazzle Dance commenced in Murrumbateman some fifteen (15) years earlier, has had two (2) previous owners, and has been operating out of the Recreation Hall at a fee (paid to Yass Valley Council) since its inception.

They may have learnt that the owner had approached Yass Valley Council and inquired whether it was possible to have a portion of land at the Recreation Grounds assigned to the dance studio. If this was possible, the owner would purchase a relocatable building, have it retro fitted with correct flooring, have it

placed at the designated area and conduct lessons from it. If, and when it was no longer viable, the owner would be responsible to have the building removed. This option was rejected by Yass Valley Council.

It was evident that certain councillors had taken the time to meet with the residents to discuss what impositions the dance studio causes them. What a shame that they never took the same initiative to meet with the Dazzle family (dancers and parents) to discuss what the change would mean for them.

During the Council meeting of 28 August 2025, Councillor Charry stood and advised that he rejected the proposed hours of operation being 9am to 9pm 7 days as it would fail to protect the residential amenity. He recommended that the hours of operation be Monday to Friday 9am – 9pm, Saturday 9am – 4pm and no operations on Sundays or Public Holidays. Going on he thanked Councillor Rothwell for prompting him to do his due diligence, and how he has supported many small businesses and will continue to do so.

For those who are not aware, due diligence is the process of thoroughly investigating and evaluation information before making a significant decision and ensuring potential risks are addressed. Apart from Deputy Mayor Butler, all other Councillors' due diligence has failed them. If they had completed it properly, they would have had the ability to evaluate their findings against what they learnt about the dance studio through their thorough investigations of the request for modified operating hours. I am confident that they would have been invited to visit the dance studio, talk to dance students and their parents, view the trophies, watch how efficiently the car park works at drop off and pick up times, listen for noise (hear the vehicles travelling the Barton Highway), as well as talk to the dance studio owner.

Councillor Charry made a comment that a young boy who attended Murrumbateman Public School made a heartfelt plea to council previously, and how decisions made today have an effect into the future. A very true and relevant statement especially considering that Yass Valley Council made the decision to approve the development of Fairley Estate. Yass Valley Council felt that the development of a housing estate with minimal size blocks was a grand idea.

However, prior to agreeing to such a development, it would have been the perfect time to ensure traffic could be managed, parking was addressed, pedestrian access was managed, but no, that did not happen. Well Yass Valley Council, as a result of your actions, you now find yourself in a situation where you discriminate against a small business who offers a huge benefit to the children of Murrumbateman and region. This can only be described as disgusting.

Councillor Charry noted that there were fifty (50) submissions received supporting the dance studio and went on to advise that it is not the role of council to run a popularity contest. Council's statutory function is as an authority under the Environmental Assessment Act of 1979, and that Act compels councillors under Section 4.15 to make decisions according to the likely impacts of developments, amenity impacts and to consider the public's interest. These are mandatory considerations and cannot be ignored.

I wonder who was making decisions according to the likely impacts of the development of "Fairley Estate"?

Councillor Charry informed the meeting that council refused the dance studio development application in June 2024 based on issues with noise, traffic, parking and tree removal. He was quick to state that the application was approved due to the input received from Deputy Major Butler. He did note that the request to change the operating hours was considered by him to be 'highly unreasonable'. It appears that late night noise, weekend noise and public holiday noise is highly unreasonable, and that traffic and pedestrian safety is a high concern. I do wonder if Councillor Charry has ever stood in North Street and listened to the traffic noise of the Barton Highway. Did I mention that it has 13,000 vehicle movement per day (weekends included), and traffic doesn't stop at 9pm till 7am.

The Councillor's final statement of "protect residents as the law compels us too. Make decisions that will stand up to scrutiny by both the Land and Environmental Court but more importantly, the court of public opinion". I replayed this section numerous times as I was convinced that he hadn't just saidthat. Well, he had and my thoughts. Arrogant.

With Elements 4Life operating within 150 metres of the same residential area, does Councillor Charry feel they unreasonably affect the amenity of the immediate and nearby residential areas? They are opened 18 hours every weekday, and 16 hours on weekends. Whilst it is abundantly clear that the residents' objections are hypercritical, Yass Valley Council is no different.

Dazzle Dance is a business and as with any business it needs to make a profit to be feasible. I have no idea of the amount of money that has been paid to Yass Valley Council for the use of the recreation hall, but I do know that at the times when the recreation hall was unavailable, finding alterative venues has been extremely difficult not to mention expensive. Which makes me appreciate the financial investment that has gone into this development. As stated by Deputy Major Butler, it is unreasonable to expect other venues to be rented when there is a perfectly good purpose-built facility owned and available.

As Deputy Mayor Butler is the only councillor who had taken the time to research the location, I found it positive to hear that she also had driven past the dance studio at various times and could confirm that the traffic and parking are working as they should, and there was no noise to be heard. What a shame that others, whilst claiming to have such strong ties with small businesses, and care for the community etc, never took the time to learn about the dance studio.

Murrumbateman has had a pony club for forty-five (45) years, offering equestrian activities in a safe and fun environment. Only recently, Mayor Jones attended Pony Club to congratulate those involved of its 45 years of operation, as well as to meet 2024 Melbourne Cup winning trainer and hold the 2025 Melbourne Cup. The Murrumbateman Scouts have been providing activities for ages eight (8) to eleven (11) years for Cubs, Scouts from eleven (11) to fourteen (14), and Venturer Scouts from fourteen (14) to eighteen (18) for many years. Dazzle Dance commenced fifteen (15) years ago, and the Murrumbateman Little Athletics commenced in the last decade.

Each of the above offer unique activities for children within the region. All have the same thing in common. To ensure the children grow up healthy, make friends in the area, understand what it is to be part of a community and be respectful of others. They were started because a thought became an idea, and that idea became a reality, achieved through vision, hard work and persistence.

Disappointing when you hear that several councillors have spoken with, or met with nearby residents, noting that only one (1) councillor has taken the time to meet with the owner of Dazzle Dance. Then to sit through a meeting where comments such as "this appears to be an ambient claim where they believe they will get everything they want" or "residents need to be respected" or a rude comment such as "benefit to only the owner" were stated disappoints me further.

It is so disappointing to have to sit and prepare this submission in support of a small (community focused) business which provides so much more than they could financially gain for operating a small dance studio. They have used their own finances to construct a purpose-built studio and continue to fight to ensure they can give their time tirelessly to their students. They share their expertise whether technical skills or sewing sequins onto outfits, they attend every competition where a Dazzle Dancer is competing, even if it is only one (1) dancer. They travel to competitions in support of their dancers, and they emphasise that it is not all about winning, it is about being kind, having fun, being fit and healthy.

A comment made at the meeting was that many of the submissions were critical of council, and I can put my hand on my heart and say, that was me. However, I challenge you all to step up to the plate and make these wrongs right.

Happy to discuss further if needed.

Submission 25

My concern is that Sunday is a day of rest and family.

Even if it not respected for your religious beliefs it should be for yourself and your family. The cars also park on the grass and make our narrow road even more so.

Submission 26

My question is is why a business which is running in a business zoned area is not being allowed to run their business appropriately? The extended hours will not have major negative impact on surrounding areas as their will be limited students there during these times but has a major positive impact on the dance students as they can actually complete their exams in a dedicated dance school with proper dance flooring. Trying to find facilities that have proper dance equipment and flooring is extremely difficult, if not impossible, to locate in the area hence why the dance school was built: To provide a dedicated Dance environment for the dancers.

The inability to hold ballet exams (must be completed by classical ballet dancers to proceed to pointe) is unable to be held in current operating hours as council only approved extended hours during school hours, making it impossible for the exams to be completed as students are unable to attend as they are at school. It is highly unreasonable that council would think this is a suitable option. The current hours held are already used for dance classes and there is no allowance to move these classes, again, due to the approved restricted operating others. This small increase in hours will have such a wonderful gain for this small business.

Submission 27

My submission is made to support and confirm the Council determination of 28 August 2025. The determination made by Council on 28 August 2025 was carefully considered and decided. The determination appropriately balanced commercial and residential uses to provide hours suitable for Dazzle Dance Academy's commercial activity, and importantly ensured some liveability and amenity of nearby existing residential uses. The determination has not erred on any legal consideration on this development or the assessed modification and its determination. It should be noted that some NSW Council Local Environment Plans specifically address hours of operation. In particular where new commercial development is being considered within a residential zone of RU5 a good example is clause 21 of the Kiama Council LEP:

(b) if the development involves a new use as something other than a specialised retail premises or other commercial premises and adjoins or is opposite a residential lot within a residential zone or Zone RU5 Village—7.00 am to 7.00 pm Monday to Saturday and no operation on a Sunday or a public holiday,

As a general developmental rule, the location of a commercial premises within a residential area (although allowable) should not create additional disruption of that what would normally be expected from residential premises.

There are already huge disruptions that impact the liveability, noise and amenity of the residents in the vicinity of Dazzle Dance Academy 26 Rose St, Murrumbateman. Additional hours have already been comprehensively assessed and decided upon.

The impact of 'conceded' hours offered as revised operating hours by the applicant (in the review request) are unacceptable and unreasonable – they are 7 days a week and offer NO RELIEF to existing residents. The proposed conceded hours mean the potential is the business can operate every day the whole year!

Adjacent and surrounding residents must have certainty of the times that they can enjoy peace and quiet, occasionally!

Justification for review of determination by applicant Dazzle Dance Academy

The applicant's reason for seeking a review is not sound. The current operational hours already deliver what is required for the standard class program and meet the applicants' original DA requested hours to allow for the class program (original DA application June 2024). This is the second time the applicant is again trying to change the hours of operation.

It appears that the applicant keeps moving the goal posts by coming back again suggesting they need to assist Council to accurately assess the impact of extending hours. The applicant has already opportunity to do this and appear to now be clutching upon other unreliable information that cannot be seen as accurate. This information also was not provided previously even though there was ample opportunity to do so.

Dazzle has presented an analysis based on 'booking records' of the Murrumbateman Hall. However, it is generally known in the community that Dazzle often used the Hall without making a booking. There are several examples of bookings made by other groups who turned up at the Hall that they booked only to that Dazzle were there using the Hall. This brings into disrepute the analysis presented as a reason for the request for review as it may appear to be spurious information.

Clearly, additional hours are sought by the applicant for positive economic impact on their business operation but those additional hours will be seriously detrimental to adjacent and surrounding residents. With the majority of dance students attending school, the best timing for lessons, assessments examinations etc is after school hours during weekdays or Saturdays during the school term. The current approved and determined hours of operation are sufficient to accommodate 'occasional' sessions.

The applicant should explore other venues if occasional sessions may be required and to ensure liveability and amenity is maintained for adjacent and surrounding residents.

Final remarks

It is paramount that the Council determination of 28 August 2025 is upheld. Any change will undermine the authority of the Council and set a precedent within the village of Murrumbateman for continues adverse business operations that impact surrounding residents and community.

Submission 28

I wish to formally oppose the applicant's request to amend the approved operating hours for this business. The original development application was assessed and approved on the basis of limited trading hours, which the operator themselves proposed in order to demonstrate that potential impacts—such as noise, traffic, parking demand, and neighbourhood disruption—would be minimised.

The current request to extend operating hours represents a further material change to the development that fundamentally alters the basis on which approval was granted. Had the extended hours been proposed initially, the assessment of impacts, public submissions, and potentially the final decision may have been different.

Granting this latest requested variation would further undermine the integrity of the original approval process and set an undesirable precedent whereby applicants may secure approval by offering reduced conditions and later seek incremental expansion.

The proposed new hours would create further additional impacts that were not contemplated in the original assessment, and no compelling justification has been provided to demonstrate that these impacts can be appropriately managed or mitigated.

Any data used to inform decisions needs to be independently verified and current.

For these reasons, I request that Council refuse the application to change operating hours and maintain the conditions under which the development was originally approved.

Submission 29

Dazzle Dance Academy provides an opportunity for Murrumbateman children not otherwise provided in the local area. The studio has been purpose built to respect the privacy of its neighbours and has followed all required procedures.

It was insulting to have the previous proposed adjustment to operating hours manipulated by the council so that it appeared additional hours had been granted.

The additional hours are on the whole not usable by Dazzle because the clients are school students who are at school during the allocated additional hours. Furthermore it was clear that some of the councillors had been in conversation with the neighbours of the studio but no contact had been made with Dazzle. Perhaps some time spent discussing with Dazzle clients what Dazzle contributes to their lives would have allowed the councillors to make a fairer decision.

Dazzle is a business that operates mainly during school terms. This means that every ten weeks the studio is closed for the majority of the next two weeks. Over Christmas this shutdown is even longer. Yes, there may be the occasional car at the studio but the class timetable does not operate as normal. Within a short distance of Dazzle, affecting the same neighbours, is a childcare centre that does not stop for school holidays and has only a minimal shutdown period over Christmas. As a Dazzle parent of a dancer who dances 4 nights a week, I can assure you that whilst waiting for my child at pick up time, the impact to the neighbours is minimal. In fact, it seems to me that the nights that the fire station is in use has more impact in terms of traffic, noise and lights.

Interestingly the street view image in Google Maps, which was clearly taken well before construction even commenced on the dance studio, features a number of cars parked along North Street. This certainly highlights any traffic challenges faced by the residents of North Street existed well before the dance studio was even proposed.

I cannot see how anyone could believe that Dazzle is not an asset to our community. A resident of more than 30 years myself, I am so grateful for the service provided by Dazzle for my children. Being a local facility means my children can participate in this activity because it would not be sustainable for most families with children to have to access a dance school in either Yass or Canberra. Dazzle is helping families to teach their children to be dedicated, responsible dancers and having a purpose built studio allows our dancers to feel pride when training. At the 2025 Field Days, when Dazzle performed there was standing room only. Another long term resident of Murrumbateman, a lady in her 80s who has been here more than 40 years, told me that she only goes to the Field Days to watch the Dazzle Dance performance now.

She had confused the dates this year, and sat there waiting for 3 hours on Saturday before realising her mistake but was there again to watch on Sunday morning and commented that it was well worth waiting for.

Our Dazzle dancers are beautiful kids, working hard to be fit and strong, and building a thriving community of peers who share an interest with them. This is crucial to their well-being and development particularly as they enter their teenage years. I strongly encourage councillors to go and meet these kids, and hear from them what the proposed additional hours will mean to them and their hobby. While you are there, ask the troupe dancers to tell you about their recent awards. I am sure you will be as proud as I am when they tell you that they very often get the awards for kindness and good manners at the competitions, because Mischa (Dazzle's principal) is striving to support families to develop "Dazzle humans, not just Dazzle dancers".

It seems discriminatory to me that these adjusted hours would be refused. What other business in Murrumbateman has had their hours restricted like Dazzle? I hope proper consideration and consultation

will be given this time so that our kids learn that being respectful and working hard is always valued by the adults in their community.

Submission 30

Dazzle Dance Academy has been operating for some time in Murrumbateman, and was therefore fully aware of the hours of operation required for its classes. This necessary schedule should have been fully accounted for in the initial Development Application (DA). This second request for a DA modification suggests the initial DA was a deliberate attempt to downplay the true operational needs to gain the initial DA approval and then circumvent the determination by applying for a modification at a later date.

Table 1 clearly shows the applicant was aware of the type of out-of-hours activities required, such as solo lessons and rehearsals, well in advance. Once approved, the Council would have little recourse if the facility began using these permanent hours for high-impact activities, expanded class timetables, or leasing it out to other groups. This lack of control demonstrates that the Council cannot rely on the applicant's assurances of "minimal usage". I also suggest that this behaviour appears deceitful, and should the Council approve this request, the community would view it as an endorsement of this manipulative conduct.

The designated public holidays in New South Wales—including, but not limited to, Easter, Christmas, Anzac Day, and the observed long weekends in June and October—are times when the community has a legitimate right to peace and quiet in a residential area.

Submission 31

I fully support this submission to extend the Dazzle Dance Academy studio hours as this affects my daughters who are professional dancers at this studio. As my daughter is a main character in our annual concert this year, this allows her to receive additional dance time out of the already allocated classes she already attends to correct, practice and perfect her dancing skills for concert as well as future exercises/skills.

Also I would like to add that us parents that attend the dance studio are fully aware to be respectful whilst dropping our children off and picking them up in evenings to avoid any disruption to neighbors. This area is commercial and is being used respectfully and shouldn't be disregarded because of the type of commercial business that is being occupied in this block. Thank you for my submission.

Submission 32

I am objecting to the opening on a Sunday , a day of rest and family. The children need time with their family and our Street need parking spaces for our visitors.

yass valley council
the country the people

Yass Valley Council
PO Box 6
209 Comur Street
YASS NSW 2582
Telephone: 02 6226 1477
Email: council@yass.nsw.gov.au

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This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.

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Drawn By: Jeremy Knox

Projection: GDA94 / MGA zone 55

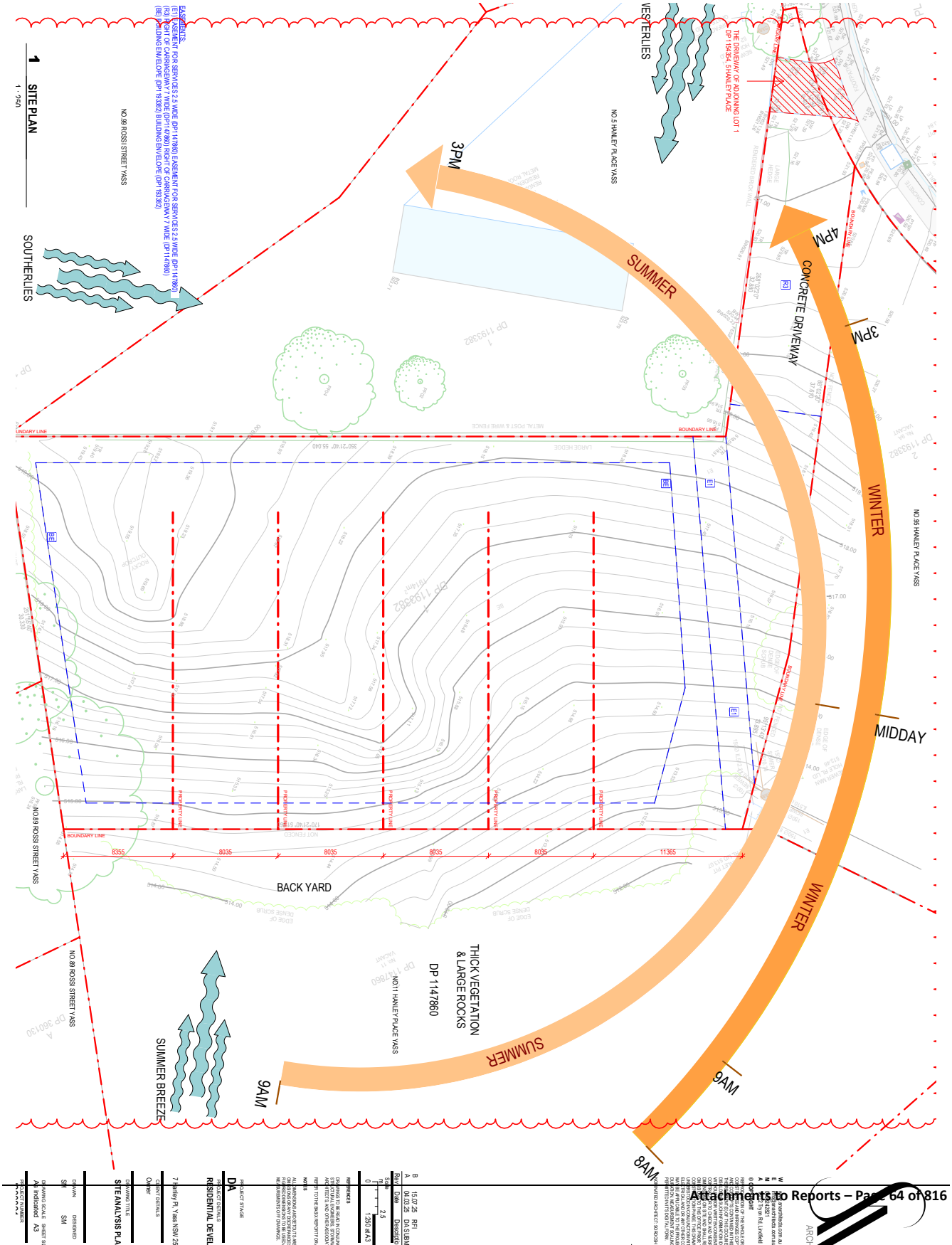
Date: 13/09/2025 8:52 PM

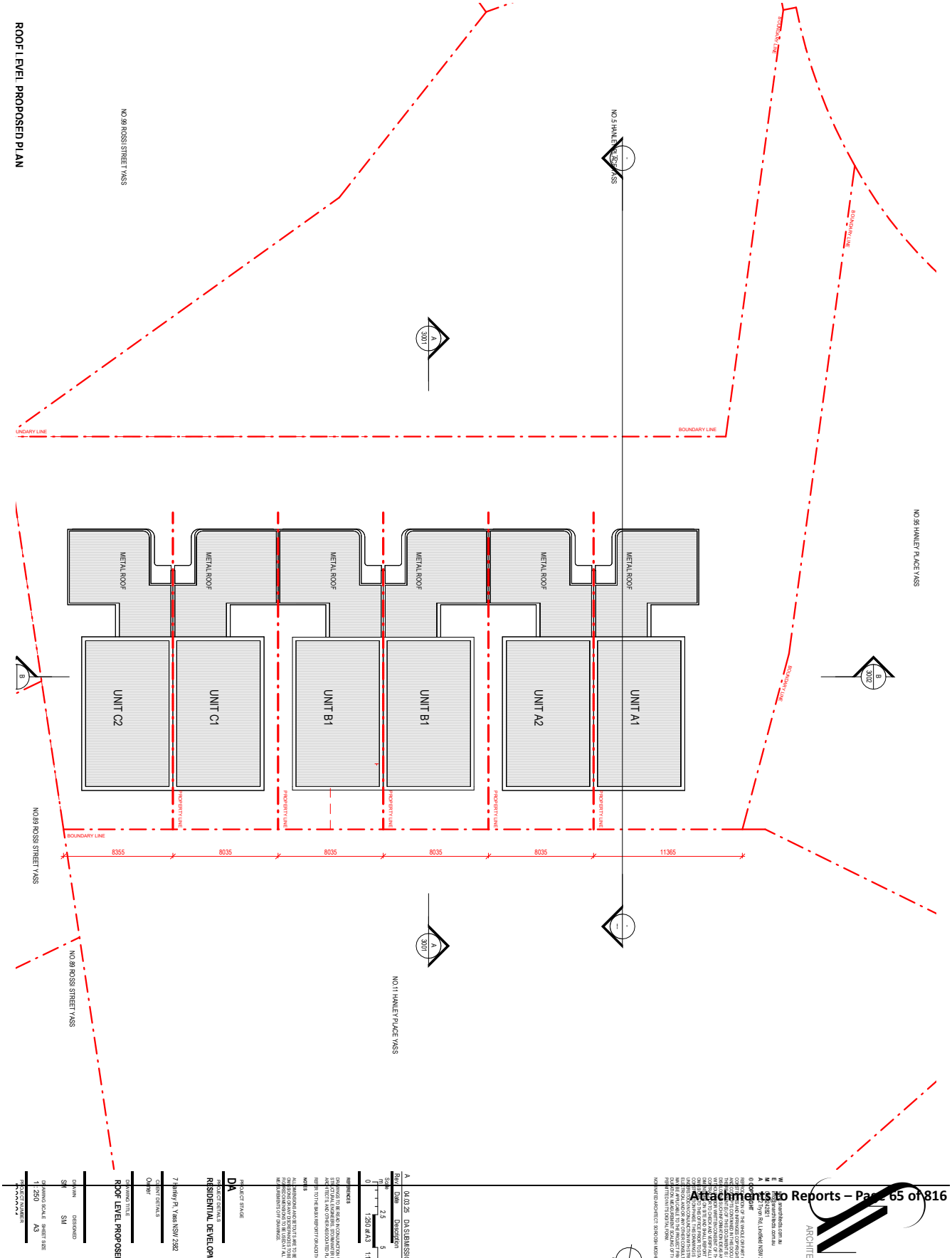
Locality Plan

O Property Notified

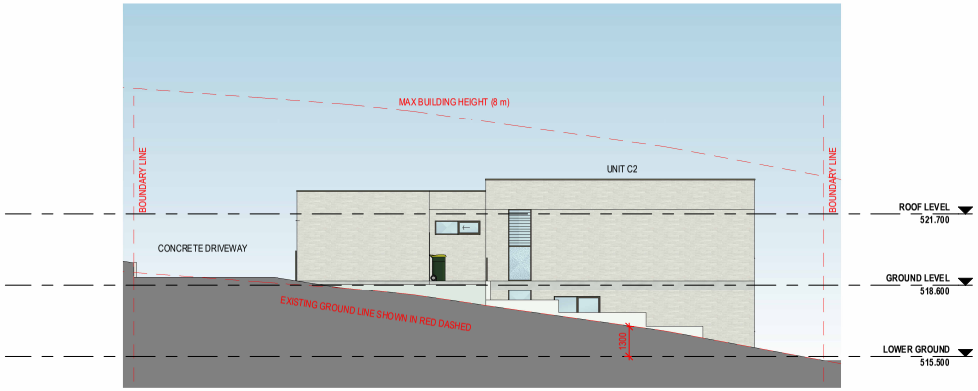
Map Scale: 1:2257 at A4

1 SITE PLAN
1 : 250
EASEMENTS
(E1) EASEMENT FOR SERVICES 2.5 WIDE (DP1147860) EASEMENT FOR SERVICES 2.5 WIDE (DP1147860)
(R3) RIGHT OF CARRIAGEWAY 7 WIDE (DP1147860) RIGHT OF CARRIAGEWAY 7 WIDE (DP1147860)
(BE) BUILDING ENVELOPE (DP1193382) BUILDING ENVELOPE (DP1193382)
NO 99 ROSSI STREET YASS
NO 5 HANLEY PLACE YASS
THE DRIVEWAY OF ADJOINING LOT 1 DP1194304, 5 HANLEY PLACE
VEHICULAR CROSSING TO BE DESIGNED BY ENGINEERS
ENTRY LETTER BOX AND SIGNAGE
SCREENING FENCE TO MITIGATE VISUAL IMPACT TO NEIGHBOURS
CONCRETE DRIVEWAY
CONCRETE DRIVEWAY
REFER TO CIVIL DRAWINGS FOR DRIVEWAY
BOUNDARY LINE
UNIT C2
UNIT C1
UNIT B2
UNIT B1
UNIT A2
UNIT A1
NO 95 HANLEY PLACE YASS
SWING GATE MATCHING FENCE TYPE 1
UNITS AT LARGE BREAKOUT SPACE WITH WOODEN BLOCK SEATING AND FIREPLACE/BBQ
EXISTING TREE TO BE PROTECTED AND RETAINED
PRIVATE OUTDOOR SEATING NODE WITH ALUMINIUM SEATING ELEMENTS
SITE WORKS BOULDERS TO BE REPRISED AND USED WITHIN THE LANDSCAPE
ADDITIONAL STEPS DOWN TO HELP MINIMISE THE HEIGHT OF RETAINING WALLS
STAIRS VARY DEPENDING ON HOUSE RL
8355
8035
8035
8035
8035
11365
NO 89 ROSSI STREET YASS
NO 89 ROSSI STREET YASS
NO 11 HANLEY PLACE YASS
B 15.07.25 RFI
A 04.03.25 DA SUBMISSION
Rev Date Description
Scale
0 2.5 5
1:250 at A3
REFERENCES
NOTES
DA
PROJECT STAGE
RESIDENTIAL DEVELOPMENT
7 Hanley Pl, Yass NSW 2582
CLIENT DETAILS
Owner
DRAWING TITLE
SITE PLAN
DRAWN SM
DESIGNED SM
DRAWING SCALE 1:250 A3
SHEET SIZE
PROJECT NUMBER
ARCHITECTURE


SITE PLAN
SOUTHERLIES
VESTERLIES
SUMMER
WINTER
MIDDAY
3PM
4PM
9AM
8AM
CONCRETE DRIVEWAY
BACK YARD
THICK VEGETATION & LARGE ROCKS
DP 1147860
SUMMER BREEZE
NO.5 HANLEY PLACE YASS
NO.9 HANLEY PLACE YASS
NO.11 HANLEY PLACE YASS
NO.89 ROSSI STREET YASS
NO.99 ROSSI STREET YASS
BOUNDARY LINE
PROPERTY LINE
8355
8035
11365
DP 1193382
DP 1147860
DA
RESIDENTIAL DEVELOPM
SITE ANALYSIS PLAN
7 Hanley Pl, Yass NSW 2582
Owner
DRAWING TITLE
DRAWN
DESIGNED
SM
SM
Drawing Scale
Sheet Size
As indicated
A3
Rev
Date
Description
15.07.25
04.03.25
RFI
DA SUBMISSION
Scale
1:250 at A3
REFERENCES
NOTES
ARCHITECT


ROOF LEVEL PROPOSED PLAN
NO.99 ROSSI STREET YASS
NO.5 HANLEY PLACE YASS
NO.96 HANLEY PLACE YASS
NO.89 ROSSI STREET YASS
NO.11 HANLEY PLACE YASS
BOUNDARY LINE
METAL ROOF
UNIT C2
UNIT C1
UNIT B1
UNIT B1
UNIT A2
UNIT A1
PROPERTY LINE
8355
8035
8035
8035
8035
11365
DA
RESIDENTIAL DEVELOPM
7 Hanley Pl, Yass NSW 2582
ROOF LEVEL PROPOSE
DRAWN
DESIGNED
SM
SM
1:250
A3

1 NORTH ELEVATION
1 : 200



2 SOUTH ELEVATION
1 : 200

MATERIAL LEGEND

AWD 01 DARK BEIGE POWDER COATED ALUMINIUM FRAME DOORS AND WINDOWS

FB 01 FACE BRICK WHITE

TB 01 DARK BEIGE POWDER COATED ALUMINIUM

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NOMINATED ARCHITECT: SOROOSH MOSHI

A 04.03.25 DA SUBMISSIO
Rev. Date Description

Scale
m 2 4
0 1:200 at A3 1:1

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PROJECT STAGE
DA

PROJECT DETAILS
RESIDENTIAL DEVELOPM

7 Hanley Pl, Yass NSW 2582

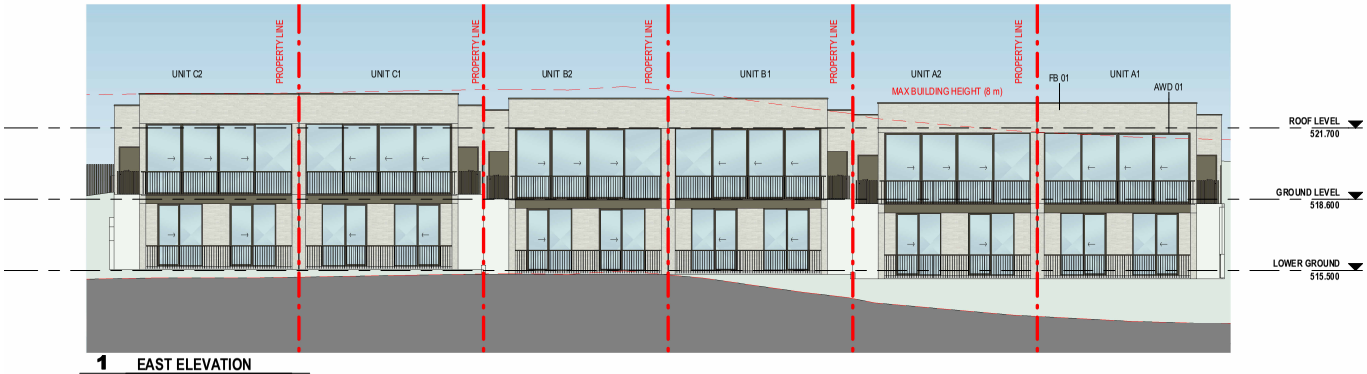
CLIENT DETAILS
Owner

DRAWING TITLE
ELEVATION NO.1

DRAWN	DESIGNED
SM	SM

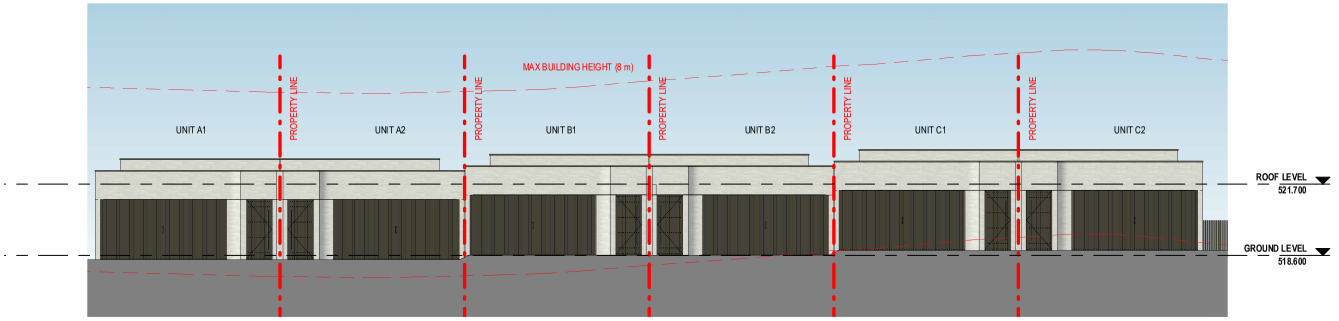
DRAWING SCALE	SHEET SIZE
1 : 200	A3

PROJECT NUMBER



1 EAST ELEVATION

1 : 200



2 WEST ELEVATION

1 : 200

MATERIAL LEGEND

	AWD 01	DARK BEIGE POWDER COATED ALUMINIUM FRAME DOORS AND WINDOWS
	FB 01	FACE BRICK WHITE
	TB 01	DARK BEIGE POWDER COATED ALUMINIUM

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Rev. Date Description

Scale
m 2 4
0 1:200 at A3 1:1

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PROJECT STAGE
DA

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RESIDENTIAL DEVELOPM

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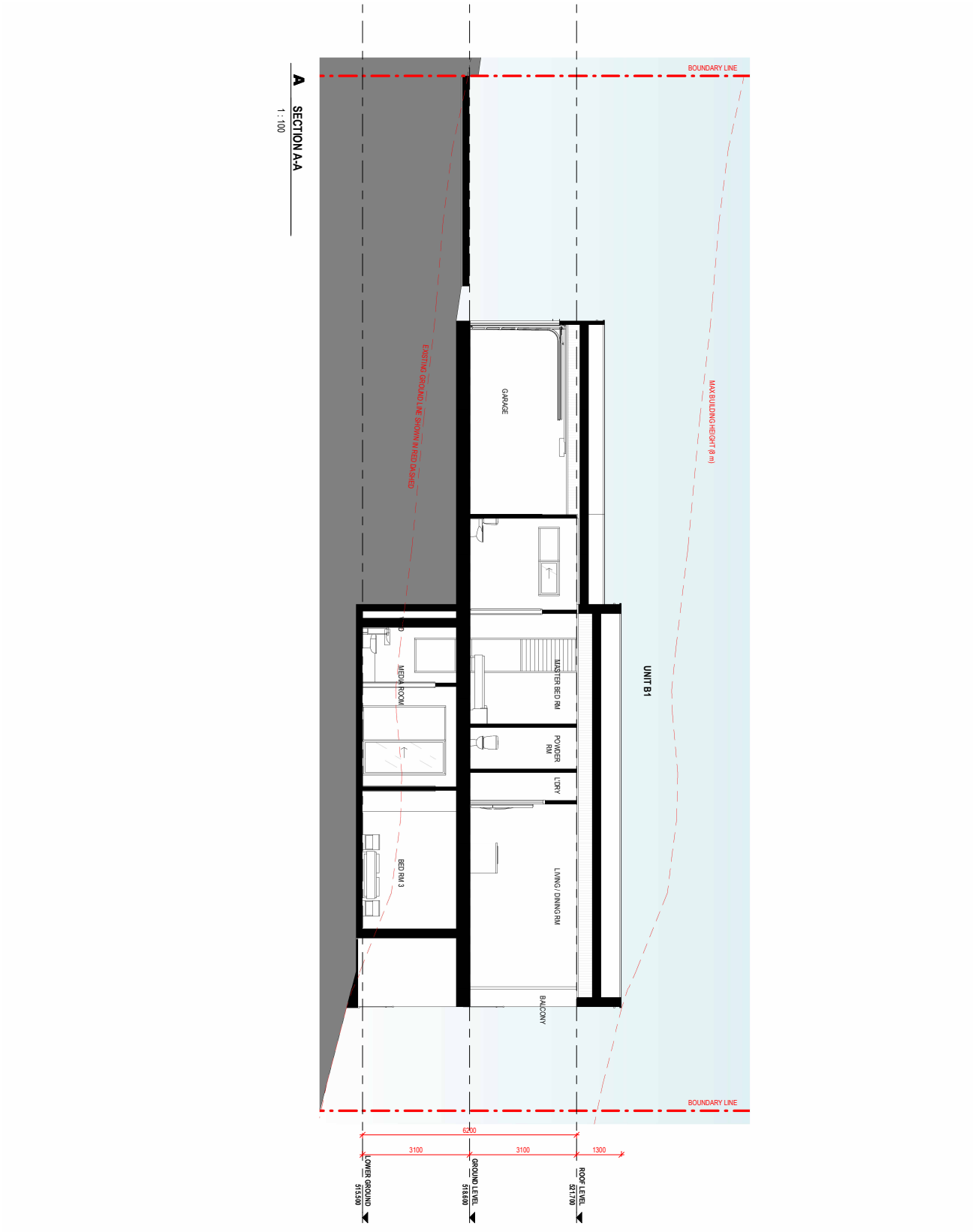
CLIENT DETAILS
Owner

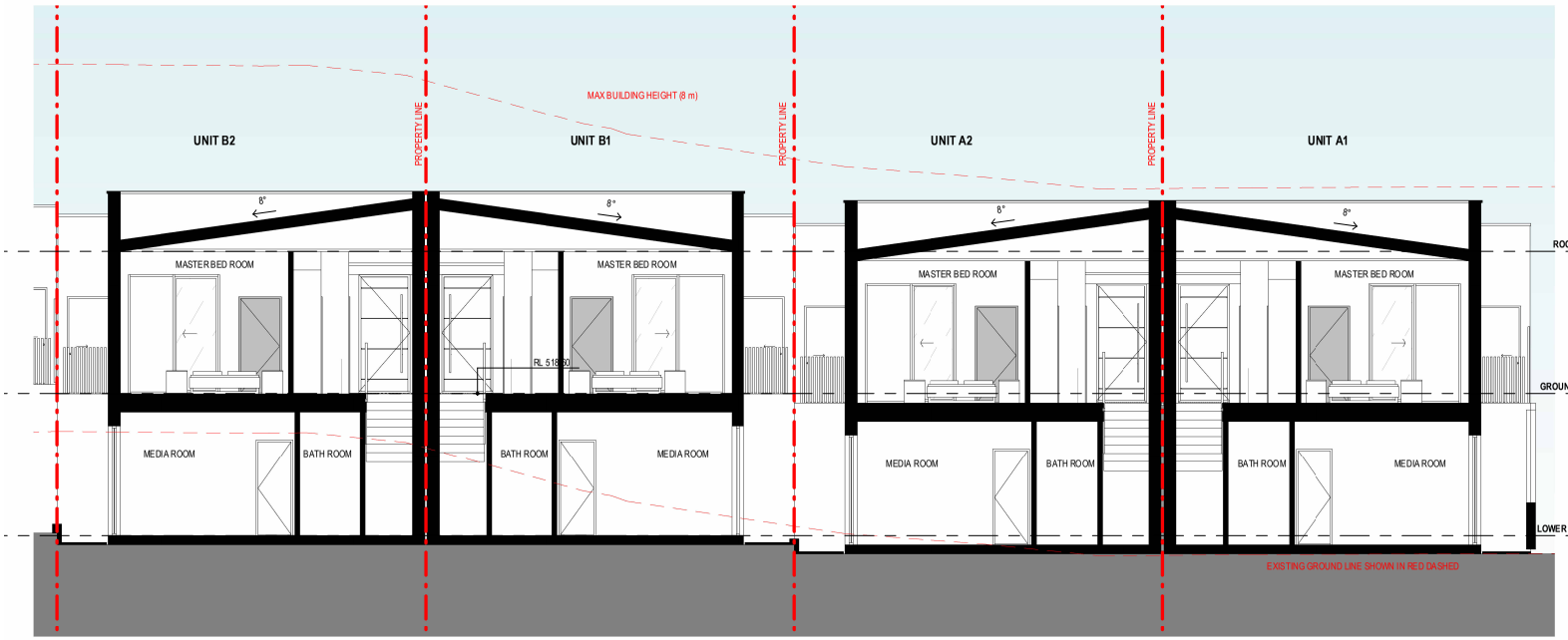
DRAWING TITLE
ELEVATION NO.2

DRAWN	DESIGNED
SM	SM

DRAWING SCALE	SHEET SIZE
1 : 200	A3

PROJECT NUMBER


A SECTION A-A
1 : 100
BOUNDARY LINE
EXISTING GROUND LINE SHOWN IN RED DASHED
MAX BUILDING HEIGHT (8 m)
GARAGE
MEDIA ROOM
MASTER BED RM
POWER RM
LDRY
BED RM 3
LIVING / DINING RM
BALCONY
UNIT B1
BOUNDARY LINE
6200
3100
3100
1300
LOWER GROUND 515.500
GROUND LEVEL 518.600
ROOF LEVEL 521.700



B SECTION B-B
1 : 100

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Rev. Date Description

Scale
m 1 2
0 1:100 at A3 1:5

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DA

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RESIDENTIAL DEVELOPM

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CLIENT DETAILS
Owner

DRAWING TITLE
SECTION B-B

DRAWN SM
DESIGNED SM

DRAWING SCALE 1 : 100
SHEET SIZE A3

PROJECT NUMBER

SHADOW DIAGRAM LEGEND

PROPOSED SHADOW BY PROPOSED BUILDINGS

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DRAWING TITLE
SHADOW DIAGRAM-21J

DRAWN SM
DESIGNED SM

DRAWING SCALE As indicated
SHEET SIZE A3

PROJECT NUMBER

SHADOW DIAGRAM LEGEND

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DA

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CLIENT DETAILS
Owner

DRAWING TITLE
SHADOW DIAGRAM-21J

DRAWN SM
DESIGNED SM

DRAWING SCALE As indicated
SHEET SIZE A3

PROJECT NUMBER

SHADOW DIAGRAM LEGEND

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DA

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RESIDENTIAL DEVELOPM

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CLIENT DETAILS
Owner

DRAWING TITLE
SHADOW DIAGRAM-21J

DRAWN SM
DESIGNED SM

DRAWING SCALE As indicated
SHEET SIZE A3

PROJECT NUMBER

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Owner

DRAWING TITLE
SHADOW DIAGRAM-21J

DRAWN SM
DESIGNED SM

DRAWING SCALE As indicated
SHEET SIZE A3

PROJECT NUMBER

SHADOW DIAGRAM LEGEND

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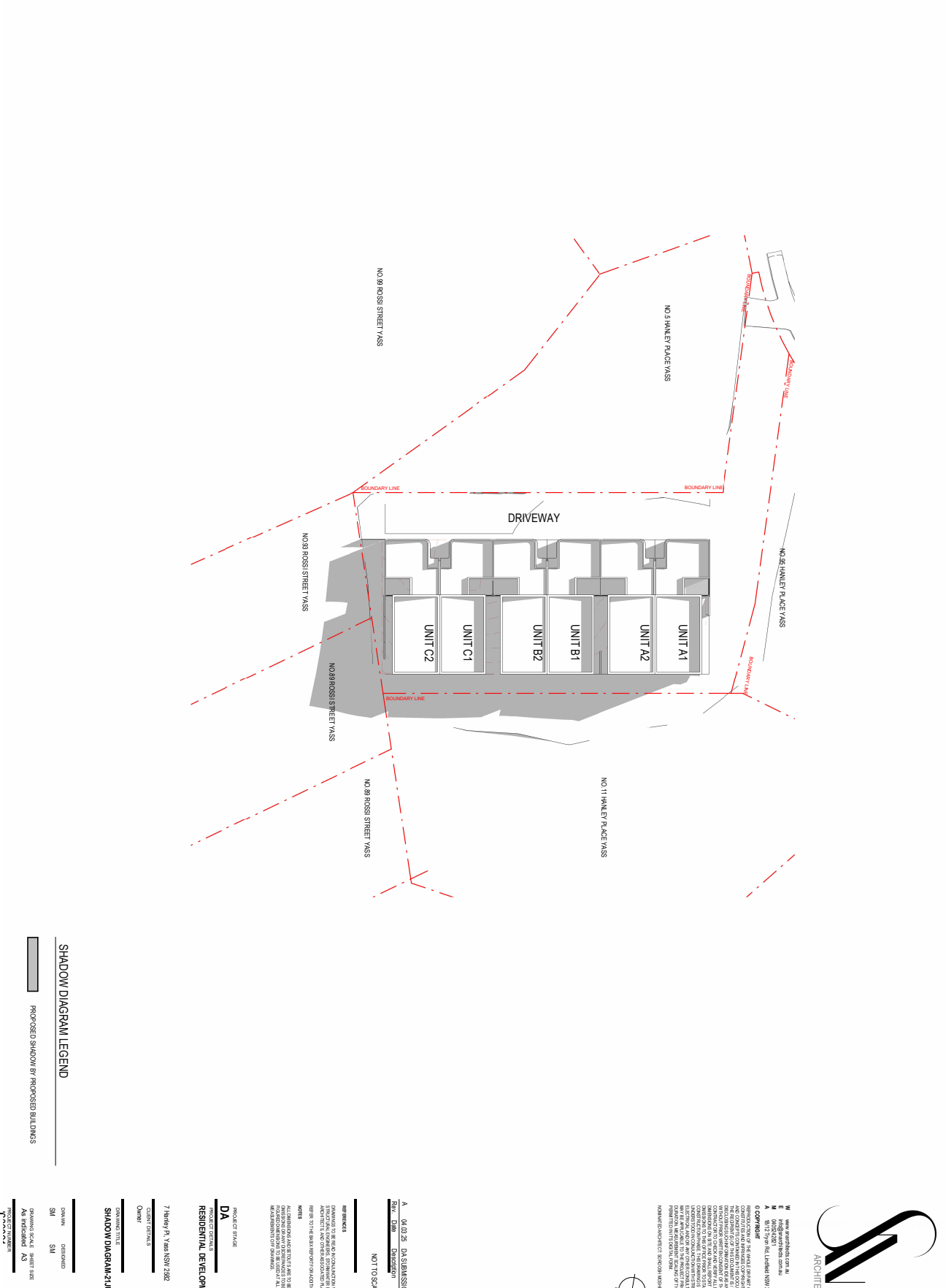
Owner

DRAWING TITLE
SHADOW DIAGRAM-21J

DRAWN SM
DESIGNED SM

DRAWING SCALE As indicated
SHEET SIZE A3

PROJECT NUMBER


NO.99 ROSSI STREET YASS
NO.5 HANLEY PLACE YASS
BOUNDARY LINE
DRIVEWAY
UNIT C2
UNIT C1
UNIT B2
UNIT B1
UNIT A2
UNIT A1
NO.93 ROSSI STREET YASS
NO.95 HANLEY PLACE YASS
NO.89 ROSSI STREET YASS
NO.11 HANLEY PLACE YASS
SHADOW DIAGRAM LEGEND
PROPOSED SHADOW BY PROPOSED BUILDINGS
A 04.03.25 DA SUBMISSION
Rev Date Description
NOT TO SCALE
REFERENCES
NOTES
PROJECT STAGE
DA
PROJECT DETAILS
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7 Hanley Pl, Yass NSW 2582
CLIENT DETAILS
Owner
DRAWING TITLE
SHADOW DIAGRAM-21J
DRAWN DESIGNED
SM SM
DRAWING SCALE SHEET SIZE
As indicated A3
PROJECT NUMBER
ARCHITE
L6

SHADOW DIAGRAM LEGEND

PROPOSED SHADOW BY PROPOSED BUILDINGS

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DA

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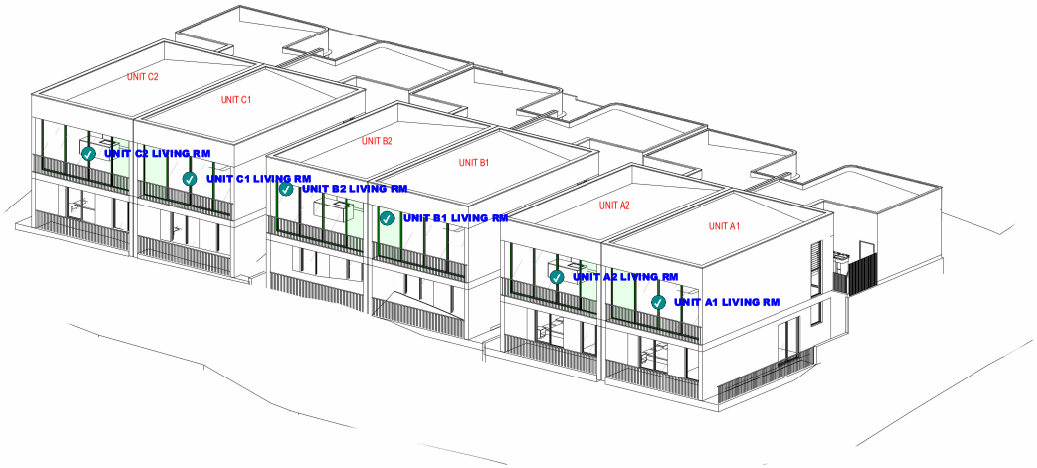
Owner

DRAWING TITLE
SHADOW DIAGRAM-21J

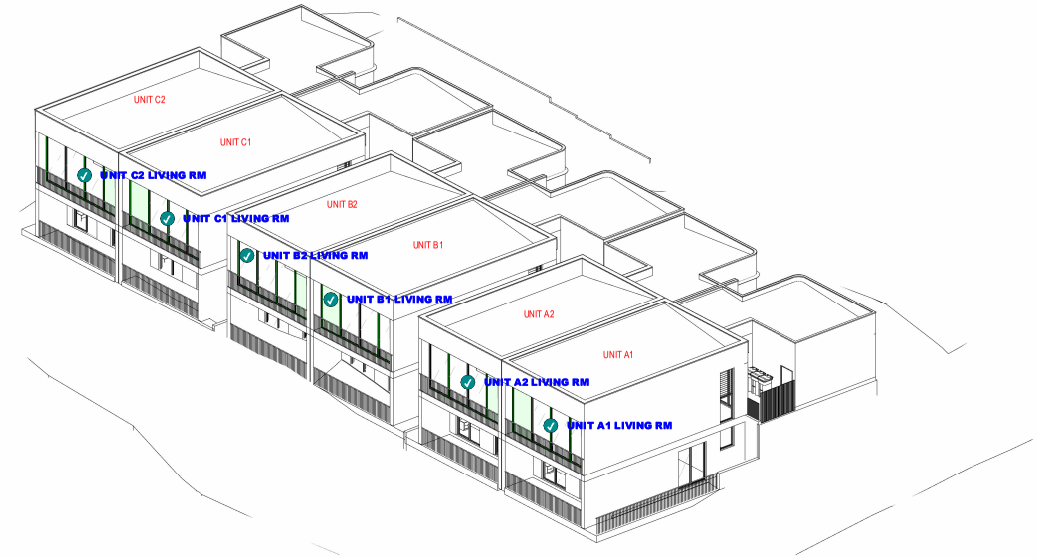
DRAWN	DESIGNED
SM	SM

DRAWING SCALE	SHEET SIZE
As indicated	A3

PROJECT NUMBER



1 NO.7 PROPOSED SUN VIEW ON 21JUNE-09AM



2 NO.7 PROPOSED SUN VIEW ON 21JUNE-10AM

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PERMITTED IN ITS DIGITAL FORM.

NOMINATED ARCHITECT: SOROSH MOSHI

A 04.03.25 DA SUBMISSIO
Rev. Date Description

Scale
m 2.5 5
0 1:250 at A3 1:1

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PROJECT STAGE
DA

PROJECT DETAILS
RESIDENTIAL DEVELOPM

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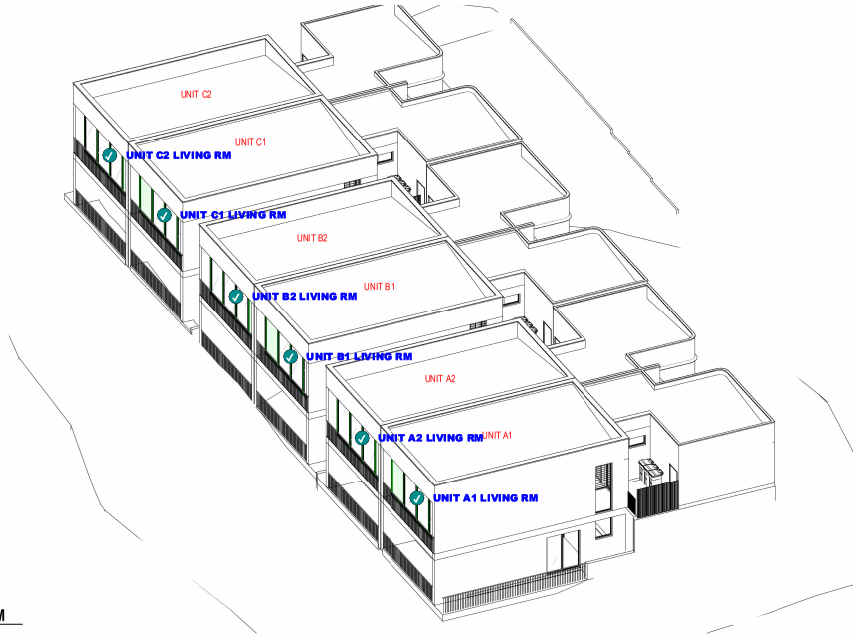
CLIENT DETAILS
Owner

DRAWING TITLE
NO.7 PROPOSED SUN V
21JUNE NO.1

DRAWN SM
DESIGNED SM

DRAWING SCALE
SHEET SIZE A3

PROJECT NUMBER



1 NO.7 PROPOSED SUN VIEW ON 21JUNE-11AM

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NOMINATED ARCHITECT: SOROOSH MOSHI

Rev.	Date	Description
A	04.03.25	DA SUBMISSIO

Scale
m 2.5 5
0 1:250 at A3 1:1

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PROJECT DETAILS
RESIDENTIAL DEVELOPM

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CLIENT DETAILS
Owner

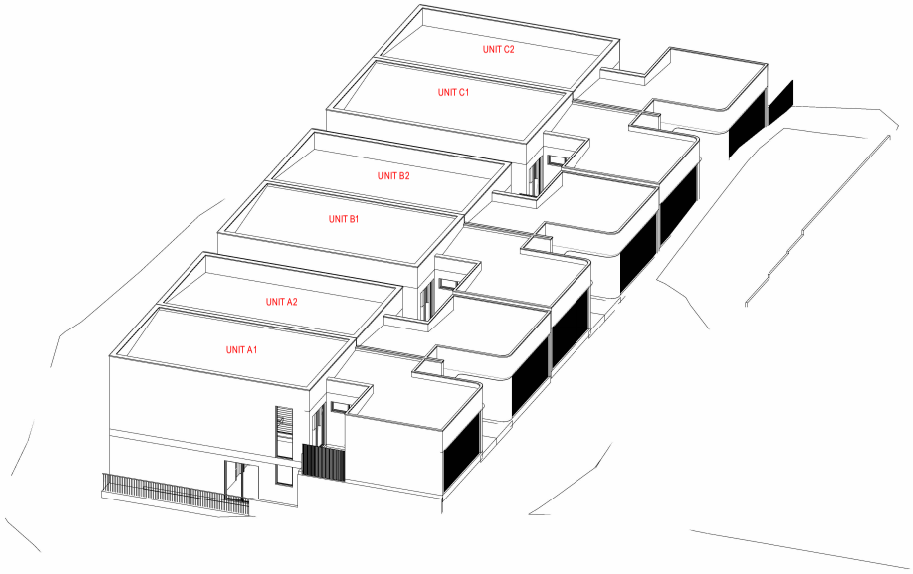
DRAWING TITLE
NO.7 PROPOSED SUN V
21JUNE NO.2

DRAWN	DESIGNED
SM	SM

DRAWING SCALE SHEET SIZE
A3

PROJECT NUMBER

1 NO.7 PROPOSED SUN VIEW ON 21JUNE-13PM



2 NO.7 PROPOSED SUN VIEW ON 21JUNE-14PM

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PROJECT DETAILS
RESIDENTIAL DEVELOPM

7 Hanley Pl, Yass NSW 2582

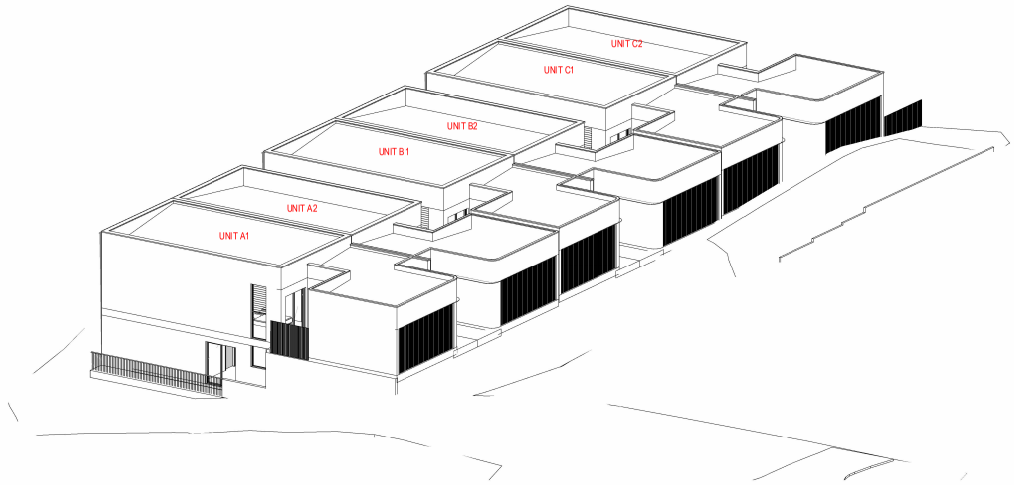
CLIENT DETAILS
Owner

DRAWING TITLE
NO.7 PROPOSED SUN V
21JUNE NO.3

DRAWN	DESIGNED
SM	SM

DRAWING SCALE	SHEET SIZE
	A3

PROJECT NUMBER



1 NO.7 PROPOSED SUN VIEW ON 21JUNE-15PM

PROPOSED BUILDING SUN VIEW STUDY ON NO.7 HANLEY PL ON JUNE 21 BETWEEN 9AM - 3PM							
Room Name	CD_Solar 09:00	CD_Solar 10:00	CD_Solar 11:00	CD_Solar 12:00	CD_Solar 13:00	CD_Solar 14:00	CD_Solar 15:00
UNIT A1 LIVING RM							
UNIT A2 LIVING RM							
UNIT B1 LIVING RM							
UNIT B2 LIVING RM							
UNIT C1 LIVING RM							
UNIT C2 LIVING RM							

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RESIDENTIAL DEVELOPM

7 Hanley Pl, Yass NSW 2582

CLIENT DETAILS
Owner

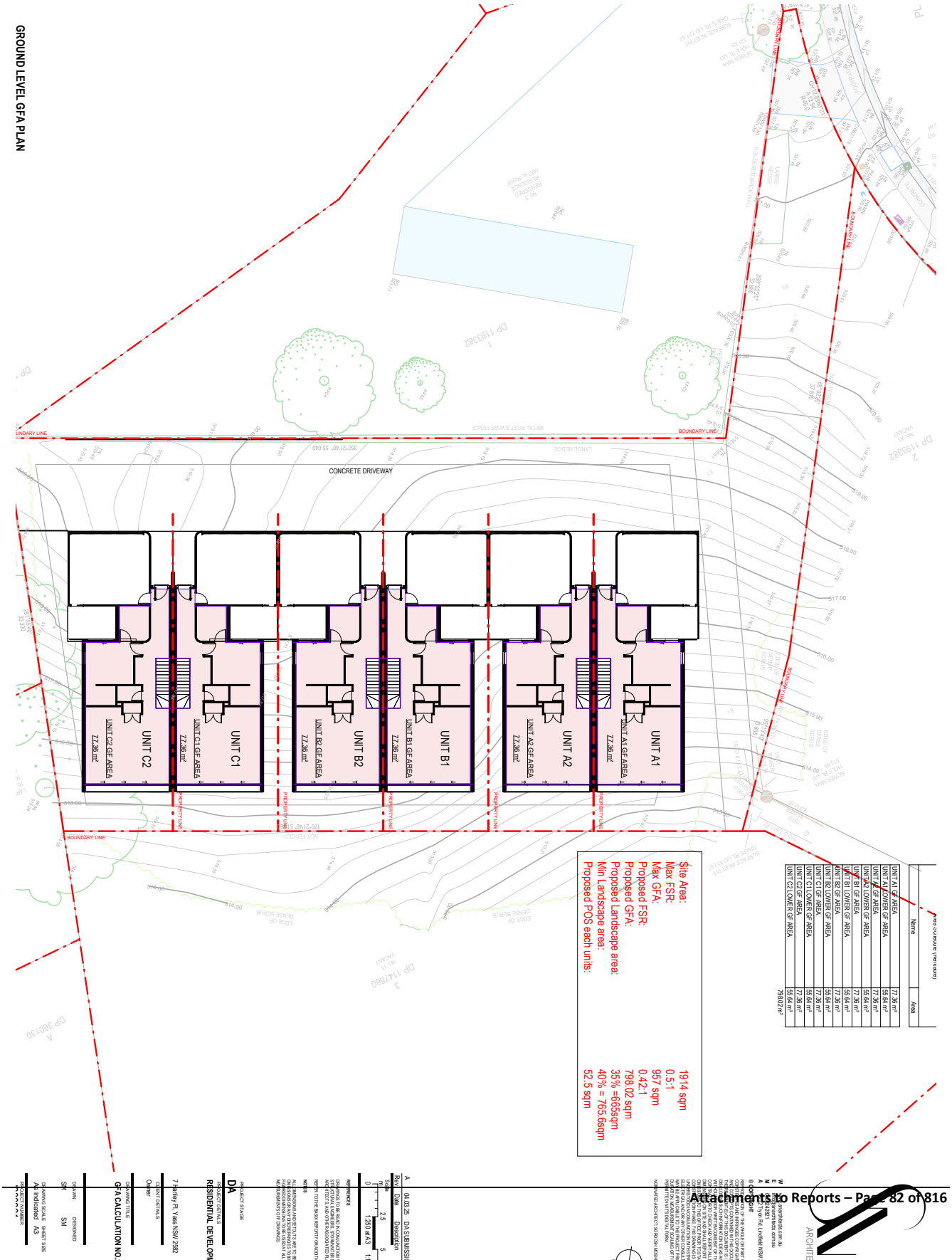
DRAWING TITLE
NO.7 PROPOSED SUN V
21JUNE NO.4

DRAWN SM
DESIGNED SM

DRAWING SCALE
SHEET SIZE A3

PROJECT NUMBER

LOWER GROUND GFA PLAN
UNIT A1 LOWER GF AREA
UNIT A2 LOWER GF AREA
UNIT B1 LOWER GF AREA
UNIT B2 LOWER GF AREA
UNIT C1 LOWER GF AREA
UNIT C2 LOWER GF AREA
55.64 m²
BOUNDARY LINE
PROPERTY LINE
Site Area: 1914 sqm
Max FSR: 0.5:1
Max GFA: 957 sqm
Proposed FSR: 0.42:1
Proposed GFA: 798.02 sqm
Proposed Landscape area: 35% =665sqm
Min Landscape area: 40% = 765.6sqm
Proposed POS each units: 52.5 sqm
Name
Area
UNIT A1 GF AREA 77.36 m²
UNIT A1 LOWER GF AREA 55.64 m²
UNIT A2 GF AREA 77.36 m²
UNIT A2 LOWER GF AREA 55.64 m²
UNIT B1 GF AREA 77.36 m²
UNIT B1 LOWER GF AREA 55.64 m²
UNIT B2 GF AREA 77.36 m²
UNIT B2 LOWER GF AREA 55.64 m²
UNIT C1 GF AREA 77.36 m²
UNIT C1 LOWER GF AREA 55.64 m²
UNIT C2 GF AREA 77.36 m²
UNIT C2 LOWER GF AREA 55.64 m²
798.02 m²
DA
RESIDENTIAL DEVELOPM
7 Hanley Pl, Yass NSW 2582
GFA CALCULATION NO.
Attachments to Reports – Page 81 of 816


GROUND LEVEL GFA PLAN
CONCRETE DRIVEWAY
UNIT A1
UNIT A2
UNIT B1
UNIT B2
UNIT C1
UNIT C2
UNIT A1 GF AREA
UNIT A2 GF AREA
UNIT B1 GF AREA
UNIT B2 GF AREA
UNIT C1 GF AREA
UNIT C2 GF AREA
77.36 m²
BOUNDARY LINE
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UNIT A2 LOWER GF AREA 55.64 m²
UNIT B1 GF AREA 77.36 m²
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UNIT B2 LOWER GF AREA 55.64 m²
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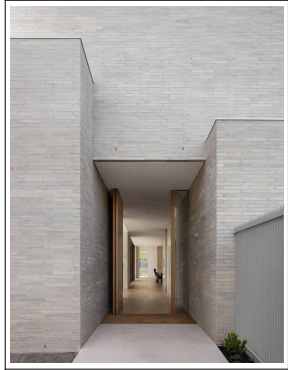
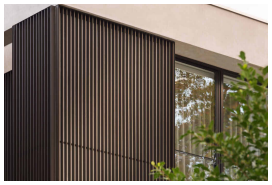
UNIT C2 GF AREA 77.36 m²
UNIT C2 LOWER GF AREA 55.64 m²
798.02 m²
DA
RESIDENTIAL DEVELOPM
7 Hanley Pl, Yass NSW 2582
GFA CALCULATION NO.

1 ISOMETRIC VIEW
MAX BUILDING HEIGHT (8m)
3000
505
640
1680
1205
1500
7140

MATERIAL LEGEND2		
MATERIAL REFRENCE	MATERIAL TAG	MATERIAL DESCRIPTION
	AWD 01	DARK BEIGE POWDER COATED ALUMINIUM FRAME DOORS AND WINDOWS
	FB 01	FACE BRICK WHITE
	TB 01	DARK BEIGE POWDER COATED ALUMINIUM

Attachment B Plans to Reports – Page 84 of 816

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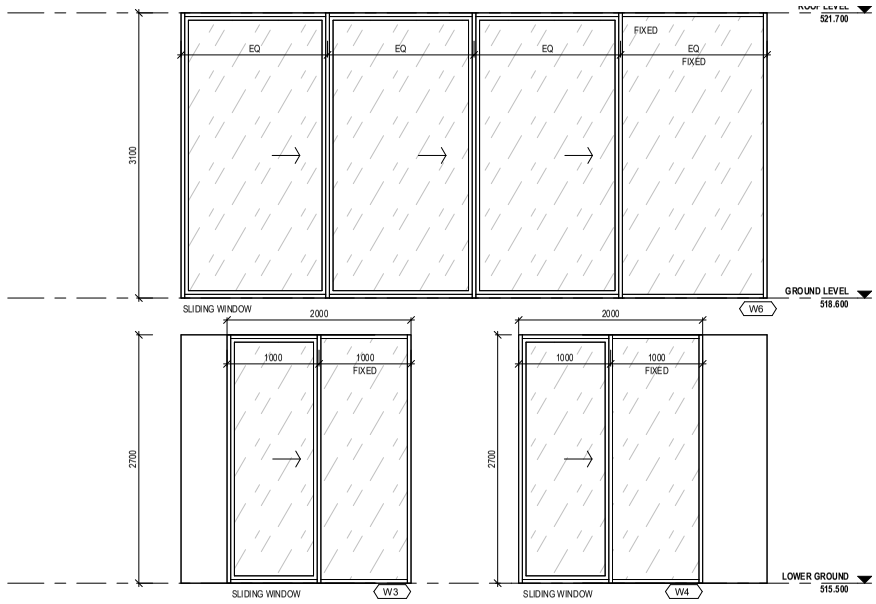
CLIENT DETAILS
Owner

DRAWING TITLE
FINISHES SCHEDULE

DRAWN SM
DESIGNED SM

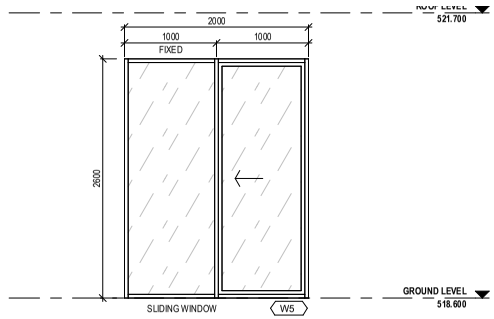
DRAWING SCALE
SHEET SIZE A3

PROJECT NUMBER



1 EAST WINDOW SCHEDULE

1 : 50



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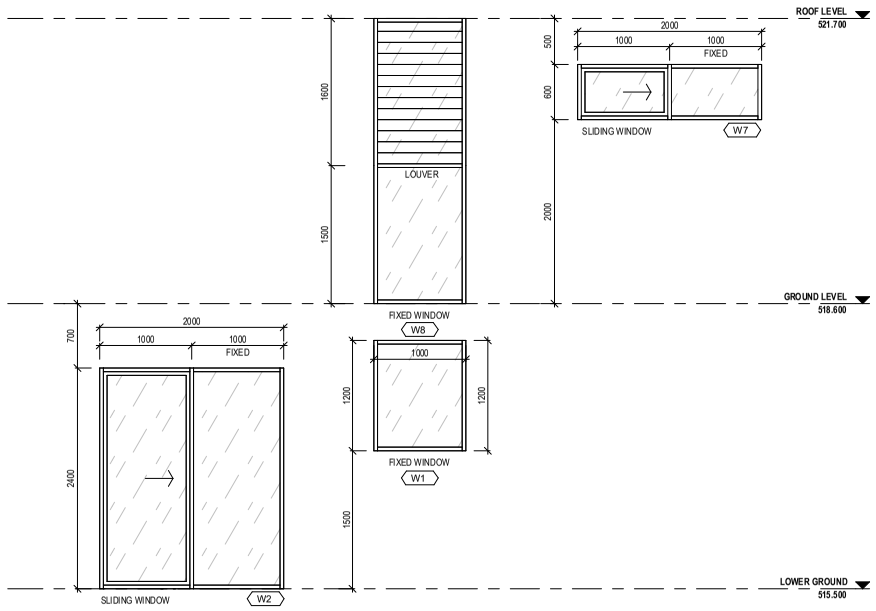

3 NORTH / SOUTH WINDOW SCHEDULE

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RESIDENTIAL DEVELOPM

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CLIENT DETAILS
Owner

DRAWING TITLE
WINDOW SCHEDULE NO

DRAWN	DESIGNED
SM	SM

DRAWING SCALE: 1 : 50
SHEET SIZE: A3

PROJECT NUMBER

Your *partners* in property

Knight Frank

Knight Frank Town Planning

Statement of Environmental Effects.

7 Hanley Place, Yass

Lot 1 DP1193382

Attached Housing Development with Community Title Subdivision

Section 8.3 Review of Determination

Submitted to:
Yass Valley Council

Prepared on Behalf of
The Price Group

13 November 2025

Knight Frank Town Planning Sydney
T: +61 9036 6666
GPO Box 187, Sydney NSW 2001
Level 22, Angel Place, 123 Pitt Street
Sydney NSW 2000

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This report is current at the date of the development application only.

This report is to be read in its entirety and in association with other documentation submitted as part of the Development Application.

Job Name		7 Hanley Place, Yass		
Job Number		24-044		
Client		The Price Group		
Quality Management				
Issue	**Date**	**Prepared By**	**Checked By**	**Approved for release by**
V1	13.8.2024	DW	NC	NC
V2	15.3.2025	NC	NC	NC
V3	27.8.2025	NC	MG	NC
V4	13.11.2025	NC	NC	NC
For further information contact		Nicholas Cavallo Associate Director Knight Frank Town Planning Nicholas.Cavallo@au.knightfrank.com		

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1. Introduction

This Statement of Environmental Effects (SEE) accompanies a Review of Determination pursuant to s8.3(1) Application for and conduct of review of the *Environmental Planning and Assessment Act 1979* to Yass Valley Council for the proposed construction of an attached housing development comprising six (6) dwellings, community title subdivision, civil works, earthworks, and landscaping on the subject site at 7 Hanley Place, Yass. The site is legally described as Lot 1 DP1193382.

This SEE and accompanying specialist documentation describes the proposed development as amended and provides an environmental assessment against the relevantly applicable Environmental Planning Instruments and Policies, pursuant to Section 4.15 Evaluation of the Environmental Planning and Assessment Act 1979 (EP&A Act). The assessment carried out in this SEE demonstrates that the proposed development:

- Will deliver additional housing supply within an established residential subdivision;
- Will contribute towards housing diversity and densities consistent with the zone objectives;
- Provides a high-quality design that will contribute towards the character of the area;
- Has been designed and to mitigate impacts upon neighbouring properties including established and future residential development;
- Will remain consistent with the relevantly applicable Environmental Planning Instruments and planning policies and controls;
- Is an efficient use of the land that will contribute towards housing diversity;
- Is consistent with the objectives of the subject land use zone R1 General Residential zone pursuant to the *Yass Valley Local Environmental Plan 2013.*

For the reasons stated and as explored within this Statement of Environmental Effects report, the proposed development is worthy of approval.

2. Subject Site & Context

2.1 The Site

The subject site comprises 7 Hanley Place, Yass, and is legally described as Lot 1 DP1193382. It has a generally west to east fall. It is zoned R1 General Residential under the *Yass Local Environmental Plan 2013* and has an irregular shape measuring 1,914m^2. Pedestrian and vehicular access is via an easement leading to Hanley Place, which forms part of the site's western boundary. The site is cleared of vegetation.

Hanley Place is a cul-de sac which allows for two way traffic. The road levels separate part way along Hanley Place in response to the topography of the area.

The site is burdened by a building envelope which is quite expansive. Minor variations are required to the building envelope within the northern and southern parts of the site to accommodate the proposed development.

Figure 2 *– Aerial view of subject site in its immediate context. Source: Nearmap.*

2.2 Surrounding Development and Context

The site is located within an established residential subdivision largely characterised by single-storey dwellings. There are also dual occupancy developments within the estate to the north of the subject site. The site is located approximately 450m west of the main street within the Yass Valley town centre. The site is elevated and enjoys views of the town to the east.

With respect to the broader contact there is established medium density residential zoned land to the east of the site with access from Dutton Street. The local centre zoning begins at the intersection of Rossi Street and Dutton Street approximately 250m to the east of the site.

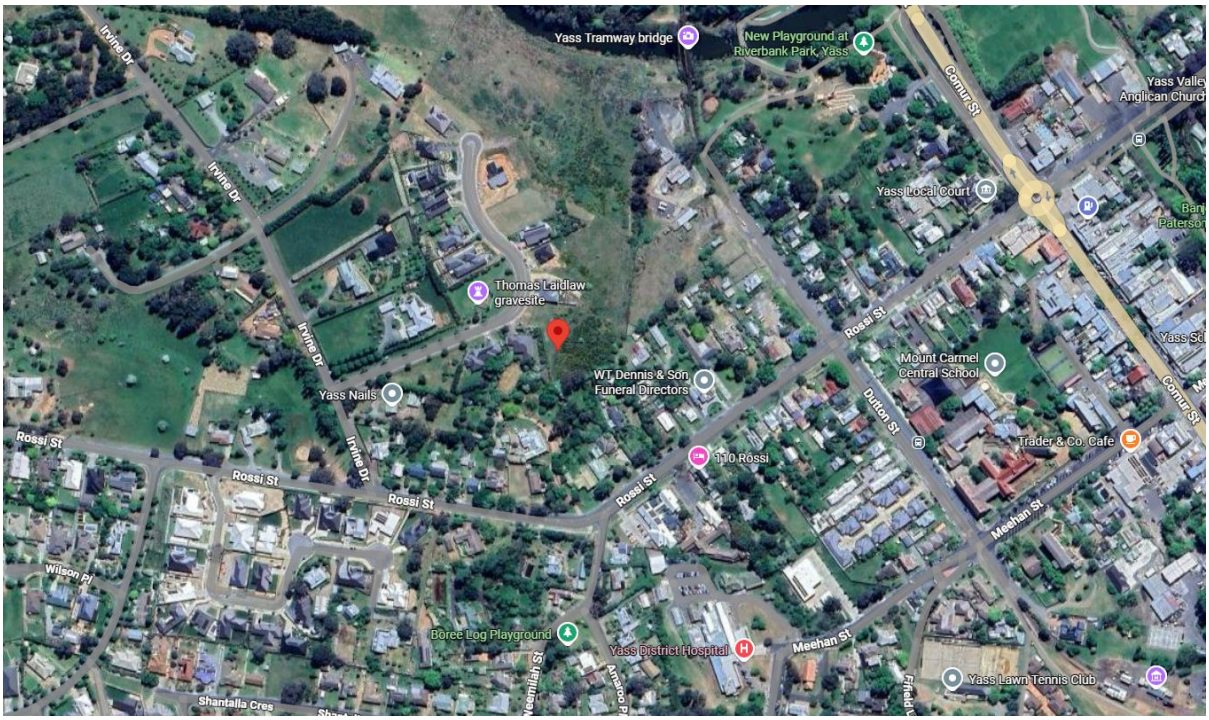

***Figure 3** – Site Context Map. Source: Google.*

3. Background

3.1 Development Application DA250320

The subject application comprises a review of determination pursuant to s8.2 of the *Environmental Planning and Assessment Act 1979* with respect to Yass Valley Council's (Council) decision to determine Development Application DA250320 by way of refusal on 25 September 2025. The development description of the refused development was as follows:

- *Multi dwelling housing, including six dwellings of three bedrooms and two garage spaces each (two buildings with three dwellings in each)*
- *Earthworks*
- *Landscaping works*
- *Driveway and services*

The reasons for refusal are detailed in the notice of determination as follows:

1. *The proposal does not comply with the development standard contained in clause 4.1D(3)(a) of the Yass Valley Local Environmental Plan 2013 in relation to the minimum site area per dwelling. The development standard requirements a minimum site area of 400m^2 per dwelling. The proposal has a site area of 319.5m^2 per dwelling.*
2. *The exception to the development standard contained in clause 4.1D(3)(a) pursuant to clause 4.6 of the Yass Valley Local Environmental Plan 2013 is not supported as the applicant's written request has not demonstrated that compliance with the development standard is unreasonable or unnecessary and that there are sufficient environmental planning grounds. As such, development consent cannot be granted in accordance with clause 4.6(3).*

3.2 Amendments to Development Application

Pursuant to s8.3(3) of the EP&A Act 1979 there is an ability to make amendments to the proposed development for which consent is being sought as follows:

> *(3) In requesting a review, the applicant may amend the proposed development the subject of the original application for development consent or for modification of development consent. The consent authority may review the matter having regard to the amended development, but only if it is satisfied that it is substantially the same development.*

In response to the reasons for refusal from Council it is sought to amend the proposed development such that consent is sought for an attached dwelling development with community title subdivision. With respect to the other aspects of the development including the number of dwellings, design of the dwellings and associated work there are no amendments proposed.

Hence the amendments would result in the following development description:

- *Attached housing, including six dwellings of three bedrooms and two garage spaces each (two buildings with three dwellings in each)*
- *Community title subdivision with a dwelling each on its own lot of land*
- *Earthworks*
- *Landscaping works*
- *Driveway and services*

It is our view that the amendments made are considered to be substantially the same development for which consent was originally sought. While the planning characterisation does change there are otherwise no physical changes to the development that would alter the nature the proposal for which consent is sought. The incorporation of subdivision as part of the proposal similarly does not alter the nature of the development. It is expected that such a housing development would be the subject of some form of subdivision to enable the separate occupation and ownership of the resulting dwellings.

4. The Proposal

4.1 Proposal Overview

The proposal seeks consent for the construction of an attached housing development comprising six (6) dwellings each with three (3) bedrooms, community title subdivision of the development, civil works, retaining walls, cut and fill, and landscaping on the subject site.

The dwellings are two storey in height and present as a townhouse style development, comprising of an aboveground level and lower ground level. The proposal seeks to utilise the topography, reducing the extent of cut and fill while also minimising the perceived bulk and scale from the streetscape.

The following is a description of the proposed works and general layout for each dwelling.

Lower Ground Floor

- Two bedrooms;
- Media room;
- Main bathroom;
- Outdoor private open space area with landscaping for each unit.

Ground Floor

- Living areas comprising an open plan kitchen, living and dining room;
- WC;
- Main bedroom with, ensuite, and WIR;
- Bin storage area;
- Double garage;
- Landscaped entrance;

The other works proposed within the site comprise the driveway; retaining walls within the site including along the south-western edge of the driveway; communal landscaping and embellishments for the residents; two (2) visitor parking spaces; landscaped areas; and stormwater infrastructure.

Refer to **Figures 3-5** below for the proposed site plan, and elevations.

24-044 – Hanley Place, Yass.

***Figure 4** – Site Plan. Source: SN Architects.*

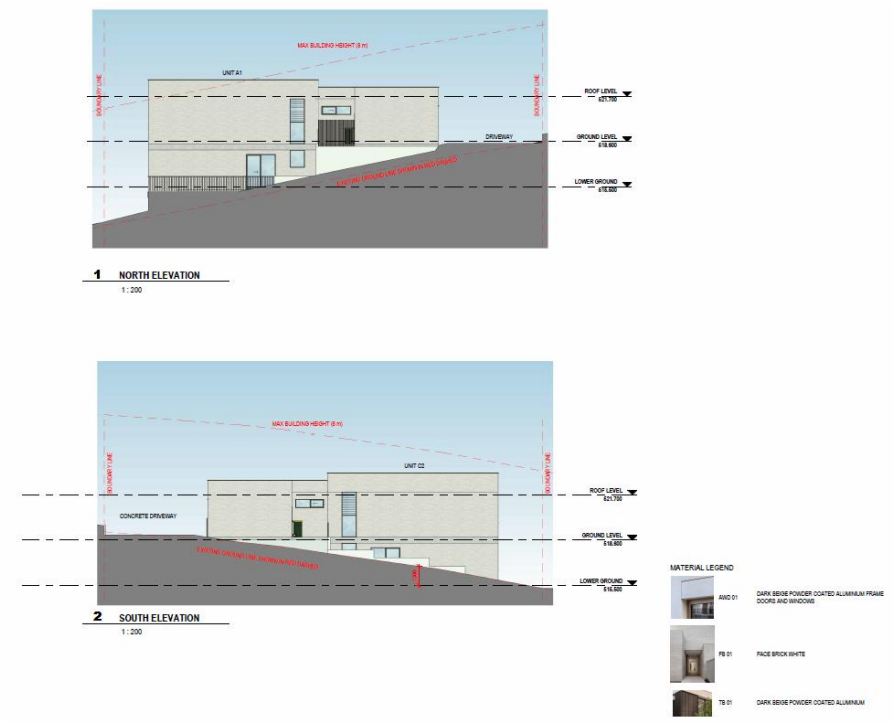

***Figure 5** – Proposed Elevations (North/South). Source: SN Architects.*

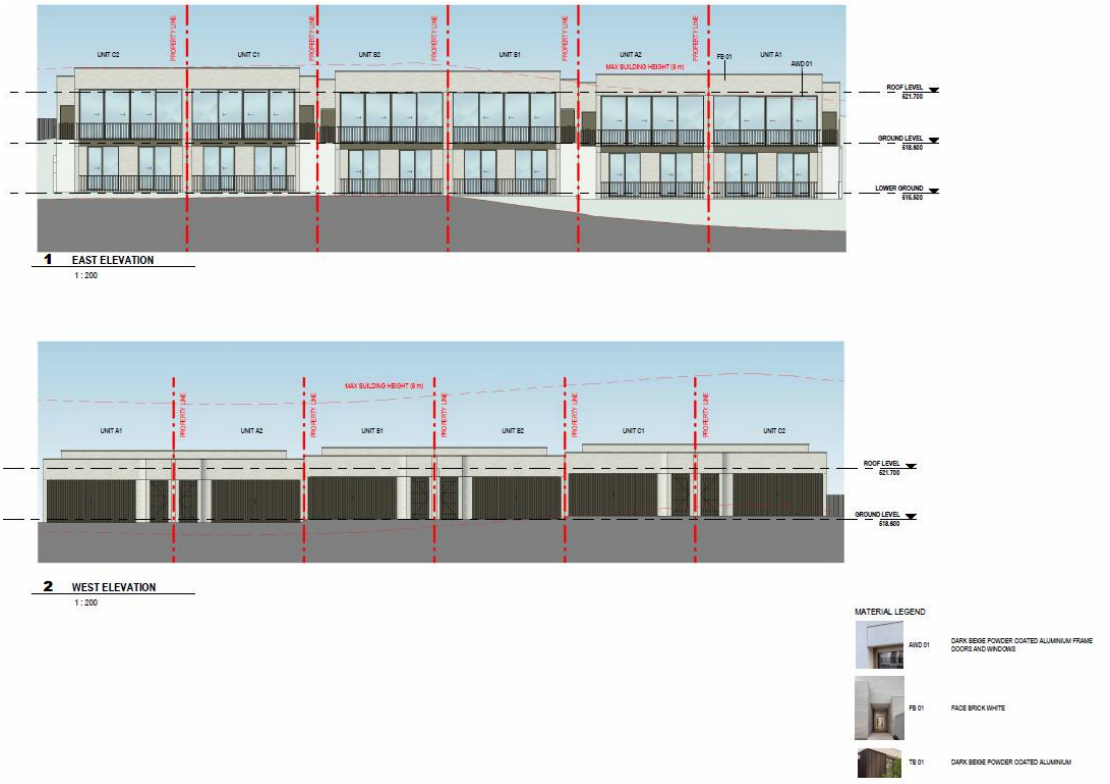

***Figure 5** – Proposed Elevations (East/West). Source: SN Architects.*

5. Environmental Assessment

Knight Frank Town Planning has undertaken an assessment of the proposal against the relevant environmental planning legislation, controls and guidelines to identify potential environmental impacts and mitigation measures.

5.1 Assessment of Planning Controls

This SEE includes an assessment of the proposal in terms of the matters for consideration as listed under Section 4.15 Evaluation of the EP&A Act and should be read in conjunction with specialist documentation appended to this report, as outlined on the contents page of this report.

5.1.1 EPA Act 1979 and EPA Regulation 2021

The *Environmental Planning and Assessment Act 1979* (the Act) and *Environmental Planning and Assessment Regulation 2021 (*the Regulation*)* provides the legislative framework for the assessment and approval of the proposed development.

The objectives of the Act relevant to the proposed development are:

- to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources;
- to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
- to promote the orderly and economic use and development of land,
- to promote the delivery and maintenance of affordable housing, and
- to promote good design and amenity of the built environment.

The assessment contained in this SEE demonstrates that the proposed development is consistent with these objectives and the other relevantly applicable provisions of the Act and Regulation.

Integrated Development

Development requiring approval under another Act in addition to development consent is '*integrated Development'*. Section 4.46(1) of the Act provides a list of these approvals. The proposed works do not trigger the need for the consent authority to obtain general terms of approval (GTA) from any approval bodies.

5.1.2 Biodiversity Conservation Act 2016 & Regulation 2017

The Biodiversity Conservation Act 2016 (BC Act) protects threatened species, communities and critical habitat in New South Wales. This Act provides protection for species, populations and ecological communities considered endangered, vulnerable or extinct. Any activity, which may have an impact on threatened species must consider a range of factors in the assessment and determination of the development application. Section 1.7 of the EP&A Act links with the BC Act and requires the consent authority to consider a range of factors during the determination of a development application.

The Biodiversity Conservation Act 2016 (BC Act) establishes the requirements for the protection of biodiversity, outlines the requirements for the regulating a range of development activities on land and provides mechanisms for the management of impacts resulting from development activities. Part 7 of the BC Act sets out the requirements for biodiversity assessment and sets out significant impact threshold criteria that trigger entry into the Biodiversity Offset Scheme (BOS).

The subject site is located within an established urban area with no biodiversity values identified. Vegetation within the site has already been cleared. Therefore, Council can be satisfied that the Biodiversity Offsets Scheme will not been triggered nor will there be any impact on threatened species.

5.1.3 State Environmental Planning Policies

The following is the relevant statutory planning framework:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2021*
- *Biodiversity Conservation Act 2016 and Regulation 2017*

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *Yass Valley Local Environmental Plan 2013*
- *Yass Valley Council Development Control Plan 2024*

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The State Environmental Planning Policy (Biodiversity and Conservation) 2021 provides a framework for water catchments, waterways, urban bushland, and the Willandra Lakes World Heritage Property. It is applicable the site by virtue of being applicable to the entire state. There are no water catchments, waterways, or urban bushland located within the site or in its vicinity. The site is not located within the Willandra Lakes World Heritage Property. As such, Council can be satisfied that the proposal will have no impacts to biodiversity or conservation considerations.

State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (the SEPP) applies to the proposed development by virtue of applying to the entire state.

Chapter 4 – Remediation of Land

Under clause 4.6 of the SEPP, the consent must consent to the carrying out of development unless it has considered the potential for contamination within a site, if the land is contaminated whether it is suitable in its current state for the proposed use and if the land requires remediation to be made suitable for the proposed use, that the remediation will occur prior to the proposed use. The site is located within an established residential area and does not have a history of potentially contaminating land uses. As such, the land is considered to be suitable for the residential development in its current state.

5.1.4 Yass Valley Local Environmental Plan 2013

The *Yass Valley Local Environmental Plan 2013* (LEP) is the relevant and primary environmental planning instrument which applies to the proposed development. The proposed development is assessed in detail against the relevant provisions of the LEP within the tables below.

The subject site is zoned R1 General Residential. The land use table for R1 is included below.

Zone R1 General Residential

1 Objectives of zone
- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

2 Permitted without consent

Environmental protection works; Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Attached dwellings; *Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Flood mitigation works; Group homes; Hostels; Hotel or motel accommodation; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Signage; Take away food and drink premises; Tank-based aquaculture; Water supply systems*

4 Prohibited

Water treatment facilities; Any other development not specified in item 2 or 3

The proposed development is considered to be characterised as an 'attached dwelling' development defined as follows:

> ***attached dwelling*** *means a building containing 3 or more dwellings, where—*
> *(a) each dwelling is attached to another dwelling by a common wall, and*
> *(b) each of the dwellings is on its own lot of land, and*
> *(c) none of the dwellings is located above any part of another dwelling.*
> ***Note.***
> *Attached dwellings are a type of residential accommodation—see the definition of that term in this Dictionary.*

The proposed development includes the community title subdivision of the development such that each dwelling 'is on its own lot of land' consistent with the requirement of the definition.

Relevant provisions of the LEP are detailed and assessed in **Table 3** below.

Yass Valley LEP 2013			
Clause	**Provision**	**Assessment**	**Complies**
2.2 Zoning of land to which Plan applies	The subject site is zoned R1 General Residential.	The proposed attached housing is permissible with consent in the R1 Zone.	Yes
2.3 Zone objectives and Land Use Table	The subject site is zoned R1 General Residential. Refer land use table above.	The proposed development is permissible with consent in the applicable zone, which is R1, and is consistent with the zone objectives.	Yes
2.6 Subdivision - consent requirements	(1) Land to which this Plan applies may be subdivided, but only with development consent.	Consent is sought for the community title subdivision of the completed development.	Yes
4.1 Minimum subdivision lot size	… (2) This clause applies to a subdivision of any land shown on the *Lot Size Map* that requires development consent and that is carried out after the commencement of this Plan. (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the *Lot Size Map* in relation to that land. (4) This clause does not apply in relation to the subdivision of any land— (a) by the registration of a strata plan or strata plan of subdivision under the *Strata Schemes Development Act 2015*, or (b) by any kind of subdivision under the *Community Land Development Act 2021*.	The development includes the subdivision of land by way of community title subdivision. This clause applies to the subdivision of land shown on the lot size map. However, clause 4(b) applies in this instance which specifically excludes community title subdivision from the operation of the clause and hence the minimum lot size does as mapped not apply to the proposed development.	N/A
4.1D Minimum site areas for dual occupancies and multi dwelling housing in Zones R1, R2, R3 and RU5	(1) The objective of this clause is to achieve planned residential density in certain zones. (2) Development consent must not be granted to development for the purposes of a dual occupancy unless the site area per dwelling is at least— (a) in the case of Zone R1 General	With respect to the site area provision this only applies to certain development within the R1 zone being 'multi dwelling housing'. In this instance the development proposes an 'attached dwelling' development and as such the clause does not apply.	N/A

Yass Valley LEP 2013			
	Residential—400 square metres… (3) Development consent must not be granted to development for the purposes of multi dwelling housing unless the site area per dwelling is at least— (a) in the case of Zone R1 General Residential—400 square metres…		
4.3 Height of Buildings	A maximum height of 8m applies to the subject site.	The development does not comply with the maximum permitted building height. In this instance Units A1, A2 and A3 vary the height of building development standard located within the north-eastern part of the site. Units B2, C1 and C2 otherwise all comply with the maximum height of building. A maximum building height of 9.5m is proposed (Unit A1) representing an exceedance of 1.5m or 18.75%. In support of the application is a cl 4.6 Variation statement which seeks to vary the development standard.	No, refer to separate written statement
4.4 Floor Space Ratio	A maximum FSR of 0.5:1 applies to the subject site.	The development has a gross floor area of 798.02sqm equating to an FSR of 0.42:1.	Yes
5.10 Heritage Conservation	The site does not contain any heritage items, nor is it located in a heritage conservation area.		N/A
6.1 Earthworks	(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters— (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development, (b) the effect of the development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics, (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area, (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the	Consent for earthworks is sought as part of this application. Cut and fill works are required to facilitate the proposed dwellings. A balance between cut / fill is achieved and retaining walls proposed where required. Refer to the submitted architectural plans for further details. No heritage items, waterways or environmentally sensitive areas are located near the subject site.	Yes

Yass Valley LEP 2013			
	development.		
6.4 Terrestrial Biodiversity	Not applicable. The subject site is not indicated on the Terrestrial Biodiversity Map to contain terrestrial biodiversity values.		N/A

***Table 3** – Yass LEP 2013 Provisions.*

5.1.5 Yass Valley Council Development Control Plan 2024

The Yass Valley Council Development Control Plan 2024 was exhibited from March to April 2024 and has since been adopted by Council. It gives effect to the aims and objectives of Yass Valley Local Environmental Plan 2013 and outlines Council's standards for new development. The relevant parts and controls of the DCP are assessed in the table below.

Yass Valley Council DCP 2024		
Control	**Comments**	**Complies**
Part C – Subdivision Controls		
C4 Strata & Community Title Subdivision Controls		
a. All lots are to be connected to a centralised electricity supply network in accordance with the requirements of Essential Energy	All lots to be connected to central electricity supply.	Yes
b. Pedestrian and street lighting are to be provided in accordance with AS/NZS 1158:2020 Lighting for roads and public spaces;	Pedestrian / vehicular lighting is to be provided within the driveway.	Yes
c. All lots are to be provided with a separate water meter and connection to the reticulated supply; all water meters are to be located at the front of the property in an accessible location to facilitate meter reading;	All lots to be created will be provided with a separate water meter and connection to the reticulated water supply.	Yes
d. A single master meter is to be provided to the common and community property	Can be provided to the common property if required.	Yes
e. All lots are to be provided individual connections to Council's reticulated sewer system or an approved on site sewage management system	All lots to be created will be provided with a separate connection to the sewer system.	Yes
f. All lots are to be provided with telecommunications	All lots to be created will be provided with a separate telecommunications connection.	Yes
g. Easements are to be created over services	No specific easements required to be created.	N/A
Part D – Residential Development Controls		
D2 Medium Density Housing		
D2.1 Site frontage and area		
Objective: To ensure that dwelling occupants have adequate access to private open space for the quiet enjoyment of their property and recreational opportunities	It is considered that the development achieves the objectives of the planning control.	Yes
a. The site shall have street frontage of at least 15 metres when measured at the building line. At the head of a cul-de-sac the minimum frontage shall allow sufficient area for the placement of bins required by the development in a single, not stacked, line and the parking of at least one vehicle.	The site is irregular in shape with access provided by way of a minor handle measuring 7m wide. However the site measures circa 30m in width at the building line of Unit A1, which is capable of accommodating development as proposed. Sufficient room within the access handle is provided for the presentation of bins.	Yes
b. For development involving attached dwellings, dual occupancies, multi dwelling housing; secondary dwellings and semi detached dwellings, each unit shall be provided with a minimum site area in accordance with Clause 4.1D of Yass Valley Local Environmental Plan 2013;	Clause 4.1D of the YVLEP 2013 applies only to dual occupancy development and multi dwelling housing. In this instance attached dwellings are proposed for which the clause does not apply.	N/A
c. Where it can be demonstrated that the objectives of this part are met, a smaller minimum site area may be considered.	The site area provision does not apply to the development as an attached dwelling development is proposed which is not covered by clause 4.1D of the YVLEP 2013.	N/A
D2.2.1 Front Setbacks		
No dwellings on adjacent lots fronting the same	Substantial front setback achieved of circa 30m.	Yes

Yass Valley Council DCP 2024		
street, site greater than 1,500m^2 – 10m		
D2.2.2 Side and rear setbacks		
Objective: To ensure that multi dwelling development does not impact on solar access, privacy, or overshadowing	It is noted that the proposal does not achieve compliance with the required side setbacks	No, but justified see below
a. Multi Dwelling developments should have the minimum side and boundary setback as per the table below (taking account of solar access and privacy): Side boundary - 900mm for single storey elements 2m for second storey elements 6m if a habitable room window or balcony faces the boundary. Rear boundary – 10 metres for buildings measuring less than 4.5m with a lot area greater than 1,500m 15m for buildings measuring greater than 4.5m and with a lot area greater than 1,500m^2	<u>Side boundary (eastern & western boundary)</u> Compliance achieved to the western boundary with a setback of 7m to the single storey component. The proposal does not comply with the required side boundary setback to the eastern boundary and for which a 6m setback is required. Whereas the development proposes the following: - Ground floor = 5m - First floor (Balcony) = 3m - First floor (Glass line) = 3.5m The adjoining site is currently vacant. We are not aware of an application having been lodged with Council or otherwise being assessed. The adjoining site is significant in area and capable of accommodating a dwelling house and associated structures / infrastructure. It is noted the site is benefitted by a shared access handle which provides access to three (3) lots. Shadow diagrams prepared as part of the architectural package show that the built form (except boundary fencing) will not impact on the adjoining property between 9am and 1pm, which ensures that compliant solar access can be achieved to both the habitable areas of a future dwelling and its corresponding private open space area. A setback of 3.5m to the living area and 3m to the balcony is considered appropriate in this instance. The land slopes substantially to the east which assists with the sense of separation and mitigation of potential overlooking from the subject site. Furthermore, the adjoining site is of a significant size that is capable of being designed and sited to accommodate a dwelling house. It is not restricted for instance by way of a building envelope that would limit the placement of development and can instead respond positively to the site context. <u>Rear Boundary</u> The development proposes a rear setback of circa 1.15m from the southern boundary ats a minimum increasing to 3.45m as measured to the single storey component. Whereas a 15m setback would be required under the current planning controls. While this is a significant numerical departure from Council's controls it is considered that the proposal will still achieve the overarching objectives and will not detract from the amenity received by adjoining	No

Yass Valley Council DCP 2024		
	properties to the south. That the proposal is capable of being supported. The adjoining properties directly to the south would appear to comprise two (2) dwelling houses on separate allotments (93 & 89 Rossi Street) within the R1 General Residential zone. Both dwellings appear to be on substantial allotments with the majority of built form and open spade areas well setback from the common boundary with the subject site. These sites would also appear to be heavily vegetated particularly along the common boundary. This existing boundary condition would appear to assist in mitigating any potential visual impact that may occur by the development along this boundary. Finally, there are only minor windows within the southern elevation of the development that may be of concern. With regard to the impact upon solar access on the adjoining sites the overshadowing can be described as relatively minor between the hours of 9am – 12pm as measured on 21 June with compliance maintained with the solar access requirements to the adjoining properties. The impact does increase beyond that time reaching its greatest at 3pm.	
c. The total length of wall within 900mm of a side boundary shall not exceed 10 metres (or if adjoining an existing boundary wall, no longer than that wall);	Complies with a minimum setback of 3m achieved.	Yes
D2.3 Site coverage		
a. The maximum floor space ratio for medium density development, including all ancillary buildings, is not to exceed those indicated below or as otherwise shown on the Yass Valley Local Environmental Plan 2013 Floor Space Ratio Map	Compliance is achieved with the maximum permitted FSR requirements under the LEP as outlined earlier in this report.	Yes
D2.4 Building height		
a. The maximum height of a building is not to exceed 8 metres, or as otherwise shown for the land on the Yass Valley Local Environmental Plan 2013 Height of Buildings Map;	The development does not comply with the maximum permitted building height of 8m. Units A1, A2 & B1 all seek to vary the maximum height. This is a result of the topography in the north-eastern part of the site. A cl 4.6 Variation statement has been submitted in support of the application which justifies the heights that are sought and demonstrates the absence of environmental impacts resulting from the variation.	No
b. Shadow diagrams are to be submitted for 9 am, 12 midday and 3 pm on the June 21 Solstice for all medium density housing, detailing overshadowing cast by the proposed development in addition to any existing buildings and fences. Shadows shall include internal and external the proposed development site;	Shadow diagrams and sun-eye diagrams have been submitted confirming that the impacts are acceptable and a compliant level of solar access is maintained to adjoining development.	Yes
c. At least 50% of the neighbouring existing principal open space or windows to internal habitable rooms should receive a minimum of 3 hours sunlight between 9am and 3pm on 21 June. If it is already less than this, it should not be further reduced.	Compliance achieved or able to be achieved as demonstrated on the submitted plans.	Yes

Yass Valley Council DCP 2024		
D2.5 Character and built form		
a. The front dwelling in each development shall face the street and feature at least 1 main entry door and 1 major window to a living or bedroom;	The site is irregular with a minor access handle providing access to the site proper. It is not feasible for the site to comply with the control. The design and siting of the development is considered to be appropriate having regard to the site constraints, with substantial landscaping able to be viewed from the streetscape and the western / northern facades of Unit A1.	No
b. Where the development involves 3 or more dwellings facing the street; the building design shall incorporate physical changes in mass, form and material on the street elevation;	Does not apply	N/A
c. Garages shall not dominant and shall be recessed from the building line;	The development is well setback from the streetscape at circa 30m and while the garage of Unit A1 is able to be viewed it will not dominate the streetscape.	N/A
f. Removal of existing street trees is to be avoided;	No street trees will be impacted.	N/A
g. Existing street trees shall be protected from impact, including root compaction;	No existing street trees	N/A
h. Landscaping is to be provided which clearly differentiates the public and private domain in accordance with the principles outlined in Part B (safety);	Landscape strategy complies with these requirements.	Yes
i. The building alignment along common internal driveways shall be varied to provide visual relief and landscaped;	There is sufficient articulation of the built form along the proposed driveway. High quality materials are proposed with a curved façade that will provide visual interest where the built form is able to be viewed.	Yes
j. Windows, balconies, fencing and the like should be designed and constructed to allow views and passive surveillance of any adjacent public reserve or recreational area as well as internal driveways and carparking areas;	While passive surveillance is not strictly achieved from the proposed built form there are challenges given the access is achieved through a minor access handle and the slope of the land. Access to each dwelling is otherwise secure and will benefit each resident.	No
k. Stepped building form on sloping sites is encouraged to avoid mass excavation;	Built form has been stepped down through the site to balance the earthworks and visual prominence of the development.	Yes
l. Windows should not be located directly opposite the windows of primary living areas of adjoining dwellings;	Consideration has been given to adjoining properties both existing and potential.	Yes
m. Privacy screens should be installed where there is a chance of overlooking from balconies, open space areas, windows on adjoining buildings (within or external the proposed development) and the like;	Privacy screens are not proposed in this instance.	N/A
n. Noise sources such as driveways, service areas, plant rooms, mechanical equipment and communal open space areas should be located at least 3 metres from bedrooms;	Compliant setbacks achieved.	Yes
o. Windows should be located to allow surveillance of internal driveway and carparking areas;	Main doorways are proposed to the driveways which is considered to be sufficient. Garages are proposed on the upper levels given the topography of the site allowing the development to step down appropriately to the adjoining properties.	Yes
p. Sensor or solar lighting should be provided adjacent to entries for multi dwelling	Able to be installed as required.	Yes

Yass Valley Council DCP 2024		
development;		
r. The use of long straight driveways should be avoided, driveways should not be more than 20 metres without traffic calming devices	Traffic calming devices have been integrated into the driveway design.	Yes
D2.6 Private open space		
a. Each dwelling shall have a total area of at least 40m2 private open space which is directly accessible from, and adjacent to, a habitable room, (other than a bedroom) the principal part of the area being at least 24m2 with minimum dimensions of at least 4 x 4 metres, and not have a slope steeper than 5%;	Each dwelling will achieve the required 40m^2 of POS at the ground level of each dwelling and with supplementary open space at the upper level to a total of 52.5m^2. It will be a highly functional and consolidated space.	Yes
b. Principal Private open space should be located on the north side of the lot where practical;	POS is located on the eastern boundary which will still achieve good solar access. Communal open space area is to be located along the northern boundary.	Yes
c. The southern boundary of principal private open space should be setback from any wall on the north of the space at least (2 + 0.9h) metres, (where 'h' is the height of the wall);	POS is typically oriented to the east.	Yes
d. Open space calculations are not to include areas utilised for driveways, on site parking, circulation, communal open space, utility/service areas or rainwater tanks;	Complies	Yes
e. Private open space areas are to clearly defined and separated from communal areas;	Complies	Yes
f. Private open space area are not to be located within the setback unless it can be demonstrated that negative impact on the streetscape and use of open is avoided;	Complies	Yes
D2.7 Landscaping		
a. At least 25% of the area in front of the building line is to be landscaped;	A substantive landscaped area is proposed forward of the built form and which is able to be viewed from the streetscape. This is to be landscaped and considered to meet the intent of the control.	Yes
b. A minimum landscape area of 40% of the total lot area must be provided;	The development achieves a total of 665m^2 of landscaped area which equates to 35%. However, compliance is achieved with the landscape area requirements for multi dwelling housing – see control (c) below. High quality landscaped areas are proposed with a significant landscaped area to the north and substantial landscaped areas along the common boundaries particularly to the south and east. The landscaped areas have been located to benefit views to and from the site, where they are considered to be most effective. The limits on achieving compliance with this requirement largely stem from the shape and dimensions of the site with its narrow access handle and the resulting driveway. Otherwise compliance is achieved with the floor space ratio requirements as it relates to the built form.	No but justified
c. For terrace and multi dwelling housing at least 30% of the total lot area must be provided as landscaping with each dwelling having at least	The development complies noting that there is a more specific landscape rate required for multi dwelling housing (i.e. attached dwellings in this	Yes

Yass Valley Council DCP 2024		
54m2 of allocated landscaping;	instance). Overall compliance and compliance for individual dwellings has been achieved.	
d. The landscaped width of the landscaped area shall be 1.5 metres;	Complies	Yes
e. Mature trees are to be retained wherever possible;	No existing mature trees.	N/A
f. At least 50% of the trees and shrubs used in the landscaping should be native to the region;	Able to comply	Yes
g. Landscape design should allow for passive surveillance, not obscure dwelling entrances and not create hiding places;	Complies.	Yes
h. A preliminary Landscape Plan must be submitted with a development application for a multi dwelling development i. the nature strip and a combination of tree planting, for shade, mid height shrubs, lawn and ground covers, species should be selected for low maintenance and suited to the climate with endemic species encouraged; ii. a reticulated sprinkler system should be provided; and iii. an ongoing maintenance plan	Complies	Yes
D2.8 Facilities		
a. An outdoor clothes drying area should be provided for each dwellings, located in the rear or side yard not visible from public areas. Alternate areas for shop top housing and residential flat buildings may be considered where it can be demonstrated that such areas do not detract from the visual amenity of the area	Able to comply	Yes
b. Garbage bins associated with multi dwelling development should be stored in the rear yard or side setback, not visible from public areas. Where shared bin arrangements are provided, the storage area shall be screened from public areas, designed and located in accordance with safer by design principals;	It is intended that waste bins will be stored within the boundaries of each individual unit for management.	Yes
c. Machinery and plant, down pipes, bin storage, balconies and fences should be located in such a way that they prevent climbable access to windows;	Complies	Yes
d. Mailboxes are to be incorporated into the design of the development and provided in accordance with the relevant Australian Standards.	Able to comply	Yes
Part I Carparking and Access		
I5 Carparking Ratios		
Multi-dwelling housing - 1 space per 2 bedroom dwelling or 2 spaces per 3+ bedroom dwelling plus 1 visitor space per 3 units	Compliant car parking is proposed for the development both in the form of double garages for each dwelling and two (2) visitor parking spaces within the access area.	Yes
I6 Residential Carparking		
a. The minimum number of carparking spaces for each dwelling is as contained in H5 Carparking Ratios;	Compliant number of parking spaces are proposed.	Yes
b. Each dwelling shall have at least one covered space;	Complies. Double garage proposed for each dwelling.	Yes

Yass Valley Council DCP 2024		
c. Each carport or garage should have internal dimensions of: Single - 3 metres wide x 6 metres long; double - 5.5 metres wide x 6 metres long	Garages proposed exceed the minimum required width however the depth is circa 5.5m. This is still considered sufficient for the purpose of a residential parking space.	No
d. A hard stand space should measure at least 2.6 metres wide and 5.4 metres long;	Complies	Yes
e. One visitor space should be provided for each 3 dwellings in a single development;	Two (2) visitor parking spaces are proposed as required to benefit six (6) dwellings.	Yes
f. Hard stand car parking spaces should not be located within the setback of the front dwelling and the street frontage;	The open parking spaces are located a sufficient distance from the streetscape so as not to impact upon its amenity.	Yes
g. Car parks, garages and carports should be separated from adjacent habitable rooms or provided with noise insulation in accordance with National Construction Code;	Complies	Yes
h. Car parking should be provided adjacent or otherwise convenient to each respective dwelling;	Complies	Yes
i. For medium density development vehicle swept paths should be provided to demonstrate that a vehicle can move in and out of the spaces in no more than 2 movements;	Complies	Yes
j. Any connecting door from a garage to the dwelling must swing inwards into the dwelling, not into the garage, and any door knob being at least 1500mm above floor level. A grade 2 or better self-closer is to be placed on any connecting door	Does not comply with doors swinging inwards. This is considered appropriate as the width of the garages exceed the minimum requirements measuring 6.10m wide.	No – but justified
I7.1.1 Access for dual occupancies and medium density housing		
a. A single point of entry and egress is preferred; this should be at least 6 metres in width;	Compliant access proposed measuring 6m wide and tapering to 3m as vehicles enter into the site to enable an appropriate landscape treatment. We note that the site would share an access point with the adjoining 5 Hanley Place which benefits from an easement for access across the subject site.	Yes
b. The edge of driveways should be at least 1.5 metres away from habitable rooms of all dwellings within the site, or a minimum of 1 metre where the floor level of the habitable room is at least 1 metre above the driveway at the window opening;	Complies	Yes
c. Where a driveway is longer than 30 metres, provision should be made for a passing bay;	Appropriate traffic calming and passing opportunities are provided adjoining the garage doors.	Yes
d. Driveway width should be a minimum of 3.0 metres;	Complies	Yes
e. Driveways should be designed to avoid a stark “gun barrel” effect, by incorporating variations in width or materials (brick edging, stamped concrete, aggregate), with provision of a strip at least 300mm wide for landscaping between the driveway pavement and side boundary	Appropriate articulation with regard to the driveway and landscape areas adjoining the dwellings will soften the impact of the stretch of driveway where it is able to be viewed.	Yes

5.1.6 Restrictions on Title

The following table is a summary of the restrictions on title Deposited Plan 1193382 that apply to the subject site and how the development addresses those restrictions.

Restriction	Comment
Terms of Restrictions on the Use of Land secondly referred to in the plan	
(a) House siting – all dwelling houses shall be located within the building envelope on the attached plan.	The majority of the development has been located within the building envelope as identified on title. There are however some minor encroachments in the northern part of the site as it relates to Unit A1 and a point encroachment in the southern part of the site associated with Unit C1. It is acknowledged that the restriction on title would need to be varied and for which Yass Valley Council is the Party having the rights to vary.
(b) Siting of Outbuildings (i) No additional buildings, inclusive of garages and sheds, shall be located between the dwelling area identified on the attached plan and the public road; (ii) No outbuildings are to be located within the side boundary setbacks established for each allotment.	Complies. No additional building are proposed rather the garages are integrated into the building design.
(c) House size (floor area excluding carports and shed areas) For the purpose of this provision "gross floor area" has the same meaning as in the Standard Instrument – Principal Local Environmental Plan except that the following shall be substituted for paragraph (g) of the definition: (g) car parking (including access to that car parking) The gross floor area of any building to be erected on any lot shall comply with the following Table: … Lot Area between 1500m^2 and 2000m^2 Minimum 205m^2 Maximum 450m^2 ...	Does not comply. Each dwelling has a GFA of 133m^2 which is less than the minimum area set by the restriction. The development is however compliant with the maximum permitted floor area. The development proposes a high quality design and achieves the intent of the restriction which is to provide for substantial dwelling construction that is of an appropriate scale relative to the site area.
(d) Building Height. The maximum number of storeys is two (2), subject to the following additional restrictions: … (ii) Houses on Lots 1 and 4 shall present as single storey buildings to the western boundary and not more than a two storey building to the eastern boundary. (iii) Subject to sub-clause (v) the maximum height for the two (2) storey component of housing is 7 metres to the ceiling of the top most storey and 10.5m to the ridge. (iv) The maximum height for the external wall of the single storey com-	With respect to the relevant restrictions the following is noted: (ii) Complies (iii) Complies with the overall maximum height of 10.5m the dwellings generally measuring less than 8m in height, except for Units A1, A2 & B1. The development does not comply with respect to the 7m height limit to the ceiling for Units A1 and A2, with heights of up to circa 8m. (iv) Complies for single storey component (v) Complies with a maximum height relative to 523 RL

ponent of housing is 3.6 metres to the eave and 7 metres to the ridge. (v) The overall maximum height of housing, to the ridge of buildings measure to Australian Height Datum, shall be:- ▪ Lot 1 – 526.3m.	
(e) Roof mounted fixtures	None of the listed roof features are proposed as part of the development.
(f) Dormer Windows	No dormer windows are proposed as part of the development.
(g) Roof Materials and Colours (i) Roof materials to be either terracotta, slate grey or woodland grey in Custom Orb colorbond profile.	Roof material is not yet selected. Able to comply with the range of materials / colours shown.
(h) Roof Design (i) The roof pitch at the main building to be 30 or 23 degrees. … (iv) Skillion roof forms are not permitted for the main roof form.	Does not comply. The predominant roof form is a modern low pitch roof which is screened by a parapet. The design is considered to be appropriate and compatible with the character of the locality.
(i) House and Garage Materials (i) External walls – face brick, rendered masonry, sandstone block or the like. Concrete can only be used if finished and painted so to be indistinguishable from rendered masonry construction; …	Complies
(j) House Colours	Complies. Materials comprise face brick for the dwellings which is unpainted. Garage doors and window / door frames are consistent with the restriction.
(k) Garden walls; Retaining walls and embankments. … (ii) No site excavation or fill within 500mm of a lot boundary (iii) No garden or retaining wall shall be: a) Over 500mm, unless structurally certified; b) Below natural ground level within 500mm of a lot boundary.	With respect to the relevant restrictions the following is noted: (ii) Does not comply. Excavation proposed within 500mm of the boundary to provide for appropriate site levels. The works will be fully contained within the subject site. (iii) Does not comply. Excavation proposed within 500mm of the boundary to provide for appropriate site levels. The works will be fully contained within the subject site. Retaining walls greater than 500mm, where required, will be structurally certified.
(l) Fencing.	Fencing to the side, rear and within the front boundary is able to comply with the restriction on title.
(k) Fences bounding Public Open Space	N / A
(n) Paving and Driveway Materials	The driveway finish is able to comply with the required 'charcoal grey coloured concrete' finish as per the restriction on title. The driveway meets the minimum dimension requirements of: • Minimum 3m wide at the property boundary; and • Minimum 5m wide at the edge of the road pavement.
(o) Landscaping	Able to comply. With respect to the species to be planted these are able to comply with the restriction on title comprising native

	varieties endemic to Yass. This could form a condition of consent with a detailed planting schedule provided as part of the CC documentation.
(p) Water Tanks	Complies. Water tanks are located underground and not within the side boundary.
(q) Number of Dwellings Not more than 1 dwelling shall be permitted on proposed lots 2, 3, 6 & 7.	N / A to the subject site.

6. Section 4.15 Considerations

The following *Matters for Consideration* are to be taken into consideration by a consent authority when determining a development application, pursuant to Section 4.15 *Evaluation* of the *Environmental Planning and Assessment Act 1979*.

6.1 Section 4.15 (1)(a)(i) – The provisions of any Environmental Planning Instrument

The proposal is generally considered to be consistent with the provisions of the relevant Environmental Planning Instrument assessed in this SEE (the Yass LEP 2013). The proposed attached dwelling development will give effect to the objectives of the R1 General Residential zone by contributing towards the diversity of housing in the locality and thereby addressing the housing needs of the community.

The proposed variation to the building height provisions within the LEP have been addressed and justified in the written clause 4.6 variation statement (see **Appendix 3**) which accompanies this SEE. The proposed variation is considered to be well founded and meets the relevant tests contained therein. That the proposed development is an appropriate use of the site and to require strict compliance would be unreasonable and unnecessary in the circumstances.

6.2 Section 4.15 (1)(a)(ii) – The provisions of any Draft Environmental Planning Instrument

There is no draft EPI of relevance to the development being considered.

6.3 Section 4.15 (1)(a)(iii) – Any Development Control Plan

The relevant provisions of the Yass Valley DCP 2024 have been examined within this SEE and the proposal is considered to be generally consistent with those provisions. Variations have been sought with regard to the required side and rear setbacks and are considered appropriate for the reasons outlined in this report. That despite the numerical non-compliances the development remains consistent with the objectives of the controls being varied and will not impinge upon the amenity of either existing or likely future residential uses of the adjoining properties by way of solar access or visual privacy.

6.4 Section 4.15 (1)(a)(iiia) – Any Planning Agreement that has been entered into or any Draft Agreement

We are not aware of a Voluntary Planning Agreement has that has been entered into for the site.

6.5 Section 4.15 (1)(a)(iv) – The Regulations

The relevant matters listed under clause 61 of the EP&A Regulation 2021 have been considered in the assessment of the proposed development.

6.6 Section 4.15(1)(b) – The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The proposed attached dwelling development is compatible with the low-density, residential character of its surrounds. The site does not contain any waterways, terrestrial biodiversity, heritage, or other environmental considerations.

The proposal will increase the diversity of housing stock in the locality and contribute towards the housing needs of local residents. Therefore, environmental, social and economic impacts resultant of the proposal are considered to be positive overall.

Traffic Impacts

The site is accessed from Hanley Place and the supporting traffic assessment confirms that the site will not adversely affect the operation of the local road network. A carpark certification report and swept path diagrams have been prepared by the specialist traffic engineer which confirms:

- That the development is capable of accommodating a small rigid vehicle (SRV) within the site by way of a reversing manoeuvre. As confirmed in the supporting report the proposed arrangement is considered to be reasonable in their view and would allow for the significant number of regular movements for a supermarket delivery, parcel delivery, etc.

- Confirms that any vehicles larger than an SRV would not enter the site and would instead utilise the local road network, being the full width Hanley Place Rd before its levels change, on the rare occasion this is needed; and
- A swept path diagram has now been provided which demonstrates how a B85 vehicle can enter the site with a left hand manouevre.

6.7 Section 4.15 (1)(c) – The Suitability of the Site for the Development

The proposed attached dwelling development is permissible with consent under the R1 General Residential zone and found to be consistent with zone objectives.

6.8 Section 4.15 (1)(d) – Any Submissions made

Any submissions made to Council during the notification and advertising period would be evaluated during the DA assessment phase. Knight Frank Town Planning would welcome the opportunity to be able to respond to any issues that may be raised.

6.9 Section 4.15 (1)(e) – The Public Interest

As discussed, the proposal will largely be in in the public's interest as it will contribute towards local housing options in a manner that is compatible with the character of the Yass locality. It will not give rise to any adverse environmental, social or amenity impacts.

7. Conclusion

The relevant matters for consideration under Section 4.15 Evaluation of the Environmental Planning and Assessment Act 1979 have been addressed in this Statement of Environmental Effects and the proposed development has been found to be consistent with the objectives and requirements of the relevant planning provisions.

The proposed development is permitted with development consent within the R1 General Residential zone, pursuant to the Yass Valley Local Environmental Plan 2013 and is consistent with the objectives of the zone. For reasons outlined in this Statement of Environmental Effects the proposed development is considered worthy of being granted development consent.

Appendices

Submission #1

Submission Type
I am making a personal submission

Title

First Name

Family name

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

submission
More affordable housing is needed in Yass & there's a shortage of rentals as it is. Developments like this will benefit the ongoing population growth of Yass.

Submission #2

Submission Type
I am making a personal submission

Title

First Name

Family

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

submission
There is a clear gap in the Yass housing market for modern, low-maintenance, energy-efficient homes suited to downsizers. This townhouse development directly addresses that need by providing an important option for long-term residents who want to remain in the community while transitioning out of larger properties.

In addition to meeting this demand, the development offers excellent privacy, great views, and a thoughtfully considered architectural design, ensuring high-quality living and modern appeal. Its location is another major advantage, close to local amenities, shops, and essential services, providing convenience while maintaining a peaceful, well-positioned setting.

The project supports ageing-in-place, strengthens local housing diversity, and offers downsizers a more manageable, sustainable way of living. The off-the-plan design also allows ample time to plan financially, organise the sale of their existing home, and prepare for a smooth, comfortable transition.

Submission #3

Submission Type
I am making a personal submission

Title

First Name

Family name

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
2620

submission
This development fills a clear gap in the Yass market by offering modern, low-maintenance and energy-efficient homes designed specifically for downsizers. It allows long-term residents to remain in the community while moving on from larger properties, supporting ageing-in-place and strengthening local housing diversity. The homes provide excellent privacy and sweeping views in a peaceful setting, paired with high-quality architecture by Julie that delivers thoughtful, contemporary living spaces. With a location close to shops, services and everyday essentials, it offers a more manageable and sustainable lifestyle. And with the flexibility of an off-the-plan purchase, buyers have time to plan financially, sell their current home and make a smooth, well-timed transition.

Submission #4

Case details

Submission Type
I am making a personal submission

Title

First Name

Family name

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

submission
1, Yass needs more choice and options when existing residents of Yass are looking to up or down size from their existing housing.

2,Looking to accommodate the needs, and choices, available to new residents looking to locate to the Yass township.

Submission #5

23 December 2025

To Whom It May Concern
Yass Valley Council
209 Comur St
YASS NSW 2582

Letter of Support for Development Application DA250320 re 7 Hanley Place Yass

Hello

We wish to support Development Application DA250320 re 7 Hanley Place Yass for construction of 6 town houses. We are acquainted with the developer. We support his application given our particular circumstances as explained below. We have not received nor expect to receive any recompense or reward for our support.

Our support is based on our experience in obtaining suitable accommodation close to Yass Town. Up until recently we had been living on 2 hectares outside of Yass, but have recently moved into Yass town. We were empty nesters who decided to downsize to more suitable accommodation for our lifestyle, but finding suitable downsized accommodation close to town was not easy. It involved extensive searching which revealed there is not a great supply of homes for downsizers like us.

Our current downsized home suits our lifestyle requirements as it is close to town, easy to maintain, small yard, very suitable for us. Unfortunately, due to its age, wear and tear, it also required some maintenance such as replacement flooring, carpet, floor boards polished, repainting etc. This was of great expense to us.

Had more small complex townhouses been available, such as those proposed for Hanley Place, our downsizing needs would have been met, especially as they would have been new without the expense of extensive maintenance and we could have quickly moved in. We perceive there to be a shortfall in this type of accommodation for people like us.

We are not the only downsizers looking for suitable accommodation close to Yass Town. For this reason we fully support the approval of the proposed townhouses for all those in our situation.

Kind Regards

Submission #6

The proposed six-townhouse development at 7 Hanley Place, Yass, is a well-located medium-density infill project that aligns with the strategic and statutory planning framework for Yass Valley and warrants approval on review of determination.

Introduction and proposal

This submission is made in support of a Development Application for a review of the previous determination relating to medium density housing at 7 Hanley Place, Yass NSW 2582 (Lot 1 in Deposited Plan 1193382). The proposal seeks consent for the erection of a new structure comprising six attached dwellings (townhouses), associated on-site parking, landscaping, internal vehicular and pedestrian access, and subdivision to create separately titled dwellings, consistent with Council's medium-density housing controls.

The application is categorised as "Medium Density Housing, Attached dwelling, Erection of a new structure, Subdivision" and is lodged as a Review of Determination under the relevant provisions of the Environmental Planning and Assessment Act 1979 and the Yass Valley Local Environmental Plan 2013. The development application has been submitted under the attached dwellings provisions that apply to multi-dwelling and medium-density housing on suitably zoned residential land in Yass Valley.

Statutory framework and exhibition

The proposal is assessed principally against the Yass Valley Local Environmental Plan 2013 and the applicable Development Control Plan provisions for multi-dwelling and townhouse development in Yass. The land is zoned for residential purposes and the Local Environmental Plan seeks to enable a range of housing types and densities to meet the housing needs of the community while maintaining local character and amenity.

The Development Application has been placed on public exhibition from 9 December 2025 to 12 January 2026, providing the community and adjoining owners with an opportunity to make submissions. This submission is made during that formal exhibition period in support of the application and the revised design and justification now before Council.

Consistency with planning objectives

Under the Yass Valley Local Environmental Plan 2013, medium-density housing such as townhouses and attached dwellings is an anticipated form of development in appropriate residential zones, provided that development standards and zone objectives are satisfied. The proposal delivers six dwellings on a single lot, achieving an efficient density that is consistent with the minimum lot size and subdivision framework for multi-dwelling housing and the broader strategic direction for Yass as a growing regional centre.

The associated Development Control Plan provisions for multi-unit housing address matters such as site coverage, setbacks, solar access, private open space, parking and landscaping. The submitted architectural and site plans demonstrate that the six-dwelling layout is capable of complying with, or appropriately addressing, these controls, including the provision of private open space directly accessible from living areas and adequate on-site car parking for residents and visitors.

The development also responds to strategic objectives to make efficient use of existing urban infrastructure and provide a more diverse housing stock in locations close to services, open space

and community facilities. By providing modern, low-maintenance attached dwellings, the proposal caters for older residents wishing to downsize, young families and local workers, thereby supporting both social and economic objectives for Yass.

Design quality, amenity and neighbourhood impact

The townhouse design at 7 Hanley Place offers a contemporary, well-articulated built form that addresses the street with a clear residential character and human scale. Building height, roof form and façade articulation have been considered to ensure the development sits comfortably within the existing neighbourhood context and avoids a bulky or overbearing appearance when viewed from Hanley Place and adjoining properties.

Internal layouts, window placement and screening treatments are arranged to protect the privacy of both future occupants and neighbouring dwellings, while still allowing for generous natural light and ventilation. Shadowing impacts on adjoining properties have been managed to an acceptable level through building siting, setbacks and modulation, such that reasonable solar access is retained to neighbouring private open space and living areas, consistent with Council's solar access and amenity objectives.

Private open space areas for each dwelling are designed to be functional, directly accessible from main living areas and of sufficient size to accommodate outdoor seating, landscaping and clothes drying. The landscape concept includes new planting to soften the built form, enhance the streetscape and provide shade and visual relief, while maintaining good sightlines for safety and passive surveillance.

Access, parking, services and subdivision

Vehicle access to the site will be obtained from Hanley Place, with an internal driveway and manoeuvring areas that provide safe and efficient access to resident parking and accommodate service and emergency vehicles. On-site car parking is provided in line with Council's parking requirements for multi-dwelling housing, ensuring that the development does not unreasonably rely on on-street parking in Hanley Place.

The proposed subdivision is structured for community title. All six dwellings will be fully serviced by reticulated water, sewer, electricity and telecommunications, with stormwater directed to lawful points of discharge in accordance with Council's engineering standards and the Development Control Plan.

The design incorporates appropriate waste storage and collection arrangements, ensuring that bins can be stored discreetly within the site and presented to the street in an orderly manner on collection days, without adversely affecting the streetscape or traffic safety.

Sustainability, safety and social benefits

The development incorporates passive solar design principles, opportunities for cross-ventilation, water-efficient landscaping and provision for rainwater tanks or similar water-saving measures, consistent with Council's sustainability objectives. These measures will reduce energy and water consumption, support thermal comfort for future occupants and contribute to reduced running costs over the life of the development.

Crime prevention through environmental design principles are addressed through clear delineation of public and private spaces, active frontages to the street and common areas, passive surveillance from habitable rooms, and the avoidance of concealed or entrapment spaces. Fencing and landscaping are designed to balance privacy with visibility, enhancing both resident safety and neighbourhood amenity.

From a broader community perspective, the proposal contributes to housing diversity and supply in Yass at a time of growing demand for smaller, more manageable homes in established residential areas. Locating additional housing close to existing services, transport and community facilities also supports more sustainable travel patterns and efficient use of public infrastructure.

Review of determination and planning merits

In the context of this Review of Determination, it is submitted that the proposal now before Council demonstrates improved planning and design outcomes and appropriately addresses any issues that led to the earlier refusal. The development achieves a suitable balance between increasing housing supply and diversity in Yass and protecting the established residential amenity and character of Hanley Place.

The proposed six-townhouse development at 7 Hanley Place represents a unique offering in the Yass housing market, where there are currently limited opportunities for high-quality, low-maintenance medium-density homes in established residential areas. Its configuration of attached dwellings with individual entries, private open space and modern, accessible layouts will be particularly attractive to older residents seeking to downsize from larger family homes while remaining within the local community, close to familiar services, friends and support networks. By providing contemporary, low-maintenance dwellings designed with amenity, safety and accessibility in mind, the development responds directly to the ageing demographic of Yass and offers an option that can free up traditional detached housing stock for younger families, thereby supporting more efficient use of the existing housing supply.

For these reasons, it is respectfully requested that Yass Valley Council, in determining this Review of Determination for the application on exhibition from 9 December 2025 to 12 January 2026, grant development consent to the proposed development.

Submission #7

Submission Type

I am making a personal submission

Title

First Name

Family name

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

Kaleen

submission

I am writing to express my support for the proposed medium density townhouse development at 7 Hanley Place, Yass (DA250320 / Review of Determination).

This project represents a positive step forward for meeting housing needs in the region and delivers much-needed dwelling diversity in a part of New South Wales that has traditionally had limited options for affordable homeownership.

—

1. Affordable Housing Alternative Compared to Sydney

One of the most compelling aspects of this proposal is its contribution to more affordable and accessible housing. In recent years, buyers seeking to

enter the property market have faced escalating costs in Sydney, with median house prices well above $1 million and significant price growth pressures.

By contrast, in Yass the median dwelling prices are considerably lower — with the local median house price around the mid-$700,000s and units/townhouses typically more affordable than comparable price points in Sydney.

This townhouse development will help provide housing options at price points that are more attainable for first-home buyers, downsizers and local workers, supporting people to live locally closer to services and employment rather than being priced out or forced to commute long distances.

Providing additional, appropriately designed housing stock supports the broader regional objective of balanced and sustainable growth across NSW, alleviating pressure on capital city markets while encouraging people to settle in vibrant regional towns like Yass.

——

2. Thoughtful and Liveable Design for Easy Living

From the architectural and documentation overview on the NSW Planning Portal, the proposed design reflects well-considered principles for modern, easy living within a medium density context:
• Efficient use of land to deliver multiple dwellings without compromising neighbourhood character. OBJ
• Integration of landscape planning and amenity to enhance liveability for residents and adjoining properties.
• Compliance with state planning and BASIX requirements, ensuring the development is energy-efficient and sustainable.

This demonstrates a commitment to quality design that supports daily living needs — from comfortable indoor spaces to functional outdoor areas — making these townhouses suitable for a wide range of future occupants including families, professionals and retirees.

——

3. Benefits to the Local Community
• Increased housing diversity and choice in Yass, supporting demographic shifts and local workforce retention.
• Potential uplift in local economic activity through construction jobs and increased demand for services.
• Efficient use of serviced land located close to town facilities, reducing the

need for urban sprawl.

For these reasons, I respectfully support approval of the development application DA250320 for the 7 Hanley Place townhouses. I believe it will make a valuable contribution to the affordability, liveability and vibrancy of the Yass community.

Submission #8

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

submission

I am writing in support of the proposed townhouse development at 7 Hanley Place Yass. I have been watching the Yass property market with keen interest since mid 2022. looking to move from Canberra (not too far as I have adult children in Canberra). Yass offers all the appeal of a regional lifestyle whilst being close enough to Canberra to commute daily. I have not been able to find a property to suit. I do not want 4 bedrooms, nor do I want a large yard to maintain or an old house that needs significant work to update it. New land subdivisions lack character and do not meet my needs. A new townhouse is the perfect option for me and unfortunately Yass has no stock of new townhouses particularly beautifully designed homes in such a sort after location. I have observed many Canberrans wanting to move to Yass to downsize and enjoy the quieter pace. A development like this will certainly attract interest in Yass.

Submission #9

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 agree to the Privacy statement

submission

I believe that the proposed development at 7 Hanley Place offer a modern housing style that would be welcomed in Yass. It reflects a new approach to housing that will meet the needs of modern families and retirees.
It also offers environmentally sustainable accommodation at a time when it is desperately needed. The demand for this style of accommodation has increased dramatically given that many families no longer have the time to maintain quarter-acre blocks and that extensive gardens are sadly no longer practical for many households.
If this project is approved, I believe that it will encourage more high-quality developments of this type and as a result more people will make Yass their home. We need more diverse housing and people have differing accommodation requirements. I also believe that Yass businesses and Yass Valley Council would benefit enormously from more people deciding to make this fabulous town their home.

Documents

Action summary

Submission #10

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 agree to the Privacy statement

submission

Yass is in desperate need of some townhouses to create an opportunity for renters, down sizers and first home buyers.

Submission #11

Submission Type

I am making a personal submission

Title

First Name

Family name

ria

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

Denman Prospect

I agree to the Privacy statement

submission

**This development provides affordability compared to Canberra
Being so close and potential duplication of road to Canberra i strongly support this development
Nice design and diversity for the area**

Submission #12

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

Lyons

I agree to the Privacy statement

submission

I'm a property investor and I've been keeping an eye on Murrumbateman and Yass. The plans for this development are impressive. I've seen a few similar ones in Canberra, but not in Yass. Modern builds like this with elevation, are very hard to find. I hope the development proceeds and I'd be most interested in any updates.

Documents

Action summary

Submission #13

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

CANBERRA

I agree to the Privacy statement

submission

I am a medical practitioner who has recently begun practising in Murrumbateman, driven by a genuine desire to serve a regional community and contribute meaningfully to its health and wellbeing. Like many professionals who choose to work in regional New South Wales, I did so with the hope of becoming part of the community I serve.

However, despite wanting to live locally in the Yass Valley, I have found there are very limited options for modern, low-maintenance housing, such as apartments or townhouses. As a result, I currently live in Canberra and commute daily to work. This ongoing travel places a significant strain on time, energy, and work–life balance—particularly in a profession where long hours and community availability are already a given.

This experience has helped me understand, firsthand, why many general practitioners and essential service professionals hesitate to permanently

relocate to regional towns, even when their intention is to do so. The challenge is not a lack of commitment to regional communities, but rather the absence of suitable housing that supports contemporary lifestyles and the realities of demanding professional roles.

Strong, sustainable communities rely not only on jobs and services, but on housing that enables people to live, settle, and truly belong. For regional NSW to continue to grow and flourish, it is essential to provide a diversity of high-quality accommodation options. Well-designed, comfortable, and low-maintenance townhouses are especially important for healthcare workers, emergency responders, educators, and other professionals who form the backbone of regional communities.

Developments such as 7 Hanley Place, Yass represent more than just new housing—they represent opportunity. They create a pathway for professionals like myself to live where we work, reduce daily commuting, spend more time within the community, and build lasting connections with the people we serve. These types of developments directly support the attraction and retention of much-needed skills and services, strengthening the social and economic fabric of the Yass Valley.

Investing in quality townhouse developments is an investment in the future of the community itself—one that enables regional towns to remain vibrant, resilient, and well supported for generations to come.

Submission #14

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

BRADDON

I agree to the Privacy statement

submission

i strongly support this

Submission #15

11 January 2026

Dear Yass Valley Council,

Please accept this formal objection to the **amended proposal for DA 250320** - construction of an attached dwelling development with community title at 7 Hanley Place Yass.

This objection is based on:

1. The amendment proposed is substantially the same development for which consent was originally sought and refused, and our concerns regarding this development remain the same.
2. The proposed development does not comply with the maximum permitted building height.
3. The changes in the amendment proposed are an attempt to 'game the system' and undermines the intent of the Local Environmental Plan.

1. The amendment proposed is substantially the same development for which consent was originally sought and refused

The proposal itself acknowledges that the amendments are "*substantially the same development*" as the one for which consent was originally sought and refused. Our primary concern remains unchanged: the development provides insufficient on-site parking, and Hanley Place has very limited street parking available. As a result, residents and visitors of the proposed development would be forced to park on the street, directly impacting all existing residents.

Increased on-street parking would further narrow an already tight single-lane road, obstruct footpaths, reduce pedestrian visibility, and create avoidable traffic hazards. The small parking bay adjacent to the park is intended to serve tourists visiting Laidlaw's grave, this area would inevitably be used by residents and visitors of the new development, rendering it unavailable for tourists.

2. The proposed development does not comply with the maximum permitted building height

The proposal exceeds the maximum permitted building height established for River View Estate. These height controls were deliberately set at the time of subdivision to protect the estate's character, maintain equitable view sharing, and ensure consistent built form outcomes. The development's non-compliance is not minor and cannot be justified as acceptable. The height controls were intentionally set when the estate was created to ensure a cohesive, low-scale built form. Allowing

this development to exceed those limits would undermine the planning framework that existing residents relied upon when building or purchasing their homes.

The proposed heights of units that exceed maximum heights is unnecessary and lacks reasonable justification. The applicant has not provided any reasonable or compelling justification for exceeding the height limit. The variation appears to be driven by preference rather than need and does not demonstrate how the non-compliance would result in a better planning outcome for the community or adjoining residents.

The increased height will impact adjoining properties including:

- Reduce the views enjoyed by adjoining properties, particularly those in Hanley Place, where outlook and river views significantly contribute to residential amenity and property value.
- Compromise the privacy of neighbouring dwellings due to elevated sightlines.
- Create overshadowing that will reduce solar access to nearby homes and private open space.

3. The changes in the amendment proposed are an attempt to circumvent the original refusal (game the system)

The changes proposed in this amendment appear designed to circumvent the original refusal rather than address the substantive issues previously raised in relation to the minimum site area per dwelling.

The applicant themselves acknowledges that the amended proposal is *"substantially the same development"* as the one previously refused.

The proposal relies on exploiting loopholes in the subdivision provisions rather than genuinely responding to the reasons for refusal. This approach effectively facilitates "gaming the system," allowing the applicant to sidestep the intent and spirit of the planning controls. Such practices undermine the effectiveness and equity of the planning framework, creating a precedent that weakens the purpose the development standards.

Allowing this amendment to proceed despite the unchanged impacts risks eroding public trust in both the council's decision-making processes and the integrity of the legislation itself.

Regards

Submission #16

Dear Sir/Madam,

We are writing to formally express our strong objections to the proposed building development located at 7 Hanley Place YASS NSW 2582, within the General Residential Zone of the Riverview Estate. As concerned residents and in accordance with our rights, we have thoroughly reviewed the proposal and identified several significant concerns regarding its compliance with zoning regulations and potential adverse impacts on the neighbourhood. We have been residents of since September 2012, and have watched on as the street has come to life with all the current homes in the street built (except for 6A and 6B Hanley Place) since we moved in.

Compatibility with General Residential Zone:

The proposed 6 Townhouse Development appears to be incongruent with the General Residential Zone's intended purpose. The primary purpose of this subdivision on this block, as outlined in the Planning Scheme, is to provide for a single dwelling and no further subdivision of this block has yet been established. The proposed multi dwelling development's size, scale, and density do not align with council's current minimum size regulations as the block is less than 2000sqm. The proposed development also does not align with the established character of the neighbourhood, potentially leading to negative impacts on amenity, traffic, and infrastructure and property values.

The resubmission after the proposal has been rejected once, doesn't appear to have changed its footprint, to comply with the size regulations, but now proposes higher rooflines, which do not comply with the allowable Riverview roofline Height of 7 meters. An increase of rooflines to 9.5 meters really encroaches on the privacy of the resident in 5 Hanley Place, it will also affect the view "Riverview" has for all residents.

Traffic and Infrastructure:

The increased population density resulting from the proposed 6 Townhouses will strain existing traffic and infrastructure in the area. This includes concerns related to parking. Appendix 6 section 2.2 Refers to Hanley Place as *"a local road featuring a single lane in each direction with a default speed limit of 50 km/hr. The road terminates in a cul-de-sac. On-street parking is permitted on both sides of the road and is time un-restricted"*.

Hanley place is a Single Lane loop road past the driveway of 3 Hanley Place. There is no on street parking around the loop. There is a footpath along the lower side of the street and in front of 3 Hanley Place to Irvine Drive. The Footpath is constructed along the road edge with no set back from the street. So, cars would need to park on the footpath in front of existing dwellings to be off the road. Additionally, in approximately 2013/14 the Yass Valley Council advised residents on street parking restricted garbage collection. Specifically, council vehicles were unable to navigate the confines of Hanley Place if vehicles were parked on the road.

The on-Street parking refers to the sides of the road between Irvine drive and in front of 3 Hanley Place. There is already existing strain when existing residents are having a gathering resulting in multiple guests as the only additional parking is in front of 3 Hanley Place, increasing traffic and noise volume for us.

With each townhouse requiring a double garage and the necessary visitor parking spaces, there is potential for 12 vehicles to be permanently housed in these residences. On this basis the potential for residents to utilise the visitor parking and by extension street parking is highly likely. As the only street parking that is realistically available is prior to the road becoming a

one-way loop, multiple residents and visitors will by necessity park on the street causing street congestion in front of our house. We do note there is two parking spots available to enable people to visit Thomas Laidlaw's grave (A Yass historical visitors attraction It is already common practice for these to be used by residents and visitors to the street.

During construction of the many houses currently built on Hanley Place, the increased traffic due to construction vehicles has regularly caused issues and necessitated road closures and blockages of our driveway as many of the trucks were unable to navigate the loop and have had to park in front of our home to offload construction materials and go back and forth with a forklift to deliver the goods, often doing so by driving down the wrong side of the road. This increased traffic and noise, and by default has also meant that local residents of the street have had to transit Hanley Place the wrong way for a one-way road to navigate past the parked construction vehicles with no traffic controls in place.

The proposed site of the 6 Townhouses has a shared driveway entrance with 5 Hanley Place and will require a hook turn from Hanley Place to access the driveway down into the block, and it would be highly likely that construction deliveries and construction vehicles would need to use the Street parking in order to make deliveries as they will not be able to navigate the driveway.

The position of the Driveway entrance is also at a blind bend in the Hanley Place loop. The proposed dwellings and the ease and safety with which vehicles gain access to the site, having potentially 14 additional vehicles accessing the street at this point causes safety concerns (especially in an emergency when evacuations may become necessary) and potentially highly increased noise and disturbance to the residents located in the nearby dwellings of 3, 5 and 9 Hanley Place.

Noise and Privacy:

The Residents of neighbouring properties may experience privacy and noise issues due to the proximity of the proposed 6 Townhouses at 7 Hanly Place.

While Number 5 Hanley Place will be most affected by this planned development, with the 6 backyards and terraces of the proposed townhouses facing the master bedroom and living spaces of Number 5, plus the increased traffic directly in front of their home due to the shared driveway access. The overall increase in traffic and noise on Hanley Place from all the potential extra residents of 7 Hanley Place will have adverse effect on all of Hanley Place's residents as the proposed dwellings has the potential to double the current volume of traffic in Hanley Place.

We must also express deep concerns on the added noise an extra 6 dwellings will have on our home. We are already the most affected residents of any traffic in the street as all traffic must traverse past our home twice as the driveway entrance to our home is located just before the road splits to one way. An increase of potentially 12 (or more) vehicles having to pass by our home daily and visitors having to park on the street opposite our home and further up the street from our home (increasing potential foot traffic past the house) will really impact the noise.

Due to health issues, spends three (3) or more days of the work week, working from home, so is aware of the increased noise traffic causes.

can testify that when homes are contrasted in the street, many of the building materials are offloaded from trucks directly in front of 3 Hanley Place, as the vehicles are unable to traverse the street.

We are also concerned about the placement of Garbage Bins on Bin collection days. Given the Shared access entrance of the driveways at 5 and 7 Hanley Place, the 6 bins required for 7 Hanley Place would need to be placed in front of number 5 and Number 3 on Collection days. This is inconvenient for potential new residents of 7 Hanley Place and is unfair inconvenience to the residents of number 5 and number 3. Despite the application stating the space has been measured in order for the truck to collect the bins, space is required between bin for the bins to be picked up and placed down without knocking bins over.

It is also our belief that building the proposed multiple dwelling complex in River View Estate, that currently has a high-end exclusive estate feel, will impact current property values in a negative way, especially for the owners of its nearest neighbours.

We respectfully request that the Planning Department carefully review this development proposal. We firmly believe that the proposed development of the 6 Townhouses, in any form, may not align with the General Residential Zone's objectives and may have adverse effects on our community.

We appreciate your attention to this matter and trust that the Yass Valley Council Planning Department will act in the best interest of the community. We look forward to receiving updates on the progress of this application and any further opportunities for community input.

Image showing vehicles parked on one side of Hanley Place from driveway of 3 Hanley Place. These vehicles were visitors to a residence further around the loop of Hanley Place. When vehicles are parked on one side of the street, it effectively becomes a one-way road. On occasion when vehicles are parked on both sides of the street, it makes for a narrow passage between the parked vehicles only One (1) car can pass at a time in those circumstances.

Submission #17

Submission in Objection to Revised DA 250320

7 Hanley Place, Yass

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1. Introduction

I am a and wish to lodge a formal objection to the revised Development Application (DA 250320) for 7 Hanley Place, Yass.

My original objections to the proposal for six dwellings on this site remain unchanged. In addition, the revised DA now seeks approval for **increased building height for three of the dwellings on the northern side**, further worsening the impacts on neighbouring properties and the streetscape.

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2. Summary of Objection

This submission objects to the revised DA on the following grounds:

- The proposal remains inappropriate for the site despite being reclassified from multi-dwelling housing to attached housing with community title.
- The requested **increase in building height** directly contravenes Riverview Estate restrictions and Council planning controls.
- The development will cause unacceptable impacts on **amenity, views, solar access, privacy, noise, traffic, and safety**.
- The site is fundamentally unsuitable for six dwellings due to access constraints, limited frontage, steep topography, and one-lane dog-leg driveway access.
- Approval would set an undesirable precedent by allowing extensive variations to development standards.

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3. Lack of Meaningful Change in the Revised DA

The revised DA appears to rely primarily on a **change in terminology**, rather than substantive design improvements. Renaming the proposal as “attached housing with community title” does not resolve the original issues.

Most supporting documents appear unchanged and in some cases still contain errors previously identified.

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4. Errors and Inaccuracies in Supporting Documentation

Several documents contain factual errors that undermine their reliability:

- **Preliminary Engineering Drawings** reference "Proposed Development 6a" and appear to incorrectly include an additional property, 6A unless title is incorrect.
- **Traffic Impact Assessment** incorrectly states that Hanley Place is a cul-de-sac with unrestricted parking on both sides. This is incorrect. Hanley Place contains sharp bends, is one-way in sections, and has no parking allowed on the street on the one-way section.
- The Traffic Impact Assessment fails to identify the **western adjoining property (5 Hanley Place)** as the most impacted dwelling.

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5. Site Context and Impact on Neighbouring Properties

5.1 Impact on 5 Hanley Place and 9B Hanley Place

The proposal will have its most significant impacts on 5 Hanley Place and the future dwelling at 9B Hanley Place, yet these impacts are consistently minimised or overlooked in the documentation.

Impacts include:

- Loss of northern light and solar access due to tree planting.
- Loss of established town and hill views
- Increased noise, vehicle lights, and pedestrian activity adjacent to living areas
- Reduced privacy from driveway, mail collection areas, and increased foot traffic

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6. Building Height Non-Compliance

6.1 Riverview Estate Restrictions

The title and subdivision conditions for DP1193382 require:

- Presentation as **single storey to the public road**
- Maximum **3.6 m to eaves**
- Maximum **7 m to ridge**

These controls apply across Riverview Estate and have been adhered to by all existing residents.

6.2 Proposed Height Increase

The revised DA seeks to increase the height of three dwellings to **9.5 m**, exceeding:

- Riverview Estate contractual controls
- Council's standard 8 m height control for this section of land

- Established neighbourhood expectations

Topography is not a valid justification. If additional excavation is required to comply, that should occur. If six dwellings cannot comply with height controls, then six dwellings are inappropriate for this site.

Allowing this variation would unfairly impact neighbouring properties and undermine the planning framework that residents relied upon when purchasing in Hanley Place.

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7. Overshadowing, Views, and Landscaping Impacts

While the applicant claims no adverse overshadowing impacts, this assessment fails to consider:

- Overshadowing from **proposed tree planting** along the northern driveway boundary
- Loss of northern light and eastern views from 5 Hanley Place
- Visual dominance created by increased height and bulk

Shrubs or low planting would achieve driveway calming without blocking views or sunlight. Tree planting in these locations is inappropriate.

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8. Traffic, Parking, and Access Constraints

8.1 One-Lane Dog-Leg Driveway

The site relies on a **single narrow, steep, dog-leg driveway** accessing a one-way road. This presents serious safety and operational concerns.

8.2 Traffic Impacts

- Twelve resident vehicles plus visitors and deliveries will significantly increase traffic.
- The increased driveway traffic will affect access to 5 Hanley Place.
- Emergency vehicle access has not been adequately demonstrated.
- Small rigid trucks at 6.5m (even longer if delivery trucks open from the back); will extend into circulation areas due to parking length of 5.5m larger vehicles such as fire trucks and moving vans cannot be accommodated and there is no nearby street parking available without blocking the road.

This level of road use is incompatible with the physical constraints of the tightly curved street of Hanley Place.

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9. Noise, Light, and Privacy Impacts

The proposal fails to adequately address:

- Vehicle noise and headlights impacting living areas and bedrooms
- Weekly movement of up to twelve garbage bins up and down the driveway
- Pedestrian noise adjacent to habitable rooms
- Lighting impacts from motion sensors and vehicle movements

The subdued lighting character of Hanley Place should be maintained.

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10. Amenity and Precedent Concerns

Statements that the proposal will not result in negative amenity impacts are not supported by the scale, intensity, and operational impacts of six dwellings on this site.

Approval would:

- Reduce neighbourhood amenity
- Devalue adjoining properties
- Set a precedent for further non-compliant developments

There are numerous more suitable sites in Yass for higher density housing, particularly near Dutton Street where access, frontage, and services are appropriate.

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11. Conclusion

Changing the classification of the development does not make it appropriate.

The revised DA:

- Continues to contravene multiple planning controls
- Seeks unjustified height increases
- Creates unacceptable impacts on neighbouring properties
- Represents an overdevelopment of a site intended for a single dwelling or duplex

For these reasons, I respectfully request that Council **refuse the revised Development Application**, particularly the proposed height increase, and uphold the planning controls that protect the amenity and character of Hanley Place and Riverview Estate.

Submission #18

TO: YASS VALLEY COUNCIL

ATTN: DEVELOPMENT ASSESSMENT TEAM

Re: Submission – Objection to s8.3 Review of Determination

Property: 7 Hanley Place, Yass

Application: Attached Housing Development with Community Title Subdivision

To whom it may concern, Development Assessment Team, Yass Valley Council:

I am writing this submission to formally object to the proposed development at 7 Hanley Place, Yass, currently under review pursuant to section 8.3 of the *Environmental Planning and Assessment Act 1979*.

While I acknowledge the importance of additional housing supply, the proposed development is not appropriate for this site due to its adverse real-life impacts on local road infrastructure, residential amenity, and the suitability of the site when assessed against section 4.15 of the Act. I have discussed this in detail in the following points-

1. Inadequate local road infrastructure and traffic impacts

(EP&A Act s4.15(1)(b))

Hanley Place is a constrained residential cul-de-sac with a limited single lane carriageway and a stepped road formation due to local topography. The application does not demonstrate that the road can lawfully accommodate on-street parking or vehicle standing while maintaining minimum clear widths for safe traffic movement and emergency access.

All vehicular movements associated with the proposal, including residents, visitors, service vehicles, waste collection, and construction traffic, would therefore be concentrated at a single, constrained access point. Any vehicle standing or servicing the development will occupy the only available traffic lane, further compounding impacts on access, safety and residential amenity.

The Traffic and Parking Impact Statement **relies heavily on theoretical compliance** with AS2890 geometry and **does not adequately assess the cumulative, real-world impacts of six dwellings on the existing road environment**. Particularly, it does not address how increased traffic volumes and vehicle interactions within a cul-de-sac will affect safety, access, and day-to-day functioning for existing residents.

2. Failure to properly accommodate service and waste vehicles

The swept path analysis demonstrates access only for a small rigid vehicle and excludes larger service vehicles from entering the site.

No lawful or practical standing areas have been identified for waste trucks, removalists, maintenance vehicles, or construction-related vehicles without obstructing Hanley Place or impacting neighbouring properties.

In the absence of any on-site or approved off-site servicing provision, the proposal leaves servicing and standing impacts unresolved and effectively displaced onto the public road. This outcome is inconsistent with orderly and proper planning and contrary to section 4.15(1)(b) of the Act.

3. Unsuitability of the site for the proposed intensity

(EP&A Act s4.15(1)(c))

The scale and configuration of the internal driveway, required solely to service six dwellings, highlights the inherent access limitations of the site. The proposal relies on extensive internal manoeuvring and private infrastructure to compensate for constrained public road conditions, rather than demonstrating that the site is naturally suited to the proposed density.

When assessed holistically, the proposal represents an over-intensification of a site accessed via a local residential cul-de-sac that was not designed to accommodate this level of traffic, servicing, and ongoing vehicle activity.

4. Adverse amenity impacts on existing residents

(EP&A Act s4.15(1)(b))

The Statement of Environmental Effects **does not meaningfully assess the amenity impacts on surrounding properties arising from increased vehicle movements, headlight glare, reversing noise, and congestion within Hanley Place.** Given the cul-de-sac configuration, these impacts will be concentrated and ongoing, rather than dispersed.

This raises serious concerns regarding residential amenity and neighbourhood character, which are central considerations under section 4.15 of the Act.

5. Over-reliance on technical compliance

While the proposal may demonstrate partial technical compliance with parking and manoeuvring standards, **NSW planning law requires consideration of actual impacts in context, not theoretical design outcomes in isolation.** Technical compliance alone does not establish that a development is suitable for its setting or that impacts on existing residents are acceptable.

6. Additional amenity impacts on adjoining properties

The proposal relies on significant departures from Development Control Plan setback controls, particularly to rear boundaries, combined with reduced landscaping provision and a variation to maximum building height. When considered cumulatively, these departures result in unreasonable impacts on the amenity of adjoining properties, including loss of privacy through overlooking, increased visual bulk, and reduced solar access to private open space.

While the Statement of Environmental Effects seeks to justify each variation in isolation, it does not demonstrate that the combined outcome is acceptable when assessed under section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979.

6. Conclusion

For the reasons outlined above, the proposal fails to satisfactorily address the impacts of increased density on constrained local road infrastructure and does not demonstrate that the site is suitable for the proposed development when assessed against section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Accordingly, I respectfully request that Council maintain its original refusal of the DA application in its' current form.

Thank you.

Submission #19

To: Yass Valley Council
Attn: Development Assessment Team

Re: Submission – Objection to s8.3 Review of Determination
Property: 7 Hanley Place, Yass
Application: Attached Housing Development with Community Title Subdivision

I make this submission to formally object to the proposed development at 7 Hanley Place, Yass, currently under review pursuant to section 8.3 of the *Environmental Planning and Assessment Act 1979*.

While the importance of additional housing supply is acknowledged, the proposed development is not appropriate for this site due to its adverse impacts on local road infrastructure, residential amenity, and the suitability of the site when assessed against section 4.15 of the Act.

1. Inadequate local road infrastructure and traffic impacts

(EP&A Act s4.15(1)(b))

Hanley Place is a constrained residential cul-de-sac with a limited single lane carriageway and a stepped road formation due to local topography. The application does not demonstrate that the road can lawfully accommodate on-street parking or vehicle standing while maintaining minimum clear widths for safe traffic movement and emergency access. All vehicular movements associated with the proposal, including residents, visitors, service vehicles, waste collection, and construction traffic, **would therefore be concentrated at a single**, **constrained access point**. Any vehicle standing or servicing the development will occupy the only available traffic lane, further compounding impacts on access, safety and residential amenity.

The Traffic and Parking Impact Statement relies heavily on theoretical compliance with AS2890 geometry and does not adequately assess the cumulative, real-world impacts of six dwellings on the existing road environment. In particular, it does not address how increased traffic volumes and vehicle interactions within a cul-de-sac will affect safety, access, and day-to-day functioning for existing residents.

Roadway leading into access to 7 Hanley place showing narrow width of the roadway and example of parked vehicle obstructing footpath and impacting services and private property.

2. Failure to properly accommodate service and waste vehicles

The swept path analysis demonstrates access only for a small rigid vehicle and excludes larger service vehicles from entering the site. No lawful or practical standing areas have been identified for waste trucks, removalists, maintenance vehicles, or construction-related vehicles without obstructing Hanley Place or impacting neighbouring properties.

In the absence of any on-site or approved off-site servicing provision, the proposal leaves servicing and standing impacts unresolved and effectively displaced onto the public road. This outcome is inconsistent with orderly and proper planning and contrary to section 4.15(1)(b) of the Act.

3. Unsuitability of the site for the proposed intensity

(EP&A Act s4.15(1)(c))

The scale and configuration of the internal driveway, required solely to service six dwellings, highlights the inherent access limitations of the site. The proposal relies on extensive internal manoeuvring and private infrastructure to compensate for constrained public road conditions, rather than demonstrating that the site is naturally suited to the proposed density.

When assessed holistically, the proposal represents an over-intensification of a site accessed via a local residential cul-de-sac that was not designed to accommodate this level of traffic, servicing, and ongoing vehicle activity.

4. Adverse amenity impacts on existing residents

(EP&A Act s4.15(1)(b))

The Statement of Environmental Effects does not meaningfully assess the amenity impacts on surrounding properties arising from increased vehicle movements, headlight glare, reversing noise, and congestion within Hanley Place. Given the cul-de-sac configuration, these impacts will be concentrated and ongoing, rather than dispersed.

This raises serious concerns regarding residential amenity and neighbourhood character, which are central considerations under section 4.15 of the Act.

5. Over-reliance on technical compliance

While the proposal may demonstrate partial technical compliance with parking and manoeuvring standards, NSW planning law requires consideration of actual impacts in context, not theoretical design outcomes in isolation. Technical compliance alone does not establish that a development is suitable for its setting or that impacts on existing residents are acceptable.

6. Additional amenity impacts on adjoining properties

The proposal relies on significant departures from Development Control Plan setback controls, particularly to rear boundaries, combined with reduced landscaping provision and a variation to maximum building height. When considered cumulatively, these departures result in unreasonable impacts on the amenity of adjoining properties, including loss of privacy through overlooking, increased visual bulk, and reduced solar access to private open space.

While the Statement of Environmental Effects seeks to justify each variation in isolation, it does not demonstrate that the combined outcome is acceptable when assessed under section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979.

6. Conclusion

For the reasons outlined above, the proposal fails to satisfactorily address the impacts of increased density on constrained local road infrastructure and does not demonstrate that the site is suitable for the proposed development when assessed against section 4.15 of the *Environmental Planning and Assessment Act 1979*.

Accordingly, I respectfully request that Council maintain its original refusal of the application.

Thank you for the opportunity record my concerns regarding this proposed development application.

Section 4.15 Assessment

Summary of Application

Development Application No.	DA250320
Type of Development	Local Development
Development Site	Lot 1 DP 1193382, 7 Hanley Place, Yass
Description of Development	The submitted application involves: • Attached housing, including six dwellings of three bedrooms and two garage spaces each (two buildings with three dwellings in each) • Earthworks • Landscaping works • Driveway and services This assessment addresses the Clause 8.2 Review requested by the applicant following a Council resolution for refusal of the original application. The physical design of the development remains the same as the original. However, the subdivision has been amended to create a Community Title Subdivision rather than a Strata Subdivision. This review does not re-assess the design of the development, as that was largely accepted in the original assessment. It instead addresses the reason for refusal, being non-compliance with Cl.4.1D of the LEP. The key change in the application is the change from strata title to community title. This amends the definition from multi-dwelling housing to attached dwellings. This removes the requirement to comply with Cl.4.1D of the LEP, as this only applies to dual occupancies and multi-dwelling housing. This therefore removes the reason for refusal.

Integrated Development

Legislation	*Yes*	*N/A*
Coal Mine Subsidence Compensation Act 2017 s 22	☐	✓
Fisheries Management Act 1994 s 144, S201 S205. S219,	☐	✓
Heritage Act 1977 s 58	☐	✓
Mining Act 1992 ss 63, 64	☐	✓
National Parks and Wildlife Act 1974 s 90	☐	✓
Petroleum (Onshore) Act 1991 s 16	☐	✓
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	☐	✓
Roads Act 1993 s 138	☐	✓
Rural Fires Act 1997 s 100B	☐	✓
Water Management Act 2000 ss 89, 90, 91	☐	✓

Comments

The proposed development is not integrated development.

Section 4.15 – Matters for Consideration

Provisions of any environmental planning instrument

State Environmental Planning Policy (SEPP)	Where a SEPP is applicable to the proposed development, is the development: • 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.
Comment **State Environmental Planning Policy (Resilience and Hazards) 2021** The proposed development is not for a potentially hazardous or offensive development for the purposes of the requirements of the SEPP. There are no known existing contamination risks or issues which would be incompatible with the proposed development. The land is considered suitable for the development without the need for any remediation measures. **State Environmental Planning Policy (Sustainable Buildings) 2022** The proposed development is BASIX affected development and a compliant BASIX Certificate has been submitted with the application.	
Local Environmental Plan (LEP)	In considering the provisions of the Yass Valley Local Environmental Plan 2013 (YVLEP), is the proposed development: • 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.
Comment Below is an assessment of the application pursuant to the relevant clauses of the *Yass Valley Local Environmental Plan 2013* (the LEP)	
Clause 2.3 Zone and zone objectives	The land is zoned R1 General Residential zone. The proposed development provides for the housing needs of the community and contributes to a diversity of housing type.
Clause 2.3 Land Use Table	The proposed development is permitted with consent in the zone as ~~'multi dwelling housing' which is defined as:~~ ~~*multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.*~~ ~~*Note—*~~ ~~*Multi dwelling housing is a type of residential accommodation—see the definition of that term in this Dictionary.*~~ 'attached dwelling' which is defined as: ***attached dwelling*** means a building containing 3 or more dwellings, where— (a) each dwelling is attached to another dwelling by a common wall, and

	(b) each of the dwellings is on its own lot of land, and (c) none of the dwellings is located above any part of another dwelling. **Note.** Attached dwellings are a type of ***residential accommodation***—see the definition of that term in this Dictionary.
Clause 2.6 Subdivision consent requirements	N/A - there is no subdivision proposed as part of the application. A condition requiring Community Title Subdivision of land will be imposed
Clause 2.8 Temporary use of land	N/A
Clause 4.1 Minimum subdivision lot size	N/A - there is no subdivision proposed as part of the application.
Clause 4.1B Subdivision using average lot sizes	N/A - there is no subdivision proposed as part of the application.
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	~~For multi dwelling housing in the R1 General Residential zone, the minimum site area per dwelling is 400m². The proposal is for a minimum site area per dwelling of 319.5m². The Applicant has requested an exception to the development standard pursuant to clause 4.6.~~ 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	The maximum height of buildings is 8m. The proposed development has a maximum height of 9.5m. The Applicant has requested an exception to the development standard pursuant to clause 4.6.
Clause 4.4 Floor space ratio	The maximum floor space ratio is 0.5:1. The proposed development satisfies this requirement with a floor space ratio of 0.42:1.
Clause 4.6 Exceptions to development standards	The applicant has requested an exception to one development standards contained in the LEP through use of clause 4.6: **Clause** | **Development Standard Requirement** | **Proposed Exception**

	<table><tr><td>~~Clause 4.1D – Minimum site areas for multi dwelling housing~~</td><td>~~Site area per dwelling must be at least 400m² per dwelling~~ ~~(1,914m²/400m² = maximum 4 dwellings)~~</td><td>~~Site area per dwelling of 319.5m²~~ ~~Exception: 20% based on proposed 6 dwellings~~</td></tr><tr><td>Clause 4.3 - Height of buildings</td><td>Maximum 8m above natural ground level</td><td>Maximum 9.5m above natural ground level Exception: 1.5m or 18.75% exception</td></tr></table> Clause 4.1D – Minimum Site Area ~~The Applicant's written request is not considered to have demonstrated that compliance with the development standard is unreasonable and unnecessary in this instance (i.e. through nonetheless achieving the objectives of the development standard) and that there are sufficient environmental planning grounds. As such, development consent for the exception to the minimum lot size development standard cannot be granted in accordance with clause 4.6(3) of the LEP.~~ ~~The detailed record of assessment for the purposes of clause 4.6(4) is included as separate attachment.~~ Clause 4.3 – Height of Buildings The Applicant's written request is considered to have demonstrated that compliance with the development standard is unreasonable and unnecessary in this instance (i.e. through nonetheless achieving the objectives of the development standard) and that there are sufficient environmental planning grounds. The detailed record of assessment for the purposes of clause 4.6(4) is included as separate attachment.
Clause 5.4 Controls relating to miscellaneous permissible uses	N/A
Clause 5.10 Heritage conservation	The subject land does not contain a heritage item and is not within a heritage conservation area. However, there is a heritage item (I274 – "The Manse") nearby to the south at 99 Rossi Street. The lots adjoin at a corner only. The Manse is a historic dwelling located on a relatively large lot, sitting behind lots which front Hanley Place and Rossi Street. Concern was raised within a submission received that having a multi-dwelling housing development located on the site may detract from the heritage significance of the heritage item. The application was referred to council's specialist heritage advisor and a site inspection was undertaken. The advice received indicates that there is limited visual relationship between the two properties (particularly with the presence of established vegetation) and that, in their opinion, the character of the proposed multi dwelling housing would not have an impact on an appreciation of the heritage item or its significance.

	There is also a heritage item (I226 - Catholic pioneer cemetery with grave of Thomas Laidlaw) on the western side of Hanley Place. This will not be adversely impacted by the proposed development. The requirements and objectives of clause 5.10 are satisfied.
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 land is not identified as flood affected.
Clause 6.1 Earthworks	Applies to the proposed development and prescribes matters that must be considered by the consent authority before granting consent for earthworks. The proposed development involves of earthworks in order to achieve a suitably levelled area for the building. It is noted that the design of the building generally responds to the topography and 'steps down' the land with single storey on the high side and two storey on the low side. Some earthworks are however still required due to the slope. As this proposal includes earthworks, all matters in clause 6.1(3) have been considered. • The proposal is not considered to have a significant impact on drainage in the area. Stormwater can be appropriately managed. • The earthworks are unlikely to have a significant effect of the development on the likely future use or redevelopment of the land. • The proposal does not include the importation of fill material. • The earthworks proposed as part of the development are not considered to have a significant impact on the amenity of the area. Amenity impacts such as the movement of heavy vehicles, dust and noise, could be managed through conditions of consent. • It is unlikely that any relics will be disturbed; however, in the event that relics are found, the relevant cultural heritage legislation still apply so therefore protection will be ensured. A condition can be included in any consent that may be issued which requires the Heritage NSW to be contacted should any relic be unearthed. The requirements and objectives of clause 6.1 are satisfied.
Clause 6.2 (repealed)	N/A
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	The consent authority must be satisfied that services which are essential for the development are available or that adequate arrangements have been made to make them available when required. a. The development will be serviced by reticulated water. b. Electricity can be supplied a grid connection to electricity infrastructure. c. The development will be serviced by reticulated sewer. d. Stormwater drainage can be managed. e. Legal and physical access is available from Hanley Place and can meet relevant engineering design standards. f. The development can be serviced by telecommunications. The requirements and objectives of clause 6.8 are satisfied.
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	Where a draft environmental planning instrument is applicable to the proposed development, is the development:

Planning Instrument	• 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
Comment Nil.	

Any development control plan

Primary Matters	Specific Consideration
Development Control Plan (DCP)	Where a DCP is applicable to the proposed development, is the development: • Consistent with the aims and objectives of the plan • Satisfies the requirements of the DCP

Comment

Yass Valley Development Control Plan 2024

An assessment of the applicable controls of the DCP are presented in Appendix A.

There are some areas identified of non-compliance with the specific controls. These include:

Part/Control	Nature of Non-Compliance with Control
B4.1(a) - Crime Prevention and Safety	Limited passive surveillance to the driveway due to the battle-axe shape of the lot and orientation of the dwellings.
B5(b) - Neighbourhood Character	Pitch of roof which is a low-pitched roof whilst the majority of the existing development nearby has steeper pitched roofs.
D.2 - Privacy	Setback distance to first storey balcony to boundary. Minor exceedance of size of balcony based on setback distance without a privacy screen being provided.
D2.1 - Site Frontage and Area	~~Minimum site area per dwelling refers to clause 4.1D of the LEP. Clause 4.6 request has been sought for an exception.~~
D2.2.2 - Side and Rear Setbacks	Distance to eastern boundary and southern boundary. It is noted that there is some variation for how the setback controls could be applied depending on which boundaries are considered to be the side or rear.
D2.4 - Building Height	Maximum height of building refers to clause 4.3 of the LEP. Clause 4.6 request has been sought for an exception.
D2.5 - Character and Built Form	The front dwelling does not face the street (although noting that this is a battle-axe lot and the development is set back from the street). Limited passive surveillance to the driveway due to the battle-axe shape of the lot and orientation of the dwellings. Potential overlooking from first storey balcony into the required 40m^2 of private open space of eastern courtyards.
D2.5 - Character and Built Form	The development achieves a total of 665m^2 of landscaped area which equates to 35% instead of 40%.
I6 - Residential Carparking	Double garage dimensions are slightly shorter in length than required but slightly wider. The length dimension still complies with Australian Standard.

D2.9 – Adaptable and Accessible Housing	Insufficient information to determine compliance of providing one adaptable dwelling (Class C). Anticipated however that it can be made to comply and could be addressed with conditions.

It is considered that the main DCP compliance issues relate to the side and rear setback distances and the roof pitch. The applicant's justification to the proposed setbacks are considered to have met the objective of the control despite the non-compliance, whilst roof pitch is discussed in the accompanying Council report.

It should be noted that in accordance with s4.15(3A) of the Act, council must be flexible in applying DCP provisions to allow reasonable alternative solutions that achieve the objective of prescriptive development controls.

Contributions Plans	Are contributions under the Yass Valley Development Contribution Plan 2018 and/or the Yass Valley Heavy Haulage Contribution Plan 2021 applicable to the proposed development?

Comment

Yass Valley Development Contribution Plan 2018. If the cost of undertaking the development exceeds $100,000 a s7.12 development contribution will be payable prior to the issue of a Construction Certificate if approved. Appropriate conditions of consent could be included.

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	The following matters under the *Environmental Planning and Assessment Regulation 2021* have been considered: • 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

The proposed development has the potential to comply with the National Construction Code NCC/Building Code of Australia.

The proposed development is BASIX affected development and a compliant BASIX Certificate has been submitted with the application.

There are no other matters that require discussion.

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** Compatibility of the development with: • 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 **Setting** Impact of the development on adjacent properties in terms of: • 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

Comment

The surrounding land uses and built form is mainly residential including predominately single detached dwellings. There are however two pairs of what could be described as detached dual occupancy style dwellings on the northern side of Hanley Place, although these have been subdivided and are still on relatively large lot sizes of between approximately 600m^2 and 800m^2 each.

Whilst the existing development is primarily single detached dwellings, multi dwelling housing is considered to be broadly a compatible type of development in the R1 General Residential zone.

The proposed development is generally considered compatible with the existing development in the locality and would not have a significant impact on context and setting~~, except in relation to the proposed density of dwellings on the site, noting that exceeds minimum site area per dwelling requirements of clause 4.1D of the LEP.~~ There is also an inconsistency identified with the proposal in relation to the pitch of the roof compared to that of existing development in the locality, which is discussed further in the accompanying Council report.

View impacts and acoustic privacy are discussed in the accompanying Council report.

There are no issues associated with overshadowing.

Access, transport and traffic	Consideration of access, transport and traffic and the proposed development: • 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 an 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
Comment Legal and physical access is available to Hanley Place. The road network is able to accommodate the traffic volume generated by the proposed development. Access, car parking and traffic are discussed in detail in the accompanying Council report.	
Utilities	Consideration of utilities and the proposed development: • 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
Comment The proposed development is not considered any significant impact on the provision of utilities in the locality. The proposed development can be suitably serviced by utilities.	
Heritage	Impact of the proposed development on heritage significance of the site, adjacent properties and/or a heritage conservation area: • 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
Comment The subject land does not contain a heritage item and is not within a heritage conservation area. However, there is a heritage item (I274 – "The Manse") nearby to the south at 99 Rossi Street. The lots adjoin at a corner only. The Manse is a historic dwelling located on a relatively large lot, sitting behind lots which front Hanley Place and Rossi Street. Concern was raised within a submission received that having a multi-dwelling housing development located on the site may detract from the heritage significance of the heritage item. The application was referred to council's specialist heritage advisor and a site inspection was undertaken. The advice received indicates that there is limited visual relationship between the two properties (particularly with the presence of established vegetation) and that, in their opinion, the character of the proposed multi dwelling housing would not have an impact on an appreciation of the heritage item or its significance. There is also a heritage item (I226 - Catholic pioneer cemetery with grave of Thomas Laidlaw) on the western side of Hanley Place. This will not be adversely impacted by the proposed development. Standard conditions could be applied in relation to the management of unexpected finds in accordance with legislative requirements.	

Water	Impact of the proposed development on conservation of water: • 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
Comment The proposed development is to be serviced by reticulated water service. Stormwater drainage can be appropriately managed. The site is not identified as being subject to potential "groundwater vulnerability" in accordance with clause 6.4 of the LEP or "riparian land and watercourse" in accordance with clause 6.4 of the LEP. The proposed development is not considered to have any significant adverse impacts on water and the water cycle.	
Soils	Impact of the development on soils: • 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
Comment The subject lot is not identified as "high soil erodibility" in accordance with clause 6.7 of the LEP or as "salinity" in accordance with clause 6.6 of the LEP. Erosion and soil movement can be managed through sediment control measures and supported by appropriate conditions of consent where approved. There are no known risks of contamination. The land is not identified on Council's contaminated land database or layers. As such the site is suitable for the proposed development. The proposed development is not considered to have any significant adverse impacts on soils.	
Air and Microclimate	Impact of the development on air quality and microclimatic conditions in terms of emissions of dust, particulates, odours, fumes, gases and pollutants.
Comment Any emissions of dust, particulates, odours, fumes, gas and pollutants would be primarily during construction if approved. These impacts can be managed through appropriate conditions of consent and compliance with all other relevant legislation.	
Flora and Fauna	Impact of the proposed development on: • 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 Outcomes of an assessment under the *Biodiversity Conservation Act 201*6 considers: • 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

Comment

The provisions of the *Biodiversity Conservation Act 2016* apply to this application. A submission of a BDAR was not required as:

- Development does not involve clearing of 0.25ha or more of native vegetation.
- Does not involve clearing of native vegetation on land identified on the Biodiversity Values Map.
- Will not have an impact on threatened species or ecosystems which exceeds the test of significance

There are no trees or woody vegetation on the site.

The proposed development is not considered to have any significant impact on flora and fauna.

Waste	Impact of the proposed development on waste: • solid, liquid and gaseous wastes and litter • the generation, collection, storage and disposal of waste

Comment

Waste during construction works if approved can be suitably managed.

There is adequate area for the storage of bins near each of the proposed dwellings in accordance with the DCP requirements.

As assessment including inspections by council's resource and waste team had indicated that there is space within the road reserve area to accommodate bins at approximately the location of the battle-axe handle, as shown on the submitted site plan. In practice, bins could end up being placed further along and outside the front boundary of adjoining properties. It is important to note that property owners do not own their adjacent road reserve and therefrom some placement of bins further along the road reserve is not unreasonable. A hardstand pad at the location of the driveway (with a plate indicating for bin placement) would however assist in addressing this issue, similar to that which has been included at the townhouse development on McKenna Place in Yass which also a battle-axe lot.

Energy	Impact of the proposed development on energy: • 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).

Comment

The proposed development is BASIX affected development and a compliant BASIX Certificate has been submitted with the application.

Each dwelling achieves suitable solar access in accordance with the requirements of the DCP.

Noise and Vibration	Whether the development has potential to generate noise pollution or vibration including during construction and potential impacts.
Comment Noise and vibration during construction and can be suitably managed if approved. These impacts can be managed through appropriate conditions of consent and compliance with all other relevant legislation. It is unlikely that there would be any significant amenity impact by way of noise. The noise generated as a result of the development is likely to be consistent with similar residential development. The largest and most frequent noise source will be as a result of vehicle movements. Noise impacts associated with private vehicles moving at low speeds is also likely to reduce in time with further adoption of electric and hybrid vehicles which make limited noise at low speed.	
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.
Comment The subject site is sloping and requires earthworks. It is considered that can be suitably managed with and an appropriately qualified structural engineer through construction certificate and certification process if the development is approved.	
Natural Hazards - Flooding	Where the development is located on land identified as flood affected: • 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.
Comment The subject land is not identified as flood affected.	
Natural Hazards - Bushfire	Where the development is located on land identified as bushfire prone: • Compliance with Planning for Bushfire Protection 2019 (however in accordance with s.8.3.2 of *Planning for Bushfire Protection 2019* there are no bushfire protection requirements for class 10a buildings located more than 6 metres from a dwelling 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.
Comment The site is not mapped as being on bushfire prone land.	
Technological Hazards	Does the development present risks from: • industrial and technological hazards • land contamination and remediation Where potential land contamination has been identified an assessment must be provided determining whether the: • 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
Comment There are no known risks of contamination. The land is not identified on Council's contaminated land database or layers. As such the site is suitable for the proposed development.	
Safety, Security and Crime Prevention	The assessment must determine whether adequate measures are included to address the potential for accident / injury and criminal activity.
Comment The proposed development is considered to be low risk and not expected to create any specific potential for crime. There is suitable delineation between public and private spaces. There is a minor issue identified with compliance against the Crime Prevention and Safety provisions (and other similar controls) under the DCP controls. These are discussed further under the DCP controls in Appendix A.	
Social impact in the locality	Whether the development is likely to have social benefits in the locality in terms of: • community facilities and links • the interaction between the new development and the community
Comment The proposed development is not considered to have any significant social impacts.	
Economic impact in the locality	Whether the development is likely to have economic benefits in terms of: • employment generation • economic income • generating benefits for existing and future businesses
Comment Generally economic impact through the generation of economic activity during construction works and ongoing economic benefits as a result of provision of housing.	
Site and internal design	The development is generally sensitive to environmental conditions and site attributes including: • 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: • 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

Comment

The proposed development is not considered to result in any impacts which are specific to the site and internal design. The site and internal design is considered to be generally suitable~~, with the exception of key issue in relation to the number of dwellings that are provided which is contrary to the minimum site area requirements of clause 4.1D of the LEP.~~

This non-compliance has been addressed through revising the development definitions to attached dwellings rather than multi-dwelling.

Construction	• 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.

Comment

Construction impacts can be suitably managed if approved. These impacts can be managed through appropriate conditions of consent and compliance with all other relevant legislation.

However, the main construction issues are associated with the space within the road reserve, limited parking, one way nature of Hanley Place, and the shape of the lot with the battle-axe handle. The applicant was requested to provide preliminary details on how would anticipate for this to be managed and they advised:

- Construction workers would be required to park within the western part of Hanley Place where it is a full width road and does not impede traffic.
- Works would be undertaken within the standard days and hours which we expect to form part of the conditions of consent.
- A Construction Traffic Management Plan (CTMP) would be prepared as part of the Construction Certificate and once a contractor has been engaged to undertake the works.
- A CTMP would also include a traffic control plan which details how site access would be managed.
- Traffic control that would be implemented particularly with respect to deliveries of materials onto the site including a concrete truck; and the staff needed to manage the safe operation of Hanley Place.
- All construction materials are to be located within the subject site and not within the road reserve.

This is generally considered to be consistent with expectation and industry practice. Where consent is granted, a full Construction Environmental Management Plan (CEMP) and Construction Traffic Management Plan (CTMP) will be required. As part of this, a strategy for consultation and communication with surrounding residents should be developed and implemented (e.g. for forewarning of any major impediments, process for receiving/responding to concerns, etc.)

The suitability of the site for the development

Primary Matters	Specific Consideration

Compatibility with existing development in the locality	The proposal is compatible with existing development in the locality as: • 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

Comment

The surrounding land uses and built form is mainly residential including predominately single detached dwellings. There are however two pairs of what could be described as detached dual occupancy style dwellings on the northern side of Hanley Place, although these have been subdivided and are still on relatively large lot sizes of between approximately 600m^2 and 800m^2 each.

Whilst the existing development is primarily single detached dwellings, multi dwelling housing is considered to be broadly a compatible type of development in the R1 General Residential zone.

The proposed development is generally considered compatible with the existing development in the locality, except in relation to the proposed density of dwellings on the site, noting that exceeds minimum site area per dwelling requirements of clause 4.1D of the LEP. There is also an inconsistency identified with the proposal in relation to the pitch of the roof compared to that of existing development in the locality, which is discussed further in the accompanying Council report.

Site conduciveness to the development	The subject site is conducive with the proposed development as : • 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

Comment

The site is considered to be generally conducive to the proposed development, except in relation to the site area available, noting that the number of dwellings proposed for the site results in an exceedance of the minimum site area per dwelling requirements of clause 4.1D of the LEP.

There are some other site constraints including access, parking and slope of the site, but these are considered to either be suitably addressed and/or complying with relevant controls and requirements.

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.
Comment The development application was placed on public exhibition between 3 April 2025 and 17 April 2025. During the public exhibition period there were 10 submissions received, including one in support and nine raising objections or issues of concern. The key issues raised in the submissions are discussed in the accompanying Council report. A second round of public exhibition was held between XX and XX	
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
Comment There were no submissions sought or received from public authorities.	

The public interest

Primary Matters	Specific Consideration
Government (Federal, State and Local) and Community Interests	Government and community interests have been considered and are satisfied as: • The proposed development complies with the Council Policies identified as applicable in the schedule below. 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
Comment 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 in this assessment. The provision of housing and a diversity of housing is considered to be in the public interest and supports the objectives of the LEP and the R1 General Residential zone.	

However, the nature of the proposed exception to the development standard in clause 4.1D of the LEP to reduce the minimum site area per dwelling is not considered to be in the public interest in this instance. It is considered that the public interest is better served by ensuring compliance with the development standard in instance where the matters required by clause 4.6(3)(a)&(b) of the LEP have not been demonstrated.

	Policy	Code	Applicable
Council Policies	**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	Yes
	Truck and Transport Depots in Rural Areas	DA-POL-11	No
	Water Supply in Rural Areas and Villages	WS-POL-2	No

Comment

Road Standards RD-POL-9

Legal and physical access exists to Hanley Place. If Council is to support the application and grant development consent, conditions are to be included requiring the property access to be constructed or upgraded in accordance with the Road Standards Policy RD-POL-9

APPENDIX A - Yass Valley Development Control Plan 2024

Assessment of DA250320 – 7 Hanley Place, Yass

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

Clause	Comment
Part A – Introduction	
All parts	Noted – Application for placed on public exhibition and must be determined by meeting of Council due to 10 submissions received and multiple exceptions/variations to controls in the LEP (>10%), DCP and 88B restrictions.
Part B – Principles for All Development	
B1 Sustainability	Noted.
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	Does not comply with all controls The development is not considered to result in confusion between public and private spaces. The development complies with the requirements of this part, with the exception of B4.1(a) which does not comply in that there are no windows located to allow passive surveillance of the shared driveway, noting the garages face the shared driveway and the dwellings are oriented in the other direction. This is not particularly uncommon for 'rear loading' townhouse development which may provide vehicle access from a rear laneway (often in order to instead to orientate the dwelling towards the street, which promotes surveillance). In this instance the constraints of the site including access via a battle-axe hand and the slope of the land presents difficulties in this being achieved. With consideration of the relatively small number of dwellings, the nature of the residential environment, and the secure garage/access to each dwelling, it is generally considered that there is not a significant issues associated with passive surveillance of the shared driveway and can be considered acceptable. There is however suitable opportunity for passive surveillance to the other communal areas to take place from within the development.
B5 Neighbourhood Character	Does not comply with all controls. The objective of this part is to encourage development which responds to and contributes positively to the character and topography of the existing streetscape. The relevant controls which require discussion are: *a. Development should respect the scale, patterns and predominant building characteristics within a streetscape*

	The surrounding land uses and built form is mainly residential including predominately single detached dwellings, however multi dwelling housing can still be a type of development, and undertaken, in a way which respects the scale, patterns and predominant building characteristics within the streetscape. The scale of the development in terms of the overall scale of the built form, including height and gross area do comply with the relevant LEP planning controls, with exception of the density of the number of dwellings. The height and scale of the buildings respect the existing streetscape, and it is noted that the site itself is setback from the street as a battle-axe, limiting the visual presence. *b. The design should consider how the building/s will respond to the predominant characteristics of the neighbourhood such as dominant land uses, construction types and materials, roof pitch, setbacks, location and proportion of windows and doors, verandahs, vehicle parking/garaging, landscaping of public and private areas*. The design is generally considered to respond to the predominant characteristics of the neighbourhood, with the exception of the pitch of roof which is a low-pitched roof whilst the majority of the existing development has steeper pitched roofs, consistent with the section 88B restrictions which apply to this lot.
Part D – Residential Development Controls	
D.1 Solar Access	Each dwelling can achieve appropriate solar access. Living areas are located on the eastern side of each dwelling (and northern in the case of A1, B1 & C1)
D.2 Privacy	Does not comply with all controls. The objective of this part is to ensure that residents of new residential development have privacy from overlooking from other nearby development and to ensure that new residential development does not impede on the privacy of existing or future development. The relevant controls which require discussion are: *a. Any habitable room windows within the development (other than bedrooms) setback 3 metres or less (ground floor) or 10 metres or less (first floor) from a side or rear boundary, with a floor level of more than 1 metre above ground level (existing) should either:* *i. Have a sill height of 1.5 metres above floor level, or* *ii. Have fixed obscure glazing to a height of 1.5 metres above floor level, or* *iii. Have a permanent, fixed, durable, privacy screen which faces the boundary, or* *iv. Other measure to ensure the privacy of adjoining residents* Complies as habitable rooms on the first storey setback <10m from the boundary are bedrooms and therefore do not require measures for sill height, obscure glazing or privacy screens. The ground floor is setback >3m. *b. Any new balcony, deck, patio, pergola, terrace or verandah setback 3 metres or less (ground floor) or 10 metres or less (first floor) from a side or rear boundary, with a floor area more than 3 m2 with a floor level or*

	more than 1 metre above ground level (existing) should have a permanent, fixed, durable, privacy screen which faces the boundary. Does not comply. The balcony on the first floor is setback within 10m of the boundary and is marginally over 3m^2. A privacy screen extending 1.5m high (with no individual opening of more than 30mm wide and not more than 30% opening of the surface area) would be required. If Council supports the reduced side/rear setback of the dwellings proposed under D2.2.2, Council could support a variation to the privacy screen control noting that the size of the balcony is only marginally over 3m^2.
D.3 Stormwater	Stormwater drainage arrangements can be suitably designed and provided for.
D.4 Services	All required services can be suitably designed and provided for. Refer clause 6.8 of the LEP in relation to essential services.
D2.1 Site Frontage and Area	Does not comply with all controls. The objective of this part is to ensure that dwelling occupants have adequate access to private open space for the quiet enjoyment of their property and recreational opportunities. The relevant controls which require discussion are: *a. The site shall have street frontage of at least 15 metres when measured at the building line. At the head of a cul-de-sac the minimum frontage shall allow sufficient area for the placement of bins required by the development in a single, not stacked, line and the parking of at least one vehicle.* The site is a battle-axe handle with a width of approximately 13m at Hanley Place. The width of the lot though is greater than 15m at the building line. There is opportunity for the placement of binds which is discussed in the accompanying Council report. There is no on street car parking available in Hanley Place which is discussed in the accompanying Council report. *b. For development involving attached dwellings, dual occupancies, multi dwelling housing; secondary dwellings and semi detached dwellings, each unit shall be provided with a minimum site area in accordance with Clause 4.1D of Yass Valley Local Environmental Plan 2013;* No minimum site area is required for attached dwellings. ~~For multi dwelling housing in the R1 General Residential zone, the minimum site area per dwelling is 400m^2. The proposal is for a minimum site area per dwelling of 319.5m^2. The Applicant has requested an exception to the development standard pursuant to clause 4.6. This has been assessed and discussed under clause 4.6.~~ It is noted that the area of private open space does comply with the minimum 40m^2 required by D2.6, consistent with the objective.
D2.2.1 Front Setback	Complies with minimum front setback requirement.
D2.2.2 Side and Rear Setbacks	Does not comply with all controls. The objective of this part is to ensure that multi dwelling development does not impact on solar access, privacy or overshadowing.

The relevant controls which require discussion are:

a. Multi dwelling development should have the minimum side and rear boundary setback as per table below:

Table 9 - Side and Rear Setbacks – Medium Density

Boundary	Height	Setback
Side boundary	Single Storey	1.5 metresto National Construction Code
	>Single Storey	1.5 metres for single storey elements 2 metres for second storey elements 6 metres if a habitable room window or balcony faces the boundary where screening or other privacy measures are not included
Rear boundary	Buildings up to 4.5 metres	3 metres for lots with an area of 600m² – 900m² 5 metres for lots with an area of 900m² – 1,500m² 10 metres for lots with an area greater than 1,500m²
	Above 4.5 metres	8 metres for lots with an area of 600m² – 900m² 12 metres for lots with an area of 900m² – 1,500m² 15 metres for lots with an area greater than 1,500m²

Firstly, due the battle-axe nature of the lot, there can be some differences in interpretation as to which boundary is considered a side boundary and a rear boundary.

The applicant has considered the eastern and western boundaries to be side boundaries, whilst the southern boundary as the rear boundary. As the battle-axe handle is from the western boundary, it could also be concluded that the eastern boundary is actually the rear boundary. Alternatively, it could also be approached as all boundaries being considered as side boundaries.

Western Boundary

Compliance is achieved to the western boundary with the separation of the shared driveway.

Eastern Boundary

The proposed setback to the eastern boundary is:

- Ground floor = 5m
- First floor (Balcony) = 3m
- First floor (Glass line) = 3.5m

As a side boundary, the setback would comply, but only if a privacy screen on the balcony is being provided (refer assessment under control D2 Privacy).

As a rear boundary, the setback would not comply where the eastern boundary is considered a side boundary as it does not meet minimum 15m.

Northern Boundary

Compliance is achieved to the northern boundary.

Southern Boundary

The development proposes a rear setback of circa 1.15m from the southern boundary as a minimum increasing to 3.45m as measured to the single storey component.

As either a side or rear boundary, the proposed setback would not comply.

Applicant Justification

The applicant has provided justification that the proposed setbacks are acceptable for the following reasons:

	• The adjoining site to the east is significant in area and capable of accommodating a dwelling house and associated structures / infrastructure. • Shadow diagrams prepared as part of the architectural package show that the built form (except boundary fencing) will not impact on the adjoining property between 9am and 1pm, which ensures that compliant solar access can be achieved to both the habitable areas of a future dwelling and its corresponding private open space area. • In relation to the eastern boundary, a setback of 3.5m to the living area and 3m to the balcony is considered appropriate in this instance. The land slopes substantially to the east which assists with the sense of separation and mitigation of potential overlooking from the subject site. • Furthermore, the adjoining site to the east is of a significant size that is capable of being designed and sited to accommodate a dwelling house. It is not restricted for instance by way of a building envelope that would limit the placement of development and can instead respond positively to the site context. • The adjoining properties directly to the south would appear to comprise two (2) dwelling houses on separate allotments (93 & 89 Rossi Street) within the R1 General Residential zone. Both dwellings appear to be on substantial allotments with the majority of built form and open spade areas well setback from the common boundary with the subject site. These sites would also appear to be heavily vegetated particularly along the common boundary. This existing boundary condition would appear to assist in mitigating any potential visual impact that may occur by the development along this boundary. Finally, there are only minor windows within the southern elevation of the development that may be of concern. <u>Consideration</u> In this instance, there is potentially significant numerical departures from boundary setback requirements depending on which boundaries are considered as side or rear. However, with consideration of the objective of the controls which is "to ensure that multi dwelling development does not impact on solar access, privacy or overshadowing", the applicant's justification is generally supported. There is no concern in relation to setback to the south due to the large lot sizes, the location of development on those lots, and the presence of existing established vegetation. There is some potential concern in relation to setback from the eastern boundary noting the dwellings essentially 'front' that boundary. The large lot size and difference in levels does mean that there is likely reasonable ability for the adjoining lot be developed in a way which manages the privacy between lots. The proposed development is therefore not considered to have any significant impact on the reasonable ability for development on the adjoining lot.
D2.3 Site Coverage and Floor Space Ratio	The maximum floor space ratio for the R1 General Residential zone is 0.5:1. The proposed development as a floor space ration of 0.42:1.
D2.4 Building Height	Does not comply with all controls. The objective of this part is to provide guidance on the bulk and scale of multi dwelling development.

	The relevant controls which require discussion are: *a. The maximum height of a building is not to exceed 9 metres, or as otherwise shown for the land on the Yass Valley Local Environmental Plan 2013 Height of Buildings Map* Does not comply. The maximum height of buildings specified by the LEP is 8m. The proposed development has a maximum height of 9.5m. The Applicant has requested an exception to the development standard pursuant to clause 4.6. This has been assessed and discussed under clause 4.6. *b. Shadow diagrams are to be submitted for 9 am, 12 midday and 3 pm on the June 21 Solstice for all medium density housing, detailing overshadowing cast by the proposed development in addition to any existing buildings and fences. Shadows shall include internal and external the proposed development site* Shadow diagrams have been submitted and compliance demonstrated. *c. At least 50% of the neighbouring existing principal open space or windows to internal habitable rooms should receive a minimum of 3 hours sunlight between 9am and 3pm on 21 June. If it is already less than this, it should not be further reduced.* Shadow diagrams have been submitted and compliance demonstrated.
D2.5 Character and built form	Does not comply with all controls. The objective of this part is to ensure that multi dwelling development respects the streetscape and visual amenity. The relevant controls which require discussion are: *a. The front dwelling in each development shall face the street and feature at least 1 main entry door and 1 major window to a living or bedroom.* Does not comply. The street is located to the western boundary whilst the dwellings are orientated to the east. This is however a battle-axe lot, so inherently there are difficulties in achieving a design for a front dwelling which can face the street as such. In this regard, the requirement of this control is not considered to be of particular relevance in this instance. *i. The building alignment along common internal driveways shall be varied to provide visual relief and landscaped.* This is generally considered to be achieved. *j. Windows, balconies, fencing and the like should be designed and constructed to allow views and passive surveillance of any adjacent public reserve or recreational area as well as internal driveways and carparking areas.* Does not comply. This is discussed previously under B4 Crime Prevention and Safety. *k. Stepped building form on sloping sites is encouraged to avoid mass excavation.* The development has used a suitable step building form. *l. Windows should not be located directly opposite the windows of primary living areas of adjoining dwellings.*

	The design of the development complies. There are no windows looking directly opposite. *m. Privacy screens should be installed where there is a chance of overlooking from balconies, open space areas, windows on adjoining buildings (within or external the proposed development) and the like.* Does not comply. The small first storey balcony has potential for overlooking into the required 40m^2 private open space areas of the adjoining dwelling. Privacy screens are not proposed. *n. Noise sources such as driveways, service areas, plant rooms, mechanical equipment and communal open space areas should be located at least 3 metres from bedrooms.* The design of the development complies. *o. Windows should be located to allow surveillance of internal driveway and carparking areas;* Does not comply. This is discussed previously under B4 Crime Prevention and Safety. *p. Sensor or solar lighting should be provided adjacent to entries for multi dwelling development.* The design of the development can comply. *r. The use of long straight driveways should be avoided, driveways should not be more than 30 metres without traffic calming devices.* The design of the development complies. Traffic calming devices have been integrated into the driveway design.
D2.6 Private open space	Each dwelling has private open space of >40m^2 which is accessible from the habitable living areas of the dwelling. The private open space is located on the east side.
D2.7 Landscaping	Does not comply with all controls. The objective of this part is to ensure that landscaping Is provided for multi dwelling development complements and softens the visual. A preliminary landscape plan has been submitted with the application. The relevant controls which require discussion are: *b. A minimum landscape area of 40% of the total lot area must be provided.* Does not comply. The development achieves a total of 665m^2 of landscaped area which equates to 35%. The applicant has provided the following justification: *"A high quality landscape will be achieved with a significant landscaped area to the north and substantial landscaped areas along the common boundaries particularly the southern and eastern. The landscaped areas have been located to benefit views from the site and from adjoining properties, where they are considered to be most effective. The limitations on the ability to achieve compliance with this requirements largely stem from the need for an access handle owing to the dimensions and orientation of the lot. Otherwise compliance is achieved with the floor space ratio requirements as it relates to the built form."*

	The applicant's justification is generally accepted and noting that it does comply with control (c). c. *For terrace and multi dwelling housing at least 30% of the total lot area must be provided as landscaping with each dwelling having at least 54m^2 of allocated landscaping.* The development achieves a total of 665m^2 of landscape area which equates to 35% and the equivalent of at least 54m^2 per dwelling within the site.
D2.8 Facilities	Each dwelling can be supplied clothes drying area. Mailboxes for dwelling can be provided at the entrance driveway. There is adequate opportunity for storage of bins for each dwelling.
D2.9 Adaptable and Accessible Housing	Insufficient information to determine compliance. It is noted that there applicant has not addressed this part in their assessment against the DCP. The relevant controls which require discussion are: a. *At least one dwelling within a multi dwelling housing development should have a continuous, step free, slip resistant path of travel from the street or parking area to an entrance. The entrance should be weather sheltered with a minimum width of 1000mm* This appears to comply as each dwelling has step free entry from the garage into the dwelling. b. *Multi dwelling housing development should be designed to incorporate or provide for essential features to achieve a minimum 'Adaptable house class C' Classification in accordance with AS4299 – 1995, at the following rate*: *4-10 dwellings: 1 adaptable dwelling required.* There is insufficient information supporting the development application to determine whether the proposal complies or does not comply with this requirement. It is noted that the minimum standard is for 'Adaptable house class C' only, which is for the minimum essential requirements. It is considered likely that compliance can be achieved based on the ground floor layout. Conditions demonstrating compliance prior to Construction Certificate will be required if development consent is issued.
Part H – Development in Hazard Affected Areas	
H3 Contaminated Land	There are no known risks of contamination. The site is not identified on council's contaminated land database or mapping layers.
Part I – Carparking and access	
I5 – Carparking ratios	The DCP requires two spaces per dwelling with three or more bedrooms. It also requires one visitor space per three dwellings. This is provided for and demonstrated on plans.
I6 Residential Carparking	Does not comply with all controls. The objective of this part is to ensure that carparking facilities are provided for residential development in a manner that caters to the needs of allow residents and future residents. Each dwelling is provided with a double garage. The proposed development complies with the controls of this part, with this exception of I6(c) which

	requires a double garage to have internal dimensions of 5.5m wide x 6m long. The double garages are proposed to be wider than 5.5m but have a length of less than 6m at approximately 5.5m. This is acceptable and still consistent with Australian Standard size for car space. Swept path diagrams and certification from a traffic engineer have been provided with the application.
I7 Property Access Crossings	The property access can be constructed in accordance with the requirements of this part and Council's Road Standards Policy RD-POL-9. Appropriate conditions can be included if development consent is issued.
I7.1.1 Access for dual occupancies and medium density housing	There is a single point of entry and egress to Hanley Place. This is at least 6.8m wide. The design of the driveway complies with the controls.

6.3 DEVELOPMENT APPLICATION NO. DA250320 - MULTI-DWELLING HOUSING - 7 HANLEY PLACE, YASS

SUMMARY

To present the assessment of development application no. DA250320 for multi dwelling housing (six dwellings) at 7 Hanley Place, Yass. The application attracted 10 submissions including one in support and nine raising objections or concerns. The proposal seeks a variation to a number of planning controls, including maximum height and minimum site area for multi-dwelling housing in the LEP, setbacks to side/rear boundaries in the DCP, the building envelope, and 88B restrictions. Refusal is recommended.

RECOMMENDATION

That development application no. DA250320 for multi dwelling housing (six dwellings) at 7 Hanley Place, Yass, be refused on the following grounds:

1. *The proposal does not comply with the development standard contained in clause 4.1D(3)(a) of the Yass Valley Local Environmental Plan 2013 in relation to the minimum site area per dwelling. The development standard requirements a minimum site area of 400m^2 per dwelling. The proposal has a site area of 319.5m^2 per dwelling.*
2. *The exception to the development standard contained in clause 4.1D(3)(a) pursuant to clause 4.6 of the Yass Valley Local Environmental Plan 2013 is not supported as the applicant's written request has not demonstrated that compliance with the development standard is unreasonable or unnecessary and that there are sufficient environmental planning grounds. As such, development consent cannot be granted in accordance with clause 4.6(3).*

FINANCIAL IMPLICATIONS

- Resources for development assessment are provided for in the current Operational Plan
- The application does not propose any council-maintained assets

POLICY & LEGISLATION

Acts and Regulations

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2000
- Local Government Act 1993
- Roads Act 1993

State Environmental Planning Policies

- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Resilience and Hazards) 2021

Local Controls

- Yass Valley Local Environmental Plan 2013
- Yass Valley Development Control Plan 2024
- Yass Valley Development Contributions Plan 2018
- Yass Valley Community Engagement Strategy
- Road Standard Policy RD-POL-09

Guidelines

- NSW Guide to Varying Development Standards
- Landcom Residential Density Guide 2011

REPORT

1. [Application Details]

Date Received	-	17 March 2025
Land	-	Lot 1 DP 1193382, 7 Hanley Place, Yass
Area	-	1,914m^2
Zoning	-	R1 General Residential

2. Site Description and Locality

The site is located generally on the western side of the Yass town in Hanley Place. The site is on the eastern or lower side of Hanley Place and is accessed via a battle-axe handle. Hanley Place is a 'no through' loop off Irvine Drive, which is in turn off Rossi Street.

The subject lot is 1,914m^2 in size and has considerable fall like most lots on this side of Hanley Place. The lot does not contain any significant vegetation but there is a large rocky outcrop in the middle.

The surrounding land uses are mainly residential including predominately single detached dwellings. There are however two pairs of what could be described as detached dual occupancy style dwellings on the northern side of Hanley Place, although these have been subdivided and are still on relatively large lots of between approximately 600m^2 and 800m^2 each.

There are several vacant lots nearby including 9A, 11, 13A and 13B Hanley Place. The adjoining lot to the west at 5 Hanley Place contains an established dwelling, whilst there is a heritage item (I274 – "The Manse") nearby to the south at 99 Rossi Street.

A Locality Plan is included in **Attachment A**.

3. Proposal

The submitted application involves:

- Multi dwelling housing, including six dwellings of three bedrooms and two garage spaces each (two buildings with three dwellings in each)
- Earthworks
- Landscaping works
- Driveway and services

The proposal seeks an exception to the minimum site area per dwelling and maximum height of buildings development standards in clause 4.1D and clause 4.3 of the Yass Valley Local Environmental Plan 2013 (LEP).

Details of the proposal are included in **Attachment B**.

4. Public Exhibition

Public exhibition included notice to 25 adjoining and nearby landowners, including all of Hanley Place. There were 10 submissions, including one in support and in raising objections or concerns (**Attachment C**).

A planning forum was held on 3 June 2025 to provide an opportunity for submission authors and the applicant to address Councillors prior to completion of assessment and determination of the DA. There were two presentations made by residents at the planning forum as well as presentations by the applicant and their consultants.

The applicant's response to submissions and council additional information request is included as **Attachment D**.

5. Assessment

The proposed development has been assessed against the requirements of section 4.15 of the Environmental Planning and Assessment Act 1979. It is considered that the proposed development cannot be supported for the reasons outlined in the Assessment Report (refer **Attachment E**).

The following planning issues have been identified including the response to the issues raised in submissions.

6.1 Housing Type - Support

There is a submission of support received that suggests that the type of housing proposed will be welcome in Yass, including to meet the needs to modern families or retirees and downsizers. Council's data from idcommunity (which sources from Census data) indicates that 11.6% of dwellings in Yass are currently considered medium density. In comparison, the Goulburn urban area has medium density of 15.8%.

Whilst there are other medium density developments within Yass, it is noted that the proposed development provides a variation of this and supports diversity of housing and the objectives of the R1 General Residential zone. This however needs to be considered within council's current planning intentions and settings which are established through the controls in the LEP and the Yass Valley Development Control Plan 2024.

Although a recent and specific study has not been undertaken at this time, for the purposes of this assessment report, council's planners have a general understanding that there is interest and demand for additional quality medium density housing within Yass. This is something that will be considered further as part of any future review of the Settlement Strategy and LEP.

6.2 Zoning and Purpose of the Land

A number of submissions received suggest that the lots within Hanley Place were created or they were envisaged for the purposes of single detached dwellings only. Whilst this may have formed consideration in the overall design and approval of the subdivision, ultimately the LEP determines the uses of land which are permissible in a particular zone. In this instance, the site is zoned R1 General Residential with permissible uses of land including single dwellings, dual occupancies, multi dwelling housing, and residential flat buildings. Proposals for any of these permissible uses are then subject to other planning controls as applicable in the LEP and the DCP.

6.3 Exceptions to LEP Development Standard

The applicant has requested an exception to two development standards contained in the LEP through use of clause 4.6:

Clause	Development Standard Requirement	Proposed Exception
Clause 4.1D - Minimum site areas for multi dwelling housing	Site area per dwelling must be at least 400m^2 per dwelling (1,914m^2/400m^2 = maximum 4 dwellings)	Site area per dwelling of 319.5m^2 Exception: 20% based on proposed 6 dwellings
Clause 4.3 - Height of buildings	Maximum 8m above natural ground level	Maximum 9.5m above natural ground level Exception: 1.5m or 18.75% exception

Clause 4.6 allows for consideration of exception to development standard in certain circumstances, intending to allow a degree of flexibility and enabling development which achieves environmental planning objectives. Clause 4.6 is a key part of the planning system and the LEP, and a non-compliance with a development standard does not automatically

mean that the development is not orderly or has an adverse planning outcome – this however, must be demonstrated.

Clause 4.6(3) of the LEP requires:

(3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—

(a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and

(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

It is important to note that clause 4.6 was updated across all Standard Instrument LEPs by the NSW Government in November 2023. This change now specifically requires that council must not grant consent unless they are satisfied that that the applicant's written request has demonstrated the above matters. It is not up to council as the consent authority to determine what is 'unreasonable or unnecessary' or whether there are 'sufficient environmental planning grounds' but whether the applicant's written request demonstrates this through supporting information and evidence as sufficient justification. The previous version of the clause required that council only consider the written request alongside public interest but now must be expressly satisfied the applicant has demonstrated it.

6.3.1 Clause 4.1D – Minimum Site Areas for Multi Dwelling Housing

The application requests an exception to the development standard contained in clause 4.1D of the LEP. This development standard requires a minimum site area of 400m^2 per dwelling in the R1 General Residential zone for multi dwelling housing with the objective of achieving the 'planned residential density'. As the site is 1,900m^2 in size, ordinarily compliance with clause 4.1D would allow four dwellings. The applicant is however seeking approval for six dwellings, representing one dwelling per 319.5m^2 or a 20% departure.

It is noted that council has not previously considered any exception requests in relation to clause 4.1D and that this is a local clause (i.e. not one which is included in NSW Standard LEPs). It is also noted that clause 4.1D only applies to 'dual occupancy' and 'multi dwelling housing' but not some other permissible residential uses such as 'residential flat buildings'.

The clause 4.6 request was subject to a peer review based on governance advice which was completed by Queanbeyan Palerang Regional Council (QPRC).

The peer review author concluded that they were not satisfied that the applicant's written request had adequately addressed the matters required by clause 4.6(3) – i.e. therefore development consent could not be granted.

A copy of the peer review was provided to the applicant to allow their reply, and if desired, provide a revised clause 4.6 written request for further consideration. The applicant has since provided a revised written request, town planning response letter, and a statement from their solicitor. Yass Valley Council is the consent authority so must therefore have consideration of all information in forming own view as to whether satisfied by the applicant's written request.

The applicant's written revised request is included as **Attachment F**, the peer review completed by QPRC of the original written request as **Attachment G**, and the record of assessment for the purposes of clause 4.6(4) is included as **Attachment H.**

Unreasonable or Unnecessary

The written request uses the commonly known five-part test (or 'Wehbe test') to justify that compliance with the development standard is 'unreasonable or unnecessary', relying on 'Test 1' on the basis of the objectives of the development standard being achieved notwithstanding

the noncompliance with the numerical minimum site areas. The objective of clause 4.1D is as follows:

(1) The objective of this clause is to achieve planned residential density in certain zones.

In summary, the justification in the written request includes:

- There are two aspects of residential development which inform the objective, being:
    1. The land use intensity of number of dwellings and number of bedrooms in a dwelling, which determine the number of persons that can be accommodated.
    2. The built form in terms of bulk, scale, and amenity.
- The proposed development in context of the Hanley Place subdivision and number of dwellings would still clearly remain within the planned residential development contemplated by the development standard, which based on an overall area of 26.8ha could allow for up to 67 dwellings.
- The proposed development is for construction of six dwellings as part of a multi dwelling housing development, with each containing three bedrooms and not being significant in terms of overall size (i.e. they are townhouses). The occupancy rate of three bedroom townhouses are less than a four-five bedroom houses which is generally the typical detached dwelling type in Yass. This results in a similar level of population in a development that complied with clause 4.1D but instead had four-five bedrooms in each dwelling. In this regard, it remains consistent with the planned residential density of the area and the broader R1 General Residential zone.
- The LEP under clause 4.4 prescribes a maximum floor space ratio of 0.5:1 – that is, a maximum gross floor space being up to 50% of the site area. The proposed development has a floor space ratio of 0.42:1. The proposed development therefore does not reach the maximum allowable floor space ratio which another development that might otherwise comply with clause 4.1D could, and therefore still achieves the planned residential density for built form.

It is noted that 'planned residential density' is not defined in the LEP and there are different measures that can be considered. The applicant's written request references the Landcom Residential Density Guide 2011 (the Landcom Guide) to obtain dwelling occupancy figures. The Landcom Guide also does provide an outline of the different ways in which density can be measured, separating population density and residential density:

- *"Population and activity densities measure the concentration of people"*
- *"Residential density measures the concentration of dwellings in a given land area"*

The Landcom Guide then further defines residential density at different scales using definitions of the Australian Model Code for Residential Development (AMCORD), which has been previously a widely accepted industry standard. The relevant definitions for this instance then include:

Gross residential density ('the place'):	The ratio of the number of dwellings to the area of land they occupy. The area includes internal public streets, all areas of local open space (including parks, sports fields, drainage reserves, landscape buffers, bushfire asset protection zones) local or neighbourhood shops, primary and secondary schools, local community services, local employment areas and half the width of adjoining arterial roads.
Net residential density ('the built form'):	The ratio of the number of dwellings to the area of land they occupy including internal public streets, plus half the width of adjoining access roads that provide vehicular access.

Site density* ('the lots'):	The ratio of the dwellings to the area of the site they occupy. *Note: The Landcom Guide considers 'site density' as a type of 'residential density'

The above definitions present different scales of residential density which can present differences in how 'planned residential density' could be understood for the purposes of clause 4.1D. In context of the whole clause, it is evident that it intended to achieve planned residential density through an individual 'site density' - that is, the ratio of dwellings to the area they occupy on individual lots. This is evident in the name of the clause ("minimum site area") and it achieves the objective of the planned residential by specifying a minimum site area requirement per dwelling on a lot.

However, the applicant's written request has taken a broader view of planned residential density considering the Hanley Place subdivision, similar to the 'net residential density' definition presented above. This does indicate that within the Hanley Place subdivision the overall residential density of dwellings is much lower than envisaged by clause 4.1D at minimum 400m^2 per dwelling. The potential weakness in the way this is presented however is in relation to how the five undeveloped lots within the subdivision are accounted for, noting they represent approximately a quarter of the lots within that area. Whilst the written request presents two scenarios of assuming that each vacant lot is developed for either a single dwelling or a dual occupancy, it does not present a third theoretical scenario of each vacant lot being developed at the same site density as proposed as part of this development (i.e. one dwelling per 319.5m^2). The approach presented by the applicant has some merit in this particular case, but there is broader reservation with the soundness for to determining planned residential density for the purposes of the objectives of clause 4.1D as it can be significantly influenced by vacant lots and assumptions that are made. The Landcom Guide does also note caution with this approach:

"As a general rule, the larger the area you choose, the more density becomes useful only as an average statistic. Comparing the net residential density of a single lot against an entire precinct is usually meaningless."

There is also reservation with the approach in the applicant's written request in comparing minimum site area per dwelling to gross floor area as the basis for achieving the planned residential density of the built form. The LEP is evidently seeking to regulate density of the built form though the two separate development standards – i.e. both a floor space ratio and the minimum site area per dwelling in the case of dual occupancy and multi dwelling housing. These two controls may work together or separately to achieve overall density of the built form depending on the typology and specifics of the residential development. There is also no guarantee that a development that complies with the floor space ratio would be approved on this site as there are other considerations and controls that apply in conjunction.

The applicant's written request has continued to use the 2011 Landcom Guide data for occupancy rates of dwelling types which was identified as a concern in the QPRC peer review due to age. This has however been bolstered in the revision by relevant census data. Whilst the Landcom Guide data is now aging, it is considered that in conjunction with the census data, it is reasonable for the purpose of the theoretical analysis being presented. It is generally accepted that townhouses in Yass will have a lower occupancy rate, and that based on the information presented in the written request, the population density of the proposed development compared to an otherwise compliant development (i.e. with less dwellings but more bedrooms in each) is likely to be similar but not exactly the same. On this particular site, the proposal does however result in a population of more than a development that is compliant. This is a difference of approximately two persons, but this is accepted as not being significantly different.

Whilst the written request provides consideration of difference in population between dwelling types and how that relates to planned residential development, it does not provide consideration of differences as a result number of 'households' (i.e. each in separate dwellings) and how that may relate to planned residential density, including for services which was a factor underpinning the original planning proposal that introduced clause 4.1D.

In summary, with examination of the applicant's revised written request/supporting information and the QPRC peer review, overall it is considered that the written request has not demonstrated that compliance with the development standard is unreasonable and unnecessary in the circumstances. However, it may not be unreasonable for a different view to be formed under this part if council took the broader interpretation or scale of applicant's for planned residential density and determined that it is primarily clause 4.4 floor space ratio that is intended to control the regulate density of the built form (rather than clause 4.1D and 4.4 regulating density separately or together).

Environmental Planning Grounds

The environmental planning grounds presented in the written request to justify the convention of the development standard include:

- That the development has maximum floor space ratio which is below the maximum permitted by the LEP and therefore does not result in a physical increase in terms of bulk and scale.
- Whilst the development proposes an increase in the number of dwellings provided on the site, the number of persons likely to be accommodated does not differ significantly from a complaint development.
- The amenity that is required for multi dwelling housing can all be accommodated, resulting in appropriate degree of amenity for occupants.
- The development does not have an adverse impact on adjoining properties by overshadowing or privacy impacts.
- There are no identified traffic impacts.
- Development contributions will be payable and will satisfy the demand for community infrastructure generated as a result of the development.

The environmental planning grounds further detail the absence of impacts by way of overshadowing and privacy.

A review has indicated that the written request does not adequately demonstrate that are sufficient environmental planning grounds to justify contravention of the development standard.

The reservation in relation to interaction of floor space ratio and minimum site area is discussed under 'unreasonable and unnecessary' further above.

The written requests notes - and largely relies on - that the avoidance of impacts can be considered environmental planning grounds as these can promote good design and amenity of the built environment, which is one of the objects of the Act. However, the avoidance of impact must arise as a result of the contravention of the development standard. In this instance, the written request focuses on an avoidance of impacts of the development as a whole, rather than on the aspects of the development which contravenes the standard – i.e. how the reduced minimum site area per dwelling results in the avoidance of impacts. The written request correctly identified the test required in relation to avoidance of impacts but then has not correctly applied it. The applicant's supporting solicitor's letter also appears not to correctly apply this either, referring to "minimal impacts of the non-compliance".

The environmental planning grounds presented in relation to numbers of persons likely accommodated and payment of development contributions are just factual assertions in this instance and not environmental planning grounds.

It is noted that more broadly within the written request there are other matters which could be considered environmental planning grounds, but these are not being relied upon by the applicant to demonstrate under this part, so have therefore not been considered further.

6.3.2 Clause 4.3 – Height of Buildings

The application also requests an exception to the development standard contained in clause 4.3 in relation to the maximum height of buildings. Clause 4.3(2) requires the height of a building not to exceed the maximum height for the land as shown on the Height of Buildings Map, which in this instance is maximum 8m, measured above natural ground level. The proposal has a maximum height of 9.5m above natural ground level, representing a 1.5m or 18.75% exception.

Whilst outside of the matters included in the applicant's written request, it is noted that exceptions to the maximum height of buildings development standard have previously been approved on this side of Hanley Place.

The applicant's written revised request is included as **Attachment I** and the record of assessment for the purposes of clause 4.6(4) is included as **Attachment J**.

Unreasonable or Unnecessary

The applicant's request is relying on basis of the objectives of the standard being achieved, notwithstanding the noncompliance with the numerical height development control. There are five parts of the objective with the most relevant in this instance being:

(a) to ensure that the heights of buildings are consistent with the existing streetscape or character of the area in which the buildings are to be located;

[...]

(e) to minimise the loss of solar access and privacy for neighbouring development.

In summary, the justification in the written request includes:

- The subject site has an irregular shape with a minor access handle providing access to the body of the site. Given the access handle, the nearest building form is setback approximately 31m from the front property That part of the development which can be viewed from the streetscape is single storey in form These conditions and the orientation of building form within the site result in a development that does not have a significant streetscape presence and remains consistent with the prevailing heights.
- With respect to the character of the area, this part of the subdivision substantially slopes towards the southeast. Existing dwelling houses at this location are generally two storeys, comprising a single storey form at the street level and a two-storey form down slope in response to the topography.
- The proposed development adopts a two-storey building form with only the very north-eastern part of the development exceeding the maximum height of building. The building design is modern in nature with the parapet and roof form comprising the majority of the height exceedance.
- Despite the exceedance that is sought it is considered that the development and its response to the site conditions remains consistent with the character of the area.

It is accepted that based on the above the applicant has demonstrated that compliance with the development standard is unreasonable and unnecessary as the objective has been nonetheless achieved.

Environmental Planning Grounds

The environmental planning grounds presented in the written request to justify the convention of the development standard include:

- The design responds appropriately to the topography with a stepped design comprising a single storey form at the highest point of the site, increasing to a two-storey form down slope. The height exceedance is limited to the north-eastern part of the site where the slope is most significant.
- The multi dwelling housing development adopts a consistent architectural design language across the dwellings resulting in a harmonious development. To require compliance would disrupt the harmonious design that has been achieved across the development and would also raise practical issues with vehicular access with changes to design levels.
- The development has been carefully designed to not adversely impact adjoining properties with respect to overshadowing or privacy impacts.

It is accepted that due to the first two points the applicant has demonstrated that there are sufficient environmental planning grounds. The considerations around avoidance of impacts has the same issue in this written request as under the minimum site area per dwelling request in that the avoidance of the impact must arise as a result of the contravention of the development standard. However, that is not fatal in this instance as the sufficient environmental planning grounds are substantiated by the first two points.

6.4 Building Envelope and Section 88B Instrument Restrictions

The proposal involves several variations in relation to the building envelope and section 88B restrictions applicable to the lot to which council is the benefited authority and power to vary. It was understood that these were imposed at the time of the original subdivision, and prior to both the current LEP and DCP.

6.4.1 Building Envelope

There is a proposed minor encroachment outside of the defined building envelope. This is not any fundamental concern with this and is more appropriately considered in relation to setback compliance with the DCP.

6.4.2 Section 88B Instrument Restrictions

It is noted that a section 88B restriction limited the number of dwellings on some lots within the subdivision to one only, but this does not apply to the subject lot.

The following are the key items non-compliance and proposed variations:

<u>House Size</u>

The restriction requires a minimum house size to be a minimum 205m^2 and a maximum of 450m^2. It appears this restriction has been primarily drafted in relation to anticipated dwelling or dual occupancy type development as being the most likely to occur.

Each dwelling has a gross floor area (GFA) of 133m^2 but are paired together with only the garages being adjoined. It could be said that each building has a GFA of 266m^2, but then arguably the whole building as joined exceeds 450m^2.

In assessing a proposal for multi dwelling housing which is a permissible use of the land, it is considered that the control contained in this restriction does not provide clarity or purpose. It is more appropriate to now assess a multi dwelling proposal under the LEP and DCP provision, which have the statutory weight for the purposes of assessment under s4.15 of the Act.

<u>Roof Design/Pitch</u>

The restriction requires a roof design of the main building to be at 30 or 23 degrees and that skillion roofs are not permitted. The major ridgeline is also to be to be at 90 degrees to the slope of the land. The proposal does not comply predominant roof form is a modern low pitch roof which is screened by a parapet, and this forms part of the overall architectural design of the development, which overall is a quality architectural design.

It noted that the majority of the dwellings in Hanley Place do largely comply with the intention of this restriction.

Council's heritage advisor, whilst providing specific heritage advice in relation to the adjoining property (as discussed in section 6.11) also provided broader commentary around heritage impact noting the site is quite prominent on the hillside from within the Yass heritage conservation area further below in town. The heritage advisor was not privy to the 88B restrictions for these lots. The heritage advisor commended the design quality of the proposal, although indicated some concern that the very urban design character is somewhat unsympathetic to the prominent hillside location in a rural town. The concerns were in relation to the hard-edged parapet lines of the roof. The heritage advisor suggested that using a gable roof of an appropriate pitch (e.g. minimum 25 degrees) could assist in addressing this. It was noted that the actual roof design of the proposal uses a low-pitched roof for each of the buildings but conceals these behind a parapet. The parapet could be deleted and the pitch increased, with a flat roof being retained over the garages and entries. The commentary from the heritage advisor is consistent with the assumed intention of the 88B restriction.

Overall, the flat pitched roof is not considered to have a significant impact noting the location of this particular lot at the corner of the subdivision and behind the street. However, if council had particular concern with this issue, further consideration of this with the opportunity for change of design could be requested prior to making any determination. This change could have further implications for the maximum height.

6.5 Yass Valley Development Control Plan 2024 (DCP)

An assessment has been completed against the provisions of the DCP and there are some areas identified of non-compliance with the specific controls. These include:

Part/Control	Nature of Non-Compliance with Control
B4.1(a) - Crime Prevention and Safety	Limited passive surveillance to the driveway due to the battle-axe shape of the lot and orientation of the dwellings.
B5(b) - Neighbourhood Character	Pitch of roof which is a low-pitched roof whilst the majority of the existing development nearby has steeper pitched roofs.
D.2 - Privacy	Setback distance to first storey balcony to boundary. Minor exceedance of size of balcony based on setback distance without a privacy screen being provided.
D2.1 - Site Frontage and Area	Minimum site area per dwelling refers to clause 4.1D of the LEP. Clause 4.6 request has been sought for an exception.
D2.2.2 - Side and Rear Setbacks	Distance to eastern boundary and southern boundary. It is noted that there is some variation for how the setback controls could be applied depending on which boundaries are considered to be the side or rear.
D2.4 - Building Height	Maximum height of building refers to clause 4.3 of the LEP. Clause 4.6 request has been sought for an exception.
D2.5 - Character and Built Form	The front dwelling does not face the street (although noting that this is a battle-axe lot and the development is set back from the street). Limited passive surveillance to the driveway due to the battle-axe shape of the lot and orientation of the dwellings. Potential overlooking from first storey balcony into the required $40m^2$ of private open space of eastern courtyards.
D2.5 - Character and Built Form	The development achieves a total of $665m^2$ of landscaped area which equates to 35% instead of 40%.
I6 - Residential Carparking	Double garage dimensions are slightly shorter in length than required but slightly wider. The length dimension still complies with Australian Standard.

D2.9 – Adaptable and Accessible Housing	Insufficient information to determine compliance of providing one adaptable dwelling (Class C). Anticipated however that it can be made to comply and could be addressed with conditions.

A full assessment of the DCP controls is included in Appendix A of **Attachment E**.

It is considered that the main DCP compliance issues relate to the side and rear setback distances and the roof pitch. The applicant's justification to the proposed setbacks are considered to have met the objective of the control despite the non-compliance, whilst roof pitch is discussed in the above under the section 88B instrument restrictions.

It should be noted that in accordance with s4.15(3A) of the Act, council must be flexible in applying DCP provisions to allow reasonable alternative solutions that achieve the objective of prescriptive development controls.

6.6 Access

6.6.1 Access Driveway

Concern has been raised in submissions received and identnfied during the assessment in relation to the access driveway with Hanley Place, with the battle-axe handle creating an acute angle for entry.

A certification assessment prepared by a traffic engineer was submitted with the application. This was reviewed by council's development engineer and further clarifications sought. Additional swept path diagrams were requested and have been provided, including for up to a 6.4m small rigid truck. These demonstrate compliance with the relevant Australian Standard.

However, in the absence of an onsite turning area and wider driveway being available, vehicles over 6.4m long should not enter the site. By-laws for the development will need to limit and make owners aware that removalist and delivery vehicles can only be to a maximum of 6.4m.

All vehicles will need to enter and leave the site in a forward direction. A sign worded "No Reversing Across Footpath" will need to be provided adjacent to the vehicular entry and can be required as a condition in any consent if issued.

Despite this, in the event of an emergency, there is opportunity for a fire truck larger than 6.4m to reverse down the driveway.

The required minimum sight distances at the access for the speed environment are met.

6.6.2 Access Driveway Relationship with 5 Hanley Place

It has been identified during the assessment that the access driveway for adjoining 5 Hanley Place (Lot 1 DP 1193382) crosses over the battle-axe handle of 7 Hanley Place (Lot 1 DP 1193382) before reaching the road reserve. This means that the current access driveway for 5 Hanley Place does not enjoy a continuous corresponding legal and physical access – i.e. travelling along the current access driveway requires crossing over the private land associated with 7 Hanley Place. The access driveway for 5 Hanley Place should have been located further to the west where the lot has direct frontage to the road reserve.

A review of the file indicates that this may have been due to a number of factors, including the way the plans were drawn for the dwelling at 5 Hanley Place which were assessed and approved by council, the presence of a right of way that did exist at the time over the battle-axe handle and which was shown on the plans (but that did not actually benefit 5 Hanley Place), and error by the original builder in likely not having the driveway properly surveyed before construction. This is an existing issue regardless of any development proposal on 7 Hanley Place.

There is however opportunity for the access driveways of both 5 Hanley Place and development on 7 Hanley Place to function adequately and satisfy relevant engineering standards. The applicant has indicated a willingness to provide a legal right of way to the

benefit of 5 Hanley Place as part of their development to ensure they enjoy corresponding legal and physical access in perpetuity. The existing driveway is proposed to be replaced to integrate with the new driveway as a single shared access point. This is fair offer and solution in the circumstances presented and can be included as a condition of any consent that may be issued.

6.7 Car Parking and Traffic

6.7.1 Car Parking

Concern has been identified in submissions received in relation to car parking as Hanley Place has no street parking available other than two spaces at Laidlaw's Grave. It is also noted that on the eastern (subject) side of Hanley Place the footpath immediately adjoins the road pavement with a roll-over kerb. Photos of Hanley Place are included as **Attachment K**.

Each dwelling is provided with a two car garage and there are two visitor car spaces for the six dwellings. This meets the minimum requirements of the DCP.

In reality, the minimum requirement is a rate based on an assumed level occupancy and car usage. Street parking generally provides additional capacity in instance where demand requires. It is foreseeable that there will be instances where there is additional demand for car parking which cannot be provided on site or in the street. This could result in informal parking on the adjoining footpath, on the limited verge on the western side of Hanley Place, within the Laidlaw's Grave open space, or further towards Irvine Drive. It is understood this already occurs at times with the existing dwellings.

As the proposal complies with the car parking requirements of the DCP, council could not refuse the application on the basis of car parking provided. If the development is approved, council will need to monitor street parking and if issues are presenting, consider options in conjunction with the traffic committee for management which may include establishing a 'no parking' environment for the length of Hanley Drive.

6.7.2 Vehicle Traffic

Concern is raised in a submission that the proposed development will result in additional traffic generation which the road network of Hanley Place is not able to accommodate. An assessment indicates that there is capacity within the road network to accommodate the additional traffic vehicle volume generated.

6.7.3 Pedestrians

Concern is also raised in submissions that there are inadequate pedestrian links available to service the development. There is an existing footpath on the eastern side of Hanley Place which terminates at Irvine Drive, and there is a missing link along this section of Irvine Drive to Rossi Street.

Although preferable, there is no requirement in the DCP for a continuous pedestrian link to be available to Yass town. There are a number of other multi dwelling developments where this is not available, including a recent approval for a site on Orion Street.

There is already a potential need for the missing pedestrian link to service to service the existing dwellings in Hanley Place and it is not being triggered by the proposed development. In this regard, would be unreasonable in this instance require it be constructed by the developer as a condition of any consent if issued.

6.8 Amenity

Concern is raised in the submissions that the proposed development and the number of dwellings will result in an adverse privacy and amenity impact. With the current location of development, it is primarily only potentially 5 Hanley Place that is likely to be impacted.

There is not considered to be any significant or unreasonable privacy impact as:

- The orientation of the proposed dwellings including outdoor areas are away from 5 Hanley Place with only the garages fronting that boundary.
- The difference in levels which places the proposed development at 7 Hanley Place below 5 Hanley Place.
- There is no overlooking into private open space or habitable rooms.

It is also unlikely that there would be any significant amenity impact by way of noise. The noise generated as a result of the development is likely to be consistent with similar residential development. The largest and most frequent noise source will be as a result of vehicle movements. Noise impacts associated with private vehicles moving at low speeds is also likely to reduce in time with further adoption of electric and hybrid vehicles which make limited noise at low speed.

There is some amenity impact likely from the headlights of vehicles entering the site of a night time as the angle of the driveway results in vehicle turning across the front of 5 Hanley Place, however, it is not a bedroom located at the front which significantly lessens the impact compared to if it was.

It is also noted that the nearby properties are currently afforded a particularly high level of amenity and privacy due to the number of vacant lots.

6.9 View Impacts

Concern is raised in submissions received in relation to the loss of view.

The site is tucked into the southern edge of the subdivision. The predominant views for the subdivision are to the northeast towards the Yass River Corridor and generally east towards the town centre.

The view impact is primarily considered to be to 5 Hanley Place. The orientation of the dwelling on 5 Hanley Place results in the view being form a side boundary. The applicant in their response to submissions noted the planning principle of the Land and Environment which is generally used to consider view impacts. The planning principle does indicate that the side views are generally harder protect, but it is noted that the potential view impact is from living areas and outdoor alfresco, which are considered the more valuable areas for views to experienced.

It is noted that the proposed development does present as single storey on the top side, then being stepped down to two storeys on the lower side. There ends up a height difference between the dwelling at 5 Hanley Place and the proposed development at 7 Hanley Place. The finished floor level of 5 Hanley place is at approximately the same level as the roof of the garage on the single storey top side. This suggest that there will be the ability for 5 Hanley Place to generally look over the top of the proposed buildings.

In this instance, it is also considered that any development on the site which is to the northern edge of the building envelope is likely to have some or similar view impact in that area. The proposed building extent (i.e. length) does create a visual 'presence' along that boundary, but that is different to a view impact.

The proposed plantings along the driveway include trees which grow up to 6m at maturity. The submissions requests that these be changed to a smaller species to allow continuation of the northern view and sun to the outdoor alfresco area. The proposed tree plantings may have benefit by way of privacy, but the request is not unreasonable and a plantings of a smaller maturity (i.e. fence height) can still achieve suitable landscaping for the driveway. This can be included as a condition of consent if approval is issued.

Overall the view impact is not considered to be significant or unreasonable in this instance, particularly as it is primary from a side boundary.

6.10 Mailboxes and Bin Placement

Concern is raised in the submissions received in relation to the location of mailboxes and the placement of bins for collection on Hanley Place due to the battle-axe handle which has a limited frontage to the street.

Mailboxes are not shown on the site plan, however an assessment indicates that there is sufficient width at the driveway to include these. If consent is granted, conditions can require details of mailboxes to be provided at construction certificate.

An assessment including inspections by council's resource and waste team has indicated that there is space within the road reserve area to accommodate the bins at approximately the location of the battle-axe handle, as shown on the submitted site plan. In practice, bins could end up being placed further along and outside the front boundary of adjoining properties. It is important to note that property owners do not own their adjacent road reserve and therefrom some placement of bins further along the road reserve is not unreasonable. A hardstand pad at the location of the driveway (with a plate indicating for bin placement) would however assist in addressing this issue, similar to that which has been included at the townhouse development on McKenna Place in Yass which also a battle-axe lot.

6.11 Impact on Adjoining Heritage Item

There is a heritage item (I274 – "The Manse") nearby to the south at 99 Rossi Street. The lots adjoin at a corner only. The Manse is a historic dwelling located on a relatively large lot, sitting behind lots which front Hanley Place and Rossi Street. Concern was raised within a submission received that having a multi dwelling housing development located on the site may detract from the heritage significance of the heritage item.

The application was referred to council's specialist heritage advisor and a site inspection was undertaken. The advice received indicates that there is limited visual relationship between the two properties (particularly with the presence of established vegetation) and that, in their opinion, the character of the proposed multi dwelling housing would not have an impact on an appreciation of the heritage item or its significance.

6.12 Construction Impacts

A submission received raises concern in relation to the impacts of construction of six dwellings. It is suggested that this will lead to extended disruption for all surrounding residents, including as a result of construction vehicles, road blockages, dust, noise etc. It especially highlights this with concerns with the limited space in the street for manoeuvring.

Broadly, multi housing is a permissible use of land in the zone and on the site, and the subdivision is still developing with a number of vacant lots. The majority of the constructions impacts referenced are not unanticipated with any construction project and can be managed in accordance with standard practices, conditions of any consent if issued, and compliance with other relevant legislation.

The main constraint in this instance however is the issues associated with the space within the road reserve, limited parking, one way nature of Hanley Place, and the shape of the lot with the battle-axe handle. The applicant was requested to provide preliminary details on how would anticipate this being managed and they advised:

- Construction workers would be required to park within the western part of Hanley Place where it is a full width road and does not impede traffic.
- Works would be undertaken within the standard days and hours which we expect to form part of the conditions of consent.
- A Construction Traffic Management Plan (CTMP) would be prepared as part of the Construction Certificate and once a contractor has been engaged to undertake the works.
- A CTMP would also include a traffic control plan which details how site access would be managed.

- Traffic control that would be implemented particularly with respect to deliveries of materials onto the site including a concrete truck; and the staff needed to manage the safe operation of Hanley Place.
- All construction materials are to be located within the subject site and not within the road reserve.

This is generally considered to be consistent with expectation and industry practice. Where consent is granted, a full Construction Environmental Management Plan (CEMP) and Construction Traffic Management Plan (CTMP) will be required. As part of this, a strategy for consultation and communication with surrounding residents should be developed and implemented (e.g. for forewarning of any major impediments, process for receiving/responding to concerns, etc.)

6.13 Bushfire

Concern was raised in representations at the planning forum in relation to the suitability of the development and potential bushfire risks. It is noted that the land is not identified as being on 'bushfire prone land' and therefore the development does not trigger consideration of the requirements of Planning for Bushfire Protection 2019 under the legislative assessment framework.

6.14 Water, Sewer and Stormwater Infrastructure

A submission received suggest that the proposed development will place strain on local infrastructure of water, sewer and stormwater. Assessment by council engineers has indicated that the proposed development can be adequately serviced by each of these provisions, subject to standard design considerations and requirements.

6.15 Impact on Property Values

The NSW Land and Environment Court has consistently maintained that reduction in property values is not a valid planning consideration under the Act.

7. Conclusion

From the assessment of the proposal and consideration of issues raised in submissions it is recommended that the application be **refused**.

Draft conditions are included as **Attachment L** for if council are of the mind to grant development consent.

Strategic Direction

CSP Theme	Our Environment (EN)
CSP Strategy Objective	We have a robust planning framework that protects and maintains our rural character and natural landscapes
Strategies	EN. 8: Plan for the provision of a variety of affordable and quality and housing types
Delivery Program Action	EN 8.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.

ATTACHMENTS:
A. Locality Plans
B. Plans and Supporting Documents
C. Submissions
D. Applicant Response to Submissions and Additional Information Request

E. s4.15 Assessment
F. Applicant Revised Clause 4.6 Request and Solicitor Letter - Minimum Site Area
G. QPRC Clause 4.6 Peer Review - Minimum Site Area
H. Clause 4.6 Record of Assessment - Minimum Site Area
I. Applicant Clause 4.6 Request - Height of Buildings
J. Clause 4.6 Record of Assessment - Height of Building
K. Hanley Place Photos
L. Draft Conditions

DA250320 – DRAFT CONDITIONS OF CONSENT – 7 HANLEY PLACE

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
To be added.					

Approved Documents

Doc ID	Document Title	Version No.	Revision No.	Date of Document	Prepared By
To be added.					

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.

If Council is the Principal Certifier the Construction Certificate application must be lodged on the NSW Planning Portal.

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. 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

8. Engineering Work

All engineering design and construction work must be undertaken in accordance with the following, current at the time of the Construction Certificate being issued:

- Council's Road Standards Policy RD-POL-09
- Council's Design and Construction Specification – AUS-SPEC #1
- Australian Standards.

Reason: To ensure engineering work is designed in accordance with relevant specifications

9. Shoring and adequacy of adjoining property

1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.

2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense:
   a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and
   b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

3. This section does not apply if:
   a. the person having the benefit of the development consent owns the adjoining land, or
   b. the owner of the adjoining land gives written consent to the condition not applying.

Reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.

10. 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.

11. 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.

12. Maximum Length of Vehicles

Due to site restrictions of the access vehicles over 6.4m long shall not access the site in perpetuity. Where relevant, appropriate legal instruments as by-laws are to be created.

Reason: To ensure vehicles larger than the maximum design length do no enter the site due to site restrictions with the configuration of the vehicle access to Hanley Place

Part B
Before Issue of Construction Certificate

13. 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

14. 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.

If council is appointed as the registered certifier to carry out the assessment of the construction certificate, the *Contract for Appointment as Principal Certifier or Certification Work* must be submitted to council.

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

15. 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

16. 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

17. 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

18. 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

19. Water headwork contribution

A Certificate of Compliance shall be obtained for the augmentation of Council's water supply system under section 305 *Water Management Act 2000*. The fee for the Certificate of Compliance is **$66,318.74.**

It should be noted that:

- The total fee is based on **3.8ET** increase in demand calculated on a base rate of **$17,452.30 per ET**.
- The base rate utilised above was the rate applicable at the time the application was determined.
- The amount payable will be calculated on the rate applicable at the time of payment, rather than at the time the application was determined.
- The base rate per connection may vary over time.
- Compliance under Section 305 does not include the physical installation of any infrastructure.

Reason: To ensure fees are paid for the purposes of a Certificate of Compliance under section 305 Water Management Act 2000

20. Sewer headwork contribution

A Certificate of Compliance shall be obtained for the augmentation of Council's sewer system under section 305 *Water Management Act 2000*. The fee for the Certificate of Compliance is **$98,575**.

It should be noted that:

- The total fee is for a 5ET increase in demand calculated on a base rate of $19,715 per ET.
- The base rate utilised above was the rate applicable at the time the application was determined.
- The amount payable will be calculated on the rate applicable at the time of payment, rather than at the time the application was determined.
- The base rate per connection may vary over time.
- Compliance under Section 305 does not include the physical installation of any infrastructure.

Reason: To ensure fees are paid for the purposes of a Certificate of Compliance under section 305 Water Management Act 2000

21. Construction drawings – access, driveway and carparking

Construction drawings for the provision of proposed access crossing to the development and internal driveways including carparking areas shall be submitted for approval in accordance with:

- Council's current Roads Standards Policy RD-POL-09 and
- Council's Design and Construction Specification – AUS-SPEC #1.

These drawings shall include but not limited to the following details:

(a) Location and dimensions of proposed access driveway.

(b) Cross sections of the driveways showing car parking aisle with a minimum width of 7.105 meters.
(c) A longitudinal section of the driveways showing all driveway gradients from the street center line.
(d) Median line marking and convex mirror at the blind bend in the driveway.
(e) High barrier kerbs along the landscape areas within the handle driveway.
(f) A sign worded "NO Reversing Across Footpath" to be provided adjacent to the access crossing to ensure all vehicles enter and leave the site driving forwards.
(g) Construction of a suitable pad for the placement of bins. Appropriate markings or plates are to be installed to indicate bin placement area.

The property access crossing within Council's Road reserve can only be approved by Council pursuant to Section 138 of the Roads Act 1993.

Due to site restrictions, and unless an onsite turning area and wider driveway in the site handle are provided, vehicles over 6.4 meter long shall not access the site.

Reason: To ensure the vehicular access is designed in accordance with council's Road Standards Policy

22. Construction drawings – stormwater

Construction drawings associated with the drainage of stormwater shall be submitted to the principal certifier in accordance with Council's Stormwater Policies and Design and Construction Specification – Ausspec#1.

These documents will include details of the discharge of stormwater off the site (including quantities for various storm event and is to include stormwater that falls on the site or enters the site from upstream), what is proposed to manage the discharge (including details of any infrastructure etc.), the potential downstream effects of such discharges and actions proposed to ameliorate such effects and what is proposed to ameliorate any effects on the site from stormwater from upstream of the site.

The stormwater system shall be designed to ensure that discharge from the site post development is not exceeded when compared to predevelopment flows for a 1 in 5 and 1 in 100 year ARI.

The civil design plans prepared by MJM Consulting Engineers with Project No. (240430) and dated February 2025 have been assessed as concept only. Fully detailed design plans shall be submitted with the application of the Construction Certificate.

Reason: To ensure the stormwater drainage system is appropriate designed and the required finished floor level is achieved

23. Construction drawings - sewer

Construction drawings associated with the drainage of sewer shall be submitted to Council for approval.

- Hydraulic drawing with levels to demonstrate that the proposed development can be drained by gravity to the existing sewer main. Otherwise, household sewage pump unit shall be installed to drain sewage generated from proposed development.

- Connect the internal sewer main to the sewer main (SLine4272) that running through the property. Revised sewer Plan (Ref: Civil Plans sheet No C8 dated Feb 2025) shall be provided for.
- Otherwise, if the internal sewer main connects to an existing manhole (RV17) a construction drawing and method of sewer tie construction shall be provided to Council prior to starting construction.
- Minimum clearance of 750mm shall be maintained from sewer tie to proposed driveway.
- The internal sewer drainage diagram showing connection to the sewer tie and location of sewer boundary riser (DN150)

Reason: To ensure arrangements for sewer are appropriately designed to Council requirements

24. Construction drawings – water

Construction drawings associated with the supply of water shall be submitted to Council for approval.

- Site plan shall be updated to show the location of the existing water service.
- Metering individual units will be responsibility of the developer.
- A testable RPZD (Reduced Pressure Zone Device) shall be installed 300mm above ground and downstream of Council water meter in accordance with the National Plumbing Code.
- Sectional drawing of water meter and RPZD shall be provided to Council review and approval prior to start construction.
- Design of the water meter enclosure shall be provided prior to issue CC for Council approval.
- A minimum clearance of 500mm shall be maintained between the edge of the water meter and any proposed driveway.
- Adequate protection from internal traffic to water meter shall be provided.

Reason: To ensure arrangements for water are appropriately designed to Council requirements

25. Water service application

An application (Form 33a) to disconnect existing water service (DN25) shall be lodged with Council.

An application (Form 33) for upgrading the water service and a new water meter (DN50 combination meter) shall be lodged to Council. Installation of water service will be by the Council.

The water meter must be connected while work associated with the development is being carried out.

Reason: To ensure the development site has a metered water connection

26. 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

27. 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

28. 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

29. Revised Landscaping Plan

A revised final landscaping plan is to be submitted to Council for approval which replaces the large trees to be planted in the driveway adjacent with Lot DP 1154354, 5 Hanley Place, with smaller species which mature to approximately to fence height (approx. 1.8m).

Reason: To protect the visual amenity of neighbouring properties

30. 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

31. Adaptable dwelling

Plans and details demonstrating compliance for one (1) dwelling as 'Adaptable house class C' classification in accordance with AS 4299-1995.

Reason: Compliance with Yass Valley Development Control Plan 2024, D2.9 Adaptable and accessible housing

32. 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

Part C
Before Building Work Commences

General

33. 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

If council is the principal certifier the above details must be lodged with your construction certificate application on the NSW Planning Portal.

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

34. 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.

35. 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

36. 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

37. 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

38. 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

39. 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

40. Dilapidation report

Before any site work commences, a dilapidation report must be prepared by a suitably qualified engineer detailing the structural condition of adjoining buildings, structures or works and public land, to the satisfaction of the principal certifier is not required.

Where access has not been granted to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the satisfaction of the principal certifier is not required, that all reasonable steps were taken to obtain access to the adjoining properties.

No less than seven (7) days before any site work commences, adjoining building owner(s) must be provided with a copy of the dilapidation report for their property(ies) and a copy of the report(s) must be provided to council (where council is not the principal certifier) at the same time.

Reason: To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and council are provided with the dilapidation report

41. Application for works in road reserve

An Application for Activities in a Council Road Reserve (Form 35) must be lodged with and approved by Council.

The application must be accompanied by the following:

- A current work Licence
- A current public liability certificate with a minimum cover of $20 million
- Current plant/vehicle insurances
- A certified Traffic Management Plan for the proposed works

Where works are required within a classified road, the applicant must obtain approval from Transport for NSW (TfNSW).

Reason: To ensure works within the road reserve are approved pursuant to s.138 Roads Act 1993

42. 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

43. Construction Environmental Management Plan

A Construction Environmental Management Plan (CEMP) to address construction activity is to be prepared and submitted to Council and the Principal Certifier. The Construction Environmental Management plan shall include:

- Details for waste management
- Details for minimising impacts on neighbouring properties
- Details for minimising impacts on the road network
- Construction Traffic Management Plan
- Suitable provision is available on site for all vehicles associated with the construction of the development to alleviate any need to park within, or load/unload from Council's road reserve.
- Appropriate signage and fencing is to be installed and maintained.
- The proposed construction site's entrance is to be clearly shown.
- A strategy for consultation and communication with surrounding residents should be developed and implemented (e.g. for forewarning of any major impediments, process for receiving/responding to concerns, etc.)

Reason: To ensure impacts associated with construction are appropriately managed

Part D
During Building Work

Environmental Heritage

44. 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

45. Soil management

While site work is being carried out, the principal certifier is not required 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

46. 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

47. 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

48. 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

49. Council inspection booking system

To arrange a building or plumbing inspection with Council please use the booking system on Council's website: 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

50. 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.

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

51. 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
Connection to Council's sewer main	Prior to backfill
Connection to Council's stormwater system (street or inter-allotment)	Prior to backfill
Installation of RPZD	Upon installation
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

52. Inspections – vehicular access

As the local road authority Council must undertake inspections at the following stages of construction:

Inspection	Hold Point
Vehicular access	Upon completion of the vehicular access and prior to the occupation or use of the development.

Reason: To require council to undertake an inspection of the vehicular access and to require approval to commence use/occupation following the inspection

53. Inspections – internal driveway

If Council is selected as the Principal Certifying Authority for engineering works, compliance certificates shall be obtained from Council at the following stages of construction:

Inspection	Hold Point
Completion of internal driveways and carparking areas	At formwork and completion of works
Completion of internal stormwater drainage lines and associated pits	Prior to backfilling

Reason: To require an inspection of the internal driveway and to require approval to commence use/occupation following the inspection

54. 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

55. 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

56. 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

57. 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

58. 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

59. 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

60. 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

61. 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

Plumbing and Drainage

62. 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

63. 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	Before 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	On completion of plumbing and drainage work	15
Sewer Service Diagram	Plan of work for a sanitary drainage system	On completion 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).

64. Sewer boundary riser

The sewer boundary riser (i.e. point of connection between internal plumbing and council's sewer infrastructure) must be located and exposed at all times.

If there is no existing sewer boundary riser, a sewer boundary riser must be installed by a licensed plumber in accordance with *AS/NZS 3500.2:2021 Plumbing and Drainage - Sanitary Plumbing and Drainage*.

Reason: To provide access to public infrastructure for inspection, cleaning and maintenance purposes

Stormwater Drainage

65. 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

66. Stormwater nuisance

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

Reason: To protect surrounding properties from stormwater runoff

67. 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

68. Roof stormwater drainage system

The roof stormwater drainage system must be installed and connected prior to roof installation.

Reason: To require appropriate disposal of stormwater and to protect surrounding properties from stormwater runoff

69. Roof water

Roof water must be piped and discharged to one of the following, as applicable:

(a) The street stormwater drainage system

(b) Inter-allotment stormwater drainage system

(c) A rubble pit designed by a suitably qualified person to cater for a 1 in 5 year rainfall event. The pit design must make suitable provision for overflow.

Reason: To ensure adequate provision is made for the disposal of roof water collected from the development and to protect public infrastructure and surrounding properties.

Part E
Before the Issue of an Occupation Certificate

70. 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

71. 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

72. 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

73. Certificates of compliance

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

Where Council is nominated as the principal certifier, certificates are required for the following work, as applicable to the development:

- 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.

74. 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

75. Identification survey required

An identification survey, prepared by a registered surveyor must be submitted to the principal certifier indicating the location of the constructed development in relation to property boundaries, easements and building envelopes.

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

76. 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

77. Completion of stormwater drainage, access/driveway/carpark, and water and sewer infrastructure

Stormwater drainage and any related infrastructure and quality/quantity devices to be constructed as per the Construction Certificate plans.

The access, drive and carparking area are to be constructed all as per the Construction Certificate plans.

The property vehicular access from the road to the property boundary shall, if required be constructed in accordance with Council's Road Standards Policy RD-POL-9 requirements.

Water, sewer and stormwater infrastructure and connections are to be completed in accordance with the approved Construction Certificate plans

Reason: to ensure stormwater drainage, access/driveway/carparking area and water and sewer infrastructure is completed in accordance with the approved plans prior to the occupation of the development

78. 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)

79. Sewer boundary riser location

The sewer boundary riser must be located above the finished ground level and have a concrete collar installed.

Reason: To provide access to public infrastructure for inspection, cleaning and maintenance purposes

Part F
Occupation and ongoing use

80. Maintenance of wastewater and stormwater treatment device

During occupation and ongoing use of the building, all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) must be regularly maintained to remain effective and in accordance with any positive covenant (if applicable).

Reason: To protect sewerage and stormwater systems

General Advisory Notes

1. This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the *Conditions of development consent: advisory notes*. The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

2. The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

3. Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

4. A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

5. This consent has been granted under Clause 2.3 and Clause 4.6 of *Yass Valley Local Environmental Plan 2013*.

6. All fees and charges associated with this consent will be adjusted annually from the date of this consent in accordance with seasonal movements in the CPI for the Canberra region.

7. This development consent does not guarantee compliance with land specific agreements, by-laws, covenants, 88B restrictions, community management plans, or other similar development restrictions that may be applicable to the land. It is the responsibility of the landowner, applicant and developer to make their own enquiries in order to be satisfied that compliance with these restrictions has been achieved.

8. The applicant must ensure all sub-contractors are licensed by the NSW Department of Fair Trading.

9. All persons undertaking work in connection with this consent must ensure all required risk control measures and procedures are complied with.

The *Work Health and Safety Act 2011*, the *Work Health and Safety Regulation 2011* and various Australian Standards provide a comprehensive set of risk control measures and procedures for development sites. This legislation is administered by WorkCover New South Wales which has produced a variety of guidelines and other supporting documents for the information of developers.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018.*

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.*

Council means YASS VALLEY COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979.*

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021.*

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:
- the collection of stormwater
- the reuse of stormwater
- the detention of stormwater
- the controlled release of stormwater and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision work certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Southern Regional Planning Panel.

(02) 6226 1477
council@yass.nsw.gov.au
yass valley council
the country the people
209 Comur Street Yass
PO Box 6 YASS NSW 2582

Doc ID: 858738

Management Statement

DA035019D – 63 Discovery Drive Subdivision Development Application Modification

Introduction

DA035019D is for a development modification to the subdivision plan of 63 Discovery Drive which is a Council-owned land parcel. Lot 63 DP10795585 is to be subdivided into 7 lots as per attached plan.

Identifying Potential Conflicts of Interest (Risk Assessment)

Assess whether the application is one in which a potential conflict of interest exists.	Potential for conflict of interest exists as the development application modification relates to the Council owned land and Council is the consent authority.
Identify the phases of the development process at which the identified conflicts of interest arises.	The conflict exists as Council will assess the development application modification and is the consent authority. In addition, Infrastructure and Assets Directorate staff are managing the project on Council's behalf.
Assess the level of risk involved at each phase of the development process.	Low risk given the nature of the development application is a modification to an existing approved development.
Determine what (if any) management controls should be implemented to address the identified conflict of interest.	• Development application modification is to be assessed by an independent NSW Local Government which is not Yass Valley Council. • Review and determination of application by Director Planning and Environment. • Ensure any staff involved with the development application modification assessment are separate from those managing the project.
Document the proposed management approach for the application in a statement published on the NSW Planning Portal.	Prepare statement of management approach.
A management statement shall be prepared.	Statement prepared.

(02) 6226 1477
council@yass.nsw.gov.au
yass valley council
the country the people
209 Comur Street Yass
PO Box 6 YASS NSW 2582

Any Council Management Statements required to be submitted as part of a Council related DA shall be published on Council's on-line DA tracker system.	Statement uploaded to web site.

Management Controls & Strategies

The following management controls and strategies are to apply to the assessment of the DA modification:

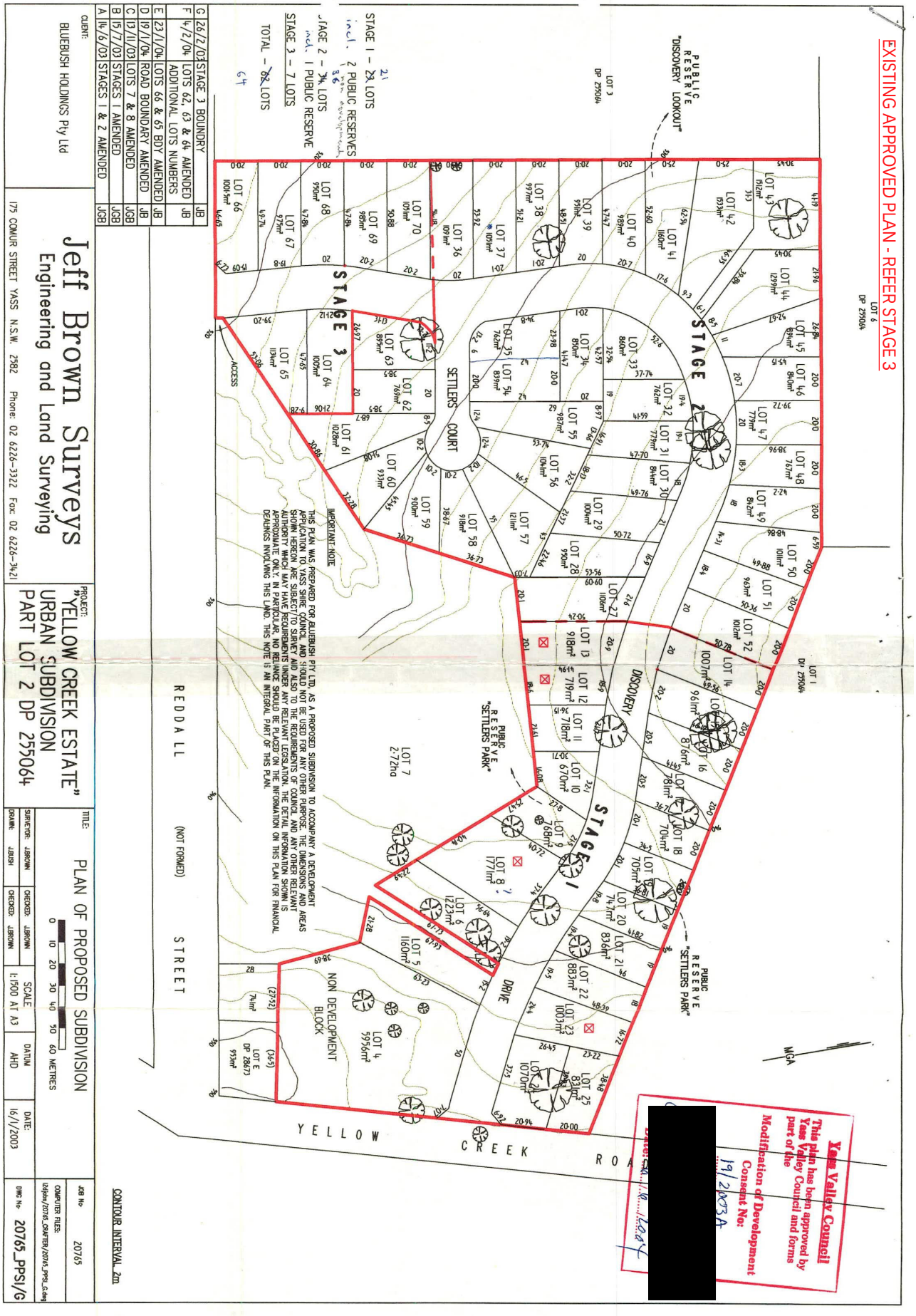
Project Name/Title	DA035019D – 63 Discovery Drive Subdivision Development Application Modification
Project Address	63 Discovery Drive Yass, NSW 2582
Proposal	Lot 63 DP10795585 is to be subdivided into 7 lots as per attached plan.
Potential Conflict	The conflict exists as Council will assess the development application modification and is the consent authority. In addition, Infrastructure and Assets Directorate staff are managing the project on Council's behalf.
Management Strategy	• Development application modification is to be assessed by an independent NSW Local Government which is not Yass Valley Council. • Review and determination of application by Director Planning and Environment. • Ensure any staff involved with the development application modification assessment are separate from those managing the project.
Contact	Anyone who has concerns about Council fulfilling its obligations should report their concerns to Council: E council@yass.nsw.gov.au Ph 6226 1477

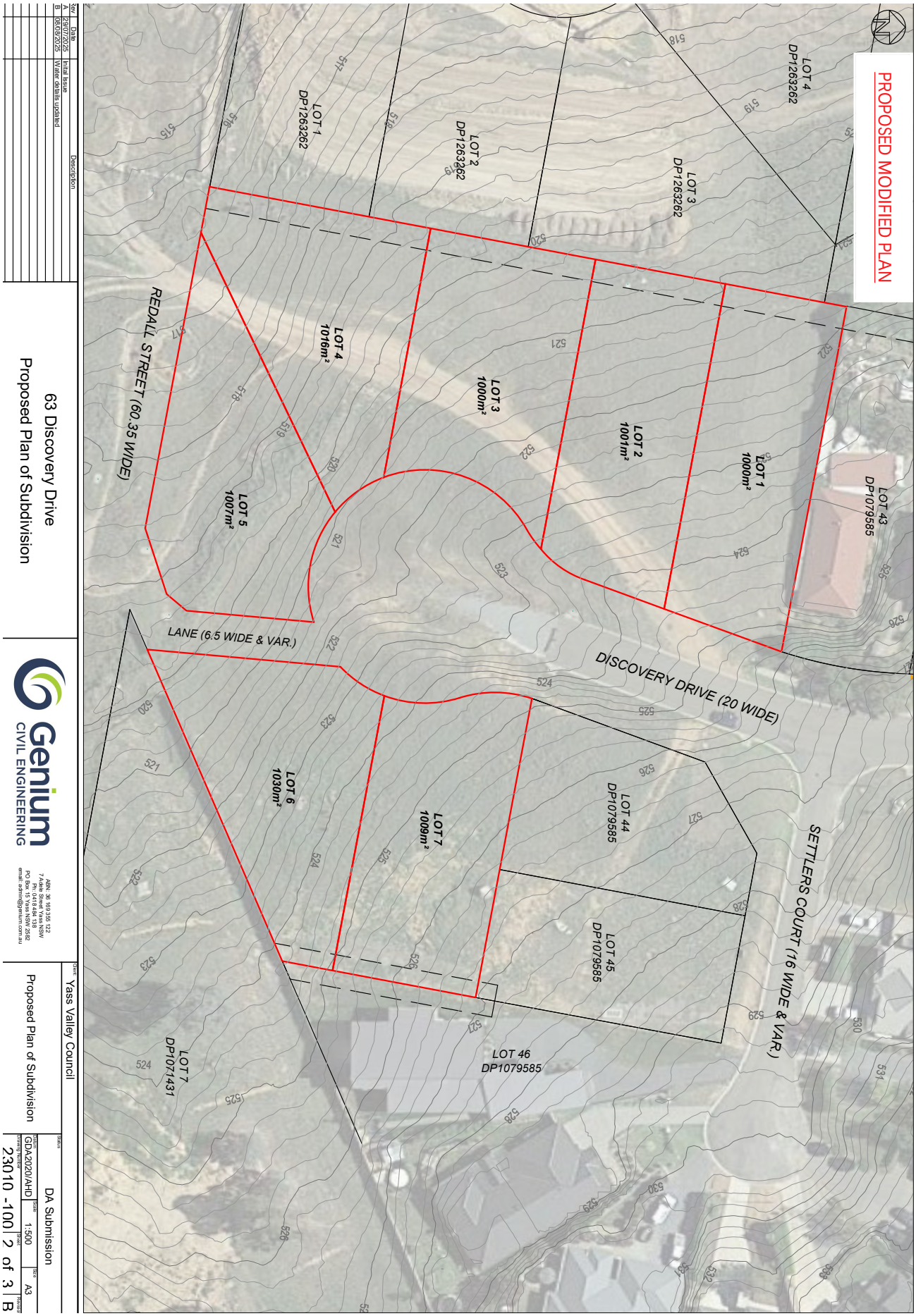
[redacted]

Gayleen Burley

Chief Executive Officer

yass valley council
Locality Plan
Property Notified
0
100 m
200 m
GLEBE STREET
ORION STREET
REDDALL STREET
HUME STREET
CADELL PLACE
DISCOVERY DRIVE
COOKS HILL ROAD
COOLALE ROAD
© OpenStreetMap contributors | © MapTiler
Disclaimer: This map is intended for general information purposes only. Yass Valley Council does not guarantee its accuracy, completeness or suitability for any particular purpose. Users must exercise their own skill and care in using this map and carefully evaluate the accuracy, currency, completeness and relevance of the map before relying on it. The map is not a substitute for independent professional advice and, to the extent...
1 : 4,246 at A4
04-Feb-2026
View map online


EXISTING APPROVED PLAN - REFER STAGE 3
Yass Valley Council
This plan has been approved by Yass Valley Council and forms part of the
Modification of Development Consent No: 19/2003A
Jeff Brown Surveys
Engineering and Land Surveying
175 COMUR STREET YASS N.S.W. 2582 Phone: 02 6226-3322 Fax: 02 6226-3421
CLIENT: BLUEBUSH HOLDINGS Pty Ltd
PROJECT: "YELLOW CREEK ESTATE" URBAN SUBDIVISION PART LOT 2 DP 255064
TITLE: PLAN OF PROPOSED SUBDIVISION
SURVEYOR: JBROWN
DRAWN: JBUSH
CHECKED: JBROWN
CHECKED: JBROWN
SCALE 1:500 AT A3
DATUM AHD
DATE: 16/1/2003
JOB No 20765
DWG No 20765_PPSI/G
COMPUTER FILES: I:\Jobs\20765_DRAFTER\20765_PPSI_G.dwg
STAGE 1 - 23 LOTS
STAGE 2 - 34 LOTS
STAGE 3 - 7 LOTS
TOTAL - 64 LOTS
2 PUBLIC RESERVES
1 PUBLIC RESERVE
STAGE 1
STAGE 2
STAGE 3
SETTLERS COURT
DISCOVERY DRIVE
"SETTLERS PARK"
"DISCOVERY LOOKOUT"
REDDALL STREET (NOT FORMED)
YELLOW CREEK ROAD
NON DEVELOPMENT BLOCK
ACCESS
IMPORTANT NOTE
THIS PLAN WAS PREPARED FOR BLUEBUSH PTY LTD, AS A PROPOSED SUBDIVISION TO ACCOMPANY A DEVELOPMENT APPLICATION TO YASS SHIRE COUNCIL AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS AND AREAS SHOWN HEREON ARE SUBJECT TO SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER RELEVANT AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION. THE DETAIL INFORMATION SHOWN IS APPROXIMATE ONLY. IN PARTICULAR, NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR FINANCIAL DEALINGS INVOLVING THIS LAND. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.
CONTOUR INTERVAL 2m
G 26/2/03 STAGE 3 BOUNDRY JB
F 4/2/04 LOTS 62, 63 & 64 AMENDED JB
ADDITIONAL LOTS NUMBERS
E 23/1/04 LOTS 66 & 65 BDY AMENDED JB
D 19/1/04 ROAD BOUNDARY AMENDED JB
C 13/11/03 LOTS 7 & 8 AMENDED JGB
B 15/7/03 STAGES 1 AMENDED JGB
A 16/6/03 STAGES 1 & 2 AMENDED JGB


PROPOSED MODIFIED PLAN
LOT 1 1000m²
LOT 2 1001m²
LOT 3 1000m²
LOT 4 1016m²
LOT 5 1007m²
LOT 6 1030m²
LOT 7 1009m²
REDALL STREET (60.35 WIDE)
LANE (6.5 WIDE & VAR.)
DISCOVERY DRIVE (20 WIDE)
SETTLERS COURT (16 WIDE & VAR.)
LOT 1 DP1263262
LOT 2 DP1263262
LOT 3 DP1263262
LOT 4 DP1263262
LOT 7 DP1071431
LOT 43 DP1079585
LOT 44 DP1079585
LOT 45 DP1079585
LOT 46 DP1079585
63 Discovery Drive
Proposed Plan of Subdivision
Genium CIVIL ENGINEERING
Yass Valley Council
Proposed Plan of Subdivision
DA Submission
GDA2020/AHD
1:500
A3
23010 -100 2 of 3 B

Statement of Environmental Effects - Stage 3 Discovery Drive Modification of Consent

GENIUM CIVIL ENGINEERING

0413 499 433
admin@quadrantrc.com.au
quadrantrc.com
ABN: 87 650 131 623

Document Tracking	
Project Name	Statement of Environmental Effects - Stage 3 Discovery Drive Modification of Consent
Project Reference	GEN002
Prepared by	Skye O'Brien, QRC
Status	Final
Version	2
Date	19 August 2025

This report should be cited as 'Statement of Environmental Effects - Stage 3 Discovery Drive Modification of Consent'.

Acknowledgements

This document has been prepared by QRC with input from Genium Civil Engineering.

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EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) supports a modification application under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 for Stage 3 of an approved residential subdivision (DA 114.B), located on Lot 63 DP 1071431, Discovery Drive, Yass.

The modification seeks approval to amend the internal road layout and lot configuration within Stage 3. The number of residential lots remains unchanged at seven, with all proposed lots now achieving the minimum 1,000 m² lot size in accordance with the Yass Valley Local Environmental Plan 2013. The revised cul-de-sac design replaces a previously approved through-road and introduces improved lot shapes, safer vehicle access, and a pedestrian laneway to maintain walkability and emergency access.

No changes are proposed to the zoning, land use, servicing strategy, or vegetation outcomes. Importantly, activation of this long-vacant site will provide social and environmental benefits by discouraging dumping and trespass, increasing passive surveillance, and improving local safety and amenity.

A detailed Bushfire Assessment Report has been prepared in accordance with Planning for Bushfire Protection 2019. The report confirms that all proposed lots are located outside of direct interface with vegetation hazards and are exposed to radiant heat levels below 12.5 kW/m². Asset Protection Zones are achieved via setbacks of approximately 79 m, supported by maintained open space and road reserve. Reticulated water, underground power, and compliant hydrant systems will be provided. A performance-based solution supports the cul-de-sac arrangement, which meets access and egress performance criteria and enables a Bush Fire Safety Authority to be issued under Section 100B of the Rural Fires Act 1997.

A site inspection undertaken by Past Traces Heritage Consultants (August 2025) confirmed that the previously recorded Aboriginal artefact site (51-4-0071) within the Stage 3 boundary has been subject to severe disturbance from stormwater, sewerage, and fencing works, and is most likely to have been salvaged under AHIP #1847. Appropriate conditions of consent relating to Aboriginal cultural heritage are expected to be imposed, providing a process for managing any residual risk (for example, a Construction Environmental Management Plan including an unexpected find protocol). No new investigations are required.

Overall, the proposed modification delivers a more practical and policy-aligned subdivision layout with equivalent or reduced environmental impacts. The development remains consistent with the original consent, strategic planning objectives, and applicable planning controls.

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ABBREVIATIONS

Abbreviation	Description
AHIMS	Aboriginal Heritage Information Management System
AHIP	Aboriginal Heritage Impact Permit
APZ	Asset Protection Zone
DA	Development Application
DCP	Development Control Plan
EP&A Act	Environmental Planning and Assessment Act 1979
EPI	Environmental Planning Instrument
ESA	Equivalent Standard Axle (used in traffic loading)
LEP	Local Environmental Plan
m²	Square metres
NSW	New South Wales
PBP	Planning for Bushfire Protection (2019)
RFS	Rural Fire Service
R1	R1 General Residential Zone
SEE	Statement of Environmental Effects

1 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This Statement of Environmental Effects (SEE) has been prepared by Quadrant Rail Consulting (QRC) on behalf of Genium in support of a proposed modification to an approved subdivision at Lot 63 DP 1071431, Discovery Drive, Yass. The proposed modification relates to Stage 3 of the development previously approved under DA 19/2003 (and modified via DA 19/2003A) and the location is shown on Figure 1.

The SEE assesses the proposed modification against the applicable planning controls and environmental legislation, including the *Environmental Planning and Assessment Act 1979* (EP&A Act), Yass Valley Local Environmental Plan 2013 (LEP), and Yass Valley Council Development Control Plan 2024 (DCP). The proposal is considered a Section 4.55(1A) modification, on the basis that the modifications proposed involve no or minimal environmental impact.

The SEE is intended to support Yass Valley Council's (herein 'Council') determination of the modification application by demonstrating that the revised lot layout:

- Is consistent with the original land use approval
- Remains permissible with consent under the applicable zoning
- Results in no significant environmental or amenity impacts
- Complies with the requirements of section 4.55 of the EP&A Act.

1.2 TYPE OF DEVELOPMENT APPLICATION

This SEE supports a modification application under Section 4.55(1A) of the EP&A Act in relation to Stage 3. Stage 1 and 2 are constructed and complete. The modification seeks to change the internal lot layout and road design of the Stage 3 component, which comprises the Lot 63 DP1079585. Importantly, no changes are proposed to the number of lots, land use, or overall development concept. This modification does not impact any additional land that was not considered as part of the original proposal.

As such, the development remains a Torrens title residential subdivision to provide seven residential lots each with a minimum lot size of 1000 m^2 and is permitted with consent in the R1 General Residential zone. Council is the applicant for the modification and is also the registered landowner of the site. Proposed plan of subdivision is provided in Appendix 1.

As the site is mapped as bushfire-prone land and the proposal involves subdivision for residential purposes, the application is classified as Integrated Development under Section 4.46 of the EP&A Act. Accordingly, a Bushfire Safety Authority is required from the NSW Rural Fire Service under Section 100B of the *Rural Fires Act 1997*.

1.3 DEVELOPMENT APPROVAL HISTORY

Development Consent DA 19/2003 was originally granted by Council in 2003 for the staged subdivision of Lot 63 DP 1071431. The original consent provided for 62 lots. A subsequent modification, DA 19/2003A, was approved in 2004, revising the subdivision staging and adding two lots, totalling 64 lots, including three public reserves (Figure 2). Stages 1 and 2 of the subdivision have been completed, establishing physical commencement of the development and preserving the validity of the consent

under Section 4.53 of the EP&A Act.

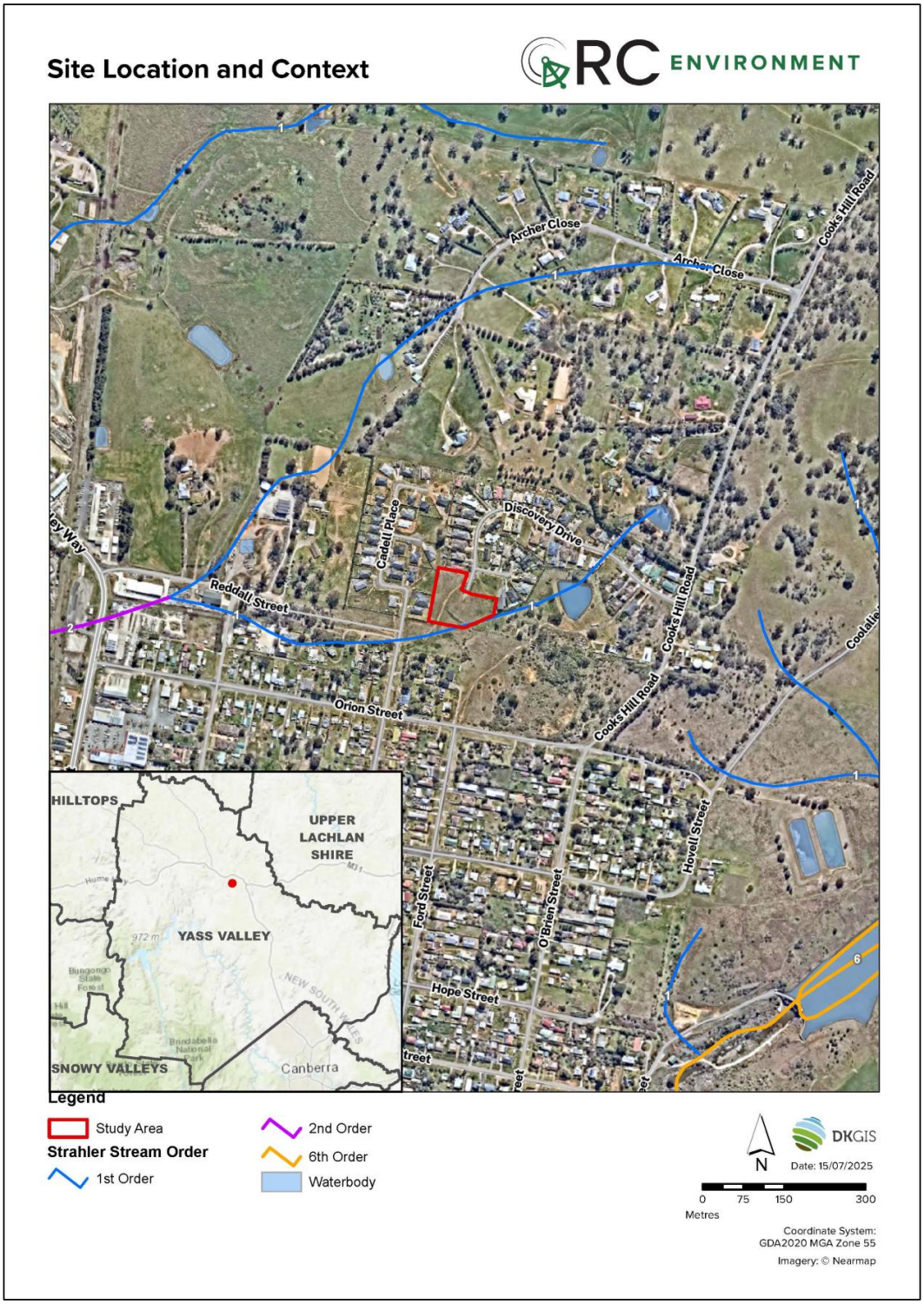


Figure 1: Site Location and Context

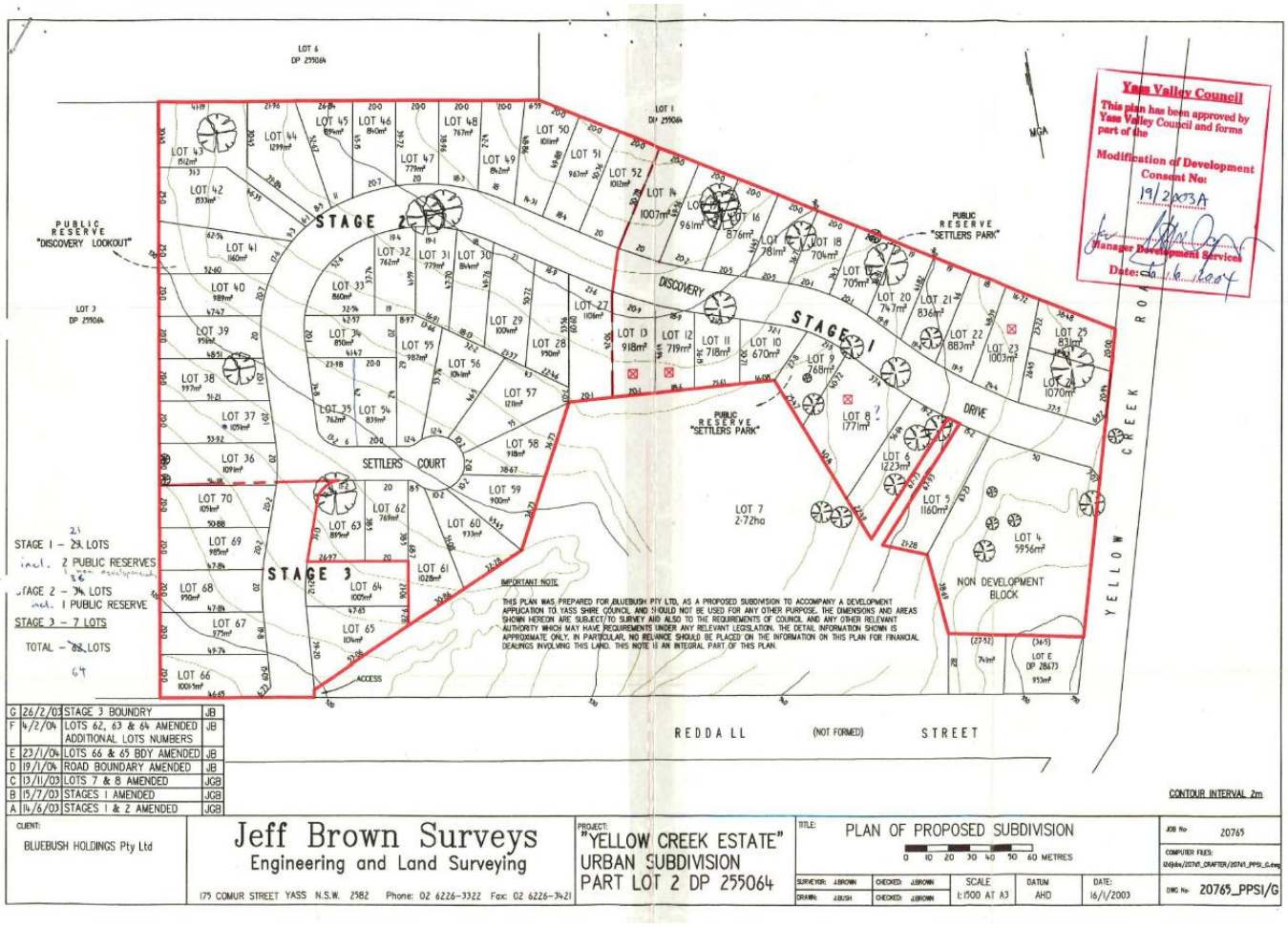


Figure 2: DA 19/2003A Stamped Plans (overall development)

2 SITE CONTEXT

2.1 SITE SUMMARY

The following table summarises key contextual information for the subject site and surrounding land, drawing on the proposed subdivision layout, engineering servicing details and site observations. Relevant locality photos are included in this section along with planning overlay map extracts provided in Appendix 5.

Table 1: Existing Site Context

Aspect	Site Context
Site Address	63 Discovery Drive, Yass NSW 2582
Legal Identifier	Lot 63 DP 1079585
Ownership	Yass Valley Council
Area	8,447.76 m^2
LGA	Yass Valley Local Government Area
LEP	Yass Valley Local Environmental Plan 2013
DCP	Yass Valley Council Development Control Plan 2024
Zoning	R1 General Residential (Figure 3)
Site Description	The site forms part of an approved subdivision located on the western edge of Yass. It comprises cleared, open and maintained grassland, with no remnant trees or vegetation constraints. The site has a history of disturbance.
Site Management	Council has confirmed ongoing mowing and vegetation maintenance of the subject site and surrounds. A copy of the mowing confirmation letter is included in the Bushfire Assessment Report (Appendix 2).
Access	The site is accessed via Discovery Drive which currently ends at the commencement of the site (Photo 1). Access for regular mowing is also available at the south of the site via Hume Street, and through the Reddall Street road reserve (Photo 2).
Existing Services	Stormwater services traverse the site along the western boundary, eastern boundary, and a central alignment extending from the end of Discovery Drive. Sewer infrastructure runs along the western boundary and follows a central alignment extending from Discovery Drive through the site.
Surrounding Land Uses	The site is surrounded by predominantly residential and rural-residential lots to the north, east and western boundaries (Photo 3). To the south, the site adjoins unformed Council road reserve (Reddall Street) existing as disturbed and maintained grassland with an open drainage channel.
Topography	Gently undulating, generally falling to the southwest towards existing drainage external to the site.

Hazards	The site is mapped on the Bushfire Prone Land Map within the LEP. A Bushfire Assessment has been prepared in accordance with Planning for Bush Fire Protection 2019 and is included as an appendix to this SEE.
Heritage	The site is not listed as an Aboriginal or historic heritage item under the LEP or on any State Heritage Register. However, one Aboriginal artefact site (51-4-0071) was previously recorded within the Stage 3 boundary. A site inspection (Past Traces, August 2025) confirmed no artefact is visible and that the location has been heavily disturbed. It is most probable the artefact was salvaged in 2004 under AHIP #1847.
Biodiversity Values	A review of databases and online mapping indicates that the site is not mapped as containing native vegetation (Plant Community Types) under the NSW Vegetation Information System (VIS) Classification Database and is not identified as containing Terrestrial Biodiversity under the LEP (Terrestrial Biodiversity Map). Similarly, the site does not contain mapped areas of Biodiversity Values on the NSW Biodiversity Values Map published by the Department of Climate Change, Energy, the Environment and Water (DCCEEW). A site visit undertaken on the 3 July 2025 confirmed the above and noted that the site is heavily disturbed. Vegetation onsite is limited to maintained grasses and weed species, with no native shrubs or trees. Dumping of household rubbish and fill material was evident with soils exposed and compacted in parts of the site from assumed previous construction activity and ongoing informal vehicular use. The drainage channel adjacent was dry, and weed affected (Photo 5: Drainage channel within Reddall Street road reserve, looking downsteam (external to DA site)).

2.2 SITE SUITABILITY

The site is zoned R1 General Residential under the LEP, which permits residential subdivision subject to development consent.

The proposed modification relates only to the internal layout of Stage 3 and does not increase the number of lots or alter the approved land use. The revised layout achieves full compliance with Clause 4.1 of the LEP, which sets a minimum lot size of 1,000 m², noting that the original Stage 3 layout included some lots slightly below this threshold.

The site is cleared, serviced, and gently sloping, with no mapped biodiversity constraints and no listed heritage items under the LEP of State Heritage Register. One Aboriginal artefact (51-4-0071) was previously recorded within Stage 3 and is discussed further in Section 6.1.2. Previous approvals have already established its suitability for subdivision, and the revised layout is not expected to introduce any new environmental or amenity impacts.

The site is located on bushfire-prone land; however, a Bushfire Assessment has been prepared in accordance with Planning for Bush Fire Protection 2019, demonstrating that the proposed subdivision can achieve appropriate protection measures through a combination of performance and acceptable solutions.

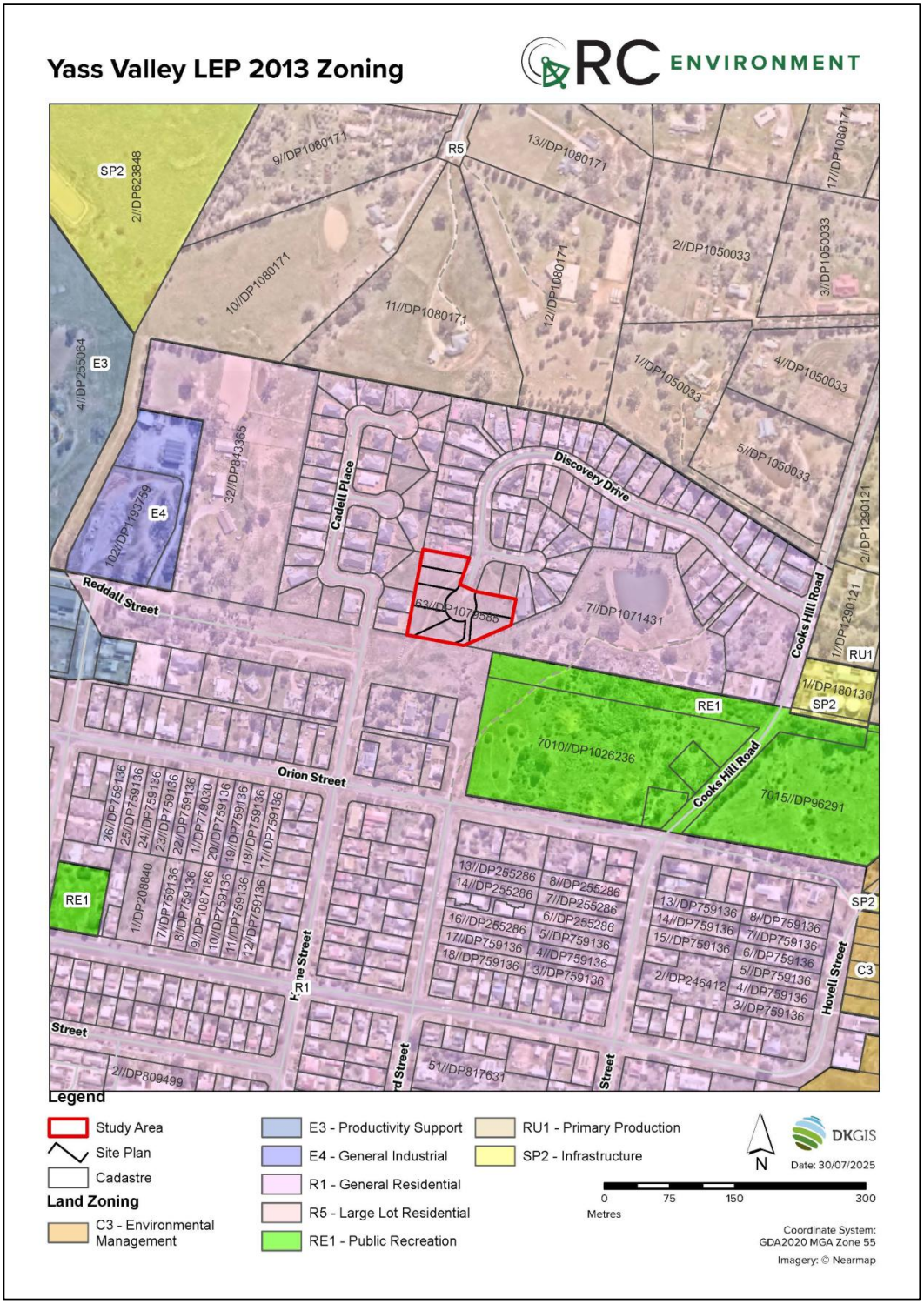


Figure 3: LEP Zoning

Figure 4: Site environmental constraints

Photo 1: Current termination of Discovery Drive, looking south into the site.

Photo 2: Access from Hume Street looking north east through the Reddall Street reserve with the subject site in the background.

Photo 3: Looking southwest (Cadell Place adjacent dwellings in the background)

Photo 4: Taken from approximate location of AHIMS record (in the rear corner of proposed lot 6.

Photo 5: Drainage channel within Reddall Street road reserve, looking downsteam (external to DA site)

3 DESCRIPTION OF THE PROPOSED MODIFICATION

3.1 SUBDIVISION DESIGN

The proposed modified layout retains the same number of allotments as previously approved (seven) but amends the road design by replacing the through-road connection with a cul-de-sac layout. The revised subdivision design is shown in Figure 5 and comprises:

- Seven residential lots, each above 1,000 m² in area, consistent with the minimum lot size requirement under the LEP.
- A short extension of existing Discovery Drive and new cul-de-sac with a nominal kerb radius of 12 m, to provide vehicular access and servicing, terminating within the site.
- 6.5 m wide laneway providing pedestrian access from the site to the south with a removable bollard to allow for emergency vehicle access if required.
- Pedestrian pathway connections (1.8 m wide), extending from the existing pathway along the western side of Discovery Drive, around the cul-de-sac head and connecting to the southern boundary and Reddall Street road reserve through proposed laneway.
- Provision of infrastructure services, including:
    - New typical 100 mm diameter stormwater tie ins connecting each lot to existing stormwater mains
    - New typical 150 mm diameter sewer tie ins connecting each lot to existing sewer mains
    - New stormwater inlet pit at defined low point in the cul-de-sac. 1% AEP overland flow path to be directed to the new laneway.
    - New looped watermain around cul-de-sac head with water service tie ins to each lot.
    - Underground conduits for electricity and telecommunications.

The proposed layout has been designed to comply with the relevant subdivision, road design, and pedestrian access requirements of the DCP.

No native vegetation removal is required to facilitate the works, as the site is cleared and regularly maintained. The proposal does not include the construction of dwellings; nor dwelling earthworks and all future residential development will be subject to separate development approvals by individual landowners.

Standard construction hours are anticipated (e.g. 7am–6pm weekdays), with machinery and vehicles consistent with small-scale civil subdivision works. It is expected that environmental safeguards in the form of erosion and sediment control, will be applied.

Figure 5: Proposed modification layout

3.2 COMPARISON

The proposed modification introduces a refined layout that maintains the approved lot yield while improving access, lot configuration, and serviceability. The changes are consistent with the surrounding residential subdivision pattern and do not introduce new environmental impacts or planning constraints. The table below compares key elements of the approved and modified designs, also evident on Figure 6.

Table 2: Comparison of Approved and Proposed Stage 3 Subdivision

Element	Approved Stage 3 Layout	Proposed Modified Layout (2025)	Justification for Change
Road Layout / Streetscape impact	Through-road connecting to undeveloped southern boundary	Single-entry cul-de-sac	Avoids extension into unformed road/drainage reserve. Creates a low-speed, local street environment more consistent with surrounding development.
Number of Lots	7 lots	7 lots	No change in lot yield.
Lot Sizes	Some < 1,000 m²	All ≥ 1,000 m²	Aligns with LEP minimum lot size and surrounding subdivision pattern.
Orientation and Shape	Regular rectangular lots	Mix of rectangular and wedge-shaped lots	All lots remain functional for compliant dwellings; also reducing number of adjoining neighbours for adjacent Lot 1 DP 1263262.
Access and Servicing	Through access with potential connection to Reddall Street	Single-entry cul-de-sac	Enables forward vehicle access for garbage and emergency services. Pedestrian connection retained to south via laneway.
Earthworks	Localised for road and services	Similar scale for cul-de-sac and services.	No increase in extent or scale of disturbance.

Figure 6: Approved vs Proposed modification layout

4 PLANNING ASSESSMENT

A 4.55 modification application provides a pathway to amend an existing development consent without the need to prepare and lodge a completely new DA. There are three categories of Section 4.55 modifications, each designed to respond to a different scale and nature of change.

This modification is made pursuant to Section 4.55(1A) of the EP&A Act, which allows changes that result in a development substantially the same as originally approved. The revised subdivision maintains the approved lot yield, land use, and zoning intent, and increasing lot sizes. Relevant planning controls include:

- *Environmental Planning and Assessment Act 1979*
- Yass Valley Local Environmental Plan 2013
- Yass Valley Development Control Plan 2024

As the development involves subdivision of bushfire-prone land for residential purposes, the application is classified as integrated development under Section 4.46 of the EP&A Act. A Bushfire Safety Authority is required under Section 100B of the *Rural Fires Act 1997* and the application will be referred to the NSW Rural Fire Service for assessment.

4.1 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

4.1.1 SECTION 4.55(1A) ASSESSMENT

This application seeks to modify the approved Stage 3 subdivision layout at Lot 63 DP 1071431, Discovery Drive, Yass. The changes retain the approved lot yield and land use, with a revised road layout that better aligns with current DCP standards, and increased lot sizes.

The proposal does not introduce any new environmental impacts and remains substantially the same as the original development. The table below assesses the modification against the criteria in Section 4.55(1A) of the EP&A Act.

Table 3: Assessment against Section 4.55(1A) of the EP&A Act

Section 4.55(1A) Criteria	Assessment / Response
Minimal environmental impact	The modification involves internal changes to the Stage 3 layout, including amended lot shapes and a revised road configuration. The number of lots remains unchanged, and all proposed lots meet the 1,000 m² minimum under the LEP. No vegetation removal or additional earthworks beyond those previously approved are proposed. Environmental impacts are therefore negligible.
Substantially the same development	The proposal remains a residential subdivision of the same purpose, yield, and zoning. Modifications improve lot compliance and road design while maintaining the approved development's intent and servicing arrangements. The revised layout does not rely on a through-road connection to Reddall Street road reserve and instead provides a cul-de-sac with 6.5 m-wide laneway to the south. The Reddall Street road reserve is constrained by a drainage line and Council have no plans to develop this into a road. It is recommended that Condition 23 of the original development consent be amended to remove the requirement for upgrading Reddall Street.

Notification requirements met	As a Council-related DA, the application will be publicly notified in accordance with the DCP, including publication on Council's website and social media for a 28-day exhibition period. Any submissions received will be considered in line with Clause 4.55(1A)(d) of the EP&A Act.
Sufficient information provided	This SEE outlines the proposed changes (Section 3), assesses compliance with relevant planning controls (Section 4), and considers environmental impacts (Section 5). Supporting documents include updated subdivision and servicing plans, and a Bushfire Assessment.

On this basis, Council can be satisfied that the development to which the consent as modified relates is 'substantially the same' development as that which consent was originally granted and before that consent as originally granted was modified (if at all).

4.1.2 SECTION 4.15(1) MATTERS FOR CONSIDERATION

As required under Section 4.15(1) of the EP&A Act, in determining a development application (including a modification application), the consent authority must consider a range of relevant matters. An assessment of the proposal against the matters listed in Section 4.15(1) is provided in the following table.

Table 4: Assessment Against Section 4.15(1) of the EP&A Act

Section 4.15(1) Matters for Consideration	Assessment / Response
(a)(i) Environmental planning instruments (EPIs)	The proposal has been assessed against applicable EPIs, including the LEP (refer to Section 4).
(a)(ii) Draft EPIs	No draft EPIs are currently on exhibition that apply to the site.
(a)(iii) Development control plans	The Yass Valley Development Control Plan applies, and the proposed modification is consistent with relevant provisions, including subdivision layout, access and servicing.
(a)(iiia) Planning agreements	No planning agreement or draft planning agreement applies to the site.
(a)(iv) Matters prescribed by regulation	The application satisfies the requirements of the EP&A Regulation 2021 for a modification application. As the proposal involves the subdivision of bushfire-prone land for residential use, it is classified as integrated development and also meets the requirements of the Regulation for integrated development in Division 3.
(b) Likely impacts of the development	The modified layout retains the approved density, zoning compliance, and servicing strategy. No additional impacts to the environment, heritage, hazards, or traffic are expected.
(c) Suitability of the site	The site remains suitable for the proposed modified layout. It is already zoned for residential use and has existing access and servicing infrastructure.
(d) Any submissions	Any public submissions received will be considered during the assessment process following notification period.
(e) Public interest	The modification maintains alignment with Council's strategic planning and infrastructure goals and will facilitate timely housing delivery. Activation of the

currently vacant Stage 3 land will deter illegal dumping and anti-social behaviour, improve passive surveillance in the area, and enhance the safety and amenity of the surrounding neighbourhood. The development remains in the public interest..

4.1.3 SECTION 4.46 AND 4.47 INTEGRATED DEVELOPMENT

This modification is classified as integrated development under Section 4.47 of the EP&A Act, as it involves the subdivision of bushfire-prone land for residential purposes and therefore requires a Bush Fire Safety Authority under Section 100B of the *Rural Fires Act 1997*. The site is mapped as bushfire-prone, and accordingly, Section 4.14 of the EP&A Act also applies, requiring consideration of bushfire hazard in the assessment of the application. A Bushfire Assessment has been prepared in accordance with Planning for Bush Fire Protection 2019 to support both the integrated development referral to the NSW Rural Fire Service and Council's consideration under Section 4.14.

4.2 STATE ENVIRONMENTAL PLANNING POLICIES

An assessment has been undertaken against all State Environmental Planning Policies (SEPPs) currently in force. Given the nature of the proposed modification, being a minor change to the internal layout of an approved residential subdivision, and due to the zoning, scale of development, and absence of mapped environmental or infrastructure constraints, as assessment against SEPPs is not required.

4.3 YASS VALLEY LEP

The proposed development has been assessed against the relevant provisions of the LEP for the R1 zone, as outlined in the table below. The proposal complies with the LEP provisions.

Table 5: Assessment against the Yass Valley LEP

Clause	Assessment
Land Use Table – Objectives of R1 Zone	
To provide for the housing needs of the community	The proposed modification maintains the approved residential subdivision, supporting the delivery of additional housing within the R1 zone.
To provide for a variety of housing types and densities	While no change in density is proposed, the revised layout supports a practical lot arrangement suitable for a range of future dwelling types.
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Not applicable – the proposed subdivision is solely for residential purposes.
Part 4 Principal Development Standards	
4.1 – Minimum Lot Size *(1) The objectives of this clause are as follows—*	
(a) to minimise the likely impact of subdivision on the amenity of neighbouring properties,	The modified layout does not increase lot yield or introduce new boundary interfaces and retains generous lot sizes, preserving amenity for adjoining landowners.

(b) to ensure that lot sizes and dimensions have appropriate regard to the characteristics of the land, the rural environment, the protection of biodiversity, significant geological and natural resources, the heritage and the built form of Yass Valley,	All lots exceed 1,000 m² and are configured to reflect site conditions and existing built form in the locality. No biodiversity or heritage values are affected.
(c) to ensure that subdivision reflects and reinforces the predominant subdivision patterns of neighbouring properties and surrounds,	The proposed layout remains consistent with the surrounding residential subdivision pattern and density, with comparable lot shapes and sizes.
(d) to maintain the character of Yass Valley,	The subdivision continues to support the low-density residential character of the area.
(e) to ensure subdivision occurs in a planned and sustainable way,	The layout enables orderly and efficient delivery of services and road access, aligned with Council's infrastructure planning.
(f) to ensure subdivision does not create unreasonable or uneconomic demands for the provision or extension of services,	Services can be readily connected to all proposed lots using existing or adjacent infrastructure. No new extensions are required.
(g) to prevent the subdivision of land on the fringe of urban areas into small lots that may negatively influence the layout of future urban areas.	The subdivision does not reduce the lot size below the mapped 1,000 m² minimum and is not located on the fringe of future urban release areas.
Part 6 Additional Local Provisions	
6.1 – Earthworks	The subdivision does not require substantial earthworks. Any works will be minor and associated with cul-de-sac and service connections. Dwelling earthworks are not proposed.
6.8 – Essential Services *Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—* *(a) the supply of water,* *(b) the supply of electricity,* *(c) the disposal and management of sewage,* *(d) stormwater drainage or on-site conservation,* *(e) suitable vehicular access,* *(f) connection to a communications network with voice or data capability (or both).*	All essential services can be provided to the proposed lots, including reticulated water, sewer, stormwater, power, telecommunications, and road access. These services are either existing or available via connection to adjacent infrastructure.

4.4 YASS DCP

The proposed modification is consistent with the relevant DCP provisions, particularly in relation to subdivision layout, access, and servicing. The table below provides a summary assessment against the key relevant provisions of the DCP:

Table 6: Assessment against the Yass Valley DCP

DCP Provision	Assessment / Response
Subdivision Layout (Part C.1)	The modified layout maintains compliance with minimum 1,000 m² lot size and provides suitable lot shapes and access. The design avoids rear battleaxe lots and ensures practical orientation for future dwellings, consistent with Council's subdivision principles.
Earthworks (Part C.3)	Earthworks will be minimal and limited to what is required to construct roads and services. Given the site's gentle topography, no significant cut or fill is expected. All works will be managed through appropriate sediment and erosion control measures.
Drainage (C1.2)	The modification does not alter the approved drainage strategy. Stormwater from the subdivision will continue to be managed through a lawful point of discharge and meet Council's requirements for stormwater quality and quantity.
Essential Services (C1.3)	The modified layout retains access to all essential services. Each lot remains capable of connecting to reticulated water, sewer, electricity and telecommunications. No change is proposed to infrastructure corridors or service locations.
Pedestrian and cycle connections (C1.6)	A 1.8 m wide concrete footpath is proposed along one side of the cul-de-sac, exceeding the former 1.2 m requirement and meeting current DCP standards. A through-site pedestrian link to the south improves connectivity, consistent with DCP objectives for access and passive surveillance.
Road Design (C1.7)	The proposed cul-de-sac complies with DCP requirements, including a maximum length under 100 m and a 12 m kerb radius to accommodate heavy vehicle turning in accordance with Austroads (clause g). The design meets the DCP's cul-de-sac cross-section (7 m pavement, 16 m reserve) and provides safe, legal access to all lots. Passive speed control is achieved through the short, low-traffic layout.
Bushfire Prone (H2)	Bushfire risk has been assessed and addressed through a Bushfire Assessment Report prepared in accordance with Planning for Bushfire Protection 2019 (attached Appendix 2). The layout accommodates appropriate asset protection zones (APZs), setbacks and firefighting access.
Subdivision (Heritage) (J.16)	The site is not identified as a heritage item or located within a heritage conservation area. However, one Aboriginal artefact site (AHIMS #51-4-0071) was previously recorded within the Stage 3 boundary. A site inspection undertaken in August 2025 confirmed that the location has been significantly disturbed and the artefact is most likely to have been salvaged under AHIP #1847. No intact cultural material remains. The modified layout does not change the Stage 3 boundary, does not affect known curtilage or setting, and is not inconsistent with historic subdivision patterns.

5 CONSULTATION & NOTIFICATION

This application is submitted to Council as a modification under Section 4.55 of the EP&A Act. As the proposal involves integrated development under Section 4.47 of the EP&A Act, (due to the requirement for a Bush Fire Safety Authority under Section 100B of the *Rural Fires Act 1997)* Council is required to refer the application to the NSW Rural Fire Service for assessment and advice. This referral is a statutory requirement and must occur before the modification can be determined.

In addition, as the application is made by or on behalf of Council, it constitutes a Council-related development application under Section A.5 of the DCP. In accordance with the DCP, Council is required to publicly notify the application for a minimum of 28 days, with notice published on its website and social media platforms. Notification letters may also be sent to landowners likely to be impacted.

No community engagement or agency referrals have currently been undertaken by the proponent. Any public submissions received during the formal notification period will be considered by Council prior to determining the application, in accordance with the requirements of the DCP and the EP&A Act.

6 ENVIRONMENTAL IMPACT ASSESSMENT

This chapter identifies and assesses the potential environmental impacts associated with the proposed subdivision and associated works.

6.1 KEY CONSIDERATIONS

6.1.1 BUSHFIRE RISK

The subject site is identified as bushfire-prone land on the Yass Valley Bush Fire Prone Land Map. A Bushfire Assessment Report has been prepared by Southern Bushfire Solutions (2025) to support the application and satisfy the requirements of *Planning for Bush Fire Protection 2019* (PBP 2019). The assessment is attached as Appendix 2.

The report finds that all proposed lots are located outside direct interface with vegetation hazards and are exposed to radiant heat levels below 12.5kW/m². Asset Protection Zones (APZs) are achieved through setbacks to hazard vegetation of approximately 79 metres, aided by existing Council-managed mown grassland and separation provided by the road reserve. All lots will be serviced by reticulated water and underground electricity. A compliant hydrant system will be installed in accordance with AS2419.1, ensuring appropriate water supply for firefighting purposes.

Access and egress provisions meet performance requirements, with the cul-de-sac design supported by a performance-based solution addressing PBP 2019 criteria. The site benefits from dual emergency access points via the Discovery Drive extension and via Hume Street in the south. The maintained areas and access trails via Hume Street ensure a safe anchor point for firefighting vehicles and personnel working in the area. Discovery Drive provides opportunities to retreat into the urban area noting that residents evacuating can retreat into the built environment without negotiating the interface and the maximum exposure of buildings is <12.5kW/m2.

The bushfire assessment concludes that the proposal can meet the intent of the bushfire protection measures through a combination of acceptable solutions and a performance-based approach and supports the granting of a Bush Fire Safety Authority under Section 100B.

6.1.2 ABORIGINAL CULTURAL HERITAGE

An Aboriginal Heritage Assessment was undertaken in 2003 (Thompson, 2003) as part of the original subdivision application. The study identified several sites across the broader Yellow Creek Estate, including scarred trees and artefact scatters. One artefact, registered as site 51-4-0071 in the Aboriginal Heritage Information Management System (AHIMS), was located just within the current Stage 3

boundary (this site is shown on Figure 4 in the context of the broader area. Figure 7, below provides a zoomed perspective. The AHIMS search is attached as Appendix 3.

An Aboriginal Heritage Impact Permit (AHIP #1847) was issued in 2004 to authorise the salvage and destruction of seven identified sites, including 51-4-0071. The permit was valid for two years. While digital records of the AHIP and associated salvage report are not held within the current AHIMS database (confirmed through correspondence with Heritage NSW), this is not uncommon for permits of that era, which were managed by a different agency prior to system digitisation.

To clarify the status of the site, a site inspection was undertaken by Past Traces Heritage Consultants (August 2025). The letter report is attached as Appendix 4. The inspection found that:

- The recorded location of 51-4-0071 has been disturbed by installation of stormwater and sewerage infrastructure and construction of a boundary fence, resulting in soil displacement and mounding.
- The isolated artefact recorded in 2003 was not relocated during the inspection. This absence is most likely explained by its salvage under AHIP #1847, although displacement and grass cover may also have contributed.
- The surrounding area showed further disturbance associated with adjacent infrastructure works and access movements.

Based on these findings, it is considered highly probable that the artefact was salvaged in 2004 under AHIP #1847 and does not remain extant. The archaeological risk associated with the current modification is therefore very low. It is assumed that appropriate conditions of consent will be imposed to manage any residual risk.

Figure 7: Zoomed perspective of AHIMS record (Site 51-4-0071) at rear of proposed Lot 6, likely salvaged.

6.1.3 TRAFFIC AND ACCESS

The modified layout proposes a short cul-de-sac to provide legal and physical access to all lots. The cul-de-sac length is less than 100 metres, consistent with DCP controls, and includes an appropriate turning head for service and emergency vehicles in accordance with Austroads requirements. Access

is gained from Discovery Drive, which is an existing sealed public road. Traffic volumes are expected to remain very low, with no material increase in vehicle movements compared to the approved subdivision.

6.2 Other Considerations

Table 7 EIA for other considerations

Issue	Assessment
Soils and Erosion	Minor earthworks are proposed to construct the cul-de-sac and install services. Standard erosion and sediment controls will be implemented during works.
Flora and Fauna	The site is cleared and maintained. No native vegetation or habitat is present. No biodiversity assessment is required.
Visual Impact	Lot sizes and layout are consistent with the surrounding residential character.
Historical Heritage	There are no heritage-listed buildings or items on the site or in its immediate surrounds. No impacts are expected.
Noise and Vibration	Construction works will be temporary and limited to standard construction hours.
Social and Economic Impacts	The development will provide additional housing lots within the Yass urban footprint, contributing positively to local housing supply.
Air Quality	Minimal dust may occur during earthworks but will be managed by standard construction practices.
Waste Management	Any construction waste will be managed and disposed of appropriately. No increase in waste generation from the subdivision itself. Operationally, the cul-de-sac design allows for public domestic waste collection.
Flooding and Drainage	The site is not mapped as flood prone. Drainage infrastructure will be installed in accordance with Council standards.
Hazards	No contamination, unstable land, or hazardous uses identified. The site is suitable for residential subdivision.
Utilities	All essential services (water, sewer, electricity, communications) can be connected. No capacity issues identified.
Cumulative impacts	The proposed subdivision is a continuation of an existing staged residential development. No significant cumulative impacts are anticipated beyond those already considered under the original approvals, with stages 1 and 2 already constructed.

7 Conclusion

This SEE demonstrates that the proposed modification is substantially the same development as that originally approved and results in no additional environmental or planning impacts.

Key findings include:

- The number, size, and zoning of lots remain unchanged.

- The revised cul-de-sac layout improves internal traffic safety and access for service and emergency vehicles.
- Bushfire risks have been addressed through a detailed Bushfire Assessment, with a performance solution supported by APZs, setbacks, and access arrangements.
- Aboriginal heritage risks are low, with past approvals, site disturbance, and recent inspection findings confirming that the previously recorded artefact is unlikely to remain extant.
- There are no adverse impacts to heritage curtilage, visual character, or environmental constraints.
- The proposal complies with all applicable planning instruments and policies.
- The modification will activate a currently underutilised area, deterring illegal dumping, discouraging anti-social behaviour, and improving safety through passive surveillance.

The modification aligns with the public interest by supporting timely housing delivery, enhancing neighbourhood amenity, and realising the strategic intent of the original development in a more practical and locally beneficial form.

8 APPENDICES

Appendix 1 – Plans

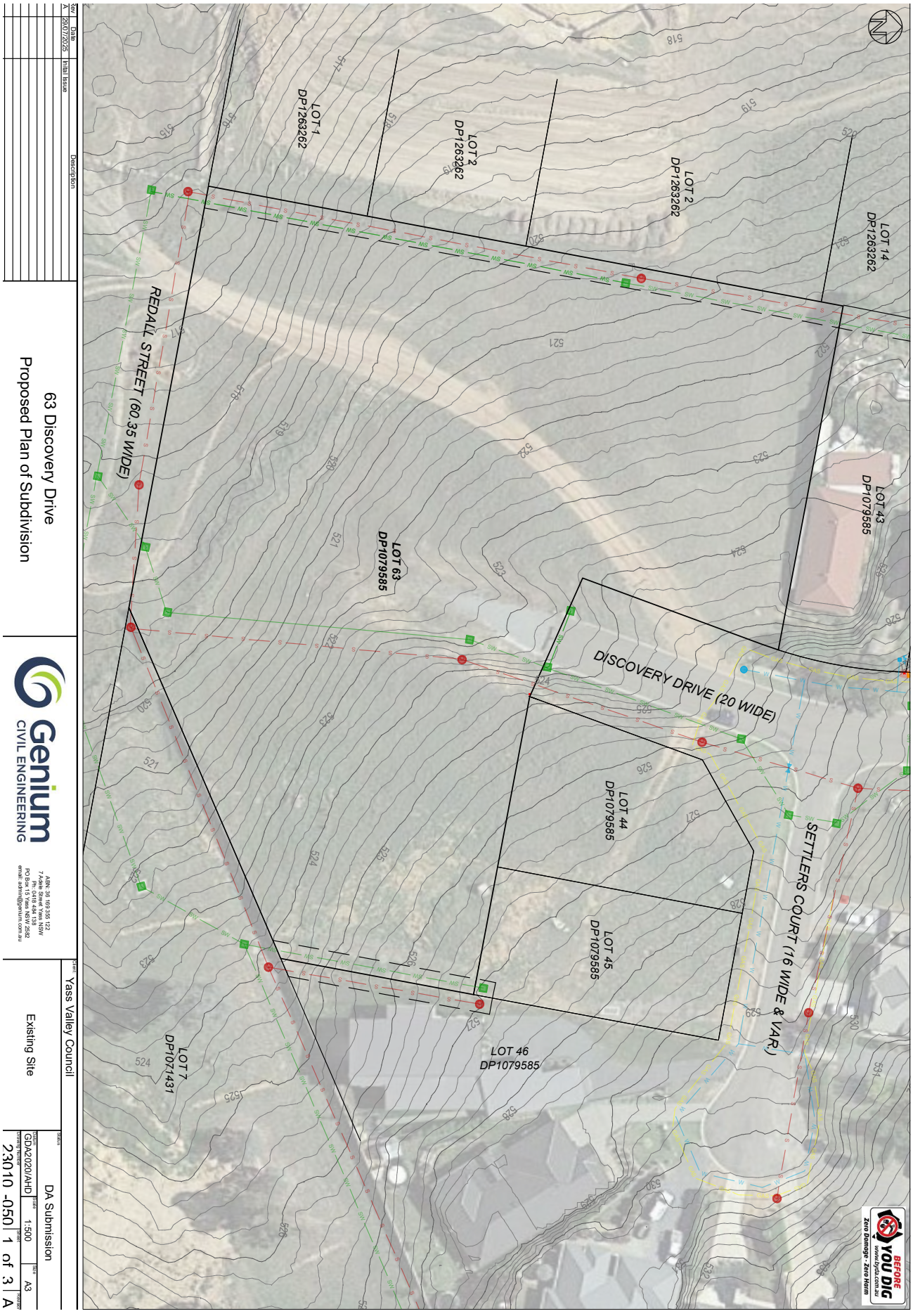
Appendix 2 – Bushfire Report

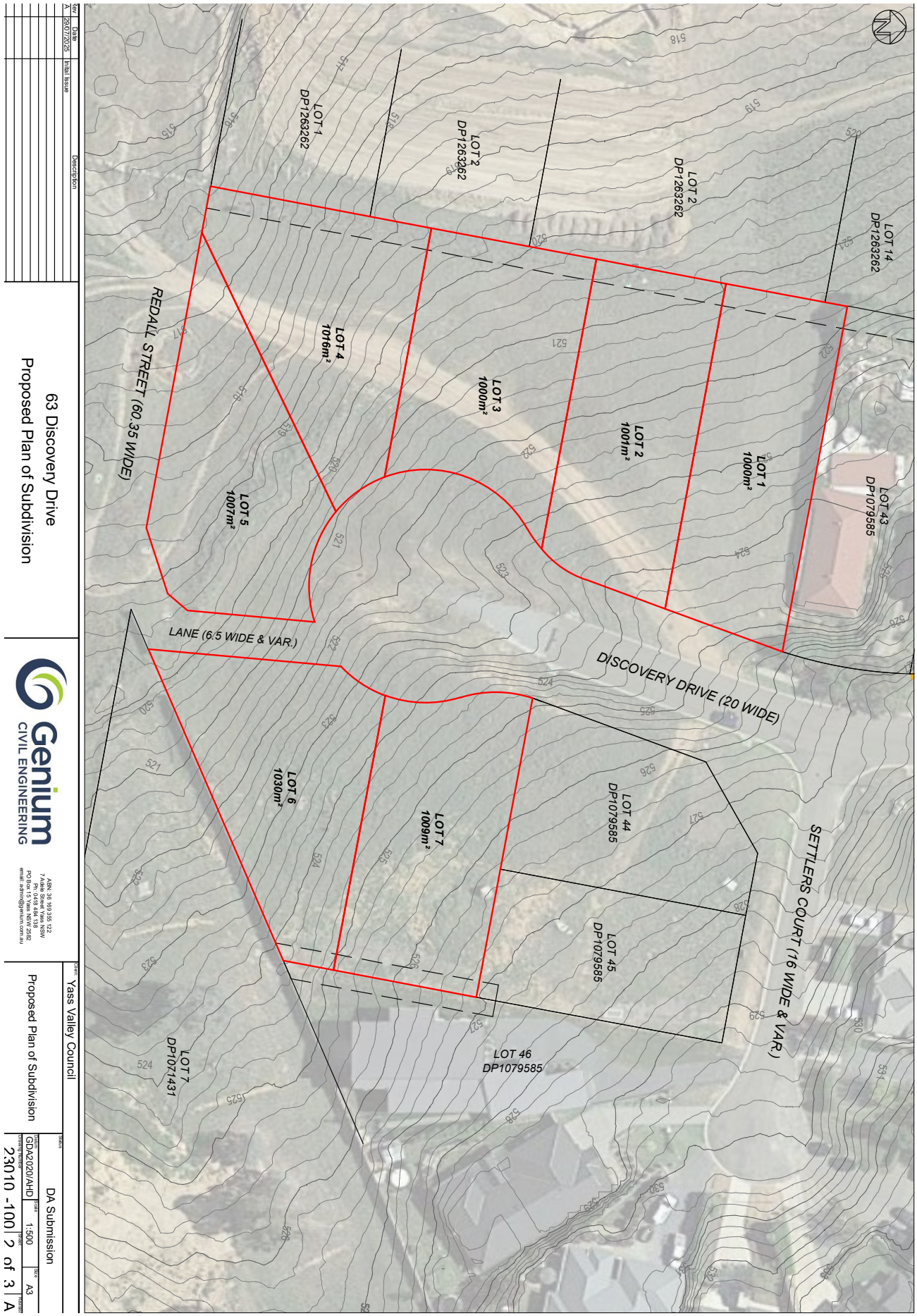
Appendix 3 – AHIMS Seach

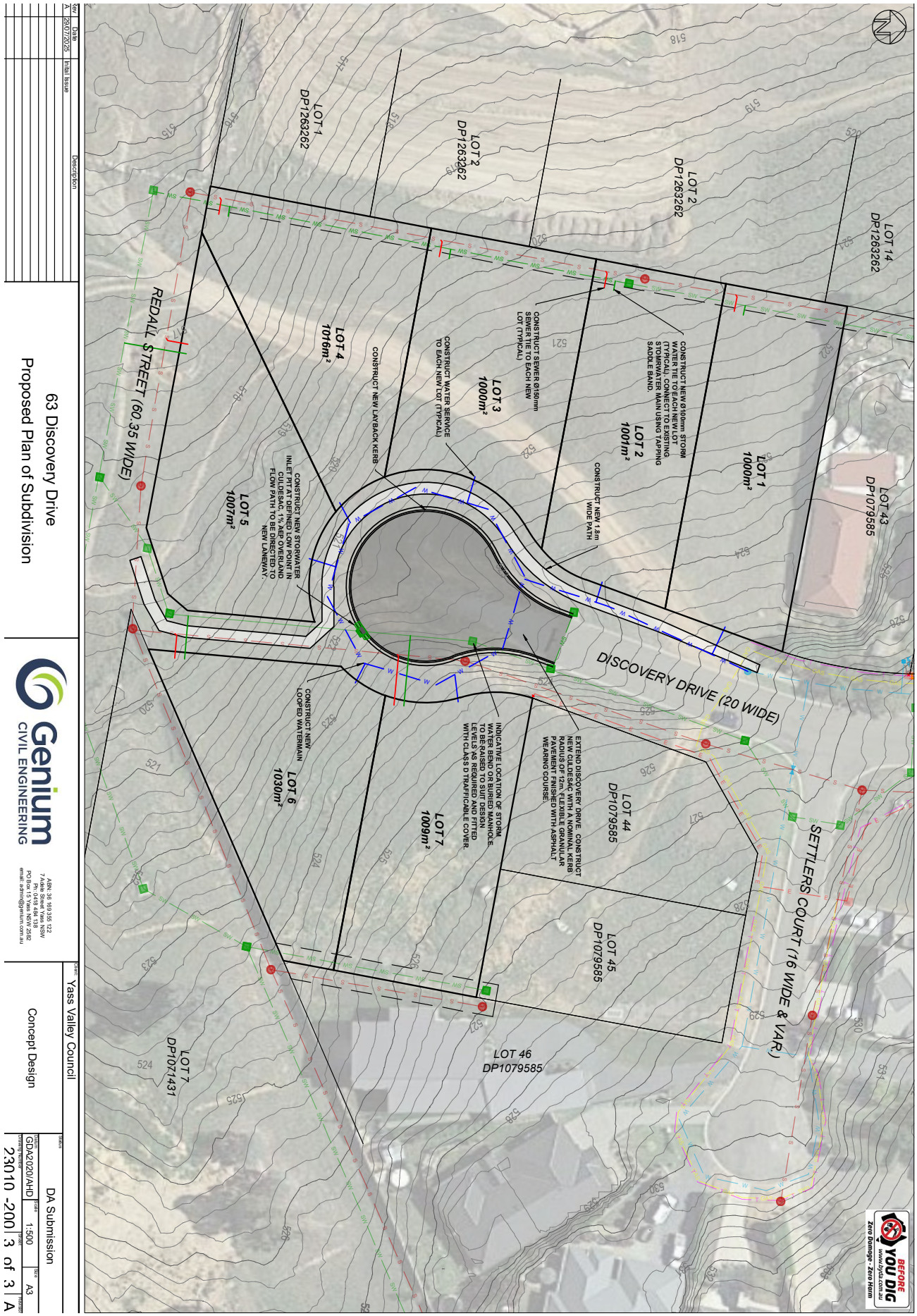
Appendix 4 – Heritage Advice Letter (Past Traces, 2025)

Appendix 5 – NSW Planning Portal Map Extracts

APPENDIX 1 – PROPOSED PLAN OF SUBDIVISION


63 Discovery Drive
Proposed Plan of Subdivision
Genium
CIVIL ENGINEERING
Yass Valley Council
Existing Site
DA Submission
GDA2020/AHD
1:500
A3
23010 -050 1 of 3 A
Rev Date Description
A 29/07/2025 Initial Issue
REDALL STREET (60.35 WIDE)
DISCOVERY DRIVE (20 WIDE)
SETTLERS COURT (16 WIDE & VAR.)
LOT 1 DP1263262
LOT 2 DP1263262
LOT 2 DP1263262
LOT 14 DP1263262
LOT 43 DP1079585
LOT 63 DP1079585
LOT 44 DP1079585
LOT 45 DP1079585
LOT 46 DP1079585
LOT 7 DP1071431
BEFORE YOU DIG
www.byda.com.au
Zero Damage - Zero Harm


63 Discovery Drive
Proposed Plan of Subdivision
Genium
CIVIL ENGINEERING
Yass Valley Council
Proposed Plan of Subdivision
DA Submission
GDA2020/AHD
1:500
A3
23010 -100 2 of 3 A
LOT 1 DP1263262
LOT 2 DP1263262
LOT 2 DP1263262
LOT 14 DP1263262
LOT 4 1016m²
LOT 3 1000m²
LOT 2 1001m²
LOT 1 1000m²
LOT 43 DP1079585
LOT 5 1007m²
REDALL STREET (60.35 WIDE)
LANE (6.5 WIDE & VAR.)
DISCOVERY DRIVE (20 WIDE)
LOT 6 1030m²
LOT 7 1009m²
LOT 44 DP1079585
LOT 45 DP1079585
SETTLERS COURT (16 WIDE & VAR.)
LOT 46 DP1079585
LOT 7 DP1071431



Rev	Date	Description
A	25/07/2023	Initial Issue

63 Discovery Drive
Proposed Plan of Subdivision

Genium CIVIL ENGINEERING
ABN: 36 169 936 122
7 Adele Street Yass NSW
Ph: (+61) 484 138 252
PO Box 1412 Yass NSW 2582
email: admin@genium.com.au

Client: Yass Valley Council
Concept Design
Status: DA Submission
Datum: GDA2020/AHD
Scale: 1:500
Size: A3
Drawing Number: 23010 -200
Sheet: 3 of 3
Revision: A

APPENDIX 2 – BUSHFIRE ASSESSMENT (SOUTHERN BUSHFIRE SOLUTIONS, 2025)

Southern Bushfire Solutions

0402604000 | info@southernbushfiresolutions.com.au | www.southernbushfiresolutions.com.au

Bushfire Assessment Report

Residential subdivision

LOT 63/DP1079585
63 Discovery Dr
Yass NSW.

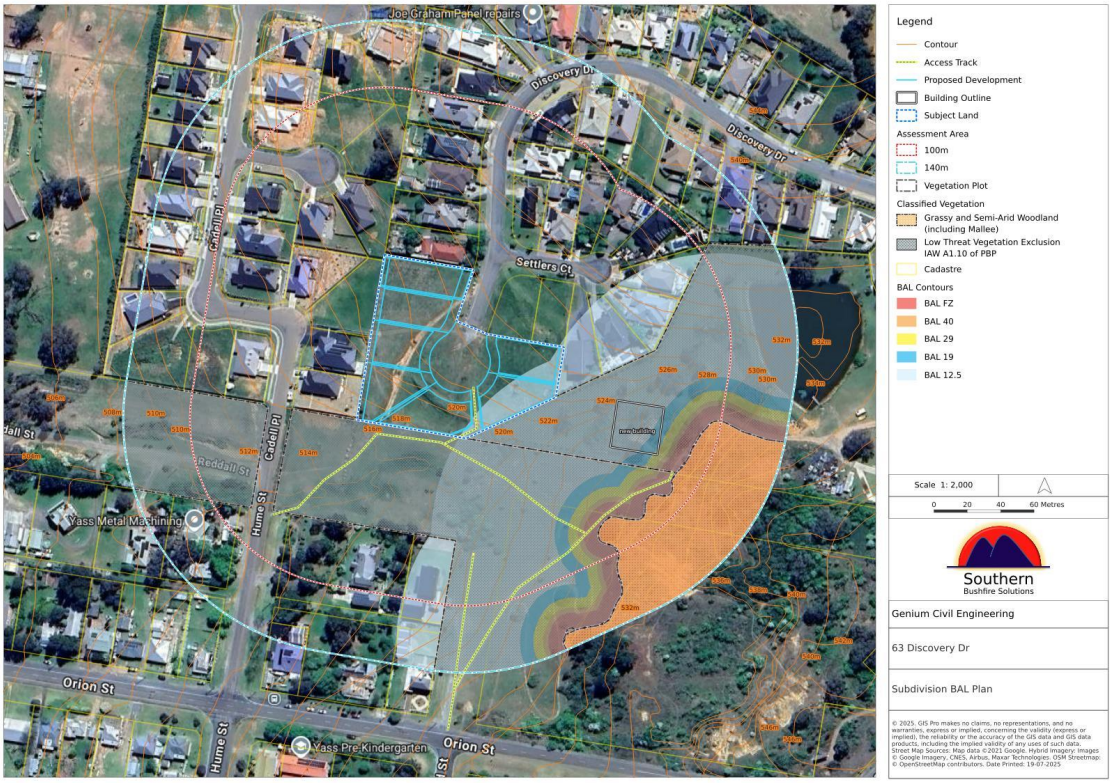
BRONZE MEMBER
FPA AUSTRALIA Fire Protection Association Australia

Executive Summary

The proposal involves an application to modify an existing active development consent to amend the existing approved lot layout. The proposal would result in the creation of 7 new residential lots. The location is set in category 3 vegetation, with council maintained mowed grass at the interface and 79m separation from upslope woodland hazard. As an existing lot that is highly disturbed within the built environment, the environmental impact of the proposal is not considered significant.

The subdivision is constrained by the existing arrangement and not able to provide perimeter road, consideration of a performance solution is required. A qualitative assessment is provided against the performance criteria based on the existing areas of maintained land having multiple access points and a large APZ providing safe operational environment with the hazard vegetation being at 79m from the site. All lots are exposed to <12.5kW/m^2, with no direct interface with the hazard and retain the ability to retreat directly into the built environment. A reticulated hydrant supply is to be provided and power to be underground.

This assessment finds that the proposal can achieve the intent of measures of NSW Planning for Bushfire Protection (2019) through use of performance and acceptable solutions and achieve Bushfire Safety Authority from NSW Rural Fire Service for development consent under S100B of the Rural Fires Act.



Summary of PBP (2019) Compliance

	Performance Criteria	Compliance	Comments and recommendations
Asset Protection Zones	• Potential building footprints must not be exposed to radiant heat levels exceeding 29kw/m² on each proposed lot • APZs are managed and maintained to prevent the spread of fire towards the building. • APZ is provided in perpetuity. • APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	Exceeds acceptable solutions	The development site is adjacent to an existing council-maintained grass area that ensures a maximum exposure of <12.5kW/m². Confirmation of council maintenance is provided at attachment A of this report. All land within the development area is to be maintained as per APZ standards and the landscaping requirements.
Landscaping	• Landscaping is designed and managed to minimise flame contact and radiant heat to buildings and the potential for wind driven embers to cause ignitions.	Meets acceptable solutions	The following recommendation is made to ensure landscaping within the existing APZ is maintained: 1. All landscaping within the development is to be maintained as per A4 of NSW Planning for Bushfire Protection, with details at attachment 2 of this report.
Access – General Requirements	• Firefighters are provided with safe all-weather access to structures • The capacity of access roads is adequate for firefighting vehicles • There is appropriate access to water supply	Performance Solution	The subdivision is constrained by the existing arrangement and not able to provide perimeter road or more than 1 way in/out. Consideration of a performance solution is required with qualitative assessment of the proposal. All lots are <12.5kW/m² exposure utilizing the existing APZ and access arrangement. No lots have a direct interface with hazard vegetation and retain the ability to retreat directly into the built environment.
Access – Perimeter	• Access roads are designed to allow safe egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface	Performance solution	A perimeter road is not provided. The existing access arrangement and council-maintained area provides a safe operating environment and anchor point for fire crews operating in the area, and residents are able to retreat into the built environment.
Access – Non Perimeter	• Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating.	Exceeds acceptable solutions	The proposal is to provide a 12m radius turning circle at the existing dead end of an 8m wide sealed road in an urban area. Additional access is retained for pedestrian and emergency use by 6.5m wide access easement connecting to the Redall Street reserve.
Property Access	• Firefighting vehicles can access the dwelling and exit the property safely	Meets acceptable solutions	All residential lots require <70m property access from the public road and have no property access requirements
Water Supplies	• Adequate water supply is provided for firefighting purposes • Water supply is located at regular intervals • Water supply is accessible and reliable for firefighting operations • Flows and pressures are appropriate • The integrity of the supply is maintained	Meets acceptable solutions	Hydraulic design is not completed at this time. The following recommendations are made to ensure the water supply meets acceptable solutions of PBP: 1. A reticulated supply is to be provided with hydrant spacing, pressure and flow rates to AS2419 and local water authority requirements.

Electricity services	• Location of electricity services limits the possibility of ignition of the surrounding bushland or the fabric of buildings •	Meets acceptable solutions	Power transmission design is not available at this time. The following recommendations are made for electrical transmission lines to comply with acceptable solutions of PBP: 1. Power transmission lines are to be underground wherever possible. All new above ground power transmission lines are to be constructed with clearances as per electrical infrastructure requirements.
Gas Services	• Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings	Meets acceptable solutions	There is no gas supply included in this proposal

Assessing Officer:

[redacted]

Neil Willis grad dip. Bushfire Protection
FPA Australia BPAD Level 3- NSW BPAD31129
DATE OF ISSUE: **22 July 2025**

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

SBS ASSESSMENT REFERENCE: 2025071 V1D2

Limitations and Disclaimer

This bushfire assessment report is primarily concerned with assessing the capacity of the proposed development to meet the legislated requirements for development consent. Where necessary, bushfire protection measures will be recommended.

The measures prescribed cannot guarantee that the development will survive a bushfire event on every occasion. This is primarily due to the degree of vegetation management, the unpredictable behavior of fire, extreme weather conditions and the actions of occupants and firefighters. In extreme conditions buildings may be considered un-defendable. Early evacuation is recommended as the safest course of action for life safety. A comprehensive bushfire survival plan is recommended for all occupants on bushfire prone lands.

Southern Bushfire Solutions has prepared this report with all reasonable diligence on behalf of the proponent. The information contained in this report has been gathered from field investigations of the site, plans provided and consultation with the client.

No assessment has been made on other aspects of the proposal outside the scope of this report.

Amendment Schedule

Version	Date	Reason for issue	Draft
1	Saturday 19 July 2025	Initial production	1
1	Tuesday 22 July 2025	Minor corrections	2
Prepared by	Neil Willis (BPAD31129)	Signature	[redacted]

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1. Introduction

1.1 Background and brief

The Environmental Planning and Assessment Act (1979) requires the Commissioner of the NSW Rural Fire Service (RFS) in conjunction with local councils, to identify and map bushfire prone land (BFPL) as a trigger for development to meet a range of planning and construction requirements for bushfire protection. BFPL maps are to be maintained and made publicly available by local councils.

Subdivision of bushfire prone land that could be used for residential or rural residential purposes requires the issue of a Bushfire Safety Authority (BFSA) from NSW RFS under Section 100B of the Rural Fires Act (1997). To obtain a BFSA, the development is required to comply with standards regarding setbacks, water supply and other matters considered necessary for the protection of life, property and the environment from the effects of bushfire.

Clause 45 of the Rural Fires Regulation (2022) sets out the information requirements for the issue of Bushfire Safety Authority and requires assessment against the specifications and performance criteria of NSW Planning for Bushfire Protection (PBP) 2019. This report is an assessment of the proposal against the specific objectives and performance criteria for rural-residential subdivision set out in PBP 2019.

1.2 Aims and Objectives of this Bushfire Assessment

The aim of this assessment is to determine the ability of the proposal to achieve an appropriate level of bushfire protection to satisfy the objectives and performance requirements for residential and rural residential subdivision as per section 5 of PBP (2019). The specific objectives for rural residential subdivision of PBP (2019) are:

- Minimise the perimeters of the subdivision exposed to the bushfire hazard
- Minimise vegetated corridors that permit the passage of bushfire towards the buildings
- Provide for the siting of future dwellings away from ridgetops, steep slopes within saddles and narrow ridge crests.
- Ensure that APZ's between the bushfire hazard and future dwellings are effectively designed to address the relevant bushfire attack mechanisms
- Ensure the ongoing maintenance of APZ's
- Provide access from all properties to the wider road network for residents and emergency services
- Provide access to hazard vegetation to facilitate bushfire mitigation work and suppression
- Ensure the provision of an adequate supply of water and other services to facilitate firefighting.

Recommendations are made where appropriate for compliance and to ensure adequate bushfire protection measures for the development.

1.3 Bushfire Assessment Methodology

This bushfire assessment follows the methodology summarized in the following table:

Methodology	Task	Considerations
Desktop analysis to ascertain scope and requirements of the development.	Collate and review available mapping resources, relevant policy documents and development plans.	• NSW SIX Mapping, Google maps. • Development plans provided by client. • NSW Planning for Bushfire Protection (2019) • AS3959-Construction of Buildings in Bushfire Prone Areas (2009)
Site inspection and consultation with the proponent	View the site and bushfire hazard; classify dominant vegetation and measure slope and distances. Detailed discussion with the proponent to establish objectives and limitations of the proposal.	The site inspection enables verification of mapping data and classification of the surrounding vegetation, slope, Asset Protection Zones and environmental constraints. Photographing of relevant features for presentation.
Detailed assessment	Perform assessment of the development proposal against performance requirements of PBP and AS3959.	Assess the ability of the proposal to meet the intent and performance criteria of the relevant sections of PBP and make recommendations to address identified shortfalls.
Report	Preparation of Bushfire Assessment Report.	Produce necessary documentation to demonstrate the proposals ability to achieve the aims and objectives of PBP to accompany the development application.

1.4 Identification of Stakeholders

Company	Position	Name	Contact
Genium Civil Engineering	Civil Engineer	Simon Cassidy	**PH:** 0418 484 138 **E:** simon.cassidy@genium.com.au
Yass Valley Council	Approval Authority		**PH: 0262261477** **E:** council@yass.nsw.gov.au
NSW Rural Fire Service	Approval Authority		**PH:** 02 8741 5555 **E:** records@rfs.nsw.gov.au
Southern Bushfire Solutions	BPAD Consultant	Neil Willis	**PH:** 0402 604000 **E:** info@southernbushfiresolutions.com.au

2. Scope of the Proposal

2.1 Site Location and Description.

The development is located at 63 Discovery Dr Yass, within the built-up area of Yass, with the urban development breaking up the bushfire risk and providing infrastructure to support firefighting and evacuation. Egress is available to retreat into the suburban area and the location is unlikely to become isolated during a bushfire event. The low hazard nature of the location is supportive of shelter in place options if late evacuation becomes unsafe.

Figure 1: General Location of Proposed Development

Bushfire prone land mapping shows the development site is located in an area of vegetation category 3 which is considered to be medium bush fire risk vegetation represented as dark orange on a Bush Fire Prone Land map and will be given a 30-metre buffer. This category consists of, Grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands. (NSW Rural Fire Service, 2015)

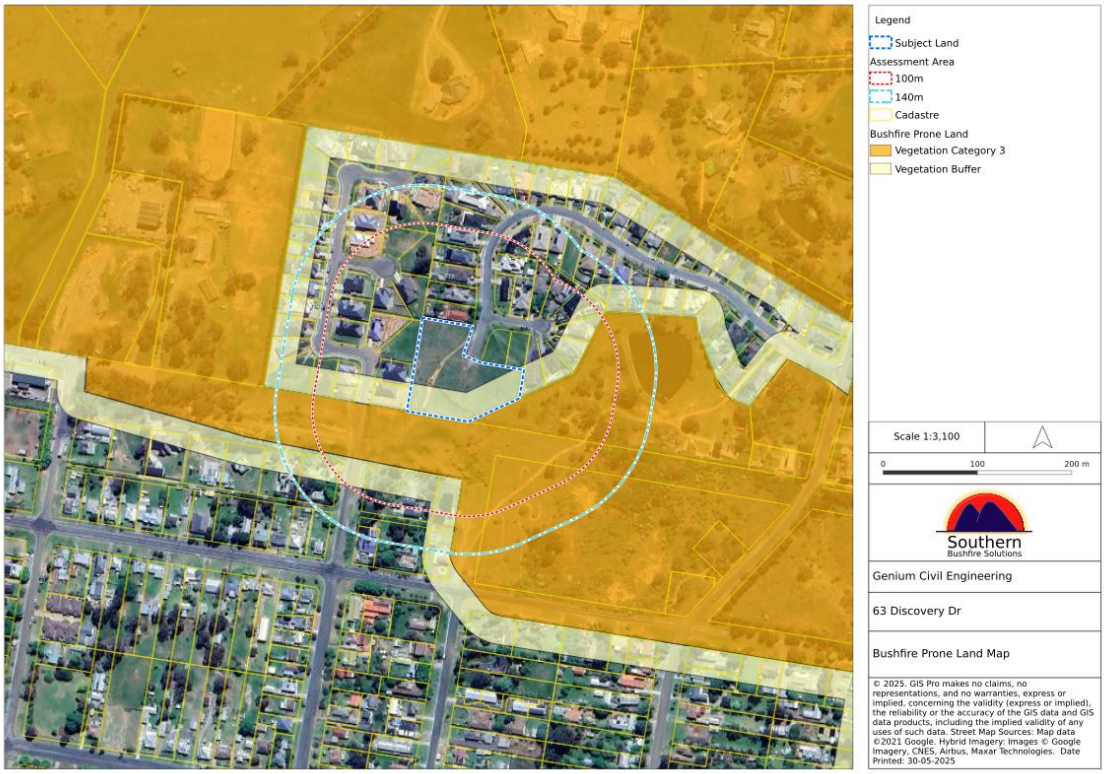


Figure 2: Bushfire Prone Land Map

2.2 Characteristics and Description of the Proposal

The subject land is in an area zoned R1 for residential development with minimum lot size of 1000m^2.
A crown road reserve 60m wide (Redall Street) exists at the southern boundary of the site with multiple existing residences adjoining the area. The land becomes steeper and rocky further up the hill in the remaining RE3 zoned area, this is expected to remain unmanaged state with potential regeneration and has been classified as Woodland.

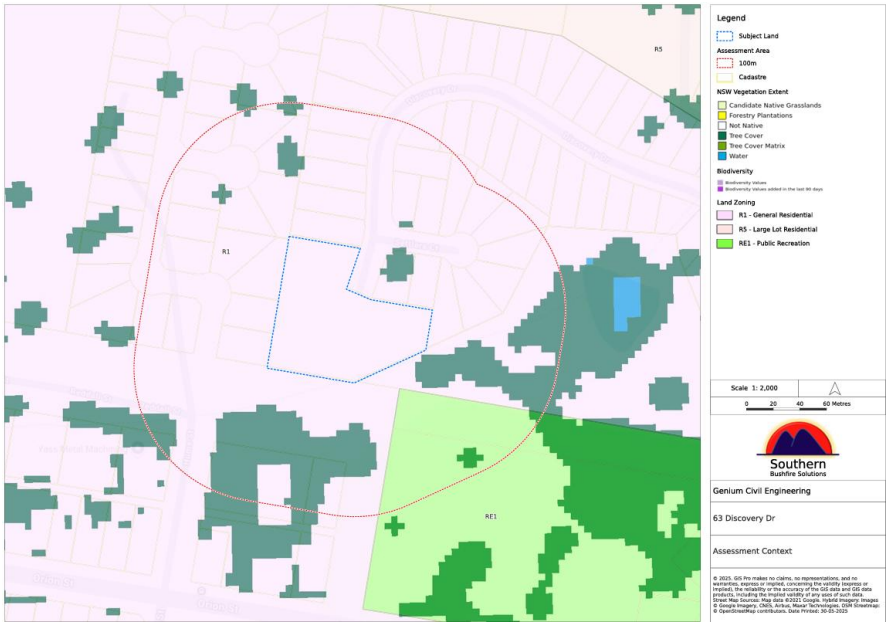


Figure 3: Current Land Zoning and NSW Vegetation type map

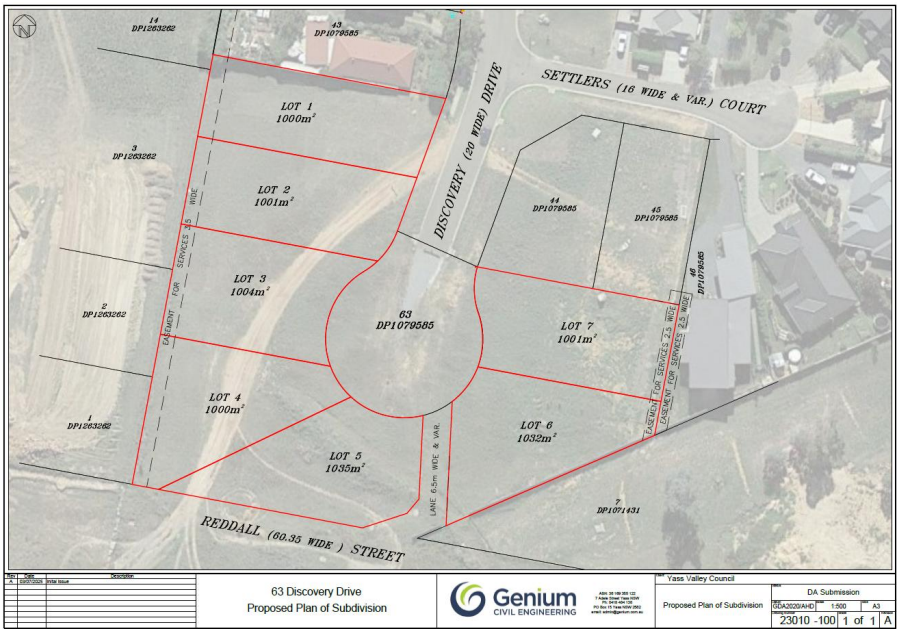


Figure 4: Plan of proposed subdivision

3. Bushfire Hazard Assessment

3.1 Context – Pre-Development Vegetation

The site is located in an urban area with category 3 vegetation in an isolated area within the built environment.

NSW Native vegetation mapping notes limited tree cover or native vegetation in the site, with no significant biodiversity values mapped within the assessment area. The RE3 zoned land in the assessment area is highly disturbed, with no plan of management. The area carries enough heavy vegetation and may reasonably be expected to regenerate to a woodland fuel load.

Yass Valley Council regularly mows the grassland area along the Redall Street Crown Road Reserve and a DA is currently under submission for residential development on LOT 7 DP 1071431 (DA250311 submitted 12 March 2025, site plan included at attachment C of this report) to the east of the site that further reduces the bushfire hazard on adjacent land.

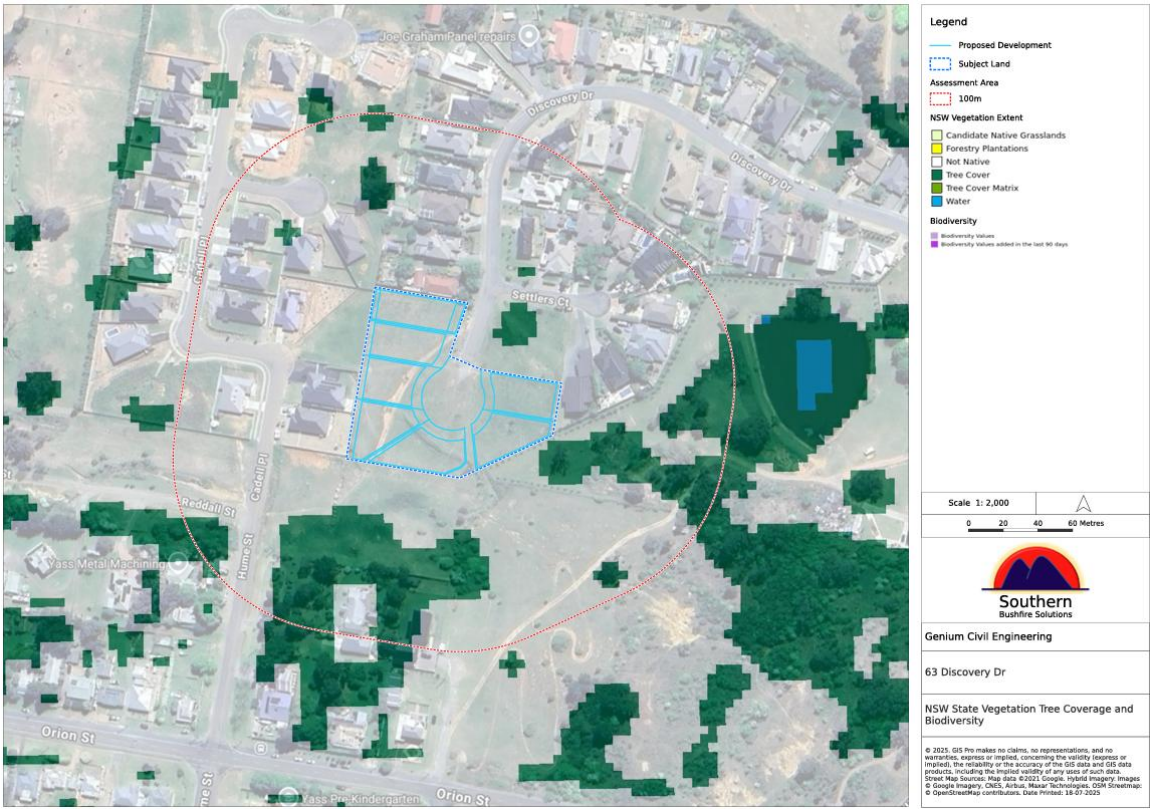


Figure 4: Broad scale landscape vegetation and environmental values for assessment context

3.2 Post Development Vegetation Classification

PBP (2019) requires identification of the vegetation surrounding the proposed development to a distance of 140 metres.

Upon site inspection the vegetation formations were assessed and classified in accordance with Ocean Shores to Desert Dunes (Keith, 2004) and table A1 of PBP (2019).

The assessment area is broken down into 3 plots and has been classified as the discussion below:

Plot 1 and 2 - Exclusions

Modified landscapes vary significantly in structure and composition, and are not required to be considered for purposes of PBP. This includes: *"Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load, including grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses such as playing areas and fairways, maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens and other non-curing crops, cultivated gardens, arboretums, commercial nurseries, nature strips and windbreaks."* Note 1 includes short cropped grass to a nominal height of 100mm.

All land within the curteliage of existing dwellings are managed as an asset protection zone with appropriate landscaping measures for protection of the buildings. The residential lots within the subdivision are also expected to be cleared of vegetation as part of the development.

Plot 1 consists of the Redall Street road reserve and council land in the vicinity of all the existing buildings. Yass Valley Council currently mow this area to reduce the fire hazard for adjacent properties. Site inspection conformed the mowing activity extends for the whole of the grassed area and through to the properties on Orion Street, effectively removing managing all of the grassed areas in the undeveloped land adjacent to the site. A letter of confirmation from Yass Valleyt Council is included at attachement A of this report to support the exclusion.

Plot 2 consists of the bottom portion of lot 7 Dp 1071431 (6 Discovery Drive). This area is currently managed land asociated with the existing dwelling, and is subject to currrent DA for a second dwelling (DA250311 submitted 12 March 2025 – site plan is included at Attachment C of this report). The second dwelling will ensure the grassland at the bottom portion of the lot continues to be managed.

These areas are excluded from bushfire modelling consistent with the low threat vegetation exclusions of A1.10 of PBP.

Plot 2 - Grassy and Semi Arid Woodlands

Woodlands are defined as: *"Dominated by an open to sparse layer of Eucalypts with the crowns rarely touching. Typically, 15-35m high (may be shorter at sub-alpine altitudes). Diverse ground cover of grasses and herbs. Shrubs are sparsely distributed. Usually found on flat to undulating ground"* (NSW Rural Fire Service, 2019)

Grassy and semi-arid woodlands assume a surface and elevated fuel load of 10.5t/ha and overall fuel load (including bark and canopy) of 20.2t/ha for fire modelling in table A1.12.8 of PBP.

Plot 2 consists of the area zoned RE3 in the reserve upslope to the east of the site. The area is highly disturbed and weed infested with no plan of management. The rocky and steep nature of the terrain prevent mowing and re-vegetation is expected to occur.

3.3 Slope Influencing Bushfire Behaviour

The “effective slope” for the bushfire assessment is the slope under the vegetation that directly influences bushfire behavior. PBP (2019) requires the effective slope to be determined under the dominant vegetation type for a distance of 100m.

The development is sited in the flat areas of the valley with relatively simple topography along the creeklines. Hazard vegetation is typically existing in the flat paddocks and upslope from the development site

Detailed slope transects for each vegetation plot are identified in the hazard summery diagram.

3.4 Local Fire and Weather Conditions

For bushfire assessment and fire modelling purposes, Yass Valley Council LGA is in the Southern Ranges Fire Area and has a Fire Danger Index (FDI) of 100 assumed as a 1:50 year event according to NSW RFS.

The fire season for the Southern Ranges fire district is typically from October through to March, with hot summer temperatures above 30 degrees and low relative humidity. The wind can be strong and gusty, typically coming from the North to Westerly direction and the potential for rapid changes.

At landscape level, bushfires typically come from the North to West due to the dominant wind direction. However, localised influences can dramatically alter the fire behavior and result in bushfire travelling in any direction.

These weather patterns coupled with the potential for dry lightning storms and incidental ignitions from surrounding properties are a significant factor in the overall fire risk for the area.

3.5 Assessment Summary

Vegetation plots and slope transects have been taken for determination of inputs for fire modelling, APZ and BAL calculations. details are as follows:

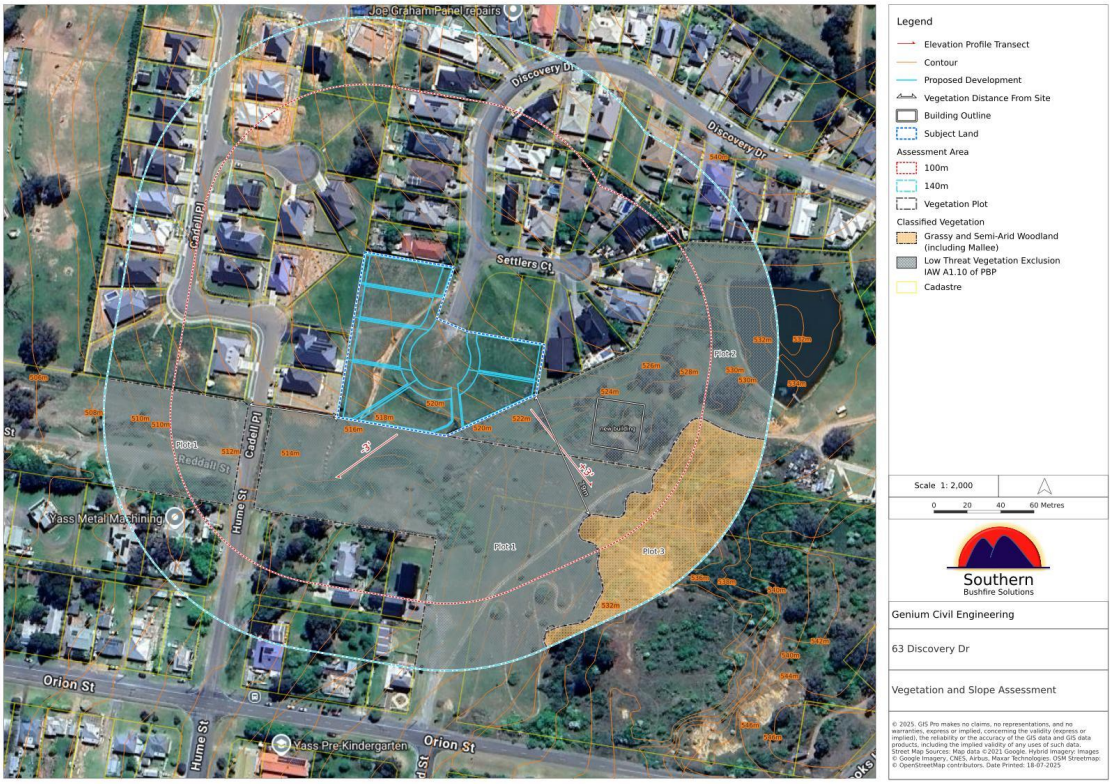


Figure 7: Slope transects and vegetation classifications for assessments

Hazard parameters for fire modelling

Plot ID	Vegetation Type	Effective slope
1	Low threat exclusions IAW. A1.10 of PBP	0-5° downlsope
2	Low threat exclusions IAW. A1.10 of PBP	Flat / Upslope
3	Grassy and Semi-Arid Woodland (including Mallee)	Flat / Upslope

3.6 Hazard Assessment Photos

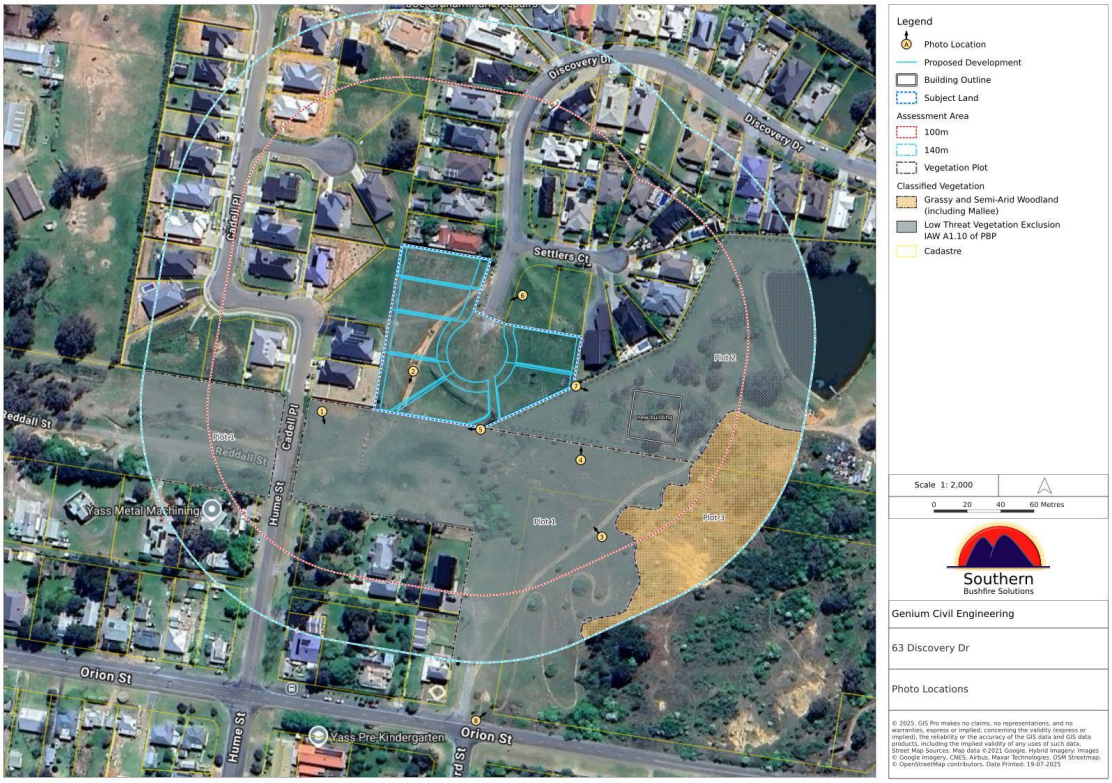


Figure 8: Site photo locations

Photo Location No. 1	Council mowed grass area at Hume Street
Photo Location No. 2	View of the development site from Discovery Dr
Photo Location No. 3	Council mowed area
Photo Location No. 4	Maintained vegetation on adjacent large lot subject to DA for second dwelling
Photo Location No. 5	Maintained grass in the Redall Street road reserve
Photo Location No. 6	View of the development site from Discovery Street
Photo Location No. 7	View over the fence into maintained land subject to DA for new dwelling
Photo Location No. 8	Council mowed area adjacent to property on Orion Street

Photo Location No. 1

Plot 1 - Council mowed grass area at Hume Street

Photo Location No. 2

View of the development site from Discovery Dr

Photo Location No. 3

Plot 1 - Council mowed area

Photo Location No. 4

Plot 2 - Maintained vegetation on adjacent large lot subject to DA for second dwelling

Photo Location No. 5

Plot 1 - Maintained grass in the Redall Street road reserve

Photo Location No. 6

Plot 1 - View of the development site from Discovery Street

Photo Location No. 7

Plot 2 - View over the fence into maintained land on adjacent lot subject to DA for new dwelling

Photo Location No. 8

Plot 1 - Council mowed area adjacent to property on Orion Street

4. Environmental Features and Considerations

The development area is located in broad area of highly disturbed land zoned R1 for residential development and is not mapped as native vegetation. There are no riparian zones and no steep slopes >18 degrees in the vicinity of the development site.

The NSW Dept. of Environment and Heritage *Biodiversity Values (BV) Map and Threshold Tool* identifies land with high biodiversity value, particularly sensitive to impacts from development and clearing. The map forms part of the Biodiversity Offsets Scheme threshold, which is one of the factors for determining whether the Biodiversity Offset Scheme (BOS) applies to a land clearing or development proposal. A BMAT report generated for this proposal notes that the *Biodiversity Offset Scheme* threshold is **NOT** exceeded for this proposal and council will determine if a BDAR assessment is required.

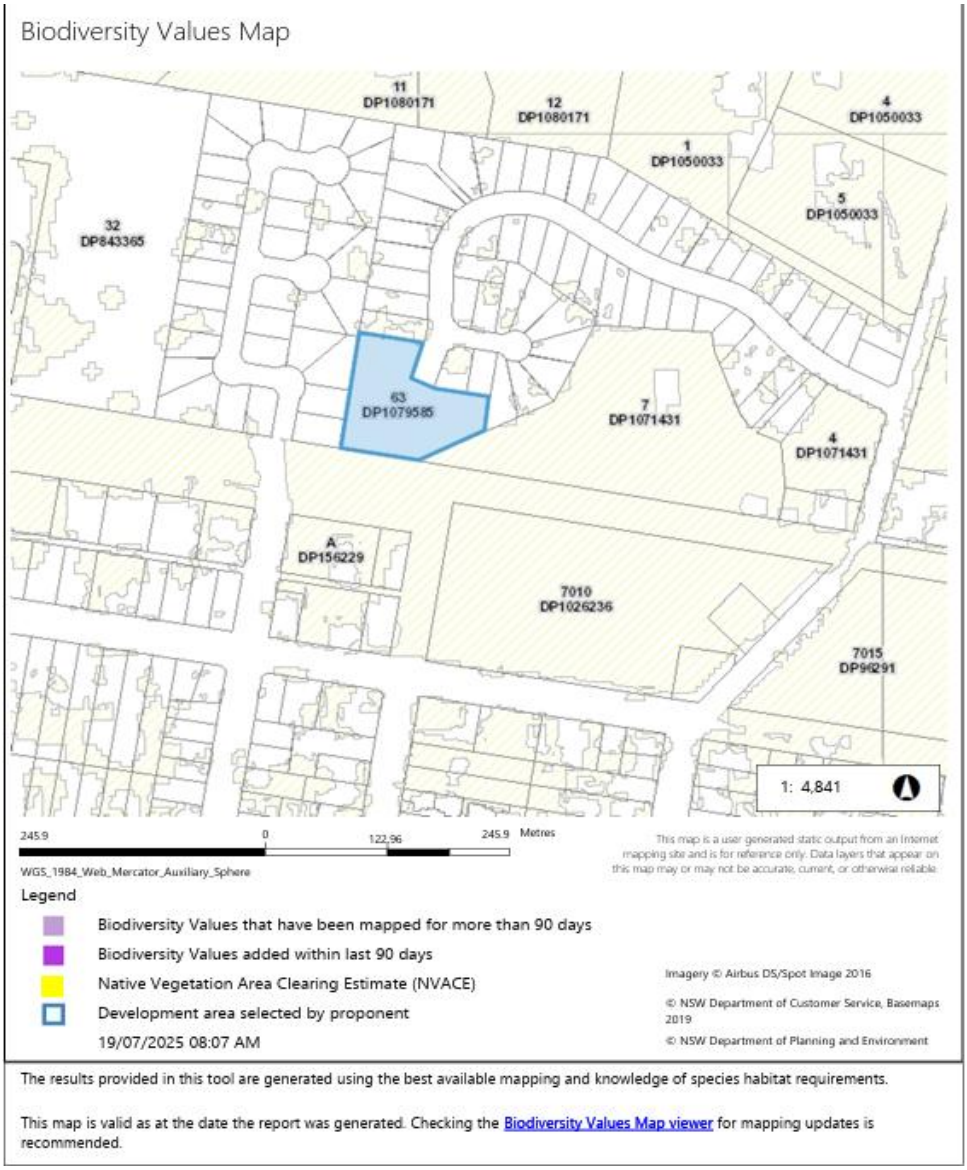


Figure 9: BMAT report accessed 19 July 2025

5. Development Assessment - Bushfire Protection and Mitigation Measures

The following sections are a detailed assessment of the proposal against the standards required for bushfire protection measures for residential and rural residential subdivisions:

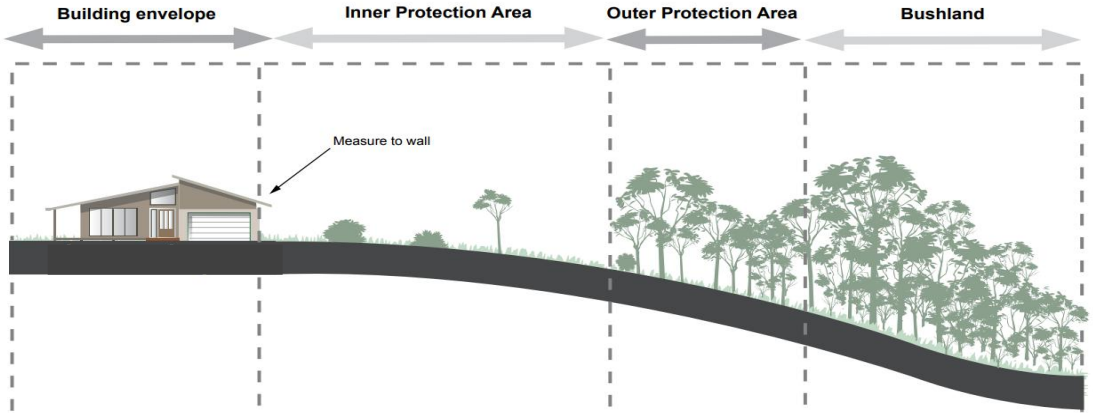
5.1 Asset Protection Zones (APZ)

The APZ is a fuel reduced area surrounding a building or structure. The intent of the APZ detailed in PBP (2019) is:

> *"To provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at buildings are below critical limits, and prevent direct flame contact"* (NSW Rural Fire Service, 2019)

An APZ in forest vegetation can be divided into an "Inner Protection Area" and "Outer Protection Area". They can be defined as follows:

- Inner Protection Area: closest to buildings incorporating the defendable space and for managing heat intensities at the building surface;
- Outer Protection Area: for reducing the potential length of flames by slowing the rate of spread, filtering embers and suppressing the crown fire.



Components of a typical APZ
(NSW Rural Fire Service, 2019)

ASSET PROTECTION ZONE	PERFORMANCE CRITERIA TO BE ACHIEVED:	ASSESSMENT AGAINST ACCEPTABLE SOLUTIONS:	COMPLIANCE
	APZs are provided commensurate with the construction of the building.	An APZ is provided in accordance with Table A1.12.2 or A1.12.3 in Appendix 1.	YES
	A defendable space is provided.		
	APZs are managed and maintained to prevent the spread of fire towards the building.	APZ's are managed in accordance with the requirements of Appendix 4 of PBP	YES
	APZ is provided in perpetuity.	APZ's are wholly within the boundaries of the development site	YES

	APZ maintenance is practical, soil stability is not compromised and the potential for crown fires is minimised.	APZ's are located on lands with a slope <18^0	YES

ASSESSMENT SUMMARY

The vegetation and slope characteristics from the hazard assessment have been used for fire modelling to determine APZ and radiant heat thresholds as follows:

APZ and Radiant Heat calculations

Plot ID	Vegetation Type	Effective slope category	Minimum APZ 29kW/m^2 (Table A1.12.3)	BAL Distances (Table A1.12.6)				
				BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
3	Grassy and Semi-Arid Woodland (including Mallee)	Flat / Upslope	11m	0<8	8- <11	11- <16	16- <22	22- <100

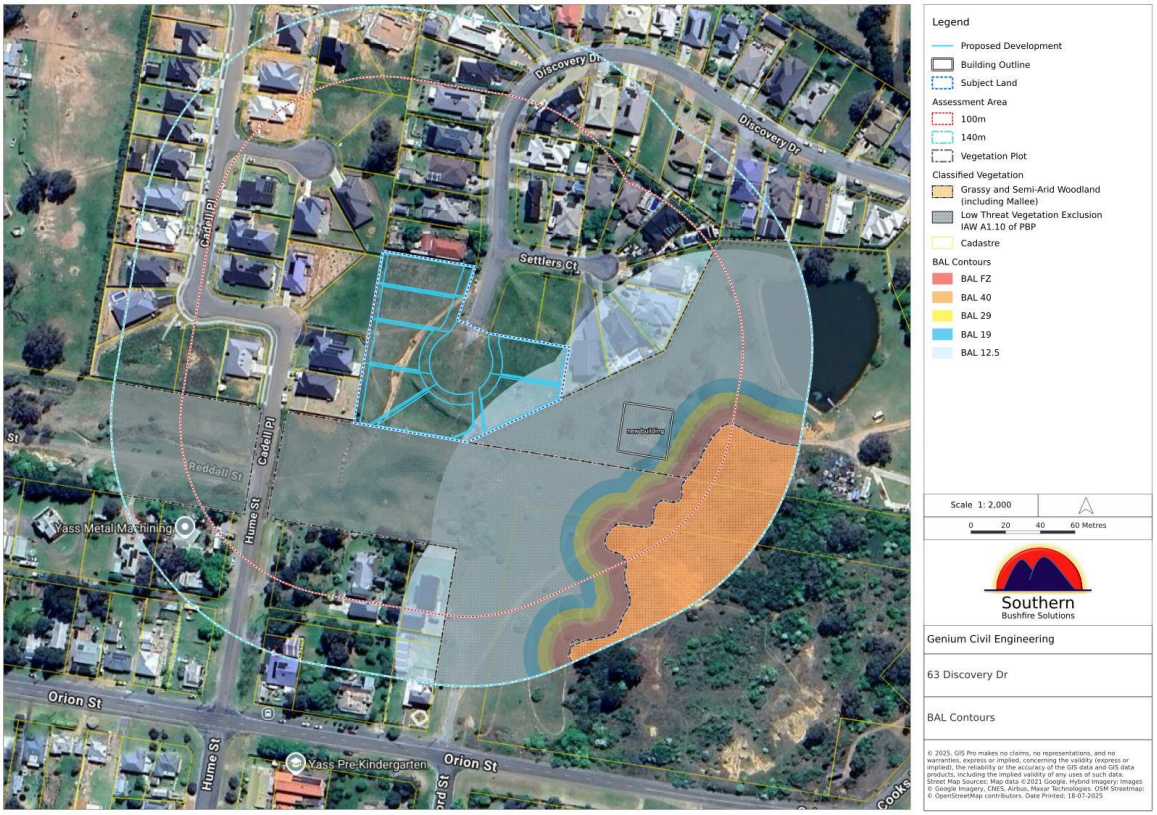


Figure 10: BAL contour and APZ

The subdivision is an infill of existing developed area that back onto a council managed crown road reserve that provides an Asset Protection Zone for the development. The Woodland Hazard is ~79m from the nearest point of the hazard vegetation, with only 2 of the lots exposed to <12.5kW/m^2 and the remaining portions >100m from hazard.

Written confirmation of the council mowing of the grassland area is provided at attachment A of this report. This exceeds the minimum APZ standards.

ACTIONS REQUIRED			
The following recommendation is made to ensure the APZ's are maintained for the life of development: 1. All landscaping within the residential lots are to be to IAPZ standards of A4 of NSW Planning for Bushfire Protection and NSWRFS Standards for Asset Protection Zones.			
Landscaping	PERFORMANCE CRITERIA TO BE ACHIEVED:	ASSESSMENT AGAINST ACCEPTABLE SOLUTIONS	COMPLIANCE
	Landscaping is designed and managed to minimise flame contact and radiant heat to buildings, and potential for wind driven embers to cause ignitions	Landscaping is in accordance with Appendix 4	TO BE PROVIDED
		Fencing is constructed in accordance with section 7.6	TO BE PROVIDED
ASSESSMENT SUMMARY			
The current lots are clear of vegetation. Landscaping is expected to be addressed at DA for construction on the new lots.			
ACTIONS REQUIRED			
The following recommendation is made to ensure landscaping within the existing APZ is maintained: 1. All landscaped areas are to be maintained as per A4 of NSW Planning for Bushfire Protection, with details at attachment B of this report.			

Figure 11: Existing state of the site, viewed from Discovery Street

Figure 12: Council mowed areas on Redall Street

Figure 13: Council mowed area looking towards Orion Street

Figure 14: Mowed area towards the development site from Orion Street

5.2 Access Requirements

The intent of measures for Access detailed in PBP (2019) is:

> *"To provide safe operational access to structures and water supply for emergency services while residents are seeking to evacuate from an area"* (NSW Rural Fire Service, 2019)

The purpose of the public road system is to provide firefighters with access to properties, provide a safe retreat for firefighters and firefighting appliances, and provide a clear control line from which to conduct hazard reduction or back burning operations. Roads should provide sufficient width for firefighters to work with equipment around the vehicle without impeding residents that are seeking to evacuate the area.

	PERFORMANCE CRITERIA TO BE ACHIEVED:	***ACCEPTABLE SOLUTIONS***	***COMPLIANCE***
Access - General	Firefighters are provided with safe all-weather access to structures	Property access roads are two-wheel drive, all-weather roads.	YES
		Perimeter roads are provided for residential subdivisions of three or more allotments	NO
		Subdivisions of three or more allotments have more than one way in and out of the development.	NO
		Traffic management devices are constructed to not prohibit access by emergency vehicles	NA
		maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient	YES
		All roads are through roads	NO
		Dead end roads are not recommended, but if unavoidable are not more than 200m in length, incorporate a minimum 12m outer radius turning circle	YES
		where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road	YES
		where access/egress can only be achieved through forest, woodland and heath vegetation, secondary access shall be provided to an alternate point on the existing public road system	N/A
		one way only public access roads are no less than 3.5 metres wide and have designated parking bays with hydrants located outside of these areas to ensure accessibility to reticulated water for fire suppression.	N/A
	The capacity of access roads is adequate for firefighting vehicles	the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/ causeways are to clearly indicate load rating.	YES
	There is appropriate access to water supply	hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; and	YES
		hydrants are provided in accordance with the relevant clauses of AS 2419.1:2005 - *Fire hydrant installations System design, installation and commissioning*	YES
		there is suitable access for a Category 1 fire appliance to within 4m of the static water supply where no reticulated supply is available.	NA
Perimeter Roads	Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface	are two-way sealed roads.	NA
		minimum 8m carriageway width kerb to kerb	NA
		parking is provided outside of the carriageway width	NA
		hydrants are located clear of parking areas	NA
		are through roads, and these are linked to the internal road system at an interval of no greater than 500m	NA
		curves of roads have a minimum inner radius of 6m	NA
		the maximum grade road is 15 degrees and average grade of not more than 10 degrees	NA
		the road crossfall does not exceed 3 degrees	NA
		a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided	NA

Non-Perimeter roads	Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating	minimum 5.5m carriageway width kerb to kerb	YES
		parking is provided outside of the carriageway width	N/A
		hydrants are located clear of parking areas	YES
		roads are through roads, and these are linked to the internal road system at an interval of no greater than 500m	N/A
		curves of roads have a minimum inner radius of 6m	YES
		the road crossfall does not exceed 3 degrees	YES
		a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches, is provided	YES
Property Access	Firefighting vehicles can access the dwelling and exit the property safely	*There are no specific access requirements in an urban area where an unobstructed path (no greater than 70m) is provided between the most distant external part of the proposed dwelling and the nearest part of the public access road (where the road speed limit is not greater than 70kph) that supports the operational use of emergency firefighting vehicles. In circumstances where this cannot occur, the following requirements apply:*	All lots have <70m access from public Rd.
		minimum 4m carriageway width	N/A
		in forest, woodland and heath situations, rural property access roads have passing bays every 200m that are 20m long by 2m wide, making a minimum trafficable width of 6m at the passing bay	N/A
		a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches	N/A
		provide a suitable turning area in accordance with Appendix 3	N/A
		curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress	N/A
		the minimum distance between inner and outer curves is 6m	N/A
		the crossfall is not more than 10 degrees; maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads	N/A
		and a development comprising more than three dwellings has access by dedication of a road and not by right of way	N/A
	Note: Some short constrictions in the access may be accepted where they are not less than 3.5m wide, extend for no more than 30m and where the obstruction cannot be reasonably avoided or removed. The gradients applicable to public roads also apply to community style development property access roads in addition to the above.		

ASSESSMENT SUMMARY

The subdivision involves completion of the existing dead end at Discovery Street with the provision of a 12m radius cul-de-sac at the end of the road to enable access to 7 new residential lots. The shape of the lot and nature of the location make perimeter access road not practically possible within the lots and there is only 1 way in/out of the development. As the proposal is for subdivision of >3lots, this is technically required to be addressed with performance solution.

A qualitative assessment is undertaken to ensure the performance criteria for general and perimeter road access is met:

1. "*Firefighters are provided with safe all-weather access to structures*"
2. *"Access roads are designed to allow safe access and egress for firefighting vehicles while residents are evacuating as well as providing a safe operational environment for emergency service personnel during firefighting and emergency management on the interface"*

Discussion and context

The nature of the site is such that it is exposed to bushfire impact from an isolated pocket of category 3 vegetation within the urban area, this is considered a moderate risk for bushfire. The immediately adjacent grassland is subject to council mowing to reduce grassfire hazard with multiple access points available and regularly used by local traffic. Woodland hazard exists at ~79m from the site and the development does not have direct interface with hazard vegetation limiting the value of a perimeter road.

Protection Measures Proposed

The managed grass area has multiple access points that are currently well used by local traffic and for maintenance These access trails ensure access for fire crews to undertake property protection for the many existing residences that interface the grass area. The maintained areas and access trails ensure a safe anchor point for firefighting vehicles and personnel working in the area with opportunities to retreat into the urban area. Residents evacuating can retreat into the built environment without negotiating the interface and the maximum exposure of buildings is <12.5kW/m^2.

A 6.5m wide lane is provided from the end of Discovery Street into the Redall Street reserve for pedestrian use and emergency access if required.

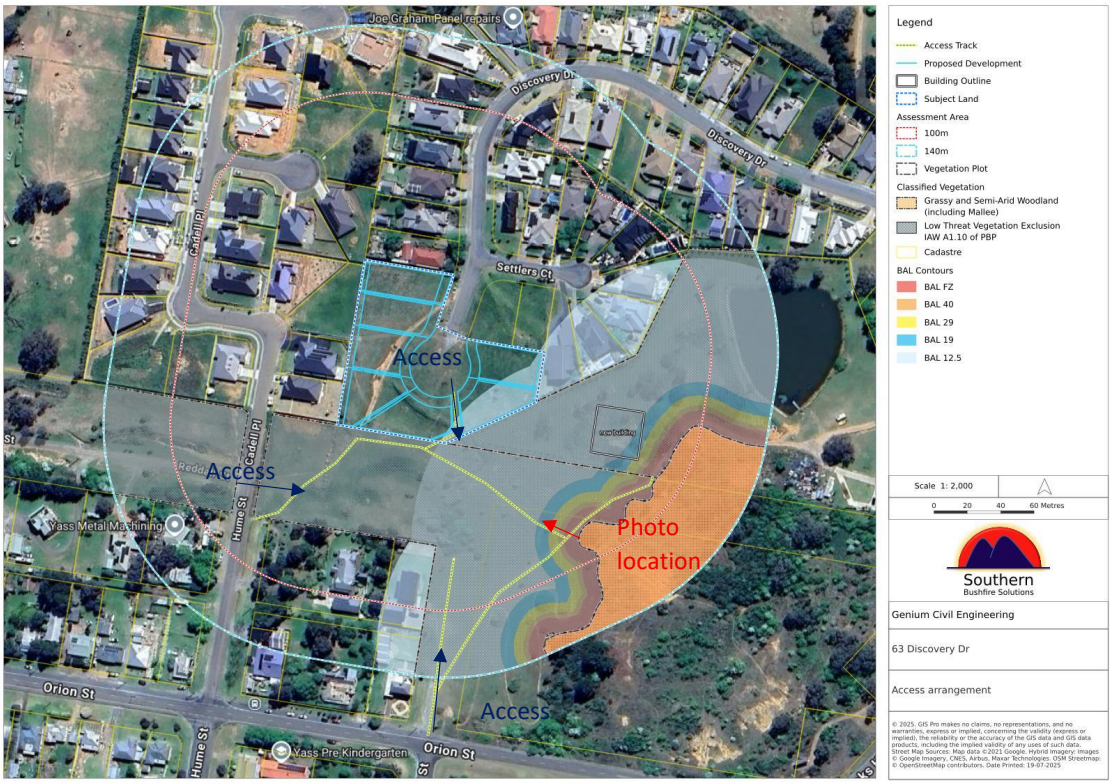


Figure 15: Access Arrangement for the proposal

Figure 16: Panoramic photo of the existing access trails looking into the managed area and existing residences

5.3 Services – Water, Electricity and Gas

The intent of measures for services detailed in PBP (2019) is:

"To provide adequate services of water for the protection of buildings during and after the passage of a bushfire, and to locate gas and electricity so as not to contribute to the risk of fire to the buildings" (NSW Rural Fire Service, 2019)

An adequate supply of water is essential for firefighting. A reticulated supply is to be provided where possible, and a static water supply to be made available for non-reticulated development.

	PERFORMANCE CRITERIA TO BE ACHIEVED:	ASSESSMENT AGAINST ACCEPTABLE SOLUTIONS	COMPLIANCE
Water Supply	Adequate water supply is provided for firefighting purposes	reticulated water is to be provided to the development where available.	YES
		a static water and hydrant supply is provided for non-reticulated developments or where reticulated water supply cannot be guaranteed.	N/A
		static water supplies shall comply with Table 5.3d.	N/A
	Water supply is located at regular intervals Water supply is accessible and reliable for firefighting operations	fire hydrant, spacing, design and sizing complies with the relevant clauses of Australian Standard AS 2419.1:2005.	YES
		hydrants are not located within any road carriageway.	YES
		reticulated water supply to urban subdivisions uses a ring main system for areas with perimeter roads.	N/A
	Flows and pressures are appropriate	fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2005.	YES
	The integrity of the supply is maintained	all above-ground water service pipes are metal, including and up to any taps.	YES
		above-ground water storage tanks shall be of concrete or metal.	N/A

ASSESSMENT SUMMARY:

Compliance with acceptable solutions of PBP (2019).
A reticulated water supply is provided with existing hydrant at the end of Discovery Dr. Detailed hydraulic design is not completed at this time, an additional hydrant may be required to service the new lots.

ACTIONS REQUIRED:

The following recommendations are made for hydraulic design of the reticulated hydrant system:

1. Hydrant spacing, design and sizing is to comply with relevant clauses of AS2419 and local water authority requirements.
2. Hydrants are not to be located within the carriageway of any road.

	PERFORMANCE CRITERIA TO BE ACHIEVED:	ASSESSMENT AGAINST ACCEPTABLE SOLUTIONS	COMPLIANCE
Electricity Services	Location of electricity services limits the possibility of ignition of the surrounding bushland or the fabric of buildings	Where practicable, electricity services are to be underground	YES
		Where overhead, electrical transmission lines are proposed as follows: • Lines are installed with short pole spacing of 30m, unless crossing gullies, gorges or riparian areas • No part of a tree is closer to the power line than the distance set out in ASSC3 *Guideline for managing Vegetation Near Powerlines*	YES

ASSESSMENT SUMMARY:

Compliance with the acceptable solutions of PBP (2019)
Detailed design of the electrical transmission power supply system is yet to be completed, power is underground in the area and this is expected to be extended to the new lots.

ACTIONS REQUIRED:

The following recommendations are made for the detailed design of electrical distribution network:

1. Electrical supply is to be underground wherever possible.
2. Vegetation clearances are to be maintained as per ISSC# guidelines and local power authority requirements.

	PERFORMANCE CRITERIA TO BE ACHIEVED:	ASSESSMENT AGAINST ACCEPTABLE SOLUIONS	COMPLIANCE
Gas Supply	Location and design of gas services will not lead to ignition of surrounding bushland or the fabric of buildings	reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 - The storage and handling of LP Gas, the requirements of relevant authorities.	YES
		all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side and metal piping is used.	N/A
		connections to and from gas cylinders are metal.	N/A
		polymer-sheathed flexible gas supply lines are not used.	N/A
		above-ground gas service pipes are metal, including and up to any outlets.	N/A

ASSESSMENT SUMMARY

Compliance with the acceptable solutions of PBP (2019)

A reticulated gas supply is not included at this time. If bottled gas supply is included it may be adressed at construction.

6. Conclusion

The proposal involves a planning proposal for 7 lot residential subdivision to fill in and complete an existing arrangement. The location is set in category 3 vegetation, with mowed grass at the interface and 79m separation from upslope woodland hazard. As an existing lot that is highly disturbed within the built environment, the environmental impact is not considered significant.

The subdivision is constrained by the existing arrangement and not able to provide perimeter road access and consideration of a performance solution is required based on the existing areas of maintained land providing the access and APZ and hazard vegetation being at 79m from the site. A reticulated hydrant supply is to be provided and power to be underground.

The development as a whole meets the intent of measures and acceptable solutions of NSW Planning for Bushfire Protection.

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Attachment A – Yass Valley Council Conformation Redall Street Road Reserve Mowing

(02) 6226 1477
council@yass.nsw.gov.au

yass valley council
the country the people

209 Comur Street Yass
PO Box 6 YASS NSW 2582

7 July 2025

Neil Willis
Southern Bushfire Solutions
13 Widgiewa Rd
Carwoola NSW 2620

Dear Neil

Mowing of vacant Redall Street Road reserve

I confirm that Council undertakes periodic mowing of the vacant Redall Street road reserve and Council land at the end of Discovery Drive to reduce the fire hazard for adjacent residential properties. The area mown by Council is shown in the below image:

I trust the above is satisfactorily confirmation of Council's maintenance of the area but please feel free to contact me should you require any further information.

Yours Sincerely

[redacted]

Nathan Cooke
Director Infrastructure & Assets

Attachment B – Landscaping Recommendations of A4 of PBP

The landscaping features are essential to the integrity of the Asset Protection Zone. Where the standard of the Asset Protection Zone is compromised, the level of protection afforded in the construction standard may not be sufficient. Landscaping should generally be designed to incorporate driveway and turning areas, paths and hard paved areas and other bushfire resistant features to enhance the level of protection.

ACTIONS REQUIRED

The following recommendations are made for all landscaping inside the APZ to comply with NSW RFS Asset Protection Zone Standards in A4 of PBP (2019).

1. Inner Protection Areas (IPA)

The IPA is the area closest to the building (minimum of 20m wide), where the following landscaping requirements apply:

Trees:

a. Tree canopy should cover less than 15% at maturity.
b. Trees at maturity should not overhang the building.
c. Lower limbs should be removed up to a height of 2m from the ground.
d. Tree canopies should be separated by 2 to 5m.
e. Preference should be given to smooth barked and evergreen trees.

Shrubs

a. Create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards the building.
b. Shrubs should not be located beneath trees.
c. Shrubs should not form more than 10% of the ground cover.
d. Clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.

Grass

a. Grass should be kept mown (no more than 100mm in height as a guide).
b. Leaves and vegetation debris should be removed.

2. Outer Protection Area (OPA)

The OPA is the remainder of the APZ between the IPA and the hazard vegetation, and only applicable in forest vegetation. When establishing the OPA the following requirements apply:

Trees

a. Tree canopy should cover less than 30% at maturity.
b. Canopies should be separated by 2 to 5m.

Shrubs

a. Shrubs should not form a continuous canopy.
b. Shrubs should form no more than 20% of ground cover.

Grass

a. Grass should be kept mown to a height of less than 100mm.
b. Leaves and other debris should be removed regularly.

Figure A4.1

Typical Inner and Outer Protection Areas.

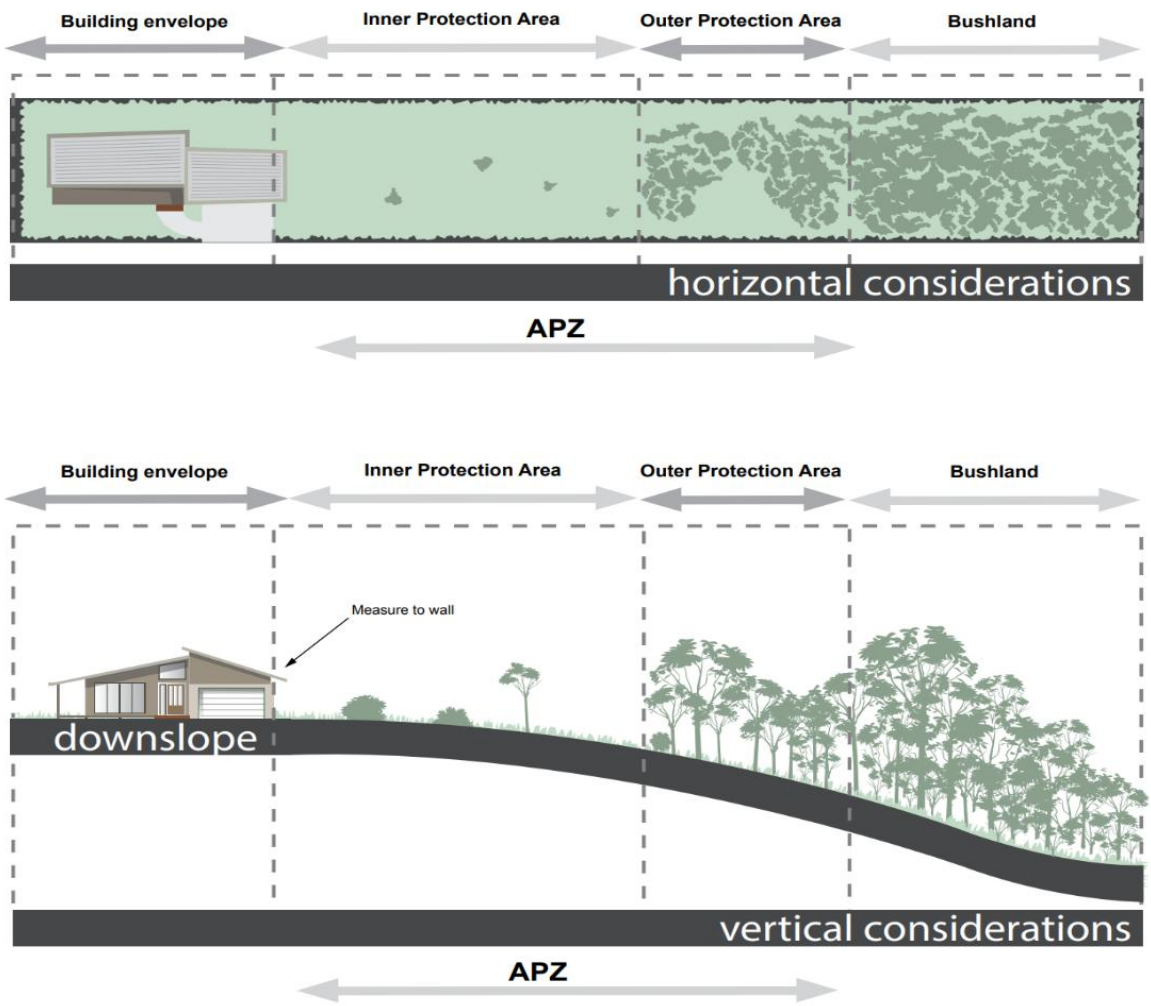
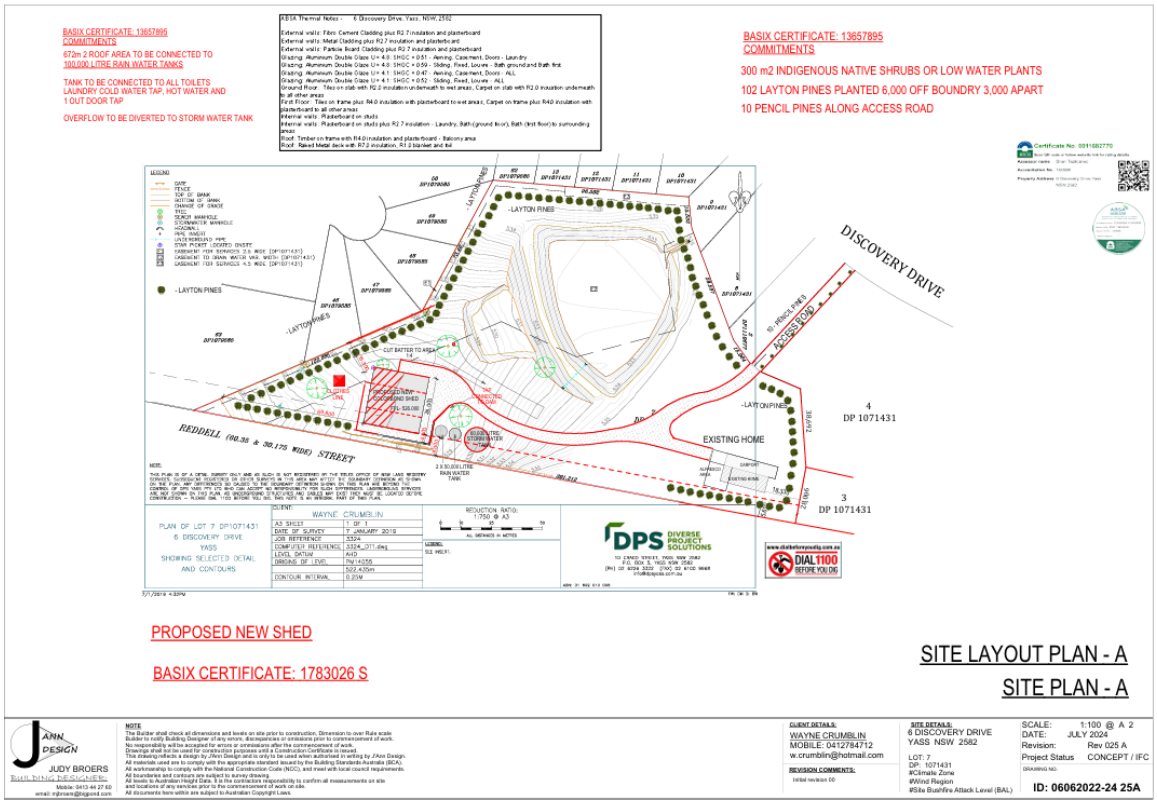


Figure 15: Asset Protection Zone considerations

Attachment C – Site Plan for Development at 6 Discovery Dr

The following site plan is submitted in DA250311 - 6 Discovery Drive, Yass and has been obtained via the NSW Planning Portal on 19 July 2027.



APPENDIX 3 – AHIMS SEARCH

AHIMS Web Services (AWS)

Extensive search - Site list report

Your Ref/PO Number : DiscoveryDrive Stage3

Client Service ID : 1023748

SiteID	SiteName	Datum	Zone	Easting	Northing	Context	Site Status **	SiteFeatures	SiteTypes	Reports
51-4-0071	YCE 4	[redacted]								
	Contact									
51-4-0001	Ashby									
	Contact									
51-4-0074	YCE 7									
	Contact									
51-4-0486	Waterworks TSR 01									
	Contact									
51-4-0503	Yass PAD1									
	Contact									
51-4-0073	YCE 6									
	Contact									
51-4-0069	YCE 2									
	Contact									
51-4-0070	YCE 3									
	Contact									
51-1-0044	Oak Hill Camp									
	Contact									
51-4-0083	Yellow Creek Road YCE 8									
	Contact Searle									
51-4-0084	Yellow Creek Road YCE 9									
	Contact Searle									
51-4-0068	YCE 1									
	Contact									
51-4-0072	YCE 5									
	Contact									

Report generated by AHIMS Web Service on 15/07/2025 for Deidre Krejzlik for the following area at Address : 63 DISCOVERY DRIVE YASS 2582 with a Buffer of 1000 meters.. Number of Aboriginal sites and Aboriginal objects found is 13

This information is not guaranteed to be free from error omission. Heritage NSW and its employees disclaim liability for any act done or omission made on the information and consequences of such acts or omission.

AHIMS Number	Site Name	Datum	Zone	Easting	Northing	Context	Site Status **	Site Features	Site Types	Reports

** Site Status

Valid - The site has been recorded and accepted onto the system as valid

Destroyed - The site has been completely impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There is nothing left of the site on the ground but proponents should proceed with caution.

Partially Destroyed - The site has been only partially impacted or harmed usually as consequence of permit activity but sometimes also after natural events. There might be parts or sections of the original site still present on the ground

Not a site - The site has been originally entered and accepted onto AHIMS as a valid site but after further investigations it was decided it is NOT an aboriginal site. Impact of this type of site does not require permit but Heritage NSW should be notified

Report generated by AHIMS Web Service on 15/07/2025 for Deidre Krejzlik for the following area at Address : 63 DISCOVERY DRIVE YASS 2582 with a Buffer of 1000 meters. Number of Aboriginal sites and Aboriginal objects found is 13

This information is not guaranteed to be free from error omission. Heritage NSW and its employees disclaim liability for any act done or omission made on the information and consequences of such acts or omission.

APPENDIX 4 – HERITAGE ADVICE LETTER (PAST TRACES, 2025)

Past Traces Heritage Consultants

13/08/2025

Genium Civil Engineering

PO BOX 15

Yass NSW 2582

Email: simon.cassidy@genium.com.au

Dear Simon,

Re: Heritage Advice Letter – 63 Discovery Drive Yass

Thank you for the opportunity to assist with the heritage requirements for 63 Discovery Drive Yass. Council have elected to proceed with a site inspection to confirm whether Aboriginal site 51-4-0071 remains visible or intact within Stage 3 of the subdivision (Lot 63 DP1071431).

Aboriginal heritage site 51-4-0071 (YCE4) was originally recorded by Thompson in 2003 (Yellow Creek Estate Aboriginal Archaeological Survey), consisting of an isolated stone artefact. The registered location of the site (AGD 675173.6144526) is shown in Figure 1.

On approval of the DA, an Aboriginal Heritage Impact Permit #1847 was granted in 2004 allowing surface salvage of sites within the subdivision, including site 51-4-0071. Subsequently salvage was completed, however no salvage compliance report has been submitted to the AHIMS register, and as such is not available for review. It is highly probable that the site 51-4-0071 was salvaged at this time, along with the other Aboriginal heritage sites within the Discovery Drive subdivision.

To determine if the site is still visible or likely to be present at the registered location, a site visit was undertaken by Lyn O'Brien of Past Traces on the 8 August 2025. The recorded location was returned to and visually inspected along with the surrounding area to determine past impacts, levels of disturbance and site presence.

The site visit resulted in the following findings:

- The registered location of site 51-4-0071 is directly adjacent to a constructed colour bond fence which defines the southern boundary of the block. Construction of this fence has displaced soils along its length for an approximate distance of 1.5m, with resultant mounding and ditching. This displacement has encroached into the recorded location. At the site location, mounded soils are present with grass regrowth.
- GSV was fair at the recorded location with patches of long grass growth in mounded soils, which allowed bare soils to be inspected in areas.

- The single isolated flake recorded in 2003 was not relocated during the survey. Despite a search of the area, the single artefact did not appear to be present. This may be a result of grass coverage, displacement of soils or, considered more likely, prior collection under the AHIP (salvage).
- To the east of the site location, a stormwater and sewerage easement is present, the distance from the site location to the edge of the easement is approximately 2m. Infrastructure installation would probably have resulted in plant movements along the trench to a minimum width of 5m with soil mounding and access potentially resulting in wider disturbance. Salvage of the artefact being in close proximity, would normally have been undertaken prior to the installation to allow for ease of movement along the trench corridor. This would also suggest that salvage of the site would have occurred whilst the adjacent site of YCE5 was completed in 2004. The location of this site is also shown on Figure 1 to allow for the proximity of the two sites to be understood.

The conditions at the time of the site visit on the xx are shown in the following plates.

Plate 1. View south east to site location near fence

Plate 2. General GSV conditions

Plate 3. View Northeast along fence showing soil displacement

Plate 4. View to site location in rear, mounded soils, long grass.

PastTraces Heritage Consultants

Plate 5 – Sewer location, northeast of recorded site location approx. 2m

Plate 6 – View Southwest along fence. Site location, mounded soils and GSV exposures

In summary, the site visit indicated that the location of the registered site has been severely impacted by the construction of the sewer and stormwater line and the installation of the Colourbond fencing. No indications of the artefact presence were identified by inspection of the recorded location or surrounding areas.

Due to the close proximity to site YCE5 and the requirement to salvage prior to works in the site vicinity, it would appear most probable that the site has been salvaged under AHIP #1847.

I trust that the additional information clarifies the position in relation to Site 51-4-0071 (YCE4).

If you have any questions, please contact me to discuss.

I look forward to hearing from you.

Regards

[redacted]

Lyn O'Brien

Director

GPO Box 1584 Canberra ACT 2601 pasttraces@ozemail.com.au mob: 0403 021296

APPENDIX 5 – NSW PLANNING PORTAL MAP EXTRACTS

Figure 8: Terrestrial Biodiversity Map (Source: NSW Government ePlanning Spatial Viewer, August 2025)

Figure 9: Groundwater Vulnerability Map (Source: NSW Government ePlanning Spatial Viewer, August 2025)

Figure 10: Bushfire Prone Land Mapping (Source: NSW Government ePlanning Spatial Viewer, August 2025)

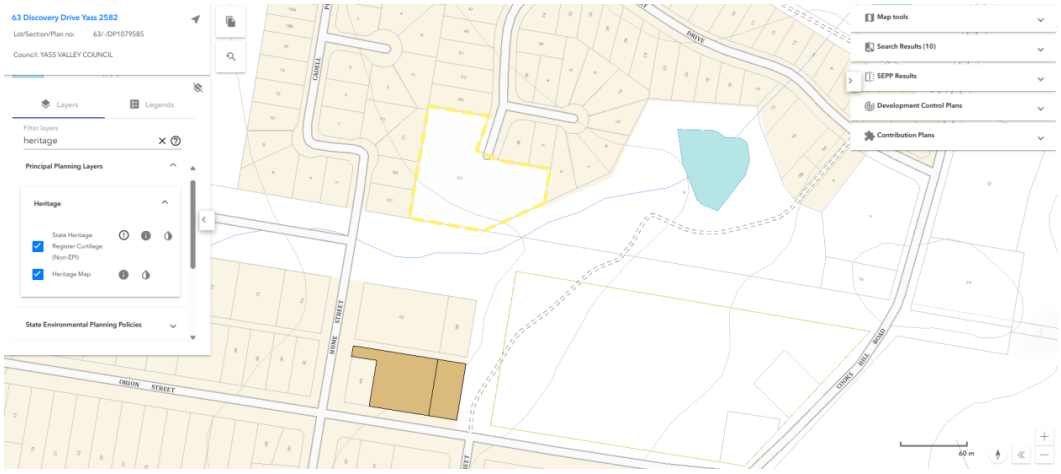


Figure 11: Heritage Map (Source: NSW Government ePlanning Spatial Viewer, August 2025)

Figure 12: Riparian Lands and Watercourses Map (Source: NSW Government ePlanning Spatial Viewer, August 2025)

Submission # 1

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

Yass

I have made a reportable political donation

I agree to the Privacy statement

submission

I am objecting to the entire development. However, although the environmental report states that there is very little biodiversity, there is a mob of kangaroos and a few wallabies that inhabit the area and use it as a thoroughfare. Unless I have missed something, the plans do not allow any room for them to move through the area. I strongly would advise a wider area for them to move.

I would also question why all residents in the street were not notified of the development. I had to find out through word of mouth from neighbours.

Submission # 2

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
Yass

I have made a reportable political donation

I agree to the Privacy statement

submission
It is great to see that the foorpath is going to be extended however it still finishes in the middle of nowhere.

The footpath really needs to extend all the way to Cadell place.

As you can clearly see by the satellite imagery, there is a dirt path that is very heavily used and needs to be replaced with a concrete footpath if this DA is to proceed.

Currently, if you have a pram or stroller and you want to walk to the shops or in to the main street, you have to go along Cooks Hill road which is dangerous as the road is narrow, not well lit and people are constantly speeding.

I will happily support this DA if the footpath is extended all the way to Cadell place.

Submission # 3

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
yass

I have made a reportable political donation

I agree to the Privacy statement

submission
As a resident of Discovery Drive with children that attend the local school can I please request that the footpath is fully extended down to meet Hume Street / Caddell Place. When attending the site it is very clear that this is the safest way for discovery drive residents to walk to school / shops etc and that is is used regularly for this. You will also see that where the footpath in the plan finishes is basically a natural gutter where water pools, grass is long and is not currently maintained by council. By committing to the initial extra cost of cement outlay, it will create a safe path for residents and reduce any mowing /maintenance costs or damage. (The cost will of course be covered by the land sales given the estimated sale costs)
It is also worth noting that the only other access point for discovery drive is in the opposite direction to school / shops along Cooks Hill Road. This road has no safe footpath, and as it is the edge of town drivers are often not adhering to the 50km sign until they reach the intersection. The intersection of Cooks Hill and Orion Street also has poor visibility due to the crest of the hill, which is a danger for pedestrians crossing that space.
Please consider the value for current and future residents of a connecting footpath to Hume Street / Caddell Place. It will create a safe, accessible path for children, encourage walking / riding to school, shops and the park. It will be the only option for people with prams, mobility scooters etc. It will ensure that parents feel safer with their children walking to school, safer access to local bus stops as well.

Submission # 4

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
YASS

I have made a reportable political donation

I agree to the Privacy statement

submission
My questions / points, I raise in relation to this DA modification:
1. Council Letter: Why was the DA modification letter only sent to residents of Settlers Court and a small number of Discovery Drive residents? All residents of Discovery Drive will be impacted. I found out by word of mouth.
2. Lots / Residences: DA advises of seven (7) lots of just over 1000sqm. My question is how many residents can/will be built on each lot?
3. Traffic Flow: Discovery Drive is an area where our children play and our elderly residents need to cross the road. Not to mention the intersection of Discovery Drive and Cooks Hill Road as the traffic speeds along Cooks Hill Road. Discovery Drive is already a speedway for some existing residents and visitors to the area. The DA advises that Discovery Drive is a low traffic street, this is the minority of time and does not stop the vehicles that are driven at unsafe speeds. We need vehicle management in Discovery Drive already,
4. Emergency Service / Pedestrian Access: Will we have access to Reddall Street as this is not clear in the plans? The plan states a wide access way and bollard at the end of the new houses, does this extend to Reddall Street? We need more than a dirt (snake) path for emergency service vehicles and to enable all residents (including our school children and elderly) to walk, ride a bike, push a pram or ride a mobility vehicle.
5. Conflict of Interest: I would like reassurance that this process is followed, i.e. the Council owning the land, is the consent authority and the Council staff are managing

the project.
I request a response to this submission.

Submission #5

Jeremy Knox

From: [redacted]
Sent: Tuesday, 18 November 2025 11:29 AM
To: YVC Customer Service Team
Cc: Sharon Langman; Jeremy Knox
Subject: Formal Submission – Modification of DA035019D, 63 Discovery Drive, Yass

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

Good morning Jeremy,

Please accept this email as a formal submission in relation to the modification of **DA035019D – 63 Discovery Drive, Yass**. I appreciate Council's agreement to accept a late submission, as I returned from overseas last night.

The below email trail forms part of this submission, as the history is critical. From the outset I raised concerns about the unfairness of Council's administrative oversight, yet I do not feel those concerns were ever taken seriously. Since that time, I have received no direct contact from Council until the letter that awaited me upon my return last night.

The following points summarise the below email trail and highlight the significant impact this matter will have on my family.

Disappointment in Council transparency and care for the community it represents:

- The land at 63 Discovery Drive was automatically classified as community land due to Council's failure to properly assign its status at the time of purchase.
- For nearly a decade, residents relied on this classification when making life-changing decisions to purchase, design, and build homes.
- Council did not communicate its true intentions to develop the land, nor did it provide timely or transparent responses to submissions and enquiries.
- Consultation processes have felt tokenistic, with residents' concerns dismissed or inadequately addressed (see the below email dated 3 May 2023 for examples of this).

Impact on my family:

- We purchased our block in 2012 specifically because it backed onto community land, which we understood could never be built on.
- We invested our life savings into a home designed to take advantage of the outlook and amenity provided by that land.
- The proposed subdivision will irreversibly compromise our privacy, amenity, and property value, undermining years of hard work and financial commitment.
- Council's responses have shown little empathy or responsibility for the impact on residents, shifting the burden onto homeowners rather than acknowledging its own error.

I am a hardworking and significant contributor to the Yass community. I was fundamental in sourcing the **$700,000 grant funding for the Yass Montessori Preschool** build, as well as numerous grants for the **Yass Touch Association** and the **Yass Polocrosse Club**. I have also recently joined the **Yass Picnic Race Committee** as a volunteer and am assisting the **Valley Boxing Gym** with grant applications. My children swim and play every sport this town has to offer. We love living here and want nothing more than to give back to the community. But prosperity cannot come at my personal expense because of a mistake made by Council.

Whilst I strongly oppose the development application in its current form, I would like to propose a compromise as a show of good faith. I will not oppose development of 5 of the proposed seven 7 lots if the remaining 2 lots that adjoin my property be set aside for community use – such as a park, green space, or pump bike track. If Council

proceeds with development of all seven lots despite this proposal, we will have no choice but to re-engage our lawyer and seek financial compensation for the loss and damage caused by Council's error.

The last thing I want is to obstruct Council's ability to generate revenue. I simply ask that my concerns be heard and that a resolution be proposed which is fair to both parties. While I would prefer to oppose the DA in its entirety, the compromise I have outlined allows development to proceed on most of the site while still addressing the legitimate concerns of affected residents.

Council must acknowledge that its administrative error, combined with the absence of meaningful engagement with residents, has placed an unfair burden on my family. I ask that Council consider my proposal with the compassion it deserves and would welcome the opportunity to meet with members to discuss in more detail.

Yours sincerely,

[redacted]

From: [redacted]
Sent: Wednesday, 5 July 2023 8:32 PM
To: 'Sharon Langman' <slangman@yass.nsw.gov.au>
Subject: RE: Meeting RE 63 Discovery Drive proposed development

Thank you for confirming Sharon, I appreciate the update and assurance that we will be contacted prior to any next steps.

[redacted]

From: Sharon Langman <slangman@yass.nsw.gov.au>
Sent: Tuesday, July 4, 2023 2:44 PM
To: [redacted]
Subject: RE: Meeting RE 63 Discovery Drive proposed development

Good afternoon [redacted]

I have spoken to Tony this morning and at this stage there has been no more progress on this matter. Tony has advised that you will notified if, and prior to, anything occurring.

Kind regards
Sharon

Sharon Langman | Acting Strategic Planner | **Yass Valley Council**
P: +61 (0)2 6226 1477
E: slangman@yass.nsw.gov.au | W: www.yassvalley.nsw.gov.au

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From: [redacted]
Sent: Monday, 3 July 2023 10:29 AM
To: Sharon Langman <slangman@yass.nsw.gov.au>
Cc: [redacted]
Subject: RE: Meeting RE 63 Discovery Drive proposed development

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

Hi Sharon,
I have not heard from you or Tony Stevens in relation to the Discovery Drive development? I assume that means there has been no progress?
Grateful if you can provide an update.
[redacted]

From: [redacted]
Sent: Thursday, May 18, 2023 1:46 PM
To: 'Sharon Langman' <slangman@yass.nsw.gov.au>
Cc: [redacted]>
Subject: RE: Meeting RE 63 Discovery Drive proposed development

Hi Sharon,

Thank you for sending this information through and the link to the judicial appeals. I am not able to make much sense out of any of it so I have forwarded onto our solicitor for them to review and advise the next steps.

I would appreciate hearing from you or Tony Stevens to be consulted on the planning proposal before a construction certificate is applied for.

Thanks again,

[redacted]

From: Sharon Langman <slangman@yass.nsw.gov.au>
Sent: Tuesday, May 16, 2023 2:32 PM
To: [redacted]
Subject: FW: Meeting RE 63 Discovery Drive proposed development

Good afternoon [redacted]

As advised below, please find attached a copy of the consent documents and approved plans.

There has been no construction certificate for the commencement of stage 3. Council is currently reviewing the plans for stage 3 of the subdivision. You will be advised of any changes.

Thanks
Sharon

Sharon Langman | Acting Strategic Planner | **Yass Valley Council**
P: +61 (0)2 6226 1477
E: slangman@yass.nsw.gov.au | W: www.yassvalley.nsw.gov.au

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From: Sharon Langman
Sent: Monday, 15 May 2023 11:16 AM
To: [redacted]
Subject: RE: Meeting RE 63 Discovery Drive proposed development

Good morning [redacted]
Firstly I do apologise for the delay in responding, I haven't actually made it into the office since we spoke as I haven't been well enough to drive.
Due to the age of the consent, I actually need to pull the approved plans and development consent from the physical file. I have been advised that the file is in three parts. I am hoping to make it into the office tomorrow and this is the first job on list when I get there.
This is the link the Land and Environment Court Judicial Appeals https://lec.nsw.gov.au/your-legal-problem-is-about--/reviewing-a-government-decision.html

The manager responsible for the implementation of the plan of subdivision is Tony Stevens. I will go through the plans with him tomorrow and one of us will get back to you after that.

Once again I apologise [redacted] for not getting back to you sooner.

Kind regards
Sharon

From: [redacted]
Sent: Sunday, 14 May 2023 1:04 PM
To: Sharon Langman <slangman@yass.nsw.gov.au>
Cc: [redacted]
Subject: RE: Meeting RE 63 Discovery Drive proposed development

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

Hi Sharon,

Just following up on our meeting – I haven't heard from anyone? Nor have I received any of the information detailed below that you had agreed to send me?

Grateful if you can let me know where this is up to, thank you.

[redacted]

From: [redacted]
Sent: Wednesday, May 3, 2023 1:16 PM
To: 'slangman@yass.nsw.gov.au' <slangman@yass.nsw.gov.au>
Cc: [redacted]
Subject: Meeting RE 63 Discovery Drive proposed development

Hi Sharon,

Thank you again for your time today. As mentioned, it was disappointing management representatives and/or the development project manager couldn't make the time to attend and hear/consider the impacts their decisions have had.

As discussed, I have summarised the points I raised below for the record please:

[redacted] and I are hardworking and large contributors to the Yass community. We love this town and want nothing more for it to prosper, including the Council. But Council's prosperity should not have a financial or detrimental impact on the residents it is working to serve. We do not want to get in the way of the Council's ability to make money, we simply ask for an opportunity to have our concerns heard and for a resolution to be proposed that is fair for both parties.

The public exhibition and community consultation felt tokenistic and as though it was purely a matter of ticking a box for Council. We on the other hand took it seriously and spent money to engage a lawyer to help with our submission. Firstly, I did not even receive a response to the submission we placed. I found out three months after the Council meeting through relentless follow-up with Council that it had been to a meeting and an outcome reached.

The level of consideration and effort put into the response to submissions was disappointing and lacked any empathy or respect for the concern of residents. My feedback on each of the responses is below in red, as per our discussion today:

3. Planning Proposal
A draft Planning Proposal was prepared to reclassify the land from 'community' to 'operational' land. A Gateway Determination was received on 6 September 2022 permitting the proposal to proceed to public exhibition. The Planning Proposal (refer Attachment B) was placed on public exhibition from 13 September 2022 to 4 October 2022. Five submissions were received from nearby residents (refer Attachment C).
Issues raised in the submissions include:
- *Community land classification indicated for a public purpose*
- *Adverse impacts on amenity*
- *Property devaluation*
- *Need for open space*
- *Traffic impacts of through traffic*
- *Pedestrian/road connectivity*

These issues are discussed below.
3.1 Land Classification
The land was not formally classified by Council at the time of acquisition. The 2004 Consent identified the land for residential subdivision. In 2014 Council decided to purchase the site with a view to subdivide the land for residential purposes as per the 2004 Consent. As Council did not classify the land by default it became 'community' land. There is no Plan of Management for a community use of the land as Council purchased it for future residential development. This intend was reinforced in November 2020 when a review of Council's property portfolio was considered.

This response takes no responsibility of the impacts that the error has on the community. It does not in any way address the concerns raised about the fairness of changing the classification without ever communicating or being transparent about their intention to develop it at any point since its purchase.

It may have been an administrative oversight, but Council have to take responsibility for it. There is a significant power imbalance here and the Council should have a level of decency to listen to and find compromises where reasonable concerns are raised.

3.2 Amenity Impacts
Adjoining dwellings may have been designed to take advantage of the outlook provided by the site being vacant. However, the approval to subdivide the land was part of the public record and any inquiry with Council would have indicated this. It should also be noted that the is no right to a view unless it is specifically provided for in a planning instrument. There is no such protection in the Yass Valley LEP 2013. The subdivision of this land was permitted by the Consent issued in 2004. Both the zoning and the Consent clearly provide for residential subdivision and it has always been the intent of Council to subdivide the land as indicated in the June 2014 Council report. The failure to classify the land upon purchase was an administrative oversight.

Its not just the outlook, it's also the benefit of neighbouring a vacant lot. This was a significant asset when we were in the market for somewhere to call home 12 years ago and the reason we settled on this land. Where it says the approval to subdivide the land was part of the public record? Where is this? And is it likely that the average person would know where to look and what to look for?

And to say any inquiry would have indicated this? Why would anyone enquire about an owners potential plans to change their mind in the future? We were of the understanding that once defined as community land, it couldn't be changed. And have you ever tried making an enquiry with Council? I had to chase, send emails and call for two months to even find out that a council meeting had occurred and a decision had been made. Until I spoke to Sharon last month, not once had anyone returned an email or phone call to any of my enquiries.

Stating that the responsibility should be borne by the neighbouring owners to make enquiries instead of on the owner of the land communicating they planned to make changes to its classification down the track, is pretty unfair. I'm actually surprised Council even put that in writing.

3.3 Property Devaluation
Claims of property devaluation are not a planning consideration. This is a long held planning principle established via the planning courts

Probably the biggest concern for residents and Council respond with two sentences. Very heartless for an issue being created by Council that will significantly impact a households most important investment. The justification given here for not having to take any responsibility for the financial loss we will have to bear as a result of Council's administrative incompetence, is immoral and shameful.

The response might have merit where land is classified for development but surely Council can see the unfairness when applied to this situation. Our home was specifically designed to be positioned toward the back of the block, directly beside the community land and sit higher to look out over that block. Our plans were submitted to council who approved them – if we were as arrogant as Council have been in their responses to our submission, we could argue that that might have been an opportunity for Council to let us know their intention for the land? Seems like a more reasonable scenario than us having to query if the Council ever intended to change their mind?

3.4 Open Space Needs
The need for an open space area within the Discovery Drive subdivision was not identified at the time of being approved and the subject site was not identified for open space purposes. The approved subdivision did identify the site for residential subdivision. The North Yass area has considerable open space areas including:
- *Henry Lawson Park*
- *Oak Hill*
- *Victoria Park*
- *Joe O'Connor Park*
- *Riverbank Park*

The only area identified for additional open space is land along the Yass River in the Yarrah subdivision.
None of these areas are in close walking proximity of Discovery Drive, especially for children.

3.5 Pedestrian Connectivity
The need for pedestrian connectivity linking the Discovery Drive area to Reddall and Hume Streets is acknowledged. A modified subdivision layout includes provision for a pedestrian connection has been included in a revised layout (refer Attachment D).
The only concern acknowledged and addressed by Council. Co-incidence that it's the only one raised that could be addressed without the planning proposal having to be withdrawn?

As discussed, [redacted] and I have lost sleep and thought long and hard about how we could resolve this with both parties satisfied with the outcome. These are the four different ways we see this going:

1. Council withdraw the planning proposal and leave the land un-developed.
2. Council consider amending their planning proposal to remove two of the seven proposed house blocks, that are situated directly beside our block and leave them as community/undeveloped land.
3. Council agree, if the planning proposal is to go ahead as proposed, that appropriate compensation be provided to us based on all the justification discussed today.
4. Council dismiss our submission and subsequent concerns raised at this meeting and go ahead with the planning proposal in full. If this happens, we will have no choice but to instruct our lawyers to take the matter to court.

Sharon, I appreciate you making the time to meet with me to discuss what is a very important issue to us – even when you were unwell. Thank you for agreeing to do the following:

- Send the development plans to me for information.
- Send details to me on how I can oppose the current plan.
- Escalate our concerns to Council management and the development project manager and seek a response and Council's preferred option to resolve the issue.
- Consider the potential to re-design the development (including the possibility of placing building restrictions on the two blocks and/or re-assessing the development scope to ensure less intrusion on our property and to retain some of the outlook).

I hope you feel better soon and look forward to hearing from you.

[redacted]

RFS

NSW GOVERNMENT

Yass Valley Council
Locked Bag 6
YASS NSW 2582

Your reference: (CNR-88055) DA250544B
Our reference: DA20251015004172-S4.55-1

ATTENTION: Jeremy Knox

Date: Friday 7 November 2025

Dear Sir/Madam,

Modification of Development Consent
s4.15 – Other – Subdivision
63 DISCOVERY DR YASS NSW 2582, 63//DP1079585

I refer to your correspondence dated 15/10/2025 seeking advice regarding bush fire protection for the above Development Application in accordance with s4.55 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

General Conditions

1. The recommendations are based on the documents/plans supplied via Councils referral to the NSW RFS.
   - The plan prepared by Genium Civil Engineering drawing number 23010 revision B dated 8/8/2025.
   - The bush fire assessment prepared by Southern Bushfire Solutions report 2025071 V1D2 dated 22/7/2025.

Council is advised that where a minor amendment to the above-noted documents is proposed, Council may use its discretion to determine whether the minor amendment warrants further assessment by the NSW RFS.

Asset Protection Zones
The intent of measure is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.

2. At the issue of a subdivision certificate and for the life of the development, the entire site must be managed as an inner protection area in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

Access Requirements
The intent of measure is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

Postal address
NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address
NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

RFS

NSW GOVERNMENT

3. The access road must comply with the following requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
- dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
- where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
- the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating;
- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; and,
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2021 - F*ire hydrant installations System design, installation and commissioning*.

Water and Utility Services
The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

4. The provision of new water, electricity and gas services must comply with Table 5.3c of *Planning for Bush Fire Protection 2019*.

Landscaping Assessment
The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

5. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*.

General Advice – Consent Authority to Note
Future development applications lodged on lots created within this subdivision may be subject to further assessment under the *Environmental Planning & Assessment Act 1979*.

For any queries regarding this correspondence, please contact Stephen McKinnon on 1300 NSW RFS.

Yours sincerely,

Martha Dotter
Supervisor Development Assessment & Plan
Built & Natural Environment

Jeremy Knox

From: Nicole Davis <[redacted]>
Sent: Tuesday, 21 October 2025 4:42 PM
To: YVC Customer Service Team; Jeremy Knox
Cc: Kelly Pleasance; Tanya Pelz; Simmone Horton; Krystal Saliba; Tempe Beaven
Subject: Heritage NSW Advice - CNR-88055 - DA250544B - S4.55(1A) - Modification, 63 DISCOVERY DRIVE, YASS NSW 2582, Yass Valley LGA

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

Hi Jeremy,

Thank you for your referral of CNR-88055, DA250544B - S4.55(1A) - Modification, 63 Discovery Drive Yass NSW 2582, Yass Valley. Heritage NSW has reviewed the information supplied by Council and our own internal records of relating to AHIP 1847 and AHIMs site # 51-4-0071. There are no further heritage considerations for this site. I can confirm that Council has undertaken appropriate due diligence and there are no further actions required.

For your records - Heritage NSW file ref - DOC25/900897.

If you require any information, please reach out to me directly.

Kind Regards
Nicole Davis

Nicole Davis (she/her)
Senior Manager | Housing Taskforce
Heritage NSW
Conservation Programs, Heritage, and Regulation Group
Department of Climate Change, Energy, the Environment and Water
E [redacted]

Housing Taskforce
Department of Planning, Housing, and Infrastructure
6PSQ - 10 Darcy Street Parramatta
housingtaskforce.nsw.gov.au

Disclaimer: Information and/or recommendations provided by the Housing Taskforce do not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters for which support from the Housing Taskforce is sought. The State of New South Wales, its agencies and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the information and/or recommendations provided by the Housing Taskforce.

I work flexibly. Unless it suits you, I don't expect you to read or respond to my emails outside of your normal work hours.

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Section 4.15 Evaluation – Section 4.55 Modification

Summary of Application

Recommendation	Modified Conditional Approval	
Assessing Officer	Ryan Falkenmire (Port Stephens Council)	19 February 2026

Modification Application No.	19/2003A / DA035019D
Type of Development	Urban Subdivision (Residential)
Development Site	63 Discovery Drive, Yass Lot 63 DP 1071431, Discovery Drive, Yass
Owner / Applicant	Yass Valley Council / Genium Civil Engineering
Type of Modification	4.55(1A) Modification Involving Minimal Environmental Impact
Description of Approved Development	64 Lot Residential Subdivision across 3 stages, comprising civil works, roads, subdivision infrastructure and servicing
Description of Modification	Amend lot layout and road design for Stage 3 of the subdivision

Consideration Under s4.55(1A)	
4.55(1A) of the Environmental Planning and Assessment Act 1979 states: *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:*	
(a) it is satisfied that the proposed modification is of minimal environmental impact, and	The site and impact area was already approved for clearing under the original application and therefore will not result in any further environmental impacts. The modification proposes a reconfiguration of approved lots, with no additional fill works, clearing or site disturbance beyond the original consent. Environmental impacts from the proposed modification are therefore minor.
(b) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and	The development remains to be for residential subdivision and associated infrastructure. The proposed modification generally maintains the same development footprint as approved with a minor reconfiguration of lot boundaries in Stage 3. The number of lots remains unchanged, and all proposed lots meet the 1,000 m² minimum under the LEP.
(c) it has notified the application in accordance with: *(i) the regulations, if the regulations so require, or* *(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*	Yass Valley Council are the landowner and proponent for the modification. Accordingly, the modification was publicly exhibited for a period of 28 days in accordance with *Environmental Planning and Assessment Act 1979*, Schedule 1, Section 9B and Section A.5 of the Yass Valley DCP. Submissions received have been considered against Section 4.55(1A)(d) of the EP&A Act.
(d) it has considered any submissions made concerning the proposed modification within any period prescribed by the regulations or provided by the development control plan, as the case may be.	The modification application was notified for a period of 28 days from 17 October until 15 November 2025. Given the site is Council owned land and defined as a Council related development, Schedule 1 Section 9B of the EP&A Act requires a 28-day notification period. A Conflict of Management Statement prepared by Yass Valley Council was also exhibited with the application. Five (5) submissions were received during the exhibition period. The submissions have been considered later in this report.

Integrated Development

The application has been referred to the relevant government agency for concurrence and General Terms of Approval have been included in the development consent.

Legislation	*Yes*	*No*	*N/A*
Coal Mine Subsidence Compensation Act 2017 s 22	☐	☐	✓
Fisheries Management Act 1994 s 144, S201 S205. S219,	☐	☐	✓
Heritage Act 1977 s 58	☐	☐	✓
Mining Act 1992 ss 63, 64	☐	☐	✓
National Parks and Wildlife Act 1974 s 90	☐	×	☐
Petroleum (Onshore) Act 1991 s 16	☐	☐	✓
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	☐	☐	✓
Roads Act 1993 s 138	☐	×	☐
Rural Fires Act 1997 s 100B	✓	☐	☐
Water Management Act 2000 ss 89, 90, 91	☐	×	☐

S100B Rural Fires Act 1997

The original subdivision is classified is integrated development under Section 4.47 of the EP&A Act, as it involves the subdivision of bushfire-prone land for residential purposes and therefore requires a Bush Fire Safety Authority under Section 100B of the *Rural Fires Act 1997*. The site is mapped as bushfire-prone, requiring consideration of bushfire hazard in the assessment of the application. Given the modification proposes the realignment of lot boundaries, the creation of a cul-de-sac road design and removal of a through connecting road, referral to the RFS was triggered. A Bushfire Assessment Report was provided in accordance with Planning for Bush Fire Protection 2019. The RFS provided response dated 7 November 2025) and conditions related to access road design, APZ establishment, utility services and landscape management against the Planning for Bush Fire Protection 2019.

s91 Water Management Act 2000

A first order watercourse is located adjacent the site to the south. The watercourse is an overland flow path that is piped in some sections. No referral or controlled activity approval is considered warranted for the modified design in that the new footpath is greater than 40m from the watercourse and the services to the south of the site are either already installed or approved through the parent subdivision. There are also no groundwater works or water access licence requirements associated with the subdivision. On this basis, no referral to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) was required.

s90 National Parks and Wildlife Act 1974

An Aboriginal Heritage Assessment was undertaken in 2003 (Thompson, 2003) as part of the original subdivision application. The Aboriginal Heritage Assessment identified several sites across the broader

subdivision area, including scarred trees and artefact scatters. A Supplementary Aboriginal Report was prepared by Past Traces Heritage Consultants with the modification application. An Aboriginal artefact site (AHIMS #51-4-0071) was previously recorded within the Stage 3 boundary in proximity to the site. A site inspection was undertaken in August 2025 confirmed that the location has been significantly disturbed and the artefact is most likely to have been salvaged under AHIP #1847. No intact cultural material remains from the site inspection.

Heritage NSW reviewed the proposed modification and Aboriginal Heritage Assessment and advised there are no further heritage considerations for this site. HNSW advised the applicant has undertaken appropriate due diligence and there are no further actions required.

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

Primary Matters	Specific Consideration	Achieves Compliance		
		Yes	*No*	*N/A*
State Environmental Planning Policy (SEPP)	Where a SEPP is applicable to the proposed development it: is consistent with the aims and objectives of the policy generally complies with development standards contained in the policy generally satisfies the requirements of the policy meets the relevant concurrence, consultation and/or referral requirements.	✓	☐	☐

Comment

State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)

Chapter 4 of the Resilience and Hazards SEPP requires a consent authority to consider the land state in terms of contamination. The original subdivision found the site to be suitable for residential development with no remediation requirements. Noting that Stage 1 and 2 of the approved subdivision is complete, no unexpected finds of contaminated substances were noted on the EPA Registers. Further, there is no evidence of waste activities occurring within the Stage 3 areas of the subdivision. On this basis, the site remains suitable for the proposed subdivision as modified.

Given the nature of the proposed modification, being a minor change to the internal layout of an approved residential subdivision, and due to the zoning, scale of development, and absence of mapped environmental constraints, the proposed modification is deemed consistent with the objectives of the other applicable State Environmental Planning Policies.				
Local Environmental Plan (LEP)	An assessment against the relevant provisions of the *Yass Valley Local Environmental Plan 2013* has found that the proposed development: is consistent with the aims and objectives of the plan is consistent with the aims and objectives of the land use zone is permissible in the land use zone generally complies with all relevant clauses within the LEP. Where explanation is required it has been included in the assessment notes below. complies with development standards in the LEP where a variation to a development standard is proposed it was accompanied by a written request from the applicant which has adequately addressed the matters required to be addressed by Clause 4.6	✓	☐	☐

Comment

Below is an assessment of the application pursuant to the relevant clauses of the *Yass Valley Local Environmental Plan 201* (the LEP).

Clause 2.3 Zone & zone objectives	The land is zoned R1 General Residential, and the proposed subdivision remains consistent with the objectives of the zone.
Clause 2.3 Land Use Table	The proposed development as modified remains permitted with consent in the zone being a subdivision for future residential purposes.
Clause 2.6 Subdivision Consent Requirements	The modified subdivision satisfies the cl. 2.6 subdivision provisions.
Clause 2.8 Temporary Use of Land	N/A
Clause 4.1 Minimum subdivision lot size	All lots exceed 1,000 m² and are configured to reflect site conditions and existing built form in the locality. The modified layout does not increase lot yield or introduce new boundary interfaces. The proposed layout remains consistent with the surrounding residential subdivision pattern and density,

	with comparable lot shapes and sizes. The modified lot configuration remains consistent with the low-density character of the surrounding built form. No heritage or biodiversity will be impacted through the modified subdivision layout.
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	The site is not identified as a heritage item or located within a heritage conservation area. However, one Aboriginal artefact site (AHIMS #51-4-0071) was previously recorded within the Stage 3 boundary. An Aboriginal Heritage Assessment was undertaken in 2003 (Thompson, 2003) as part of the original subdivision application. The Aboriginal Heritage Assessment identified several sites across the broader subdivision area, including scarred trees and artefact scatters. A Supplementary Aboriginal Report was prepared by Past Traces Heritage Consultants with the modification application. A site inspection was undertaken in August 2025 by Past Traces confirming that the Stage 3 footprint has been significantly disturbed and the artefact is most likely to have been salvaged under AHIP #1847. No intact cultural material was evident from the site inspection. Accordingly, the modified subdivision will not adversely affect local heritage items or values.
Clause 5.16 Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones Conservation	N/A

Clause 5.21 Flood Planning	The site in the southern portion is partly mapped as being affected by the Probable Maximum Flood (PMF) Event. All lots remain above the 1%AEP flood planning level, satisfying the provisions of cl. 5.21 of the LEP. Moreover, flood free egress is provided to the north of the site via Discovery Drive. An overland flow path traverses the rear of the site, although all future dwellings and lots will be constructed outside of this flood prone area.
Clause 6.1 Earthworks	No changes from the original/previous assessment. Earthworks are minor in nature noting the flat topography of the site. Earthworks from the modified proposal will be limited to road works and service installation. There will be no additional impact in terms of drainage patterns, soil management, relics or waterways from the original subdivision proposal.
Clause 6.3 Terrestrial biodiversity	No changes from the original/previous assessment. The site is void of vegetation and no additional clearing works are required for the reconfigured subdivision layout.
Clause 6.4 Groundwater vulnerability	Site not identified as being impacted by groundwater vulnerability.
Clause 6.5 Riparian land and watercourses	Not within riparian land or watercourse corridors.
Clause 6.6 Salinity	Site not within salinity impacted area.
Clause 6.7 Highly erodible soils	Site not impacted by highly erodible sols.
Clause 6.8 Essential services	No changes from the original/previous assessment. All essential services can be provided to the proposed lots, including reticulated water, sewer, stormwater, power, telecommunications, and road access. These services are either existing or available via connection to adjacent infrastructure.
Clause 6.9 Development within a designated buffer area	Site not within buffer area.
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

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(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority

Primary Matters	Specific Consideration	Achieves compliance		
		Yes	No	N/A
Draft State Environmental Planning Policy	Where a draft SEPP is applicable to the proposed development it: • is consistent with the aims and objectives of the draft policy • complies with development standards contained in the draft policy • general satisfies the requirements of the draft policy • generally meets the relevant concurrence, consultation or referral requirements to address the provisions of the draft policy. •	☐	☐	✓
Comment Nil relevant.				
Draft Local Environmental Plan	Where a draft LEP is applicable to the proposed development it: • is the proposal consistent with the aims and objectives of the draft plan • is consistent with the aims and objectives of the land use zone • is permissible in the land use zone • generally complies with all relevant clauses within the draft LEP • complies with development standards in the draft LEP • Where a 4.6 variation is proposed it has been supported in the draft LEP – Details are included in the comments below.	☐	☐	✓
Comment Nil relevant.				

8

9

(iii) any development control plan

Primary Matters	Specific Consideration	Achieves compliance		
		Yes	No	N/A
Development Control Plan (DCP)	Where a DCP is applicable to the development it: • is consistent with the aims and objectives of the plan • satisfies the requirements of the DCP • complies with development standards in the DCP • meets all relevant concurrence, consultation, referral requirements in the DCP.	✓	☐	✓

Comment

Only those parts of the DCP relevant to the modified proposal have been addressed.

Part C – Subdivision Controls

C.1 Layout

The modified layout maintains compliance with minimum 1,000 m² lot size and provides suitable lot shapes and access. The design avoids rear battleaxe lots and ensures practical orientation for future dwellings, consistent with Council's subdivision principles.

The amended design although removes an inter-connecting road to Hume/Caddell, Reddall Street and Orion Street to the south, and instead provides a cul-de-sac with 6.5 m-wide laneway to the south. The Reddall Street reserve is constrained by a significant overland flow path identified in the *Yass Flood Risk Management Study and Plan* and there are no future plans to develop the southern reserve into a road. Accordingly, the southern road connection from the original subdivision design serves limited merit or purpose given future road network upgrades will not occur. If the road connection was retained, there would be a partially built road connecting to a vacant reserve with no drainage or road infrastructure. The alternate cul-de-sac proposal provides functional access to all lots with an appropriate turning head for service and emergency vehicles in accordance with Austroads requirements.

A 6.5m wide lane has been provided with a pedestrian footpath to allow for pedestrian connectivity.

C.2 Staging

The modified proposal relates to Stage 3. Being the final stage, the subdivision remains integrated with the adjoining subdivision allowing for connectivity, servicing and pedestrian movements.

C.3 Earthworks

Earthworks will be minimal given site topography and limited to what is required to construct roads and services.

C1 - Residential Subdivision Controls

C1.1 Crime Prevention and Safety

The modified subdivision will retain good sight lines that allows for passive surveillance. The proposed footpath connection is inter-connected with Discovery Drive and the open Council reserve, providing for passive surveillance of open space and public areas.

C1.2 Drainage

The modification does not alter the approved drainage strategy. Stormwater from the subdivision will continue to be managed through a lawful point of discharge and meet Council's requirements for stormwater quality and quantity.

C1.3 Essential Services

The site and subdivision maintain access to all essential services. Each lot remains capable of connecting to reticulated water, sewer, electricity and telecommunications. No change is proposed to infrastructure corridors or service locations.

C1.5 Street Trees

No street trees have been planted throughout Stage 1 and 2. Street tree planting controls in C1.5 pre-date the subdivision and there is no established street tree pattern in the existing subdivision, therefore no street trees are considered warranted in for the modified proposal.

C1.6 Pedestrian and Cycle Connections

The modified layout provides for a pedestrian connection to the south through a footpath and 6.5m laneway. The footpath extends between Lot 5 and Lot 6 via the cul-de-sac road. The footpath is 1.8 m wide, exceeding the former 1.2 m requirement and meeting current DCP standards. The through-site pedestrian link to the south provides for connectivity, consistent with DCP objectives for access and passive surveillance.

C1.7 Road Design

The proposed cul-de-sac complies with DCP requirements, including a maximum length under 100 m and a 12 m kerb radius to accommodate heavy vehicle turning in accordance with Austroads. The design satisfies the DCP cul-de-sac cross-section (7 m pavement, 16 m reserve) design and provides functional access to all lots. Passive speed control is achieved through the short, low-traffic layout.

Councils Development Engineer supported the modified subdivision layout, subject to conditions relating to the detailed design satisfying stormwater standards, Council's Road Standards Policy RD-POL-09, Council's Design and Construction Specification – AUS-SPEC #1, Australian Standards and AustRoads.

Part J – Heritage

J.16 – Subdivision

The site is not identified as a heritage item or located within a heritage conservation area. However, one Aboriginal artefact site (AHIMS #51-4-0071) was previously recorded within the Stage 3 boundary.

An Aboriginal Heritage Assessment was undertaken in 2003 (Thompson, 2003) as part of the original subdivision application. The Aboriginal Heritage Assessment identified several sites across the broader subdivision area, including scarred trees and artefact scatters. A Supplementary Aboriginal Report was prepared by Past Traces Heritage Consultants with the modification application. A site inspection was undertaken in August 2025 by Past Traces confirming that the Stage 3 footprint has been significantly

disturbed and the artefact is most likely to have been salvaged under AHIP #1847. No intact cultural material were evident from the site inspection.

Heritage NSW reviewed the proposed modification and Supplementary Aboriginal Heritage Assessment and advised there are no further heritage considerations for this site. HNSW advised the applicant has undertaken appropriate due diligence and there are no further actions required.

H2 - Bushfire Prone Land

Bushfire planning has been assessed and addressed through a Bushfire Assessment Report prepared in accordance with Planning for Bushfire Protection 2019. The modified layout accommodates asset protection zones (APZs), setbacks, services and firefighting access. The NSW Rural Fires Service provided General Terms of Approval for the modified subdivision design.

Contributions Plans	The **Yass Valley Developer Contribution Plan 2018** (s7.12) has been considered and where applicable a developer contribution has been applied to the development.	☐	☐	✓
	The **Yass Valley Heavy Haulage Contribution Plan 2006** (s.7.11) has been considered and where applicable a developer contribution has been applied to the development.	☐	×	☐

Comment

Developer contributions were levied as part of the original subdivision. Amended developer contributions have been imposed via conditions in accordance with Yass Valley Developer Contribution Plan 2018 (s7.12).

(iii.a) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4

Primary Matters	Specific Consideration	Achieves compliance		
		Yes	No	N/A
Planning Agreement	Under s.7.4 EP&A Act, no planning agreement is applicable to the development.	☐	☐	✓
Comment				
No changes from the original assessment.				
Draft Planning Agreement	Under s.7.4 EP&A Act, no draft planning agreement applicable to the development.	☐	☐	✓
Comment				
Nil.				

(iv) the regulations

Primary Matters	Specific Consideration	Achieves compliance		
		Yes	No	N/A
Environmental Planning and Assessment Regulation 2021	The *Environmental Planning and Assessment Regulation 2021* has been considered and where relevant it: • 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 No changes from the original/previous assessment.				

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Primary Matters	Specific Consideration	Achieves compliance		
		Yes	No	N/A
Context and setting	**Context** The development is compatible with the: • 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 **Setting** The development is unlikely to have a significant impact on adjacent properties in terms of: • 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			
Comment The site remains suitable for the proposed subdivision under the modified layout. The site is zoned for residential purposes and benefits from existing access and servicing infrastructure.				
Access, transport and traffic	An assessment of access, transport and traffic impacts found (as relevant to the development): • 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 an 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 Suitable conditions of consent have been included in the consent as required.	✓	☐	☐
Comment The site remains accessible via road connection to the north from Discovery Drive. The modified design will not increase the site yield or density of the site, therefore not triggering any increase in vehicle movements beyond the original subdivision approval. Conditions have been imposed regarding adhering to Council Road Design standards for subdivision works. In terms of extinguishing the southern road connection through the modified subdivision layout, the *Yass Valley Flood Risk Management Study & Plan* identified a significant overland flow path along the Reddall Street road reserve. Accordingly, future development opportunities are limited and the construction of a connecting road from Reddall Street is unlikely by Council or other landowner. The revised subdivision design now provides for a cul-de-sac with a pedestrian walkway between Discovery Drive and Caddell Place to improve pedestrian connectivity and formalize an existing unformed path.			

Utilities	The demands of the development are unlikely to have an adverse impact on utility supply as: • adequate 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	✓	☐	☐
Comment Utilities and services remain available to the site.				
Heritage	The development is unlikely to have an adverse impact on the heritage significance of the site or adjacent properties in terms of: • its impact on items, landscapes, areas, places, relics and practices • the historic, scientific, social, aesthetic, cultural, archaeological (both Aboriginal and non-Aboriginal) values of the site As required a statement of design intent, heritage study, conservation management plan or statement of heritage impact has been submitted in support of the application. A due diligence assessment has been undertaken to establish the likelihood of aboriginal objects and areas of cultural heritage. Where required additional assessment has been undertaken by a person suitably experienced in identifying objects and areas of significance. Subsequent outcomes have been treated appropriately and suitable conditions been included in the development consent.	☐	×	☐
Comment The modified subdivision layout will not result in adverse impacts to European or Aboriginal heritage as outlined in this report.				

Water	The development is unlikely to have an adverse impact on the conservation of water resources and the water cycle in terms of: • 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	✓	☐	☐
Comment Each lot remains capable of connecting to reticulated water.				
Soils	The development is unlikely to have an adverse impact on soil conservation in terms of: • 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	✓	☐	☐
Comment Standard erosion and sediment controls will be implemented during works. The site is not mapped as containing highly permeable or acidic soils.				
Air and Microclimate	The development is unlikely to have an adverse impact on air quality and microclimatic conditions in terms of emissions of dust, particulates, odours, fumes, gases and pollutants.	✓	☐	☐
Comment During subdivision works, dust emissions may occur during earthworks. Conditions relating to construction dust and construction management have been imposed to ameliorate potential impacts to air quality and microclimatic conditions.				
Flora and Fauna	The development is unlikely to have a significant impact on: • critical habitats; threatened species, pollutions, ecological communities or their habitats; and other protected species • 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 An assessment under the provisions of the *Biodiversity Conservation Act 201*6 has revealed proposed development: • will not result in serious and irreversible impacts • did not trigger the submission of a BDAR or • where a BDAR was required it has been assessed and is considered satisfactory with suitable condition being added to the development consent.			
Comment The site is void of remnant or regrown native vegetation. The site is not mapped under the NSW Biodiversity Values (BV) Map and no clearing is proposed that would exceed the Biodiversity Offsets Scheme threshold under the *Biodiversity Conservation Act 2016*. The broader locality is highly disturbed from former development activity, and the site does not contain any riparian corridors or high value environmental features. On this premise, the development as modified remains suitable with no significant impact on critical habitats, threatened species or ecological communities.				
Waste	As relevant, the development will provide waste facilities and controls for: • solid, liquid and gaseous wastes and litter • the generation, collection, storage and disposal of waste	✓	☐	☐
Comment No changes from the original/previous assessment. Construction waste will be managed in accordance with the site construction management plan. The proposed lots can be serviced by Council waste services under the proposed cul-de-sac design.				
Energy	The proposed development has provision to incorporate responsible energy efficiency measures in terms of: • 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).			
Comment Subdivision works only under the modified development – energy efficiency measures will be addressed for future dwellings under State Environmental Planning Policy (Sustainable Buildings) 2022.				
Noise and Vibration	The proposed development is has potential to generate offensive noise pollution or vibration in terms of noise and vibration generated from the development during its construction. The developer is to employ suitable controls to manage such impacts on adjoining and surrounding properties. Conditions of consent have been included to address this concern.	✓	☐	☐
Comment No changes from the original/previous assessment. The development remains for residential subdivision with no ongoing industrial noise or vibration impacts. Subdivision works construction noise impacts will be short-term and managed through limiting works to standard construction hours and conditions relating to site construction activities.				
Natural Hazards - Geologic	Risks to people, property and the physical environment as a result of geologic/soil instability - subsidence, slip, mass movement has been considered and addressed through the submission of specialist reports and physical design features.	✓	☐	☐
Comment The site is not mapped as containing geological hazards.				
Natural Hazards - Flooding	Risks to people, property and the physical environment as a result of flooding has been considered and was addressed though: • 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.	✓	☐	☐
Comment All lots remain above the relevant FPL and flood free egress is available via Discovery Drive to the north. The modified design will not result in greater cumulative loss of flood storage, increase risk to life or property or				

adversely affect flood behaviour. A significant overland flow path is located to the south of the site, although all residential lots remain outside of the flow path.				
Natural Hazards - Bushfire	The development is not located on identified as being bushfire prone.	☐	×	✓
	The development site is bushfire prone and the development was assessed for compliance with *Planning for Bushfire Protection 2019*. The development is compatible with the bushfire risk and appropriate conditions have been included in the consent.	✓	☐	☐
	The development site is bushfire prone, however in accordance with s.8.3.2 of *Planning for Bushfire Protection 2019* there are no bushfire protection requirements for class 10a buildings located more than 6 metres from a dwelling in bushfire prone areas.	☐	☐	✓
	The development is located on bushfire prone land and is Integrated Development in accordance with s.4.46 EP&A Act. The development application was referred to the NSW Rural Service (RFS) in accordance with s.100B *Rural Fires Act 1997*. A Bush Fire Safety Authority was issued by the RFS and the general terms of approval are included in the consent.	✓	☐	☐
Comment Bushfire planning has been assessed and addressed through a Bushfire Assessment Report prepared in accordance with Planning for Bushfire Protection 2019. The modified layout accommodates asset protection zones (APZs), setbacks, services and firefighting access. The NSW Rural Fires Service provided response and conditions for the modified subdivision design.				
Technological Hazards	The development is unlikely to present risks to people, property and the physical environment from: • industrial and technological hazards • land contamination and remediation Where potential land contamination has been identified an assessment has determined that: • The contamination is likely to be low and does not warrant remediation as the proposed land use is not sensitive or • Specialist reports have found that the land is not contaminated or • Specialist reports have found the land to be contaminated and remediation is proposed prior to the proposed use	✓	☐	☐

	Where necessary suitable conditions have been included in the development consent.			
Comment No contamination, unstable land, or hazardous uses identified from the previous subdivision approval. The site remains suitable for residential subdivision.				
Safety, Security and Crime Prevention	The development includes adequate measures to address the potential for accident / injury and criminal activity. The proposed development is considered to be low risk Where necessary the application has been referred to the local police and or liquor licensing officer for comments which have been incorporated into the development consent.	✓	☐	☐
Comment No changes from the original/previous assessment as outlined in C1 of the DCP.				
Social impact in the locality	The development is likely to have social benefits in the locality in terms of: • community facilities and links • the interaction between the new development and the community	✓	☐	☐
Comment The modified subdivision design will have no adverse social impacts on the Yass region or locality. The subdivision will support the supply of housing and provide for short-term employment during the construction phase. A footpath has been provided for pedestrian connectivity to the adjoining reserve and Caddell Place.				
Economic impact in the locality	The development is likely to have economic benefits in terms of: • employment generation • economic income • generating benefits for existing and future businesses	✓	☐	☐
Comment The subdivision will provide for short-term employment opportunities during the construction phase and provide for in-demand housing supply long-term.				

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Site and internal design	The development is generally sensitive to environmental conditions and site attributes including: • 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: • 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	✓	☐	☐
Comment The modified cul-de-sac design replaces a previously approved through-road layout and proposes larger lot forms, and a pedestrian laneway to maintain walkability and emergency access. The lots remain suitable to accommodate future residential dwellings. The proposed lots can accommodate dwelling envelopes with suitable ventilation and solar access.				
Construction	• 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.	✓	☐	☐
Comment No changes from the original/previous assessment. Construction impacts will not increase as a result of the modified subdivision layout. Construction impacts will be managed through conditions of consent.				

(c) the suitability of the site for the development

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Primary Matters	Specific Consideration	Achieves compliance		
		Yes	No	N/A
Compatibility with existing development in the locality	The proposal is generally considered to be compatible with existing development in the locality as: • 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	✓	☐	☐
Comment The site is surrounded by predominantly residential and rural-residential lots to the north, east and western boundaries. The modified development remains compatible with the surrounding locality, being generally a low-density residential area with an unformed road reserve area to the south. The proposed modification generally maintains the approved residential subdivision form. The site benefits from existing services and utilities. There are no constraints or site hazards that preclude the proposed modified subdivision layout.				
Site conduciveness to the development	The subject site is generally considered conducive with the proposed development as: • 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			
Comment As originally approved, the site remains suitable for the proposed development in that it is permissible with consent under the LEP, the development remains consistent with the DCP and provides additional housing opportunities within the area. There are no site constraints or natural hazards that preclude the modification to the subdivision layout.				

(d) Any submissions made in accordance with this Act of the regulations

Primary Matters	Specific Consideration	Achieves compliance		
		Yes	No	N/A
Public Submissions	An assessment of the proposed development under Council's Community Engagement Strategy has found it to be: • consistent with the primary land use of the zoning • compliant with the requirements of the Yass Local Environmental Plan • compliant with the requirements of or meet the objectives of any applicable Development Control Plan or planning policy • unlikely to have a significant impact on adjoining or opposite properties As such community consultation was <u>not</u> required.	☐	☐	✓
	An assessment of the proposed development under Council's Community Engagement Strategy revealed that community consultation was required. Surrounding landowners and other interested parties were <u>notified</u> of the development with submitted plans and supporting information made publically available for 28 days. Where submissions were received the issued raised have been considered as summarised in the comments below and where appropriate have been addressed through conditions of consent.	✓	☐	☐
Comment				

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Community Land Classification

The subject land is listed in Schedule 4 of the LEP as 'operational'. The subject land was reclassified from 'community' to 'operational' by Council Resolution on 14 December 2022 that endorsed Planning Proposal – Discovery Drive, Yass (PP.2020.03) to be adopted. The LEP was subsequently amended to list the land as 'operational'.

Outlook and Amenity

One submission raised concern the development will impact outlook and amenity provided by the subject site that is currently vacant. The submission requested the subdivision be reduced from 7 lots to 5, with the residual land retained as a park or reserve area.

The subdivision was originally approved in 2004, which predates the objectors timing of purchasing the adjoining parcel of land and constructing a residential dwelling. Regardless of the modified subdivision layout being considered under the subject modification proposal, the subject site supported a subdivision development approval for 7 lots that can be developed at any stage, noting the development consent has been physically commenced through the completion of Stage 1 and Stage 2.

Moreover, the site is zoned R1 General Residential and not for any public recreation or conservation purpose, establishing a strategic land use planning purpose for the land to accommodate future residential dwellings. Should the subdivision development not proceed on these objector grounds, there would be an underutilisation of residentially zoned land that would contravene the key objective of the R1 General Residential zone, being to provide for the housing needs of the community.

In terms of view loss and outlook impacts, there are no protected view corridors of vistas across the site under the LEP, DCP or Land Use Strategies, nor are there any legal rights to a view from the adjoining eastern property. Relying on the Land and Environment Court principles for view loss, established in *Tenacity Consulting v Warringah Council*, the site provides no unique views to high value features, the views are only obtained through side boundaries and the modified subdivision proposal is compliant against the LEP and DCP. There are no merit or jurisdictional grounds to either refuse the modified development proposal or request design amendments in response to the submission.

Property Devaluation

Not a consideration under any environmental planning provisions.

Reduction of Lots for Open Space

One objector requested a reduction in lots for open space purposes. The site is not identified in the DCP or any Land Use Strategy as being required for green or community space. The demand for an open space area within the Discovery Drive subdivision was not identified at the time of being approved and the subject site was not identified for open space purposes.

As prescribed above, the site is zoned for residential purposes and the reduction of lots would result in an underutilisation of residential land for future dwellings. There are no non-compliances against the LEP or YDCP objectives that would give weight to a reduction in lots.

Local Biodiversity – Kangaroos

There is no vegetation removal proposed beyond the original subdivision approval. Kangaroos are not listed as threatened species or entities under the Biodiversity Conservation Act 2016 that would preclude the modified subdivision layout being supported. The site is void of vegetation and no threatened entities have been recorded on the site.

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Notification

Notification letters for the modification application were distributed to immediate adjoining properties most impacted by the modified subdivision and advertised on Councils website. The notification process was undertaken in accordance with the Yass Valley Council Community Engagement Strategy and DCP.

Extension of Footpath - Redall Street / Cadell Place / Hume Street

The original modified subdivision layout only proposed a footpath to the site boundary, terminating at the southern road reserve area. Concerns were raised regarding pedestrian safety, useability and the current usage of an unformed path from Cadell Place to the site. In response to these community submissions, the footpath will be extended to Caddell Place through Redall Street. A condition has been imposed for the design and construction of the footpath to be extended to Cadell Place.

Traffic

There is no increase in density or yield from the modified subdivision layout. Accordingly, there will be no increase in traffic volumes beyond the originally approved subdivision. The revised subdivision design provides for a cul-de-sac arrangement with a pedestrian walkway from Discovery Drive to Caddell Place. This redesign will address concerns of through traffic. Traffic volumes are expected to remain low, with no material increase in vehicle movements compared to the approved subdivision.

Emergency Service Access

The modified layout proposes a cul-de-sac arrangement that is less than 100 metres in length, consistent with DCP controls, and includes an appropriate turning head for service and emergency vehicles in accordance with Austroads requirements. Emergency access will be available via Discovery Drive to the north and Reddall Street to the south. The NSW RFS endorsed the modified subdivision layout providing response and conditions, dated 7 November 2025. The RFS requirements include road design specifications to enable emergency vehicle access to the subdivision.

Conflict of Interest

DA035019D (19/2003A) is for a development modification to the Stage 3 subdivision plan, which now forms a Council-owned land parcel through a recent acquisition. The Yass Valley Council CEO endorsed a Conflict of Management Strategy that incorporated conflict management controls including the following:

- Development application modification is to be assessed by an independent NSW Local Government which is not Yass Valley Council.
- Review by Director Planning & Environment and determination at meeting of Council.
- Ensure any staff involved with the development application modification assessment are separate from those managing the project.

The assessment has been undertaken by a third-party independent Council.

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 considered not relevant to the development	✓	☐	☐
Comment				

All submissions from public authorities have been considered in relation to the modified subdivision, notably the NSW Rural Fire Service and Heritage NSW.

(e) the public interest

Primary Matters	Specific Consideration	Achieves compliance		
		Yes	No	N/A
Government (Federal, State and Local) and Community Interests	Government and community interests have been considered and are satisfied as: • The proposed development complies with the Council Policies identified as applicable in the schedule below. 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	✓	☐	☐

Comment

The proposed subdivision modification is considered to be in the public interest as it remains within the approved footprint of the original development and requires no additional vegetation removal, nor any trigger the requirement for additional infrastructure upgrades. The modification provides for larger lots being able to cater various housing forms within Stage 3 of the subdivision.

	Policy	Code	Applicable	N/A
Council Policies	**Building Over Sewer Mains**	SEW-POL-1	☐	✓
	Filling Policy	DA-CP-22	☐	✓
	Holiday Cabins – Micalong Creek Subdivision	DA-POL-3	☐	✓
	Kerb and Gutter Construction	ENG-POL-4	✓	☐
	Road Naming	RD-POL-6	✓	☐

	Road Standards	RD-POL-9	✓	☐
	Truck and Transport Depots in Rural Areas	DA-POL-11	☐	✓
	Water Supply in Rural Areas and Villages	WS-POL-2	☐	✓
Comment Council Policies have been addressed through modified conditions.				
Deposited Plans and 88B Instruments	**Comment** No changes from the original/previous assessment. Standard conditions have neem applied relating to managing historical covenants and restrictions.			

DA035091D - DRAFT MODIFIED CONDITIONS OF CONSENT - 63 DISCOVERY DRIVE, YASS

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.

Amendments to Conditions Modification Number DA035019D

- No changes to the conditions of consent for Stage 1 & 2 (noting both Stage 1 & 2 are complete).
- Replace all conditions for Stage 3.

STAGE 1 & 2

No changes to the conditions of consent for Stage 1 & 2 (noting both Stage 1 & 2 are complete).

STAGE 3

The below conditions of consent replace all previous versions in relation to Stage 3:

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.

Modified Approved Plans (Stage 3)

Doc ID	Plan Title	Plan No.	Revision No.	Date of Plan	Drawn by
848200	Existing Site	23010-50 Sheet 1/3	B	08.08.2025	Genium Civil Engineering
	Proposed Plan of Subdivision	23010-100 Sheet 2/3	B	08.08.2025	Genium Civil Engineering
	[Servicing] Concept Design	23010-200	B	08.08.2025	Genium Civil Engineering

		Sheet 3/3			

Modified Approved Documents (Stage 3)

Doc ID	Document Title	Version No.	Revision No.	Date of Document	Prepared By
859125	Bushfire Assessment Report	V1D2	V1D2	22.07.2025	Southern Bushfire Solutions

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

2. 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.

3. Subdivision Works Certificate

A Subdivision Works Certificate, as defined by the *Environmental Planning and Assessment Act 1979*, shall be obtained for all engineering works prior to any works commencing on site. Council's fee for providing an Engineering Construction Certificate is levied in accordance with Council's Management Plan relevant at the time of payment.

Reason: To require approval to proceed with engineering work

4. Engineering Work

All engineering design and construction work shall be undertaken in accordance with the following, current at the time of the Subdivision Works Certificate being issued:

- Council's Road Standards Policy RD-POL-09
- Council's Development Control Plan
- Specific Requirements of Transport for NSW
- Council's Design and Construction Specification – AUS-SPEC #1
- Australian Standards and
- AustRoads
- Australian Rainfall and Runoff - 2016
- Water Supply Code of Australia, WSAA
- Sewerage Code of Australia, WSAA
- Plumbing Code of Australia

Reason: To ensure engineering work is designed in accordance with relevant specifications.

5. 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: ensure all parties are aware of the responsibility of utility services.

Part B
Before Issue of a Subdivision Works Certificate

6. Application for a Subdivision Works Certificate

A Subdivision Works Certificate pursuant to Section 6.13 of the *Environmental Planning and Assessment Act 1979* shall be obtained by either Council or an accredited certifier for all engineering works and services prior to any works commencing on site. The application for the Subdivision Works Certificate shall be accompanied by detailed engineering plans, specifications, and design certification report.

Reason: A requirement under the provisions of the Environmental Planning and Assessment Act 1979.

7. Engineering Drawings – Roads, Cul-de-sacs, and Kerb & Gutter

Engineering drawings for the construction of roads, cul-de-sacs, and kerb & gutter within the subdivision shall be submitted to Council's Infrastructure & Assets Department for approval in accordance with:

- Council's Roads Standards Policy RD-POL-09 and
- Council's Design and Construction Specification – AUS-SPEC #1.

All cul-de-sac heads shall have a minimum 12m turning radius and provided with an asphaltic concrete wearing surface. Minimum standard 40mm thick AC14 in accordance with Council's Road Standards Policy RD-POL-9. The road reserve will need to be increased at cul-de-sac ends to cater for the turning radius and road verge.

All subdivision roads are to be surfaced with a minimum thickness of 40mm AC10.

Reason: To ensure the roads are designed in accordance with council's Road Standards Policy and, where applicable, TfNSW requirements

8. Engineering Drawings – Footpaths

Construction engineering drawings associated with the construction of a minimum of 1.8m wide footpath shall be submitted for approval in accordance with Council's Road Standards Policy RD-POL-9 and Council's Design and Construction Specifications – Ausspec#1

The footpath shall be extended within Reddall Street to Hume Street.

Path barriers shall be installed at each end of the section of the footpath within pathway (Discovery Drive and Hume Street).

Reason: To ensure footpaths are designed in accordance with council's Road Standards Policy and, where applicable, TfNSW requirements

9. Engineering Drawings - Stormwater

Engineering drawings associated with the drainage of stormwater shall be submitted to Council's Infrastructure & Assets Directorate for approval in accordance with:

- Council's Road Standards Policy RD-POL-09; and
- Council's Stormwater Policies and
- Council's Design and Construction Specification – AUS-SPEC #1.

(a) These documents will include details of the discharge of stormwater off the site (including quantities for various storm event and is to include stormwater that falls on the site or enters the site from upstream), what is proposed to manage the discharge (including details of any infrastructure etc.), the potential downstream effects of such discharges and actions proposed to ameliorate such effects and what is proposed to ameliorate any effects on the site from stormwater from upstream of the site.

(b) These documents will include details of how overland flows from lots to lots within the development is proposed to be managed so as not to adversely impact the downstream lots.

(c) The stormwater system shall be designed to ensure that discharge from the site post development is not exceed when compared to predevelopment flows for a 1 in 5 and 1 in 100 year ARI.

(d) Any overland flow path to accommodate the discharge from a 1 in 100 year storm event shall be identified on the drawings in order to ensure no adjoining property is being affected by the stormwater runoff as a result of the proposed development.

(e) Any overflow from the road stormwater system shall be accommodated within proposed pathway.

(f) Stormwater ties are to be provided for each individual lot.

(g) Where the 1 in 100 year flow path is not located within an easement over private land or the road reserve then the land it is located on is to be community land managed by a community association.

(h) If any devices (e.g. detention basins, OSD etc.) are required to satisfy this condition they are to be fully located on private land or community land.

Concept Design Plan prepared by Genium Civil Engineering with Drawing No. (23010), sheets 3, Rev (A) and dated 29 /07/ 2025 has been assessed as concept only. Fully detailed design plans shall be submitted with the application of the Subdivision Works Certificate.

Reason: To ensure the stormwater drainage system is appropriate designed to control the flow of stormwater

10. Engineering Drawings – Water

Engineering drawings associated with the supply of water shall be submitted to Council's Infrastructure & Assets Directorate for approval in accordance with the Water Code of Australia.

- Water reticulation mains shall be designed and laid in accordance with the Water Supply Code of Australia.
- All reticulation mains shall be of MPVC, PN 16, S2 except at road crossings. Road crossings shall be DICL pipe class PN 35. Minimum diameter shall be 150 mm.
- Tracing wire shall be placed over all PVC pipes. Marker tape shall be installed over all water main.
- All water mains shall have a 600mm minimum cover unless noted otherwise.
- All water mains in cul-de-sac locations shall be looped, unless otherwise instructed by Council.
- Trench stops / concrete bulkheads shall be installed for mains designed for grades 5% and above as per the Water Supply Code of Australia.
- All valves shall be anti-clockwise closing and shall conform to the Council standards. Valve adjacent to Tees shall be flanged to the tees and valve shall be located behind the kerb.
- All mains shall be tested in accordance with Yass Valley Council requirements.
- All property services shall be with copper pipes as per plumbing standards. Long services shall be with 25 mm and short services shall be with 20 mm.
- Long service line under road crossing shall be placed in a 100mm uPVC conduit which extends 300mm past the kerb.
- All meter cocks of each property service shall be installed at 200 mm – 300 mm below finished ground level and shall be covered with meter boxes. Meter boxes will be supplied by the Council and shall be installed flush to the finished ground level.
- Tapping saddle, main cock and meter cock shall meet Yass Valley Council requirements.
- Water service must be sited away from driveways with minimum clearance of 500mm from the edge of the water meter box.
- Connection points to existing water network is as per the Concept Plan to the existing water main at Hume Street.
- Connections to existing water mains must be carried out by Yass Valley Council at the Developer's cost.
- Design certification shall be provided with the engineering drawings

Reason: To ensure arrangements for water as an essential service are appropriately designed to Council requirements

11. Engineering Drawings – Sewer

Engineering drawings associated with the drainage of sewer shall be submitted to Council's Infrastructure & Assets Division for approval in accordance with the Sewerage Code of Australia.

- Sewer reticulation shall be designed and laid to satisfy hydraulic requirements in accordance with Sewerage Code of Australia.
- All sewer reticulation mains shall be with PVC, RRJ, Class SN8 with a minimum diameter of 150 mm.
- Embedment and backfill shall be in accordance with SEW1201. Type A refers to vehicular loading and type B refers to non-vehicular loading.

- Trench stops / concrete bulkheads shall be installed for mains designed for grades 5% and above as per the Sewerage Code of Australia.
- Sewer mains shall be air pressure tested as per approved methods by Council and sewer manholes shall be vacuum tested as per approved methods by Council.
- Sewer connections to existing sewer manholes or existing main shall be carried out by a licensed plumber in accordance with Council requirements.
- Manhole lid shall be in accordance with AS3996 and cast iron gatic cover shall be installed.
- Sewer ties shall be 150mm, SN8 solid wall PVC with solvent welded joints.
- Sewer ties are to be raised to the finished ground level with a boundary riser (DN150) and capped if the tie depth is more than two (2) metres.
- Installation of sewer ties on 'live' mains to the proposed lots shall be carried-out by a licenced plumber. Sewage flow management plan during the installation of sewer ties on existing mains shall be submitted to Council for approval. Notice of installation of at least five business days shall be provided.
- Marker peg system or marker tape system shall be installed to each sewer tie as per the Sewerage Code of Australia.
- Design certification shall be provided with the engineering drawings.

Reason: To ensure arrangements for sewer as an essential service are appropriately designed to Council requirements

12. Design Certification Report

Design Certification Report relating to the detailed engineering design work shall be submitted to Council as per Council's Design Specification - AusSpec #1, Annexure DQS-A.

This Design Report shall provide evidence that suitably qualified designers have designed each component of the engineering works for the development.

Reason: To ensure that suitably qualified designers have designed each component of the engineering works for the development.

13. Detailed Landscaping Plan

A detailed landscaping plan shall be submitted to Council for approval in accordance with the requirements of clause C1.5 of the *Yass Valley Development Control Plan 2024*. Details of the proposed landscaping species and installation including cultivar, common and botanical names, height and spread at maturity shall be submitted along with this plan.

Installed street trees must be appropriately maintained (including watered) to ensure they survive and will be checked as part of any defect liability period. Any missing or dead tress must be replaced before issuing the final defect liability period compliance certificate.

Reason: To ensure that appropriate landscaping is provided

Part C
Prior to Subdivision Works Commencing

14. 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

If council is the principal certifier the above details must be lodged with your Subdivision Works Certificate application on the NSW Planning Portal.

Reason: To ensure compliance with Environmental Planning and Assessment Act 1979, section 6.12

15. Works in road reserve application

An Application for Activities in a Council Road Reserve (Form 35) must be lodged with and approved by Council.

The application must be accompanied by the following:

- A current work Licence
- A current public liability certificate with a minimum cover of $20 million
- Current plant/vehicle insurances
- A certified Traffic Guidance Scheme for the approved works

Where works are required within a Classified Road, the applicant must obtain concurrence and/or approval of the Transport for NSW (TfNSW) for engineering design plans, Traffic Management Plans and approvals under section 138 *Roads Act 1993*.

Reason: To ensure works within the road reserve are approved pursuant to s.138 Roads Act 1993

16. 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.

17. Toilet Facilities

Toilet facilities must be provided at the work site. Each toilet provided must be:

(a) a flushing portable toilet maintained under a service agreement with an accredited service provider; or
(b) a standard flushing toilet connected to a public sewer; or
(c) a standard flushing toilet connected to an accredited on-site sewage management facility approved by Council.

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

18. Soil and Water Management Plan

A Soil and Water Management Plan shall be submitted to Council's Infrastructure & Assets Directorate for approval in accordance with Council's Design and Construction Specification – Ausspec#1. The plan shall include construction techniques to minimise site disturbance and the potential for soil erosion by wind or water, erosion control on any watercourse on the property, revegetation of disturbed areas and any other matters that re deemed necessary by Council.

An indicative plan may be prepared to complement the design plans, however, the final plan for approval shall be prepared in consultation with the construction contractor.

Reason: To minimise site disturbance and the potential for soil erosion.

19. Construction Environmental Management Plan

A Construction Environmental Management Plan (CEMP) to address construction activity is to be prepared and submitted to Council and the Principal Certifier. The Construction Environmental Management plan shall include:

- Details for waste management
- Details for minimising impacts on neighbouring properties
- Details for minimising impacts on the road network
- Suitable provision is available on site for all vehicles associated with the construction of the development to alleviate any need to park within, or load/unload from Council's road reserve.
- Appropriate signage and fencing is to be installed and maintained.
- The proposed construction site's entrance is to be clearly shown.

Reason: To ensure impacts associated with construction are appropriately managed

Part D
While subdivision works are being carried out

General

20. Certified Plans to be available on site

Certified plans, documentation and a copy of the consent notice shall always be made available on-site during construction.

Reason: To ensure works are carried out as per certified plans.

Environmental Heritage

21. 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

22. Soil management

While site work is being carried out, the principal certifier is not required)> 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

Construction

23. 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

24. 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

Part E
Inspections

To arrange an inspection with Council please use the on-line booking system:

yassvalley.nsw.gov.au > Our Services > Planning and Building > Certification and Inspections > Inspections
If Council undertakes the inspection, the fee per inspection will be levied in accordance with Council's Fees and Charges, relevant at the time of payment.

25. Compliance Certificate

An Engineering Compliance Certificate must be obtained from Council's Infrastructure & Assets Division at the following stages of construction:

Roads

Inspection	Hold Point
Completion of sub-grade	Proof roll

Completion of Subbase course pavement layer	Proof roll
Completion of base course pavement layer	Proof roll
Completion of asphalt roads and cul-de-sacs	Visual only
Footpath	At formwork and at completion

Stormwater

Inspection	Hold Point
Completion of stormwater drainage lines (pipes and pits	Prior to backfilling
Completion of stormwater detention infrastructure	At completion – if any
Completion of stormwater quality improvement infrastructure	At completion – if any

Water

Inspection	Hold Point
Completion of water main and service connections	Prior to backfilling
Testing of water mains and service connections	At completion

Sewer

Inspection	Hold Point
Completion of sewer main and lot sewer ties	Prior to backfilling
Installation of sewer drainage connections to Council's main	Prior to backfilling
Testing of sewer mains and manholes	At completion

Other

Inspection	Hold Point
Completion of streetscaping and other public landscaping	At completion
Final inspection	At completion of all works

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

26. Bushfire Inspection

An inspection is to be undertaken by an accredited bushfire consultant at the completion of bushfire protection works in accordance with the NSW Rural Fire Service recommended conditions.

Reason: To require inspection to ensure compliance with recommended conditions of the NSW Rural Fire Service

Part G
Bushfire Protection – NSW Rural Fire Service Recommended Conditions

27. NSW Rural Fire Service (RFS) Conditions

Refer NSW Rural Fire Service Recommended Conditions in Appendix A.

Reason: To ensure the development is in accordance with the recommended conditions of the NSW Rural Fire Service and provisions of Planning for Bushfire Protection 2019

Part H
Before the issue of a Subdivision Certificate

28. 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 in accordance with the table below and is cumulative across stages:

Proposed cost of carrying out the development	Contribution Rate
Up to and including $100,000	**Nil**
More than $100,000 and up to and including $200,000	**0.5% of that cost**
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

29. 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

30. Certificate of Compliance – Water

A Certificate of Compliance shall be obtained for the augmentation of Council's water supply system under section 305 *Water Management Act 2000*. The fee for the Certificate of Compliance is $104,551.80.

It should be noted that:

- The total fee is based on a 6 lot/ET increase in demand calculated on a base rate of $17,425.30 per lot (2025/26).

- The base rate utilised above was the rate applicable at the time the application was determined.
- The amount payable will be calculated on the rate applicable at the time of payment, rather than at the time the application was determined.
- The base rate per connection may vary over time.
- Compliance under Section 305 does not include the physical installation of any infrastructure.

Reason: To ensure fees are paid for the purposes of a Certificate of Compliance under section 305 Water Management Act 2000

31. Certificate of Compliance – Sewer

A Certificate of Compliance shall be obtained for the augmentation of Council's sewer system under section 305 *Water Management Act 2000*. The fee for the Certificate of Compliance is **$48,438.00**

It should be noted that:

- The total fee is for a 6 lot/ET increase in demand calculated on a base rate of **$8,073.00** per lot (2025/26).
- The base rate utilised above was the rate applicable at the time the application was determined.
- The amount payable will be calculated on the rate applicable at the time of payment, rather than at the time the application was determined.
- The base rate per connection may vary over time.
- Compliance under Section 305 does not include the physical installation of any infrastructure.

Reason: To ensure fees are paid for the purposes of a Certificate of Compliance under section 305 Water Management Act 2000

32. Long Service Levy

A levy under the Building and Construction Industry Long Service Payments Act 1986, equivalent to 0.25% of the value of the works, shall be paid to Council, where the value of such works is greater than $250,000.

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

33. Construction of Roads, Kerb & Gutter and Footpaths

Roads, kerb & gutter and footpaths within the subdivision are to be constructed in accordance with designs/drawings certified with the Subdivision Works Certificate.

Reason: To ensure that right of carriageways have all be constructed in accordance with the approved plans

34. Water, Sewage and Stormwater Infrastructure

All water, sewage and stormwater infrastructure shall be undertaken in accordance with designs/drawings approved with the Subdivision Works Certificate.

Easements to drain water are to be created over the inter allotment drainage system.

Reason: To ensure water, sewerage and stormwater infrastructure works have been completed in accordance with the approved plan(s)

35. Construction of Water Mains

Water mains shall be constructed to serve all lots in the subdivision. Water reticulation mains shall be laid in accordance with Water Supply Code of Australia, WSAA and tested in accordance with Yass Valley Council requirements.

Reason: To ensure all lots are serviced by water as an essential service

36. Water Service Connection

A water service main (service connection) must be installed from the Council main to a point inside the front boundary of all lots.

If the Council main is existing and currently in use (i.e. a "live" main') Council must undertake the works at full cost to the developer. An application can be made by contacting Council's Water and Sewer Division on (02) 6226 1477.

Reason: To ensure all lots are serviced by water as an essential service

37. Sewer Connection and Ties

Sewer connections to existing sewer manholes or existing mains shall be carried out by a licensed plumber in accordance with Council requirements.

Sewer ties (DN150) shall be raised to the finished ground level with a boundary riser (DN150) and capped if the tie depth exceeds two (2) metres. A marker peg or marker tape system shall be installed to each sewer tie as per the Sewerage Code of Australia.

Reason: To ensure all lots are serviced by sewer as an essential service

38. Electricity supply and telecommunication service (urban and residential)

Evidence must be submitted to Council demonstrating that a satisfactory standard of electricity supply and telecommunication service is available to each lot within the subdivision in accordance with section C1.3 of Council's *Yass Valley Development Control Plan 2024*.

Reason: To ensure electricity supply and telecommunication service is provided to subdivision lots as an essential service

39. Completion of landscape and tree works

Before the issue of a Subdivision Certificate 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)

40. Location of Formation, Associated Batters, and Drainage Structures

The applicant must confirm by survey that the formation and associated batters and drainage structures of Discovery Drive along the frontage of the subject property, are within the road reserve.

Where the existing road is within the subject land, the applicant must ensure that the legal and physical attributes coincide by adjustment of the road reserve. The Applicant's request for a Subdivision Certificate must include specific reference to the review and whether or not adjustment of the road reserve is necessary.

Reason: to ensure the road formation, associated batters, and drainage structures are located in the road reserve

41. Easements

Easements must be created on the final plan of subdivision centred on any existing or new power lines/cables passing through private property and must be in accordance with the service provider's requirements.

Reason: To ensure easements are created in accordance with service provider's requirements

42. Works As Executed (WAE) – Information and Details

A full set of the certified construction drawings titled "Works as Executed" indicating all as built details with any deviation from the original design marked in red shall be submitted to Council for all new assets that will be gifted to Council. Each sheet of the drawings shall be stamped and signed by a registered surveyor.

Current Council format for submission of the WAE drawings is as follows.

- Auto CAD LT 2011 on MGA 94 Zone 55 Coordinates.
- Auto CAD R12/LT2 DXF;

Format shall be confirmed with Council prior to preparation of the WAE drawings

A PDF copy of the WAE drawings shall also be submitted.

Detailed summary of the assets shall be submitted to Council. The details shall be provided in the following Tabular Forms.

- Roads Attribute Table

- Footpaths Attribute Table
- Kerb and Gutter Attribute Table
- Drainage Attribute Table
- Sewer Attribute Table
- Watermain attribute table.

Above Attribute tables shall be obtained from Council prior to preparation of the WAE data.

The assets to be identified include:

- Roads and Transport
- Stormwater
- Sewer
- Water
- Landscape

Construction cost for assets to be gifted to Council shall be provided as follows:

- Road's components (i.e., pavement, kerb & gutter, footpaths, bridges, cycle paths, linemarking, safety barriers and signage, etc)
- Transport components including traffic control devices, etc).
- Stormwater components (i.e., pipes, pits, culverts and structures, etc)
- Sewer (i.e., pipes, manholes, and structures, etc)
- Water (i.e., pipes, hydrants, stop valves, and structures, etc)

Survey Mark Details - Marker Numbers and AHD shall be provided.

Any below ground sewer and stormwater Junction/Tie details must include depth, length and distance into the property and distance from a specified sewer manhole or stormwater pit.

For each lot created a separate Lot Plan (A4) must be submitted to Council which includes the following detail, as applicable to the development:

- Tie details for water, sewer and stormwater including location (distance from nearest side boundary and distance into the lot), level, depth and diameter and
- Easement details.

Reason: To ensure all works as executed details are provided in accordance with Council's requirements and to ensure all constructed asset information is provided for purposes of Council's asset management

43. Performance Bond

A bank guarantee, or cash bond, equivalent to 5% of the value of the whole of the engineering works shall be lodged with Council as a performance bond.

Should the 5% of the value of work be less than $1,000 Council reserves the right not to collect this bank guarantee and this part of the conditions will be considered as satisfied.

Note: This bond must be unconditional with no time limit and must be in the name of the developer (i.e. bonds in the name of the construction contractor will not be accepted).

Note: This bond shall be held for the period of the defects liability period (at least 12 months), which will commence from the later of linen plan release from Council or the practical completion of the engineering works (as evidenced by the associated engineering compliance certificate).

Note: At the end of the defects liability period a final compliance inspection will be undertaken. Areas inspected may include the following:

- Roadside drainage;
- Piped drainage;
- Water quality or retention systems/devices;
- Sealed road surface condition including excessive loose gravel;
- Road signs and lines;
- Sub-grade failures (e.g. soft spot);
- Roadside landscaping.

Reason: To require a performance bond for engineering works for the duration of the defect liability period

44. Bushfire protection – NSW Rural Fire Service Recommended Conditions

The development must comply with the recommended conditions issued by the NSW Rural Fire Service (refer Appendix A).

Reason: To ensure ongoing protection from bush fires in accordance with the recommended conditions of the NSW Rural Fire Service

45. Infrastructure damage

The developer shall restore, replace, or reconstruct any damage caused to road pavements, surfaces, street furniture, roadside drainage, street lighting or underground facilities because of the construction of the development.

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

46. Subdivision Certificate Application

A Subdivision Certificate Application must be submitted to Council.

The application is to be accompanied by the following:

(a) A plan of subdivision (linen plan) acceptable for registration by the NSW Land Registry Service.

(b) An Administration Sheet which incorporates a subdivision certificate acceptable for registration by the NSW Land Registry Service.

(c) Where easements, rights of carriageway or restrictions on the use of land are proposed or required to be created under Section 88 of the *Conveyancing Act 1919*, a copy of the relevant instrument.

(d) The relevant documents required by the NSW Land Registry Service for the registration of a Community scheme or a Strata scheme, if applicable.

(e) The applicant must create, where applicable, 20 metre wide easements over the final plan of subdivision in favour of Essential Energy, centred on all existing power lines which cross the subdivision.

(f) A copy of relevant development consent or complying development certificate.

(g) A copy of any relevant construction certificate.

(h) A copy of any relevant compliance certificates, letters from authorities and receipts for payment of any fees/contributions.

(i) A copy of detailed subdivision engineering plans, where relevant.

(j) Evidence that the applicant has complied with all conditions of consent that it is required to comply with before a subdivision certificate can be issued.

(k) For subdivision involving subdivision work, evidence that the work has been completed, or:

- Agreement has been reached with the relevant consent authority as to payment of the cost of work and as to the time for carrying out the work, or

- Agreement has been reached with the relevant consent authority as to security to be given to the consent authority with respect to the completion of the work.

(l) The relevant fee payment at the date of application for the subdivision certificate.

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

47. Subdivision Certificate

The subdivision certificate will not be issued until all conditions of this consent have been complied with in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*.

Reason: To ensure all parties are aware that a subdivision certificate will not be released unless all conditions of consent have been complied with

General Advisory Notes – Stage 1 & 2

No changes to the advisory notes for Stage 1 & 2 (noting both Stage 1 & 2 are complete).

General Advisory Notes – Stage 3

The below advisory notes replace all previous versions in relation to Stage 3:

1. This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the *Conditions of development consent: advisory notes*. The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

2. The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

3. Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

4. A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

5. This consent has been granted under the *Yass Local Environmental Plan 1987.*

6. All fees and charges associated with this consent will be adjusted annually from the date of this consent in accordance with seasonal movements in the CPI for the Canberra region.

7. This development consent does not guarantee compliance with land specific agreements, by-laws, covenants, 88B restrictions, community management plans, or other similar development restrictions that may be applicable to the land. It is the responsibility of the landowner, applicant and developer to make their own enquiries in order to be satisfied that compliance with these restrictions has been achieved.

8. The applicant must ensure all sub-contractors are licensed by the NSW Department of Fair Trading.

9. All persons undertaking work in connection with this consent must ensure all required risk control measures and procedures are complied with.

The *Work Health and Safety Act 2011*, the *Work Health and Safety Regulation 2011* and various Australian Standards provide a comprehensive set of risk control measures and procedures for development sites. This legislation is administered by WorkCover New South Wales which has produced a variety of guidelines and other supporting documents for the information of developers.

Dictionary

The following terms have the following meanings for the purpose of this determination (except where the context clearly indicates otherwise):

Approved plans and documents means the plans and documents endorsed by the consent authority, a copy of which is included in this notice of determination.

AS means Australian Standard published by Standards Australia International Limited and means the current standard which applies at the time the consent is issued.

Building work means any physical activity involved in the erection of a building.

Certifier means a council or a person that is registered to carry out certification work under the *Building and Development Certifiers Act 2018.*

Construction certificate means a certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the EP&A Regulation and *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.*

Council means YASS VALLEY COUNCIL.

Court means the Land and Environment Court of NSW.

EPA means the NSW Environment Protection Authority.

EP&A Act means the *Environmental Planning and Assessment Act 1979.*

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2021.*

Independent Planning Commission means Independent Planning Commission of New South Wales constituted by section 2.7 of the EP&A Act.

Occupation certificate means a certificate that authorises the occupation and use of a new building or a change of building use for an existing building in accordance with this consent.

Principal certifier means the certifier appointed as the principal certifier for building work or subdivision work under section 6.6(1) or 6.12(1) of the EP&A Act respectively.

Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.

Stormwater drainage system means all works and facilities relating to:
- the collection of stormwater
- the reuse of stormwater
- the detention of stormwater
- the controlled release of stormwater and
- connections to easements and public stormwater systems.

Strata certificate means a certificate in the approved form issued under Part 4 of the *Strata Schemes Development Act 2015* that authorises the registration of a strata plan, strata plan of subdivision or notice of conversion.

Subdivision certificate means a certificate that authorises the registration of a plan of subdivision under Part 23 of the *Conveyancing Act 1919*.

Subdivision work certificate means a certificate to the effect that subdivision work completed in accordance with specified plans and specifications will comply with the requirements of the EP&A Regulation.

Sydney district or regional planning panel means Southern Regional Planning Panel.

Appendix A – NSW Rural Fire Service Recommended Conditions

RFS

NSW GOVERNMENT

Yass Valley Council
Locked Bag 6
YASS NSW 2582

Your reference: (CNR-88055) DA250544B
Our reference: DA20251015004172-S4.55-1

ATTENTION: Jeremy Knox

Date: Friday 7 November 2025

Dear Sir/Madam,

Modification of Development Consent
s4.15 – Other – Subdivision
63 DISCOVERY DR YASS NSW 2582, 63//DP1079585

I refer to your correspondence dated 15/10/2025 seeking advice regarding bush fire protection for the above Development Application in accordance with s4.55 of the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has considered the information submitted and provides the following recommended conditions:

General Conditions

1. The recommendations are based on the documents/plans supplied via Councils referral to the NSW RFS.
   - The plan prepared by Genium Civil Engineering drawing number 23010 revision B dated 8/8/2025.
   - The bush fire assessment prepared by Southern Bushfire Solutions report 2025071 V1D2 dated 22/7/2025.

Council is advised that where a minor amendment to the above-noted documents is proposed, Council may use its discretion to determine whether the minor amendment warrants further assessment by the NSW RFS.

Asset Protection Zones
The intent of measure is to provide sufficient space and maintain reduced fuel loads to ensure radiant heat levels at the buildings are below critical limits and prevent direct flame contact.

2. At the issue of a subdivision certificate and for the life of the development, the entire site must be managed as an inner protection area in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

Access Requirements
The intent of measure is to provide safe operational access to structures and water supply for emergency services, while residents are seeking to evacuate from an area.

Postal address
NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address
NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

RFS

NSW GOVERNMENT

3. The access road must comply with the following requirements of Table 5.3b of *Planning for Bush Fire Protection 2019* and the following:

- traffic management devices are constructed to not prohibit access by emergency services vehicles;
- maximum grades for sealed roads do not exceed 15 degrees and an average grade of not more than 10 degrees or other gradient specified by road design standards, whichever is the lesser gradient;
- dead end roads are not recommended, but if unavoidable, are not more than 200 metres in length, incorporate a minimum 12 metres outer radius turning circle, and are clearly sign posted as a dead end;
- where kerb and guttering is provided on perimeter roads, roll top kerbing should be used to the hazard side of the road;
- the capacity of perimeter and non-perimeter road surfaces and any bridges/causeways is sufficient to carry fully loaded firefighting vehicles (up to 23 tonnes); bridges/causeways are to clearly indicate load rating;
- hydrants are located outside of parking reserves and road carriageways to ensure accessibility to reticulated water for fire suppression; and,
- hydrants are provided in accordance with the relevant clauses of AS 2419.1:2021 - F*ire hydrant installations System design, installation and commissioning*.

Water and Utility Services
The intent of measure is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.

4. The provision of new water, electricity and gas services must comply with Table 5.3c of *Planning for Bush Fire Protection 2019*.

Landscaping Assessment
The intent of measure is to minimise the risk of bush fire attack and provide protection for emergency services personnel, residents and others assisting firefighting activities.

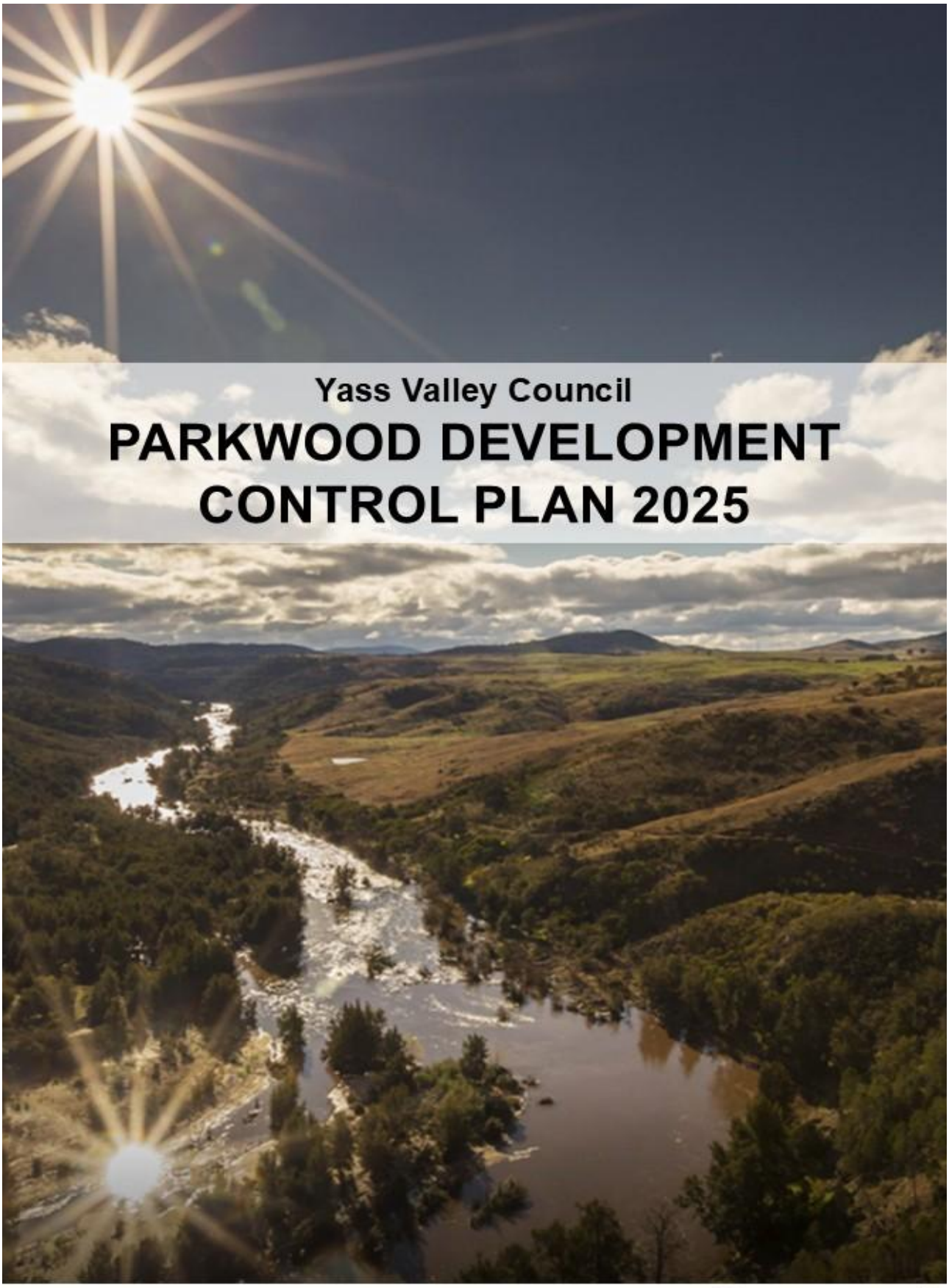
5. Landscaping within the required asset protection zone must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*.

General Advice – Consent Authority to Note
Future development applications lodged on lots created within this subdivision may be subject to further assessment under the *Environmental Planning & Assessment Act 1979*.

For any queries regarding this correspondence, please contact Stephen McKinnon on 1300 NSW RFS.

Yours sincerely,

Martha Dotter
Supervisor Development Assessment & Plan
Built & Natural Environment



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List of Abbreviations

- **ADG** – Apartment Design Guide
- **AEP** – Annual Exceedance Probability
- **APU** – Additional Permitted Use
- **APZ** – Asset Protection Zone
- **BAL** – Bushfire Attack Level
- **CC** – Conservation Corridor
- **CEMP** – Construction Environment Management Plans
- **CMP** – Conservation Management Plan
- **CPTED** – Crime Prevention Through Environmental Design
- **DA** – Development Application
- **EP&A Act** – Environmental Planning and Assessment Act 1979
- **EV** – Electric Vehicle
- **NRAR** – Natural Resources Access Regulator
- **NSP** – Neighbourhood Structure Plan
- **NSW RFS** – New South Wales Rural Fire Service
- **OSD** – On-Site Detention
- **PDCP** – Parkwood Development Control Plan
- **PLEP** – Yass Valley Local Environmental Plan (Parkwood) 2020
- **PMF** – Probable Maximum Flood
- **POM** – Plan of Management
- **PV** – Photovoltaic Solar Power
- **SDP** – Service Delivery Plan
- **SEE** – Statement of Environmental Effects
- **SEPP** – State Environmental Planning Policies
- **UHI** – Urban Heat Island Effect
- **VPD** – Vehicles Per Day
- **WSUD** – Water Sensitive Urban Design

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1. Introduction

1.1 Name of this DCP

This Plan is known as the Parkwood Development Control Plan 2026. This Plan may be cited as the Parkwood Development Control Plan (PDCP).

1.2 Date of Approval and Commencement of this DCP

This Plan was adopted by Yass Valley Council on XX and came into operation on XX. This document is subject to review.

1.3 Purpose of this DCP

This PDCP has been prepared in accordance with Part 3, Division 3.6 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Environmental Planning and Assessment Regulation 2000 (Regulation).

The Parkwood Development Control Plan (PDCP) has been prepared in accordance with the requirements of Clause 6.4 of the *Yass Valley Local Environmental Plan (Parkwood) 2020* (hereinafter referred to as the *PLEP 2020)* which requires that Council must not grant consent for development on land in the urban release area unless a development control plan has been prepared in accordance with the clause requirements for the development of the area.

This PDCP provides the planning, design and environmental objectives and controls to guide the future development of the Parkwood Growth Area. The PDCP will inform the preparation and assessment of Neighbourhood Structure Plans based on the staged release of land, and Development Applications (DA's).

The purpose of this DCP is to:

- Give effect to the aims and objectives of the PLEP 2020, and requirements of Clause 6.4, of the PLEP 2020 for the preparation of a DCP for the Parkwood urban release area;
- Provide guidance on acceptable and appropriate development control standards for development within the Parkwood Growth Area against which Yass Valley Council will assess future Development Applications (DAs);
- Ensure new communities are planned and developed in an orderly manner, including the provision of physical and social infrastructure, through the staging of neighbourhoods consistent with the Ginninderry Master Plan; and
- Provide objectives and controls that will realise the vision of the Ginninderry Master Plan.

1.4 Land Covered by this DCP

The land to which this PDCP applies is the Yass Valley Local Environmental Plan (Parkwood) 2020 Urban Release Area as shown on the PLEP Urban Release Area Map (Sheet URA_001), as shown in **Figure 1**. The Parkwood Growth Area referred to in this PDCP is the same as the '*Urban Release Area'* identified by the Yass Valley Local Environmental Plan (Parkwood) 2020.

The PDCP also applies to land as follows:

- Item 2 zoned C2 Environmental Conservation as per Additional Permitted Uses Map (APU_001)
- Item 3 zoned C3 Environmental Management as per Additional Permitted Uses Map (APU_001)
- Ginninderra Falls Precinct zoned SP1 Special Activities as per Land Zoning Map (LZN_001)

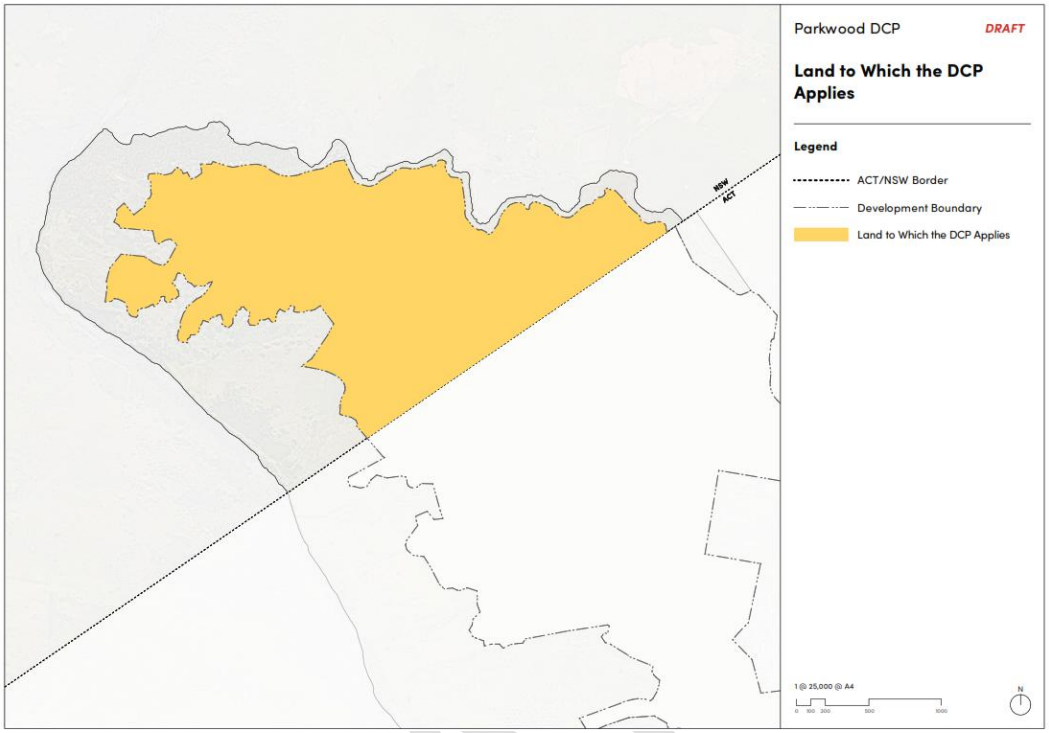

Figure 1- Land to which this DCP applies (LEP Map, Urban Release Area) -

1.5 Relationship to Other Policies and Documents

Council Policies and Documents

The PDCP is to be read in conjunction with the Yass Valley Local Environmental Plan (Parkwood) 2020 (referred to as the PLEP 2020) which came into effect on 17 July 2020. Where there is any inconsistency between this DCP and the PLEP 2020, the PLEP 2020 prevails.

The Yass Valley Local Environmental Plan 2013 and Yass Valley Council Development Control Plan 2024 do not apply to the Parkwood Growth Area.

In addition to this DCP, all relevant council policies and plans should also be considered including:

- Ginninderry Corridor Conservation Management Plan;
- Local Approvals Policy (as applicable)

State Planning Instruments and Policies

This plan should be read in conjunction with any relevant planning instruments and policies that are current and applicable at the time of submission of a development application. This includes the following documents:

- Relevant Australian Standards;
- Applicable State Environmental Planning Policies;
- Apartment Design Guide (ADG);
- Transport for NSW's Guide to Traffic Impact Assessment 2024; and
- Austroads Guides.

Where a reference is made to a Planning Policy or published Australian/New Zealand Standard, it is to the most recent version.

This DCP does not apply to State and Regional Development in accordance with Chapter 2 of State Environmental Planning Policy (Planning Systems) 2021.

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Ginninderry Documents

A range of studies and documents have informed the preparation of the Master Plan and this DCP – Refer to **Appendices 3-5**. This includes the following key studies referred to in this DCP:

- Ginninderry Master Plan Refresh (Place Logic 2024, Design Urban, Urbacity and Ethos Urban);
- Community Needs Assessment (SGS 2024); and
- Street Network and Suite of Streets 2024 (TTM, Design Urban, Place Logic 2025).

1.6 DCP Review and Variations

In some circumstances, complete compliance with the controls of this DCP may be difficult to achieve because of particular site or development characteristics. In these situations, Council may consider granting consent to a proposal that does not strictly comply with the controls in this DCP, where it can be demonstrated by the applicant that the objective/s of the controls can still be achieved. Any non-compliance with this DCP must be justifiable and submitted to Council with a development application. The justification must be provided in writing and include:

- The standard or control being varied;
- The extent of the variation;
- Explanation and justification of the variation being sought;
- How the objectives of the control will still be met; and
- Confirmation that there will be no adverse impacts as a result of the variation.

Council may review and amend this DCP from time to time to ensure that timely growth of the Parkwood Growth Area is managed through approval of further Neighbourhood Structure Plans and any changes required to accommodate longer term development.

1.7 Planning and Development Process

The PDCP planning and development process comprises 4 stages as follows and as explained by the flow chart below (**Figure 2**):

- An overall Master Plan providing the overarching structure for the Parkwood Growth Area, illustrating the broad level of development outcomes, including land uses, open space, transport corridors, and indicative layouts. Refer to **Part 2 The Master Plan.**
- An urban release staging plan to ensure development occurs in an orderly and timely manner. Refer to section **3.2 Infrastructure Delivery and Development Staging.**
- A Neighbourhood Structure Plan (or a series of Neighbourhood Structure Plans) to provide further detail on how the development of each stage will proceed.
- Following this, subdivision DAs can be lodged with Council for each stage in the Neighbourhood Structure Plan and subsequently development on each allotment can occur following development approval whether that be by way of development application or where applicable Complying Development. DAs for subdivision and development will only be approved by Council if there is an existing Neighbourhood Structure Plan adopted by this DCP.

The flow chart below outlines the planning and development process adopted by the PDCP:

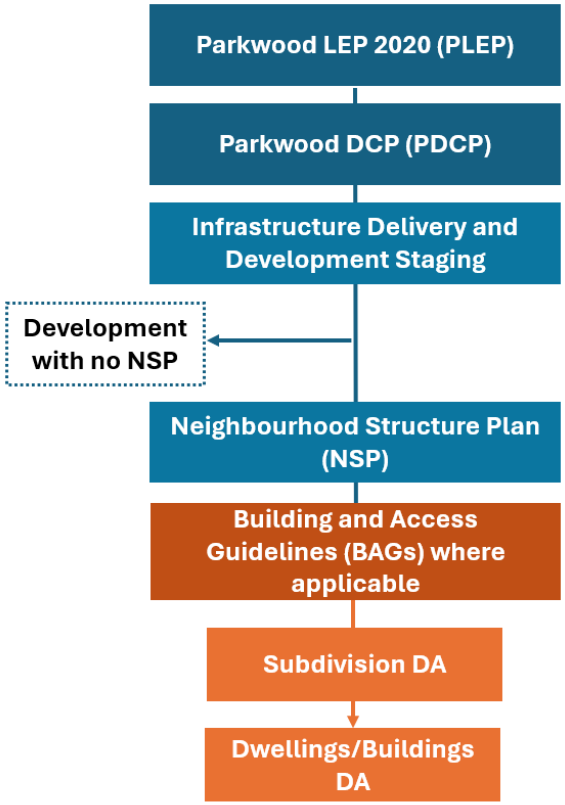

Figure 2 – Planning & Development Process

A consent authority cannot apply more onerous standards if a DA complies with a DCP. Where a DA does not comply with a DCP, the consent authority maybe flexible in its applicable and consider reasonable alternative solutions to achieve the objectives of the DCP controls.

Note re. Developer Design Guidelines

In addition to the provisions of this DCP, a developer may implement and administer further building and landscape design guidelines to ensure a high-quality built product. Such guidelines are not to be inconsistent with this DCP. To assist residents and their designers, a developer may also implement a Design Review Committee to review development proposals for compliance with the Design Guidelines prior to the formal submission of the development proposal to Council or assessment as complying development.

Further details on the Staging, Neighbourhood Structure Plan and DA process are provided in **Part 3 Staging, Neighbourhood Structure Plans & DA Process.**

1.8 Structure of this DCP

This DCP provides the planning, design and environmental objectives and controls which will inform the preparation and assessment of Development Applications (DA's). This DCP is structured into **13 parts. Table 1** sets out the application of each of the DCP chapters and a summary of the content of each chapter.

Table 1 - DCP Structure

DCP PART	CONTENTS
1.Introduction	Provides information about the administration, purpose and operation of the DCP, process for varying controls, and how to use the DCP.
2.The Master Plan	Provides a brief overview of the background and contextual analysis of Parkwood to the overall Parkwood Growth Area and the ACT and regional context. It provides the framework for the development of Parkwood a key layers that have contributed to the Master Plan structure, including Special Places, Character Areas, and Key Destinations, the Blue and Green Network, Movement Network, Land Uses and Built Form Typologies.
3.Planning process – Staging, Neighbourhood Structure Plans and DA Process	This chapter provides the intended staging of the Masterplan. It sets out the planning process, including: • The purpose of the Neighbourhood Structure Plans, the manner in which they are to be prepared, and the planning approval process for Neighbourhood Structure Plans including content and requirements. • An overview of the DA process and lodgement requirements.
4. Sustainable Development and Living	Provides objectives and controls relating to Sustainability, Climate Change and Resilience to be applied to the preparation of a Neighbourhood Structure Plan and implemented by development in accordance with approved DA's. This includes environmental, social and economic & sustainability.
5. General Controls	Provides guidance applicable to all development to be considered when designing and planning all development in Parkwood.
6. Subdivision Controls	Provides design principles and controls relating to all types of subdivision including a range of residential uses.
7. A Diversity of Housing	Details the types of residential development, including density, setback, landscaping, private open space.
8. Access, Transport and Parking	Includes controls for sustainable movement and transport, new roads, carparking and access for all new development, including service vehicles.
9. Protection of Biodiversity and Conservation Values	Provides controls for the protection of environmental values and cultural heritage. Including minimizing impacts of development on the conservation corridor (CC).
10. Land Use Conflict and Buffer Zones	Contains controls for new development in proximity to the existing egg farm, quarry and landfill, including buffer zone maps and controls to minimise land use conflict and protect amenity. It includes controls for development in proximity to Transmission easements.
11. Environmental Management	Includes objectives and controls in relation to general environmental management issues to apply to all development at Parkwood. Contains the controls that apply to land that is impacted by flooding bushfire and potential contamination.
12. Public Open Space and Landscaping	Includes objectives and controls in relation to public open space, landscaping and education, civic and community facilities.
13. Special Areas and Specific Land Uses	Provide controls for key land uses and significant development areas identified in the structure plan that require additional consideration due to their characteristics or location, such as: • Character areas • Mixed use / Commercial activity • Education and community facilities

DCP PART	CONTENTS
APPENDICES	
Appendix 1	Glossary
Appendix 2	Development guidelines for lots under 400sqm.
Appendix 3	Ginninderry Master Plan Refresh (Place Logic 2024, Design Urban, Urbacity and Ethos Urban);
Appendix 4	Community Needs Assessment (SGS 2024); and

Disclaimer

This DCP has been prepared in good faith by Yass Valley Council to outline its policy positions and to guide development by complementing the Yass Valley Local Environmental Plan (Parkwood) 2020. It should not be relied upon as the basis for purchasing or investing in a property or business. You are advised to seek independent advice to inform your decision.

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2. The Master Plan

This chapter outlines the Master Plan's purpose, vision, principles, and layers forming the overall master plan structure. This chapter speaks more specifically to Ginninderry in its overall context that encompasses both ACT and NSW. **Part 2** relates to the overall Ginninderry Growth Area whereas Chapter 3 onwards and controls and objectives within this DCP relate specifically to Parkwood (NSW).

2.1 Regional Planning Context

The Ginninderry project is renowned nationally as a cross-border development with approximately 40% of the land located within NSW, and 60% within the ACT. The Ginninderry Master Plan has been developed in line with a vision together with a set of four guiding Master Plan Principles.

The Master Plan aims to deliver a cross-border community that seamlessly connects NSW and ACT lands in terms of amenities and services.

The structure of the Master Plan has been developed with an overarching vision for the entire plan area, under the guidance of four guiding Master Plan Principles, balancing historical, natural and existing alignments with holistic and best-practice design objectives.

While the Ginninderry Master Plan includes land both within the ACT/NSW border, this DCP focuses on the NSW portion of the growth area only - Parkwood.

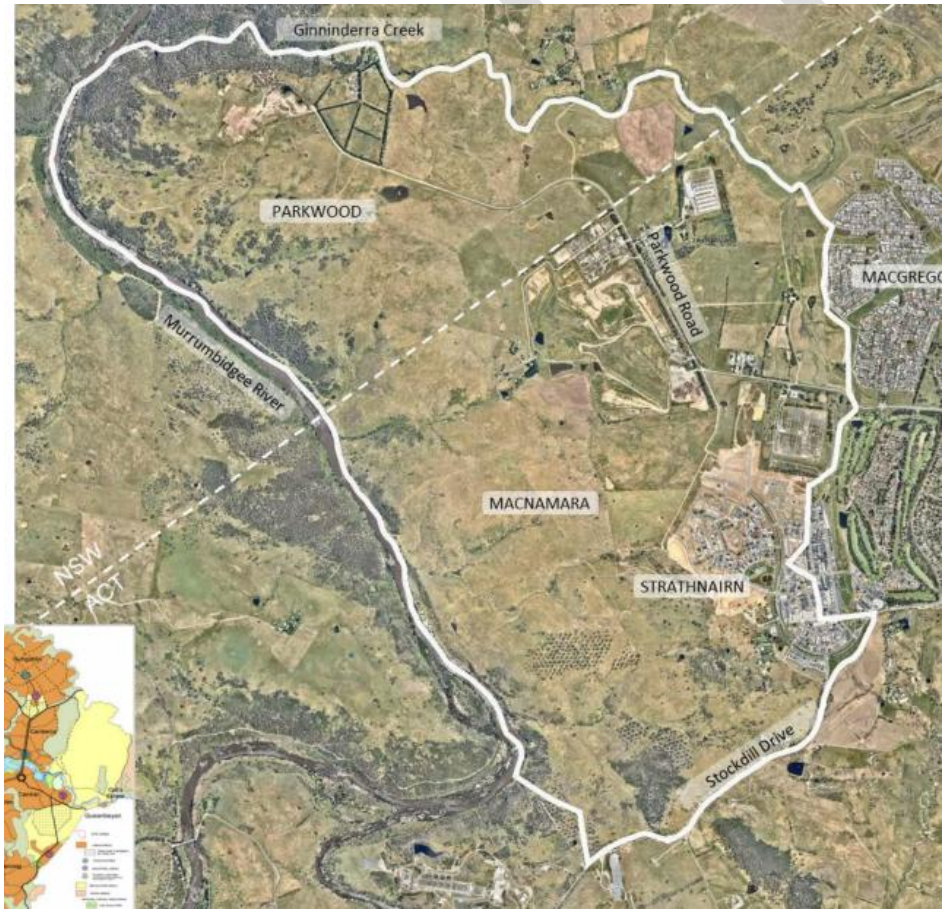

Figure 3 - The Ginninderry Master Plan Area

2.2 Purpose of the Master Plan

The purpose of the Master Plan is to guide the orderly and sequential development through the next 25 years, providing the community with information on the facilities and neighbourhoods to be developed. It broadly establishes the key development outcomes for Parkwood, which are embodied in this DCP.

The Master Plan is supplemented by the Staging Plan (refer to **3.2 Infrastructure Delivery and Development Staging**). The Master Plan provides the basis for more detailed Neighbourhood Structure Plans (NSP). NSP set out the broad development pattern for each neighbourhood. (Refer to **3. Staging, Neighbourhood Structure Plans & DA Process**).

2.3 Ginninderry Vision

"A sustainable community of international significance".

The vision for Ginninderry and inherently Parkwood is to build a community of international significance, with sustainable development, innovation, housing diversity and affordability, social and cultural inclusion and ecological responsibility as its hallmarks. Achieving a high quality of life for the people living in Ginninderry is at the focus of the project's planning and design. This vision is structured around three key outcomes which are interrelated and codependent, as illustrated in **Figure 4.**

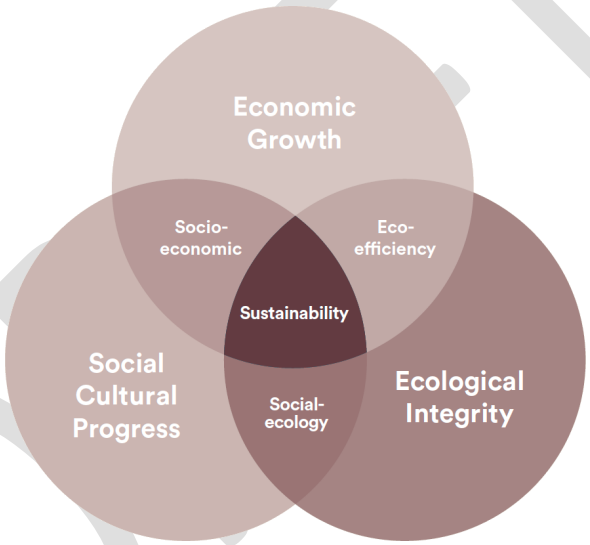

Figure 4 - Ginninderry Vision Outcomes

To realise the vision, the project challenges conventional industry thinking. This is done by employing practices, processes and systems that embody innovation and design excellence.

2.4 Master Plan Structure

The Master Plan provides the framework for the development of Ginninderry. It seeks to optimise the human experience by creating vibrant, well-connected places that encourage a healthy and positive living experience. It sets up opportunity for a safe, legible walkability and social connection as the key driver. The underlying principle is designing a 20-minute place whereby every home has a variety of amenities within 20-minutes of home, accessible by active transport.

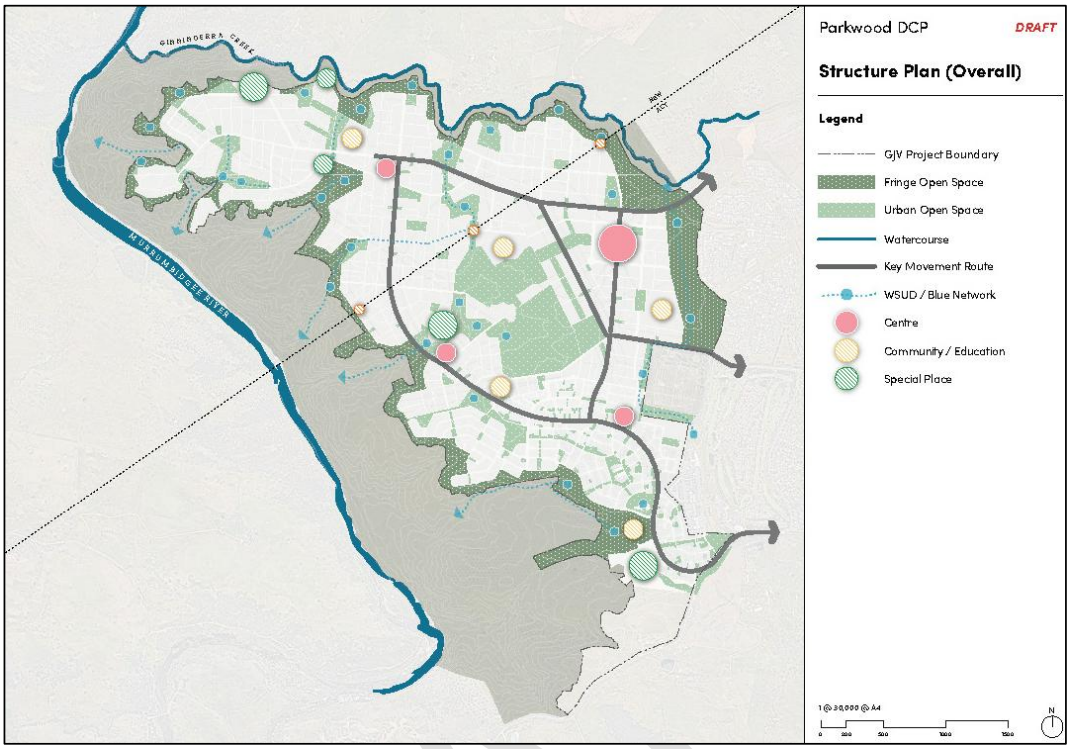

Figure 5 - Ginninderry Structure Plan

The Ginninderry Structure Plan is informed by the following key layers which have formed the planning controls within this PDCP:

2.4.1 Special Places and Key Destinations

Special places and key destinations have been mapped to reveal strong cultural anchors that organise and underpin the structure of the Master Plan. Their locations and connections set up the Master Plan structure's 'backbone'. Each of these present an established sense of place and belonging for existing and future residents and local employment while offering key attractors for regional and national visitors. These places and destinations, both existing and newly embedded into the Structure Plan, are connected and supported through a logical movement network and new activity hubs.

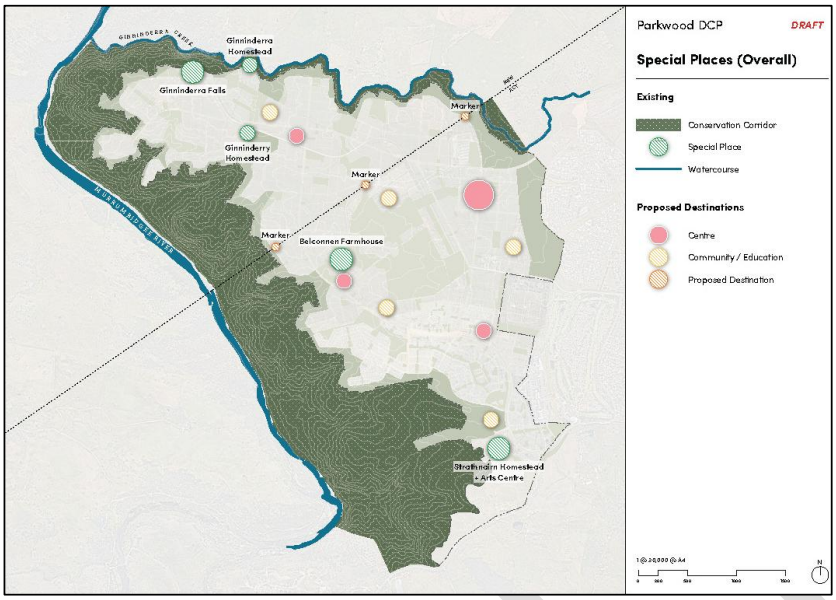

Figure 6 – Special Places and Key Destinations

Refer to **Appendix 3** for further details on Special Places and Key Destinations.

2.4.2 Green and Blue Network

The Master Plan envisions a sustainable urban landscape, integrating a green and blue network that seamlessly connects parks, green spaces, riparian corridors and waterways to enhance biodiversity and improve residents' quality of life. The master plan design approach prioritises designing to the site conditions.

The Master Plan structure prioritises natural drainage and riparian corridors as part of the public open space network. These spaces inform the layout of urban parkland, recreation, urban farming and the off-road movement network. By accommodating these existing natural alignments, the structure promotes open space continuity and facilitates important biodiversity connections through the urban area.

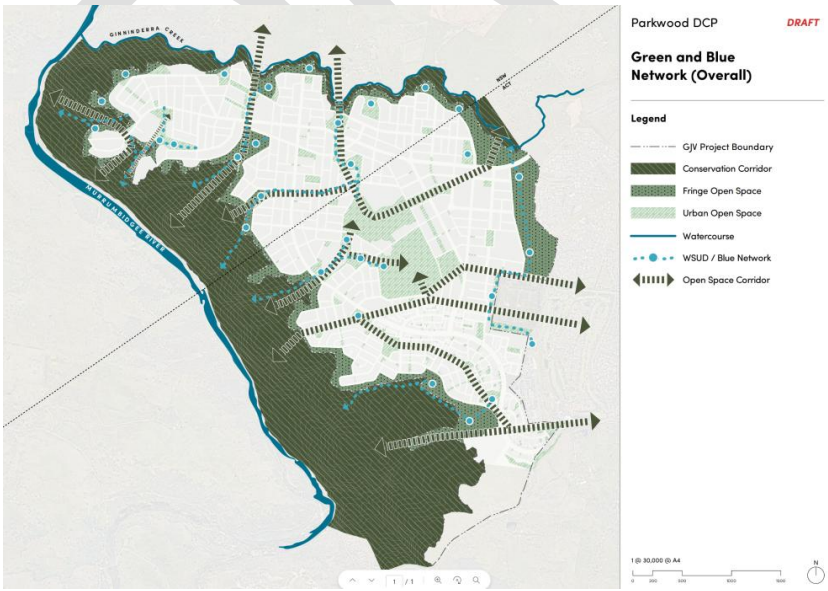

Figure 7 – Green and Blue Network

For further details regarding open space, **refer to Part 12 Public Open Space and Landscaping.**

2.4.3 Movement Network

The Master Plan provides the basis for a safe, legible and enjoyable movement network that caters for all members of the community. The movement network is intended to enable prioritisation of pedestrians and active travel over motorised transport, while also providing a highly effective structure to enable public transit now and in the future. The movement network embedded within the Master Plan pays tribute to historical movement routes across the site while also being sensitive and responsive to the site's ecological, landform and landscape qualities.

The Master Plan adopts "20-minute place principles" whereby every dwelling at Ginninderry will be within convenient walking/cycling distance to everyday needs and amenities. That may include parklands, urban open spaces, neighbourhood parks, local conveniences, recreation facilities, community centres and key destination hubs. In most cases, this includes multiple offerings for every existing and future resident within walking distance.

A suite of streets has been established to underpin a holistic, outcomes-led and experience-led movement network. The design approach has a focus on the experience of street users to ensure streets are functional but also provide positive and enjoyable spaces as part of the Ginninderry public realm.

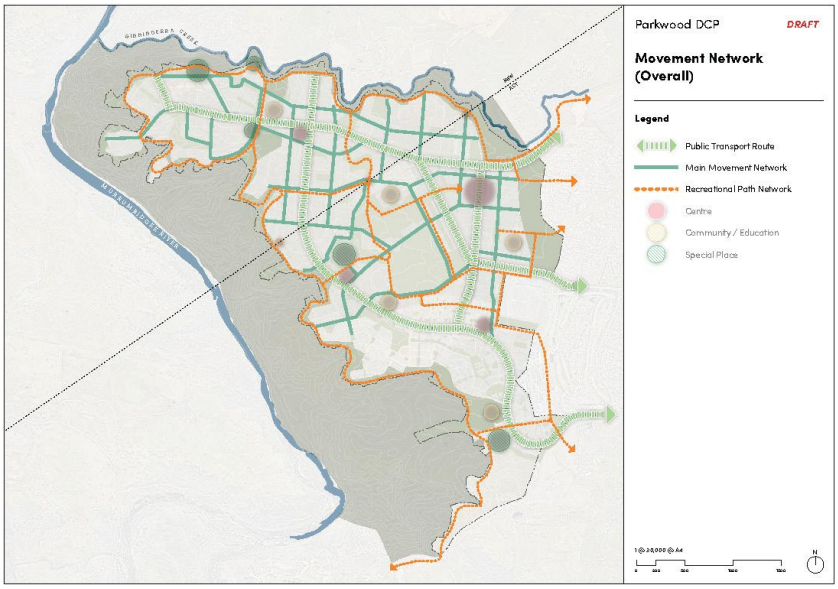

Figure 8 – Movement Network

Note - For further details on the movement network, refer to **Part 8. Transport, Access and Parking.**

2.4.4 Land Use

The majority of the urban release area is zoned R1 General Residential, which enables a wide range of permissible uses with consent. The DCP provides the intended land use structure for the Urban Release Area to ensure an appropriate mix of uses to service the future population – refer to **Figure 9**.

The Structure Plan considers the need for flexibility and diversity within land use planning, to offer the ability to grow and adapt to a changing climate and community.

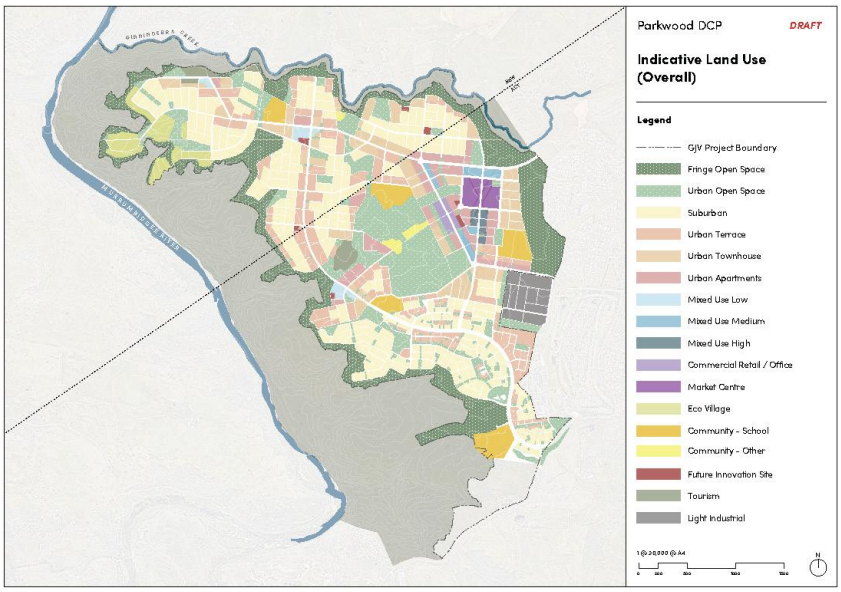

Figure 9 – Indicative Land Use Plan

2.4.5 Built Form Typologies

A range of built form typologies have been prepared and applied in the Ginninderry Master Plan. The typologies work together to deliver on two of the four objectives of the master plan: to prioritise the human experience; to celebrate diversity and deliver choice. The typologies, when applied alongside the street typologies and character areas, will provide a positive human experience both for living and moving within Ginninderry. The range of housing contemplated by the typologies will provide housing choice and diversity for the future community.

The housing typologies considered in the Master Plan were prepared to enable an informed estimate of yield and are not exhaustive. The range typologies will be increased over time, for example as additional solutions to the 'missing middle' issue are created.

Refer to Part 6 Subdivision Controls and Part 7 A diversity of Housing for details on built form typologies.

Appendix 3 provides a detailed overview of the masterplan principles, character areas, special zones, key destinations, and land use.

3. Staging, Neighbourhood Structure Plans & DA Process

3.1 Preliminary

The Master Plan provides the overarching structure and land uses for the Parkwood Growth Area (Refer to **Part 2** of this DCP). The urban release staging plan will ensure development occurs in an orderly and staged approach. Prior to approval of a development application (DA) for subdivision or works, there must be an adopted Neighbourhood Structure Plan in place.

This Part provides further detail on the staging of development, and planning process for neighbourhood structure plans and DA's, including lodgement requirements.

3.2 Infrastructure Delivery and Development Staging

The Parkwood LEP aims, amongst other things, are to:

- *Facilitate the orderly growth of the Parkwood urban release area in a manner that promotes a high level of residential amenity and the timely provision of physical and social infrastructure, through appropriate phasing of the development of land; and*
- *Ensure that urban development is carried out in an orderly and coordinated manner.*

The major land release of subdivisions in Parkwood are proposed to continue until 2050 and potentially beyond. Consistent with the Master Plan, it is recommended that the land subject to the DCP be generally developed in accordance with the staging plan provided in **Figure 10**, unless consistent with the requirement for out of sequence development set out in **Section 3.2.2**.

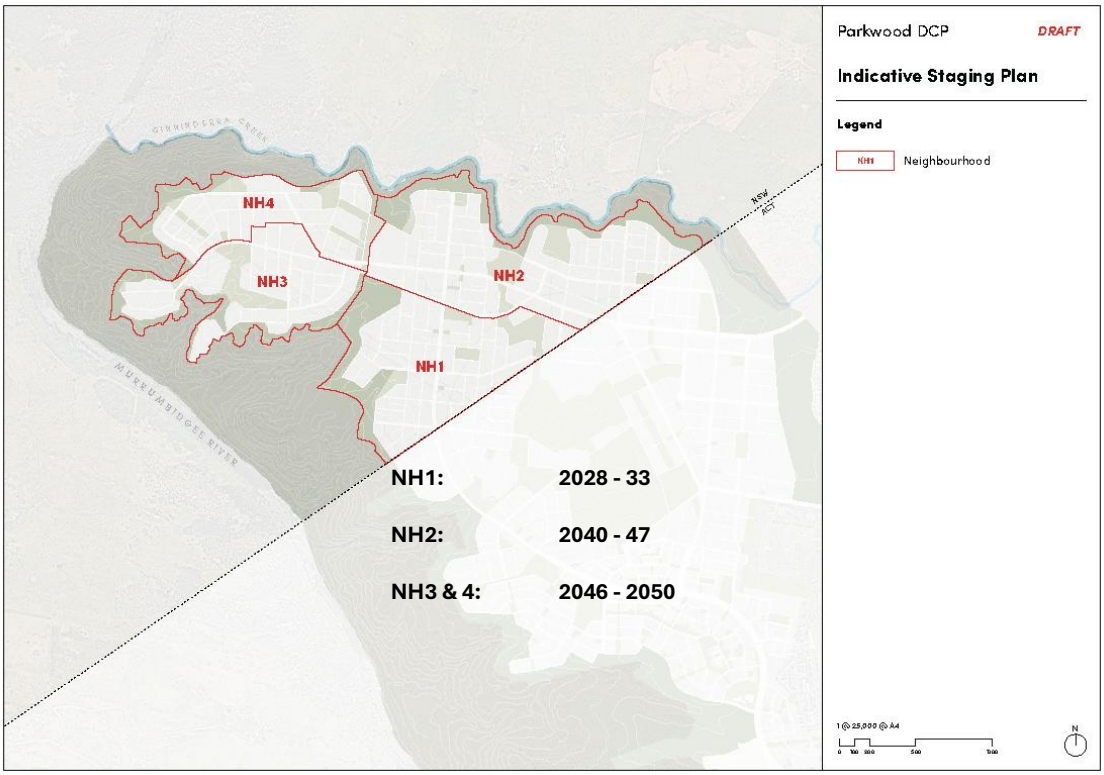

Figure 10 – Indicative Staging Plan

3.2.1 Requirements for the Release of Land

The following factors are to be addressed in releasing land for development:

Table 2 – Requirements for the Release of Land

Timing of infrastructure provision	The orderly and efficient development of Parkwood land relies on the effective staging of subdivision and development for each neighbourhood to ensure necessary infrastructure is achieved. Essential infrastructure, services and facilities are to be established at the early stages of development. Infrastructure and services delivery plan (SDP) must be submitted as part of the first subdivision DA within each Neighbourhood Structure Plan. The SDP must also be consistent with any adopted s 7.11 Contributions Plan, any applicable Local Planning Agreement entered into with Yass Valley Council, and any applicable State Planning Agreement. Where also applicable, compliance with clause 6.2 *Arrangements for designated State public infrastructure* of the Yass Valley Local Environmental Plan (Parkwood) 2020 is to be achieved.
Population forecasts / demand	The urban release area of Parkwood provides land supply for the delivery of housing from circa 2028-2050. It is expected that the NSW Parkwood growth area will provide approximately 5,000 dwellings. The release of land must demonstrate that it shall support population forecasts.
Neighbourhood Structure Plans (NSP)	The release of land shall not occur until a Neighbourhood Structure Plan (NSP) has been approved for the relevant stage. Refer to **Section 3.3.2** of this DCP for Neighbourhood Structure Plan submission requirements. Refer to **Section 3.3.4** for development may occur without the need for a NSP.

3.2.2 Out of Sequence Development

The release of land that is not consistent with the sequence shown on the staging plan will only be considered subject to the following:

- The NSP presents a land use and development scenario that demonstrates there is existing infrastructure available for the proposed development area (neighbourhood, or part of), or that it can be adequately serviced at no additional cost to Council.
- The development of the neighbourhood (or part of) can demonstrate economic feasibility with regards to infrastructure and funding arrangements.
- A service delivery plan has been prepared to demonstrate the above points.
- Consultation and engagement with relevant stakeholders (council, government agencies, business, community, adjoining property owners, interest groups, where relevant) has been undertaken and an appropriate level of support or agreement is documented.
- Relevant studies have been prepared that demonstrate that the proposal aligns with the masterplan, future character, and DCP objectives/controls.
- The development area is capable of achieving or exceeding the sustainability requirements of this DCP.
- The proposed release of land shall be consistent with the overall neighbourhood structure plan in terms of layout, road alignment and open space.
- There is a demonstrated demand based on the population forecast.

3.3 Neighbourhood Structure Plans

This DCP requires the preparation of a Neighbourhood Structure Plan (NSP) to provide further detail on how each development stage will proceed within the context of the Master Plan and Staging Plan.

A NSP is intended to be a high-level plan that sets out the design intent of a neighbourhood, effective and ongoing management of development and delivery of infrastructure. Development is to be carried out generally in accordance with an approved NSP.

The NSP for each new release area will illustrate the broad level of development outcomes, including land uses, open space, transport corridors, social and enabling infrastructure, and indicative layouts.

3.3.1 Neighbourhood Structure Plan Approval Process

A Neighbourhood Structure Plan (NSP) is prepared as an amendment to this DCP by an applicant or landowner, in consultation with Council. When approved, the Neighbourhood Structure Plan will form part of this DCP – See Appendices. This requires the DCP to be amended in accordance with Section 3.43 (4) of the EP&A Act.

The Process for Approval is:

1. Submission of Draft Neighbourhood Structure Plan
2. Council Assess under DCP and LEP requirements
3. Exhibition
4. Consideration of Submissions
5. Approval/ Adoption of Neighbourhood Structure Plan (as DCP amendment)

Council may accept subdivision designs that are lodged concurrently with Neighbourhood Structure Plans; however a Neighbourhood Structure Plan must be approved by Council as a DCP amendment prior to approval of any development application (including subdivision).

Council shall not grant consent for any development other than development for the purposes of remediation, site preparation, infrastructure and road works and environmental landscape works on land subject to this PDCP unless it is satisfied that more detailed development controls are in force in the form of a DCP Amendment –"Neighbourhood Structure Plan".

3.3.2 Neighbourhood Structure Plan Content and Submission Requirements

A detailed Neighbourhood Structure Plan(s) together with accompanying statement and evidence of compliance with the requirements set out below shall be submitted to Council as a DCP amendment. The Neighbourhood Structure Plan will be assessed and considered by Council under the following DCP requirements:

A Neighbourhood Structure Plan should:

- Be generally consistent with the Ginninderry Master Plan and staging plan;
- Be consistent with applicable Council strategies and NSW Standards and Policies;
- Demonstrate compliance with any relevant VPA commitments and contributions plan;
- Be consistent with **Part 6 Subdivision Controls** of this DCP (Subdivision controls);
- Be for an entire neighbourhood (stage) or parts of a neighbourhood only where that part is consistent with the Ginninderry Master Plan and the staging plan; and
- Demonstrate that it will not adversely impact other stages or result in the inefficient use of resources/infrastructure.

The Neighbourhood Structure Plan will include plans, supporting studies and documentation. As a minimum it should include:

- The structure and staging of the neighbourhood;
- An indicative subdivision plan, providing proposed lot layout;
- Indicative lot yield of each stage of the neighbourhood;
- The indicative location of land uses including residential development, community and education facilities, local centres, employment areas, and open space;

- Location of housing, including density and typologies to demonstrate how a diversity of housing types will be delivered;
- Identification of transport routes and hierarchy, including public transport corridors, bicycle and pedestrian networks;
- Indicative service layout for essential services including water, sewerage/ stormwater, electricity and telecommunications, public lighting;
- Service and Infrastructure Report;
- Consideration of environmental and cultural constraints, including impacts on any adjacent C2 or C3 zoned land and heritage; and
- Consideration of potential hazards and land use conflict, including flooding, bushfire, contamination.

Depending on the location and character of the neighbourhood, plans and supporting studies to accompany a Neighbourhood Structure Plan may require lodgement of reports relating to the following:

- Bushfire Assessment Report - to address compliance with the strategic principles of NSW Planning for Bush Fire Protection 2019 including suitability for development in consideration of the bush fire risk, provision of infrastructure for emergency evacuation and firefighting operations, facilitation of appropriate ongoing land management and minimization of performance based solutions;
- Noise and Air Emissions reports for areas identified in **Part 10 Land use conflict** and buffer zones including any mitigation measures;
- WSUDs and Stormwater Management Plan;
- Contamination Assessment - review of the site history and completion of a Preliminary Site Investigation. Further detailed site investigation may be required at the submission of a subdivision plan;
- Heritage – to include identification and management of European and Aboriginal cultural heritage;
- Landscaping - including retention of landscape features and vegetation;
- Flora and Fauna assessment;
- Riparian Assessment; and
- Transport Report - including road network and hierarchy, public transport corridors, bicycle and pedestrian network.

3.3.3 Additional Requirements for a Neighbourhood Structure Plan that includes a Centre

Provide details of the design and location of buildings, bicycle, motorcycle and car parking, landscaping, public transport, connections for walking, cycling and driving and any servicing areas or loading docks, including:

a. The indicative height of the buildings;

b. Indicative building footprints and building envelopes;

c. Pedestrian connections, through-site links and pedestrian-priority areas;

d. Public spaces and open spaces;

e. Vehicle, car parking and servicing access arrangements; and

f. Active frontages and awnings;

g. Response to the criteria and objectives set out (and controls) for the character area of which the centre is located within (refer **Part 13 Special Areas and Specific Land Uses**).

3.3.4 Development in locations with no Neighbourhood Structure Plan

Development excluding residential subdivision may occur in a Neighbourhood before a Neighbourhood Structure Plan is prepared and approved by Council, provided that development is:

- Required to facilitate orderly or efficient development in a neighbourhood that meets the requirements of the PLEP 2020, relevant sections of this DCP and all other relevant policies and standards; or
- Landscaping, essential infrastructure or environmental management works, and such works as are consistent with relevant sections of this DCP and all other relevant legislation, policies and standards.

3.3.5 Building and Access Guidelines (BAGs) for lots below 400sqm

Overview/Purpose

The following guidelines are intended to provide a greater level of design and siting control consistent with maintaining high level of residential amenity for small lot subdivisions.

Application and Scope

BAGS are typically applied for small lot subdivisions where the lot size is under 400sqm in area. BAGs provide detailed development parameters including minimum setbacks, vehicle access points and mandatory built form design criteria. They are typically prepared in conjunction with the relevant NSP. It is permissible to include lots greater than 400sqm within the BAGs provided that a greater level of design and siting control will achieve the objectives set out below.

Function

BAGs are site-specific locality plans that take precedence over the standard controls in this DCP. Where there are inconsistencies between DCP controls and these site- specific guidelines, the BAGs will prevail.

In conjunction with this DCP, it will be used by Council to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Objectives

The objectives of BAGs are:

1. To enable efficient use of all sites, including special sites and mixed use development sites, and to optimise streetscape values, neighbourhood amenity and parking.
2. To encourage diverse housing forms (including varied size and dwelling types, mixed use buildings, home business, home workspaces and studio units) in appropriate locations.

Preparing of guidelines for lots less than 400sqm.

BAGs must be prepared for all lots with an area less than a certain lot size of which is typically 400sqm. They must be specified on plans of subdivision and land title documentation and be available to lot purchasers as part of the contracts of sale. **Appendix 2** provides a checklist of the range of matters that may be included in a BAGs.

3.3.6 Adopted Neighbourhood Structure Plans

The appendices of this DCP provide adopted Neighbourhood Plans.

The Neighbourhood Structure Plan for NH3 as per **figure 10**, shall include specific design and siting controls for item 2 of the Additional Permitted Uses which provides for the following uses with development consent, and which ensure that all development is consistent with the adopted Plan of Management for the Conservation Corridor and the zone objectives of the C2 Environmental Conservation:

- *bed and breakfast accommodation,*
- *eco-tourist facilities,*
- *extensive agriculture,*
- *farm buildings,*

- *horticulture or secondary dwellings*

Note: Development consent for the above uses may only be granted as per clause 2 (3) of schedule 1 if the council is satisfied that *the development is on a lot created under clause 7.9 of PLEP*.

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Clause 7.9 of PLEP is as follows:

(1) This clause applies to certain land at 527 Parkwood Road, Wallaroo, being Lots 1 and 2, DP 1184677 and that part of Lot 3, DP 1184677 and Lot 5, DP 771051 that is in Zone C2 Environmental Conservation.

(2) Despite clause 4.1, the land to which this clause applies may, with development consent, be subdivided to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land if the consent authority is satisfied that—

(a) the lot will contain an existing dwelling house, and

(b) the lot will have an area of at least 3 hectares and not more than 5 hectares, and

(c) the lot will have a frontage to the Murrumbidgee River, and

(d) the development is adequately serviced with water, sewerage, electricity and suitable vehicular access.

3.4 Pre-DA Process – Developer Design Approval

Once the subdivision has been approved and the lots have been registered, applicants will be able to lodge Development Applications for individual lots. Council can advise applicants on the information required to be submitted with Development Applications (DA's) where required noting in some instances that dwellings maybe approved by way of Complying Development (CDC).

To assist residents and their designers, a developer may prepare their own Design Guidelines and Design Review process that is separate to the DA process for individual lots. In this instance residents and their designers should confirm with the developer whether approval of compliance with the applicable developer Design Guideline prior to their submission of a DA or CDC is required. Applicants should check with the land developer to confirm if Design Guidelines are in place for their proposed development.

The Design Guidelines may be updated from time to time. Such guidelines are not to be inconsistent with PLEP, PDCP or State Environmental Planning Policy.

3.5 Development Applications

Yass Valley Council is the consent authority with respect to development approvals. Complying development (CDC) approval may be obtained from Council or an accredited certifier in accordance with the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008).

3.5.1 What is a DA?

A development Application (DA) is an application made to Council for permission to carry out various types of work such as:

1. Constructing a new building or structure;
2. Alterations or additions to an existing building or structure;
3. Subdividing land or a building (refer to **Part 6 Subdivision Controls** of this DCP for subdivision requirements); and
4. Changing the use of land or a building.

A DA form with the relevant supporting plans, drawings and written statement is lodged with Council via the NSW Planning Portal. A DA is assessed on its merits under the requirements of s4.15 of the Environmental Planning and Assessment Act, 1979 (the Act) which requires consideration of a number of matters including environmental planning instruments (including PLEP) and PDCP.

A development application may not be required to be submitted where the proposed development is complying development, refer to **section 3.5.3.**

3.5.2 DA Requirements

Gathering relevant information is an important first step in preparing a DA. A submission guide for DAs can be found on Council's website under "What is Development". A DA will require a Statement of

Environmental Effects (SEE), context and site description, drawings and site plan to show what is being proposed and its impact, if any on adjoining sites, the environment and the locality. Depending on the type of development additional plans may also be required, such as landscaping, stormwater, transport study, and noise report. Some developments, as listed in the Act, may require an Environmental Impact Study (EIS).

As part of the DA approvals process, an applicant will need to demonstrate that a development is consistent with the approved Neighbourhood Structure Plan for the land.

Applicants are required to submit information with all Development Applications that clearly illustrates and describes the development proposal and demonstrates consistency with the relevant planning controls (particularly the LEP, Master Plan, Neighbourhood Structure Plan and this DCP, as well as relevant State Environmental Planning Policies).

The level of detail and the range of issues to be addressed by applicants varies depending on the type and scale of a development that is proposed. Council can advise applicants on the information required to be submitted with Development Applications.

The development application must be accompanied by the following information:

1. Owners Consent
2. Development Application Fees
3. Disclosure of Political Donations and Gifts Statement to Council
4. A site analysis plan
5. Statement of Environmental Effects (SEE).

3.5.3 Exempt and Complying Development

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 may apply to some developments and provide an alternative approval pathway. Refer to relevant complying code (housing code issued by the state department of planning, housing and infrastructure (DPHI) which maybe dated from time to time).

Exempt
Some small scale and low impact developments such as decks, fences, BBQ's and pergolas may not need Council approval if your proposal meets specified criteria. You do not need to lodge an application, however, you can still contact Council to discuss and confirm.

Complying
If your development complies with certain pre-determined development standards, your approval can be "fast tracked". You will need to lodge an application with Council (or a Private Certifier) and a combined planning and construction approval can be issued.

Consent is not required for certain development prescribed as Exempt Development under SEPP (Exempt and Complying Codes) 2008. Other residential development which is complying development does not need to comply with the Parkwood DCP. All residential development must comply with the applicable Parkwood LEP 2020.

3.5.4 Notifying a DA

DAs and applications to modify (other than for Complying Development Certificates, Designated Development, State Significant Development or Council Related Development) will be made available as per Council's notification policy. Notice will be by notification letter to those likely to be impacted by the proposed development. Other DAs and applications to modify, as listed above (other than Complying Development Certificates) will be made available as per Council's notification policy, with notice placed on Council's website and social media pages.

Notification may not be required for DAs and modifications where the proposal is:

- Consistent with the principal land uses permitted by the zoning;

- Comply with the requirements of the Yass Valley Local Environmental Plan (Parkwood) 2020;
- Comply with the requirements and meet the objectives of this DCP;
- Unlikely to have a significant impact on adjoining or opposite properties.

A Council related DA is one for which Council is the consent authority, that is:

- Made by or on behalf of Council; or
- For development on land:
    - Of which the Council is an owner, lessee or a licensee, or
    - Otherwise invested in or under the control of Council

Note: Land vested in or under the control of Council includes public land within the meaning of the Local Government Act, 1993.

If written submissions are made, they must be forwarded to Council during the period of notice relative to the DA. Before determining the matter notified, Council must consider all submissions.

If a DA receives 10 or more submissions, a Planning Forum will be held with the applicant and submitters. The Forum provides the opportunity for submitters to address Councillors and provide a better understanding of the issues prior to a decision being made.

Council will publish on its website a list of all determined DAs, including the decision and date. The assessment report will be made available if required, which includes reasons for the decision and how the community views were taken into account.

3.5.5 DA Assessment and Decisions Making

Council has delegated the assessment and determination of DAs, and other forms of approval, under s377 of the Local Government Act, 1993 to staff. However, there are some DAs that are referred to Council for determination, including:

1. Proposals involving a significant environment, economic or social impact on the local community;
2. Proposal listed as Regionally Significant Development in Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021 or the Environmental Planning and Assessment Act, 1979 or the Environmental Planning and Assessment Regulation 2021;
3. Applications to be determined by the Joint Regional Planning Panel;
4. Applications involving more than three reasonable and unresolved objections;
5. Proposals involving a variation to the Parkwood Local Environmental Plan 2020 or Development Contributions Plan;
6. A DA that seeks a review by Council of a determination made under delegated authority;
7. An application “called in” by Councillors.

The following flowchart outlines the assessment and decision-making process for DAs and other approval:

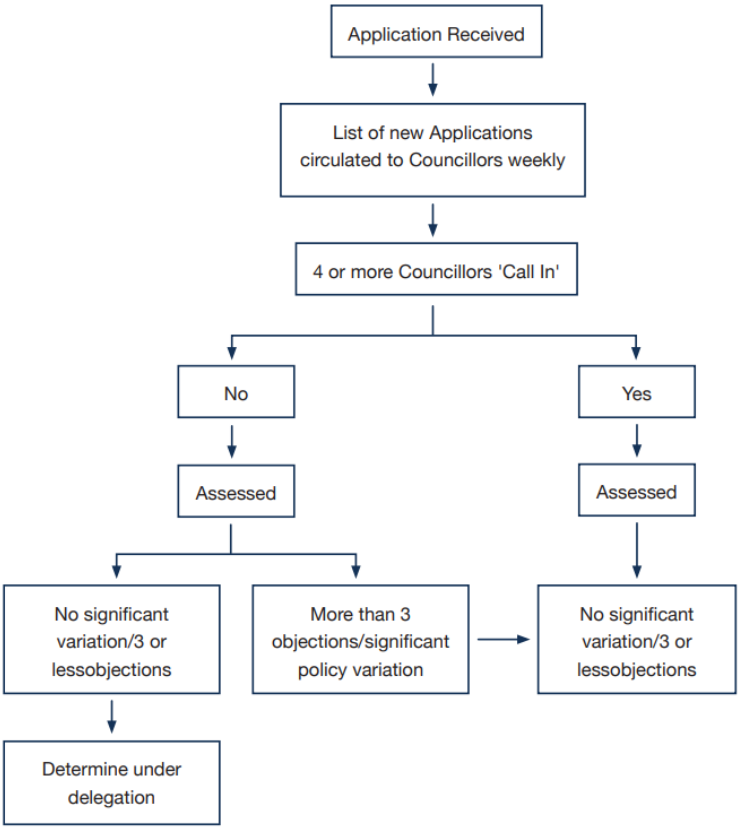

Figure 11 – Assessment and Decision-Making Process

3.6 Assessment and Determination

Appropriate management controls may include any of the following:

- The assessment and/or determination of an application are to be undertaken by Council under delegation – this might be appropriate if the proposal is considered a low-level risk or non-controversial
- The application could also be referred for external assessment and/or determination to either another Council, a Regional Planning Panel, a consultant or a contractor – this might be appropriate for development where Council has a commercial interest in the land, or the development is seen to be a priority for the community Regulation and Enforcement
- Engagement of a private certifier or contractor
- Peer review by a neighbouring Council and/or entering into a shared services arrangement with a neighbouring Council The management strategy for the following kinds of development is that no management controls need to be applied to:
    - Commercial fit outs and minor changes to the building façade
    - Internal alterations or additions to buildings that are not a heritage item
    - Advertising signage
    - Minor building structures projecting from a building façade over public land (such as awnings, verandas, bay windows, flagpoles, pipes and services)
- Development where the Council might receive a small fee for the use of their land Refund of DA Fees Council will refund DA fees when an application is withdrawn as follows:
    - Application is withdrawn after it is registered but prior to being processed by the Planning Department – up to 70%

- Application is withdrawn after being registered and processed but before determination – up to 50% application is determined - Nil refund

3.7 Council Related Development

A Council related development means development for which the Council is the applicant developer (whether lodged by or on behalf of Council), landowner, or has a commercial interest in the land the subject of the application, where it will also be the regulator or consent authority. In accordance with the "Council-related Development Application Conflict of Interest Guidelines" (Department of Planning and Environment), Council related development applications are to be referred to the Chief Executive Officer (or a delegate) for a conflict-of-interest risk assessment. The Chief Executive Officer is to:

- Assess whether the application is one in which a potential conflict of interest exists
- Identify the phase(s) of the development process at which the identified conflict of interest arises
- Assess the level of risk involved at each phase of the development process
- Determine what (if any) management controls should be implemented to address the identified conflict of interest (in each phase of the development process if necessary) having regard to any controls and strategies outlined in this Plan and the outcomes of the Chief Executive Officer's assessment of the level of risk involved as set out in this Plan Note: The Chief Executive Officer could determine that no management controls are necessary in the circumstances
- Document the proposed management approach for the proposal in a statement that is published on the NSW Planning Portal.

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4. Sustainable Development and Living

4.1 Preliminary

The PLEP 2020 aims, amongst other things, is "*to achieve an economically, environmentally and socially sustainable urban development within Parkwood"*.

Sustainability considers social, environmental and economic connections, civic leadership, environmental health and economic prosperity to be maintained in the interests of meeting current and future needs. (Yass Valley Council Sustainability Policy).

It is important that our community can adapt to changing climatic conditions, make efficient use of materials, minimise waste protection and resource consumption. Sustainability principles for development are most effective when considered at project design stage.

In taking action on climate change, the NSW Government has set a goal of net zero emissions by 2050. The DCP aims to support Parkwood to achieve net zero by 2050 and to achieve world standard sustainable living and development practices.

The following key objectives underpin the sustainability vision for Parkwood:

- It is designed to be sustainable *over time*; socially, economically and ecologically with a low and reducing ecological footprint;
- It will respond to both the local and the global environment;
- It will provide for future beneficial change to occur in design, infrastructure and regulatory mechanisms;
- It will be cost effective, replicable and measurable, and
- It will act as a new model that others can follow.

This chapter provides the objectives and controls to achieve the Master Plan sustainability related principles for the growth area, as set out in **Appendix 3**.

The objectives and controls to deliver a sustainable transport system are provided in **Part 8** of this DCP.

4.2 Where does this part apply

This part applies to all residential types and the preparation of Neighbourhood Structure Plans.

4.3 Relationship to other Policies

State Environmental Planning Policy

The State Environmental Planning Policy (Sustainable Buildings) 2002 (Sustainable Buildings SEPP) sets the minimum sustainability standards that a development is to achieve. BASIX requirements apply to all residential dwelling types in NSW and form part of the development application process. At a minimum, all development must comply with the relevant requirements of the Sustainable Building SEPP.

The State Environmental Planning Policy (Housing) 2021 aims to ensure that residential apartment development contributes to sustainable development. Residential apartment development must consider the Apartment Design Guide. This includes sustainable design practices which will be relevant for apartment development in Parkwood.

BASIX

The objectives and controls set out in this part of the DCP are intended to compliment the requirements of BASIX as it applies to residential development.

National Construction Code (NCC)

Green Star

Green star is an internationally recognised rating system that sets the standard for healthy, resilient, positive buildings and places.

Council encourages development to exceed minimum BASIX scores for dwellings and aim to achieve 6 Star Green Star ratings.

4.4 Sustainable Design, Materials and Construction

Objectives

1. To ensure that developments are environmentally sustainable and reduce consumption of energy, potable water and waste water discharge.
2. To maximise opportunities for natural ventilation in development.
3. Achieve sustainable development standards which would deliver a flexible, adaptable and resilient community.
4. To minimise the use of non-renewable resources in construction.
5. To maximise durability and adaptability to avoid the future impacts of replacement and redevelopment to minimise environmental impacts.
6. Design buildings that are healthy and comfortable for all users.
7. To implement the circular economy in buildings and infrastructure, they should be designed to consider longevity, flexibility, adaptability, material efficiency.

Controls

a. Building design is to respond to local climate and site conditions with passive solar and ventilation measures to be incorporated into building design.
b. High use work areas (such as offices) are to be positioned to maximise natural light and natural ventilation.
c. Building envelopes, depths and internal layouts of all residential development is to facilitate natural cross ventilation to create a comfortable indoor environment.
d. Open fireplaces and slow combustion stoves are prohibited.
e. Developments to include the use of sustainable materials for buildings and infrastructure.
f. New residential developments are to be accompanied by a BASIX Certificate and are to incorporate all commitments stipulated in the BASIX Certificate (Refer to Sustainability SEPP).
g. Council encourages subdivision applicants to aim for a 6-star GreenStar rating for community applications.
h. Neighbourhood Structure Plans must consider sustainable design principles in the preparation of plans.
i. Reduce waste during the building process by implementing efficient design strategies, such as grouping plumbing fixtures to minimize material use, positioning hot water services closer to reduce pipe lengths, and aligning room dimensions with standard timber, sheeting, and tile sizes to limit offcuts and waste.

4.5 Energy Efficiency

Objectives

1. To maximise energy efficiency
2. Reduce carbon emissions by enabling greater renewable generation for both electricity consumption and electrical vehicle charging.
3. To promote development that minimises the consumption of energy and other finite resources, conserve environmental assets, and reduce greenhouse gas emissions.
4. To minimise ongoing costs to occupants by maximising energy efficiency, and reducing electricity usage associated with heating and cooling
5. Require new developments to incorporate energy-efficient designs and technologies, including solar panels, high-performance insulation, and energy-efficient appliances.

Controls

a. All new developments must incorporate renewable energy systems.
b. Development must reduce the need for active heating and cooling by incorporating passive design to ensure that development is resilient to climate change. This includes design, location and thermal properties of glazing; natural ventilation; appropriate use of thermal mass; and external shading, including vegetation.
c. All development must maximise access to natural light to reduce the use of artificial lighting during daytime hours.
d. Refer to **Part 8 Transport, Access and Parking** for controls relating to Electric Vehicle (EV) Charging.

4.6 All Electric Buildings

Objectives

1. To minimise the installation of plant and equipment in new buildings that depend on on-site fossil fuel combustion.
2. To reduce indoor and outdoor air pollutants from gas or combustion, thereby improving air quality.
3. To lower ongoing operational costs for occupants by eliminating gas connection charges.
4. To minimise greenhouse gas emissions by avoiding the use of gas.

Controls

a. All new developments must use electricity exclusively for all energy needs associated with the normal operation of the building.
b. If it is demonstrated that the intended use of the building requires a process or equipment that cannot be powered by electricity, fossil fuels may be used for that specific service only. Evidence, including market testing and equipment supplier advice, must be provided with the application to confirm that an electrically powered alternative is not technically feasible.
c. Reticulated gas shall not be installed as part of any residential subdivision.

4.7 Roof Design and Solar

Objectives

1. Maximise the use of roof space.
2. The integration of rooftop solar and green roofs is encouraged to maximise the utility of roof space.
3. Encourage the use of green roofs to reduce urban heat island effects and enhance biodiversity where appropriate with residential flat buildings and commercial buildings.
4. The use of green roofs and green walls is encouraged particularly where this forms part of a communal open space in a mixed-use development, and for non-residential development in the Centre.
5. To encourage the installation of rooftop solar panels to increase the use of renewable energy and lower energy costs for occupants.

Controls

a. The use, location and placement of photovoltaic solar panels is to take into account the potential permissible building form on adjacent properties.
b. The NSP shall aim to ensure that the orientation of lots facilitate installation of solar panels on the roof.
c. Roof coverings must have a solar absorbance rating of not less than or equal to 0.7.
d. Green roofs should be designed to retain and detain stormwater, reducing runoff and peak flow rates.
e. Green roofs for apartments buildings should comply with the requirements of the Apartment Design Guide.
f. Roof design must consider placement and orientation of solar (PV) panels and roof mounted solar hot water systems (if used).
g. Where possible, proposals for new buildings, alterations and additions to buildings or major tree plantings are to maintain solar access to existing photovoltaic solar panels having regard to

performance, efficiency, economic viability and reasonableness of their location. A development proposal may be modified to protect solar access to existing solar collectors.

h. Solar orientation to be considered, as detailed in subdivision **Part 6 Subdivision Controls**.

4.8 Stormwater Management and Water Efficiency

Effective stormwater management involves implementing measures to mitigate, manage, and control alterations to the natural water cycle. This is essential for protecting environmental values, human life, and assets. By incorporating nature-based solutions such as bioretention basins, green roofs, vegetation retention, permeable paving, and other green infrastructure into development proposals, stormwater management can be significantly enhanced.

Developments should also aim to maximise the efficient use of water to contribute to the sustainable growth and long-term health of both the environment and the community.

Objectives

1. To maximise the efficient use of water.
2. To increase resilience and water security by providing an alternative water supply to buildings.
3. To maximise the use of rainwater as a resource.
4. To reduce the loads on the stormwater system infrastructure.
5. Promote sustainable practices in relation to the use of water resources for human activities.
6. To ensure that water management measures for developments incorporate key principles of water sensitive urban design.
7. Encourage sustainable stormwater management practices, such as permeable paving, rain gardens, and bioretention basins, to manage runoff and improve water quality.
8. Promote best practice and innovative water sensitive urban design (WSUD) solutions.

Controls

a. All development is to incorporate Water Sensitive Urban Design (WSUD) principles - **Refer to section 11.7 Stormwater and WSUD.**

b. All property access must ensure the roadside water can contribute to flow downstream without ponding or forcing water onto the road or into adjacent lands.

c. The use of porous surfaces is to be maximised.

d. All development must demonstrate the prioritisation of water conservation measures to minimise consumption.

e. All new development is to maximise rainwater collection and reuse.

f. All residential development is to provide a rainwater tank. Refer to **Part 7 A Diversity of Housing** for requirements.

g. All dwellings must have a heat pump hot water system with separate compressor installed where possible. Instantaneous or gas hot water systems are not permitted.

4.9 Waste Management and a Circular Economy

"A circular economy approach means shifting away from a 'take, make, use and dispose' approach to one that better values resources. This means using materials efficiently and keeping products and materials in use for as long as possible." (Ref Circular design guidelines for the built environment, NSW Office of Energy and Climate Change, NSW Treasury 2023).

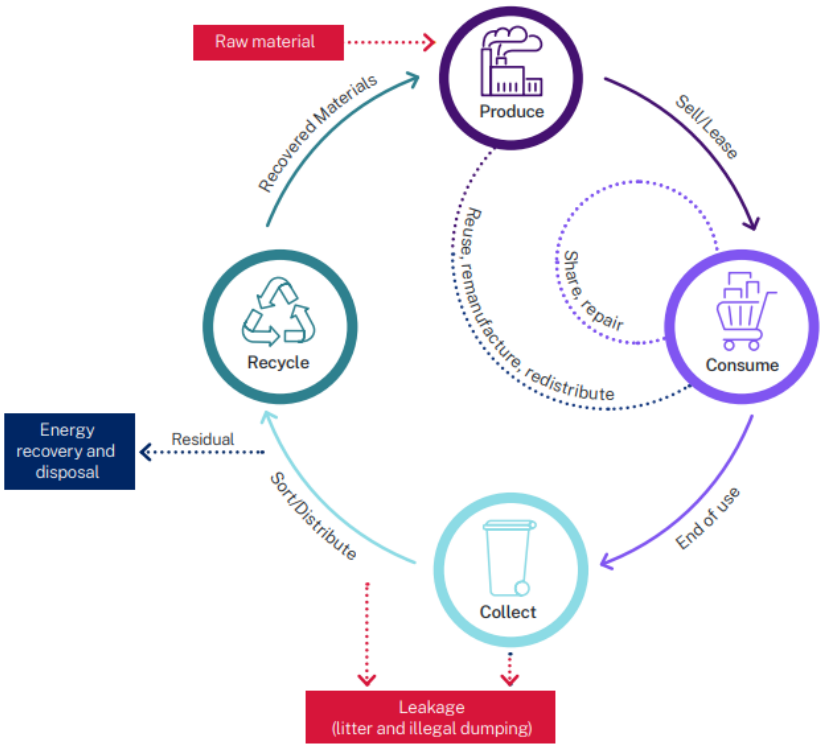

Figure 12 – A Circular Economy, Source: NSW Waste and Sustainable Materials Strategy 2041 NSW Department of Planning, Industry and Environment

All development should have regard to the following sustainability principles in the design and siting of development.

Principles

1. Developments should aim to incorporate sustainable waste management which includes reducing waste, reusing materials, and recycling, and circular economy practices.
2. To design and construct to minimise resource consumption and the generation of waste.
3. To maximise the reuse of materials.
4. Best practice design using standard construction material size should be used to minimise waste generation.
5. Enable a shift towards a circular economy, where buildings are designed for longevity, future adaptation and re-use.
6. Ensure the separation of waste streams through the provision of necessary infrastructure, including promoting on-site recycling and composting facilities.
7. Landscape design to incorporate recycled materials.
8. Refer to NSW Waste and Sustainable Materials Strategy 2041 in **Appendix 5**.
9. Note- Refer to **section 11.10 Waste Management** for general controls relating to waste management.

4.10 Climate Change and Resilience

Objectives

1. Encourage sustainable consumption and production patterns.
2. Consider adaptability to changing flood risks due to a changing climate.
3. Ensure developments incorporate a resilient design and can adapt to climate change.

4. Encourage innovative design that achieves a high level of sustainability and is adaptable to changing climate conditions.

Controls

a. Development within the Probable Maximum Flood (PMF) area must assess impacts of climate change and increased rainfall intensities.
b. Landscaping plans to include climate appropriate landscape design and tree species that are resilient to climate change.
c. Developments to incorporate the use of climate-resilient building materials that can withstand extreme weather events, such as high winds, flooding, bushfire, and heatwaves.

4.11 Urban Heat and Shade

Vital elements of any community is the degree to which they are climate responsive. Homes and streets have a key role to play in reducing the urban heat experienced by residents and visitors. This is an important consideration in the planning and design of Parkwood to ensure its homes and streets are well suited to climate.

The Urban Heat Island Effect refers to the way pavements, streets and materials absorb the sun's heat and radiate it back day and night, increasing the temperature and stopping urban areas from cooling down.

Objectives

1. To limit the retention of heat within the urban environment.
2. Reduce the risk of heat stress on people, workers, and visitors.
3. Create more sustainable and resilient communities.
4. Help manage the effects of climate change, such as more severe heatwaves.
5. Seek to reduce and manage the negative impacts of urban heat island effect.
6. Reduce the cause and impacts of Urban Heat Island Effect by increasing the tree canopy throughout the urban area.
7. Discourage the use of heat producing surfaces.
8. To preserve and enhance tree canopy and planted areas to provide its contribution to shade and urban heat mitigation.
9. Promote the use of water sensitive urban design of rain gardens, ponds and dams to reduce the urban heat effect at Parkwood.
10. The design and siting of building shall promote urban cooling and minimise the heat island effect.
11. Buildings shall be designed to perform well in hot and extreme weather events.

Controls

a. Individual homes must have eaves with a minimum depth of 600mm on street and north facing facades.
b. An equivalent awning or sunhood to the entire width of windows.
c. The use of artificial grass is not permissible in verges as well as front and rear garden areas.
d. Sufficient deep root planting zones must be provided to allow for the planting of a minimum of 3 appropriately sized trees in both the front and rear gardens of single detached homes.
e. Irrigation of public open spaces to be provided in a manner that helps to cool the surrounding climate and reduce Urban Heat Island Effect while also helping to increase tree canopy cover.
f. Refer to **section 12.6** for tree canopy cover.
g. Refer to **Part 8** for controls to reduce the heat island effect through reduced road carriageway widths.

4.12 Economic Sustainability

Objective

1. Be cost effective, replicable and measurable.
2. Increase economic benefits through appropriate density.
3. Employment centres to provide a range of complementary uses that service the local community.
4. Create open space and public domain landscapes that are durable, financially sustainable and enhances environmental sustainability.
5. To reduce operating costs for households, businesses and tenants.
6. To reduce the ongoing cost to occupants by lowering electricity usage associated with heating, cooling and car dependency.

Controls

a. Release of land shall minimise infrastructure costs by adhering to the staging plan or out of sequence in accordance with **section 3.2.2**.

b. Higher density development is to be located in and around centres that are serviced by public transport, to prevent high infrastructure costs associated with greenfield urban sprawl.

c. Developments are to be designed to reduce building operational costs.

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5. General Controls

This Chapter provides controls to be considered for all types of development.

5.1 Site Suitability

All development applications are assessed on their individual merits and take account of, amongst other things, the suitability of the site for the proposed development. In determining whether a site is suitable for the proposed development the following need to be considered:

a. Physical constraints such as topography, flooding, heritage, bushfire and biodiversity;

b. The availability and location of access, electricity, reticulated water and sewer or other means of obtaining water and disposing of sewage;

c. Zoning restrictions, easements and covenants; and

d. Site aspect, lot configuration to enable setbacks and restrict overshadowing.

5.2 Site Analysis Plans

A site analysis is the process of examining and assessing the opportunities and constraints to the potential development of the site, including consideration of how such development may best achieve compatibility with the existing and likely future urban character of the locality. The amount of information required for a site analysis will vary depending on location, scale and complexity of the proposal.

Objectives

1. To ensure site analysis plans identify the site features (opportunities and constraints).
2. To ensure site layouts:
    i. provide a liveable, attractive, and resource-efficient living environment,
    ii. provide buildings, front fences, and landscaped areas that contribute positively to the streetscape,
    iii. retain any item of identified conservation or heritage value, and
    iv. take into account site features such as topography, views, landmarks, trees, vegetation, structures, drainage, services, access, orientation and microclimate

Controls

a. All applications must be accompanied by a site analysis plan.
b. A site analysis plan shall display, where relevant:
    i. Site topography;
    ii. Bushfire hazard of the site
    iii. Existing vegetation and mature trees, including hollow bearing trees;
    iv. Heritage items in the vicinity;
    v. Views to and from the site;
    vi. Impact of vegetation and buildings on adjoining land including privacy, shading, lighting and visual amenity;
    vii. Location of access points relative to pedestrian facilities and roadway structures;
    viii. Solar access and predominant breeze;
    ix. North Point
    x. Flooding, including overland, riverine and on-site drainage;
    xi. Proximity to community and social facilities

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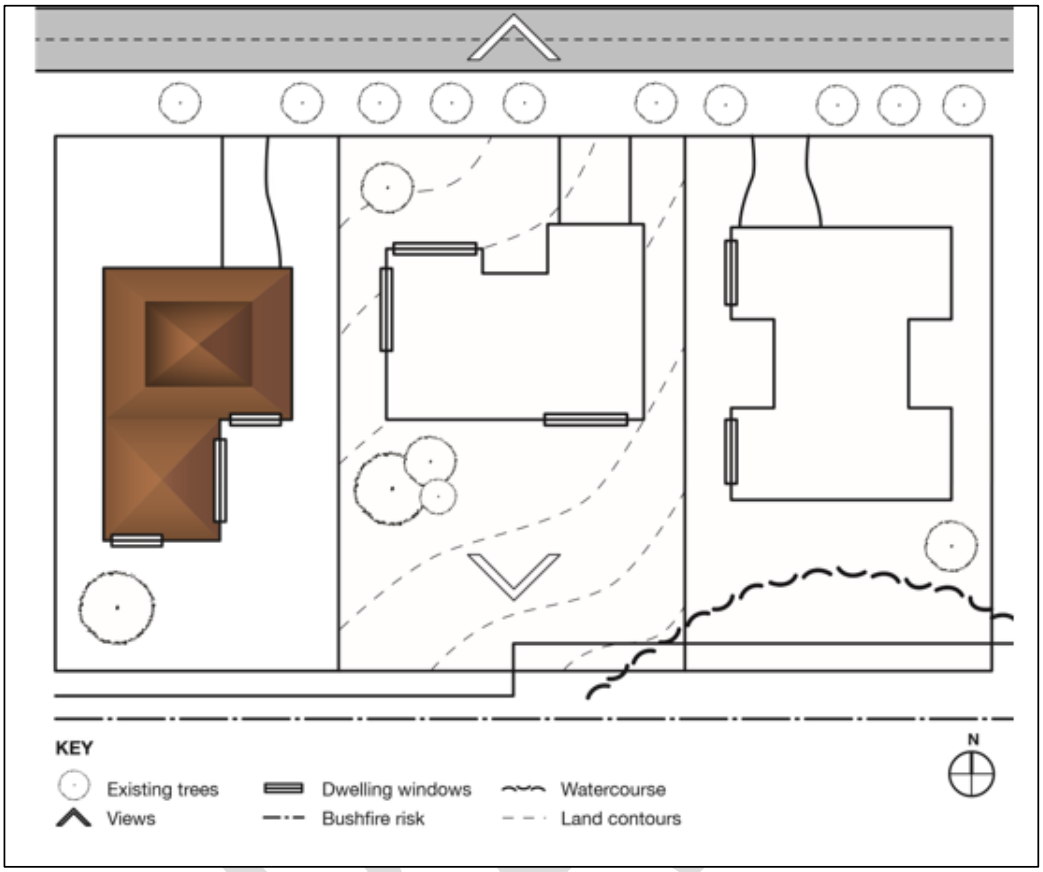

Figure 13 – Example Site Analysis Plan

5.3 Landscaping

General controls to apply to all developments, except for single dwellings, centre, or public open space DA for landscaping.

Objectives

1. To ensure that landscaping is appropriate to characteristics of its locality, preserving and contributing to its natural, cultural, heritage and visual character.
2. Landscape design should reinforce the identified natural attributes of the neighbourhood.
3. Landscape design should maintain or improve the amenity and visual quality of the site.
4. Development should aim to retain existing site trees that enhance natural or scenic values, control sunlight, or provide shade, shelter, habitat or screening.

Controls

a. Landscaping should comprise a mix of canopy trees, shrubs and groundcovers where appropriate.
b. The Neighbourhood Structure Plan shall address how the desired future character and function for open space as outlined in **Part 12** (hierarchy) will be achieved.
c. Development Applications, other than minor applications (e.g. shop fit-out, signage or change of use applications) shall include a landscaping plan prepared by a suitably qualified consultant. The Landscape Concept Plan should outline the overall landscape objectives and the context of the surrounding urban and landscape setting.
d. Refer to **section 7.8** for residential landscaping requirements.

5.4 Deep Soil

Deep soil areas are required to ensure adequate space for tree growth, manage stormwater, and maintain ecological balance.

Development should include opportunities for deep rooted species in private spaces.

Objectives

1. Provide areas of deep soil to allow for the planting and growth of trees on private property where appropriate.
2. Ensure that each residential lot has sufficient area for landscaping, including deep soil planting areas, and usable private open space.
3. To support the growth and health of trees with adequate connected deep soil.
4. To allow areas for the planting of deep-rooted vegetation.

Controls

a. Primary landscape zones are to be provided in the front and rear setbacks of lots to provide deep soil planting areas and able to establish a tree.
b. Site coverage shall allow for deep rooted plantings to provide shade and visual relief.
c. For lots greater than 150sqm, the minimum amount of deep soil is to be 15% of the site area. The deep soil area can include porous paving of up to 1.2m wide providing there is a deep soil area on one side level with the paved area.
d. Where site conditions allow, the deep soil area should be consolidated to one location on site for effective planting and to assist with detention of stormwater.
e. Refer to the controls in **Part 7 Diversity of Housing**.
f. The landscape design should maximise the area of the deep soil zone, especially around existing trees to provide sufficient root depth as well as deep soil zones around the perimeter of a site.
g. Planting on structures such as podiums, roofs and walls can supplement deep soil planting on sites where opportunities for this are limited or restricted, e.g. in high density areas.
h. Deep soil zones for Apartment developments are to comply with the Apartment Design Guide.

5.5 Signage

Objectives

1. To ensure that signs are appropriate for the building and the area in which it situated.
2. The use of signage is an effective means of communicating information.

Controls

a. Need to be consistent with SEPP (Industry and Employment) advertising requirements.
b. Refer to exempt development in relation to advertising a signage.
c. All signage and advertising shall be designed in a co-ordinated manner. A signage strategy is to be submitted with the first DA lodged for the construction of buildings on a site.
d. Signage should directly relate to the name and type of business undertaken on the site;
e. Business identification signage should not exceed 2.5m2 in area;
f. Signage should not reduce road safety by distracting or confusing the operation of traffic lights or authorised road signs, through excessive size, flashing or moving images;
g. Signs within 50 metres of, or facing towards a dwelling or conservation zone, should not be illuminated, unless suitably baffled and timer operated to switch off between 10pm and 7am to prevent glare or light spill to nearby dwellings at night;
h. Signs which advertise products sold or serviced on the site may form part of the signage, but should not dominate the business name;

i. *Signage should avoid repetition of names, logos, pictures, street and phone numbers, and use legible, uncluttered fonts and graphics;*

j. *Signage should not be duplicated- particularly above verandah level, with the exception of sites with more than one frontage;*

k. *Signage should not visually dominate the building or site;*

l. *Signs should be fixed, non-rotating, with no moving parts;*

m. *Signs should not comprise LED, neon, animated, scrolling, flashing or running lights, and must comply with AS 4282—1997 'Control of the obtrusive effects of outdoor lighting';*

n. Proposed signage will be considered in the context of all existing signage on the building/site.

o. Existing redundant or inappropriately located signage is to be removed prior to installation of new signage; and

p. Signage for multiple occupancies within a building should be co-located and consistently sized.

5.6 Public Art

Public art can be in many forms including, sculpture, water features, paving, fencing, paintings, mosaics, incorporated into seating, paving, bus shelters etc.

Objectives

1. Enrich and enliven the public and private domain with high quality, aesthetic, and functional art.
2. Recognise and celebrate Aboriginal heritage, values and living culture in the public domain.
3. To support local artists in the provision of public art that is designed, constructed and placed in an appropriate manner.

Controls:

a. Must not contain references, images or graphics that are discriminatory, offensive or of a political nature.

b. Artworks are to be durable, easy to maintain and safe.

c. Public artworks should be designed without sharp edges, potential trap hazards, or features that could be scaled or climbed.

d. Public artworks should, wherever possible, incorporate sustainable materials.

e. Public art associated with a built form project should be seamlessly integrated into the design, enhancing the building's architecture and material finishes.

f. During precinct planning or neighbourhood subdivision layout, identify areas that are suitable for public art installations.

g. Where appropriate, collaborate with stakeholders, the community, and the Council to create artwork that enhances the public domain.

h. Incorporate public art into the NSP stage.

5.7 Universal Design and Access

Objectives

1. Provide equitable, safe, and legible access to the public realm and built form for all people

Controls

a. Paths, ramps, steps, and lifts comply with relevant standards, including AS 1428-2009 Design for Access and Mobility.

b. Provide safe, logical, and predicable pathways that consider
   i. Sight lines;

ii. Legibility;
iii. Weather protection;
iv. Safety; and surveillance
v. The needs of children, the elderly, and people with disabilities; and
vi. Access and signage information.

c. Built form is stepped with the topography to provide at grade access for all ground floor uses.
d. An access report is required where universal access is a requirement of the Disabilities Discrimination Act 1992.

5.8 Crime Prevention Through Environmental Design

Good design optimises safety in development which can lead to a reduction in crime and improve overall safety and liveability. The principles of crime prevention through environmental design (CPTED) seek to minimise preventable crime by minimising crime opportunities in the development design phase. Design that encourages effective surveillance, controls access and maintains a high standard in the public realm has positive cumulative effect in crime prevention and reduction.

Objectives

1. To ensure development considers the CPTED principles in the design phase and minimises the opportunities for crime occurrences.
2. Ensure the development contributes to the activity, vibrancy, diversity and safety of streets and the public domain through the day and night.
3. To ensure that the siting and design of buildings and spaces, through casual surveillance, decreases the opportunity for crime.
4. To ensure that development encourages people to use streets, parks and other public places without fear of personal risk.
5. Access and sightlines promote safe movement.
6. Safety is enhanced via the use of appropriate lighting.

Controls

a. All development shall consider the crime prevention measures contained in this part in the design phase of development.
b. Development is designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
c. Buildings and active uses to overlook public spaces and provide passive surveillance.
d. Pedestrian access points must be clearly defined and have good visibility from the public realm.
e. Lighting to be designed in accordance with relevant standards and CPTED principles.
f. For developments proposing ten (10) or more dwellings a detailed 'Crime Prevention Through Environmental Design' assessment shall be prepared by an accredited person and submitted with the development application.
g. CPTED Plans may be required for other development applications, depending on the nature and scale of the development.
h. Where buildings are set back from the street, the site area should be designed to minimise hiding and entrapment spots.
i. For uses which will operate after dark, clear sightlines should be provided from the building entrance to parking areas and/or public streets.

5.8.1 Passive Surveillance

People generally feel safer when they can see and be seen by other users of the space. Criminal activity is also less likely to occur when a potential offender knows they are being watched, and if it does occur, is more likely to be interrupted or reported.

a. Buildings should be designed with windows and doors to open to and overlook streets, lanes and other public or communal areas to provide casual surveillance.
b. Windows should be located to allow surveillance of internal driveway and carparking areas for commercial and multi dwelling development.
c. In the case of corner lots, windows are also be oriented to overlook the side street.
d. Sensor or solar lighting should be provided adjacent to entries for commercial, industrial and multi dwelling development.
e. Windows, balconies, fencing and the like should be designed and constructed to allow views and passive surveillance of any adjacent public reserve; or recreational area. Where necessary, fencing may be required to be 50% transparent, rather than of solid construction.
f. Security fittings, shutters and doors, where fitted should be at least 50% transparent at street level to allow passive surveillance in commercial, industrial and multi dwelling development.
g. Mature heights and widths of vegetation plantings should be considered so as not to visually obscure entries/exits signage, lighting or present a security risk.
h. Pedestrian areas and entries should be visible from nearby dwellings, buildings, parking areas or the street.
i. Landscaping should minimise spaces where intruders can hide.
j. Security lighting is to be provided to public accessways and parking areas and conform to AS1158.1 'Vehicular Traffic Lighting' in commercial and industrial developments.
k. Opportunities for casual surveillance from dwellings /studio units are to be incorporated into the design of shared driveways and where rear access is proposed from laneways.

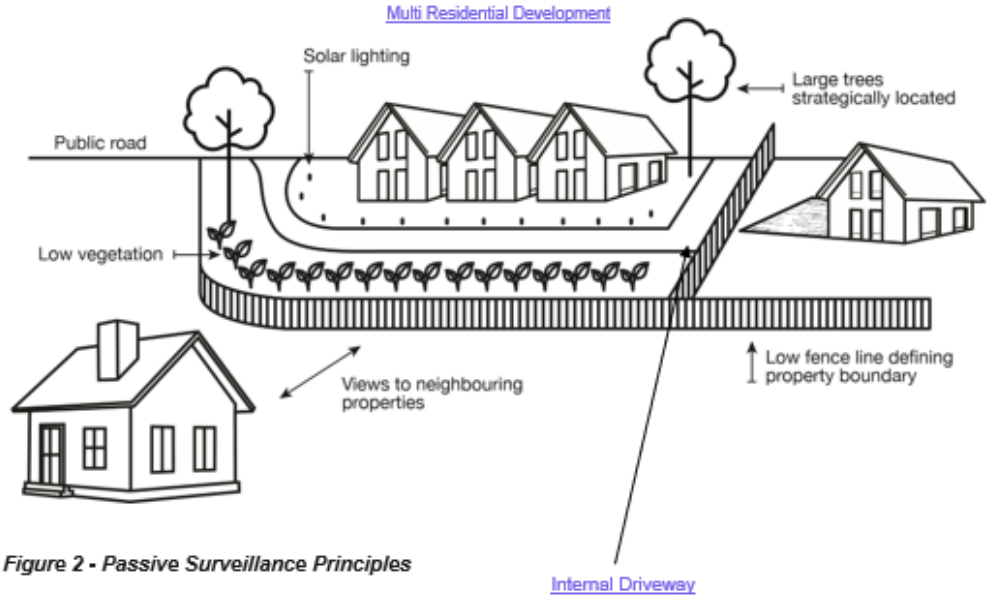

Figure 2 - Passive Surveillance Principles

Figure 14 – Passive Surveillance Principles

5.9 Provision of Services and Utilities

Objectives

1. Services and utilities are designed and located to be integrated within the building and public realm.
2. Provide fast, reliable and highspeed fixed and wireless internet connectivity in line with best practice guidance for planned land use.

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Controls:

a. New streets are to integrate utilities underground within the street reservation, with services located underground and in a manner that facilitates tree planting.

b. Where services must be located above ground, are to be designed as an integrated component of the building.

c. Refer to **Part 3 NSP requirements** and **Part 6 Subdivision Controls**.

d. All existing and additional utility infrastructure must be identified at the site planning stage.

e. NSP Plans must demonstrate that the neighbourhood can be adequately serviced.

5.9.1 Telecommunication Facilities

Objectives

1. Ensure adequate telecommunication facilities are provided to all new lots and development.
2. Minimise impacts of telecommunication facilities on the environment, surrounding properties, people, public domain and future character of precincts.
3. Minimise the visual impact of telecommunication facilities on the public domain.
4. Co-location of telecommunication facilities to minimise the number of facilities required.
5. Telecommunication facilities do not have adverse impacts upon the natural environment.
6. Neighbourhood Structure Plans should consider the future need for facilities.
7. Telecommunication facilities are designed to ensure human health and safety, including health risks associated with the emission of electro-magnetic radiation.

Controls

a. Development to be undertaken in accordance with the State Environmental Planning Policy (Transport and Infrastructure).

b. Development will demonstrate adequate access to the telecommunications network for both fixed line telephone services and high-speed internet access.

c. Locate facilities so that they do not detract from the amenity of public or private open spaces.

d. Ensure facilities do not detract from key views.

e. Provide adequate separation from residential uses or sensitive uses.

f. Utilise landscaping and vegetation to screen facilities from the public domain.

g. The siting and design of telecommunication facilities consider the existing and future potential for co-location of additional telecommunications facilities.

h. Childcare 100m from high voltage transmission lines, mobile phone towers, radio telecommunication facilities.

i. Where possible, avoid locating Telecommunication facilities on environmentally significant land or on land below the PMF level.

j. Telecommunication facilities should not include advertising signs, night illumination.

k. Key telecommunication providers should be consulted to understand likely asset requirements for emerging services.

5.9.2 Water

Objectives

1. Ensure adequate water supply provided to new development.

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Controls

a. Development will demonstrate adequate water supply connection exists or that suitable arrangements are in place for the provision of an adequate water supply service.

b. Where reticulated sewer is available all dwellings in that neighbourhood must be connected.

c. Additional water supply may be required to be held in reserve for firefighting purposes. Any water supply requirements advised by the NSW RFS under Planning for Bushfire Protection 2019 may need to be provided in addition to the requirements above.

5.9.3 Electricity

Objectives

1. Ensure adequate electricity will be provided to new development.

Controls

a. Development will demonstrate adequate connection to grid supplied electricity services. Alternative electricity sources for development other than subdivisions may be considered where the provision of reticulated services is uneconomic due to cost of connection or there is a clear environmental benefit in not connecting to mains infrastructure.

b. Encourage an all-electric suburb.

5.9.4 Sewerage

Objectives

1. Ensure adequate sewerage systems will be in place for new development.

Controls

a. Development will demonstrate adequate reticulated sewer connection or have suitable arrangements in place for such a connection to be made where access to reticulated sewer is available.

b. Where there is no reticulated sewer, a geotechnical report must be prepared by a suitably qualified wastewater consultant or geotechnical engineer to accompany the application demonstrating the site's suitability for an on-site sewage management system.

c. Where the establishment is not able to be connected to Council's reticulated sewer system an on-site sewage management plan must be prepared by a suitably qualified wastewater consultant or geotechnical expert is to be provided with the development application.

Figure 15 below (sewer masterplan) shows the areas that are unserved and will require a sewer pump station.

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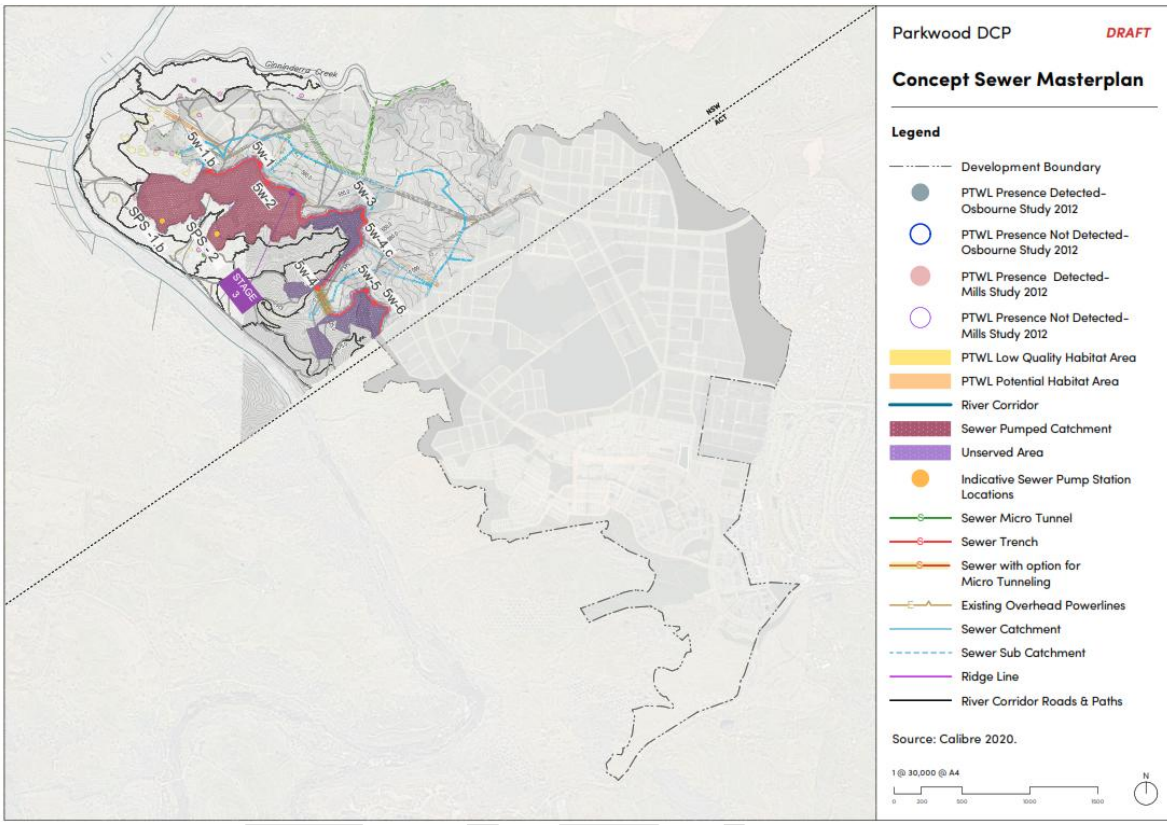


Figure 15- Sewer Masterplan

6.Subdivision Controls

6.1 Preliminary

This Chapter sets out the objectives and controls for the subdivision design at Parkwood. It applies to all subdivisions in the area subject to the DCP.

6.2 Subdivision Design

General Objectives

1. Subdivision design and density should align with the land's capability, natural constraints and hazards while being consistent with and enhancing the character of surrounding development.
2. Provide a high level of amenity including solar access, safety, views, and proximity to community facilities, open space and public transport.
3. Ensure subdivisions enable a range of densities and housing choices to meet the diverse needs of the community.
4. Design neighbourhoods that enhance the street character and optimise the natural attributes of the land.
5. Create a subdivision pattern that provides safe routes and promotes walking and cycling over private car uses.
6. To encourage increased physical movement and healthier lifestyles within neighbourhoods, including those people who are vision or mobility impaired.
7. To ensure residents have access to high quality multi-function public open spaces that meets the needs of the community.
8. Create a legible subdivision pattern that maximises the 'sense of neighbourhood' and clearly defines and reinforces the public domain.
9. To ensure liveable, aesthetically pleasing neighbourhoods.
10. To minimise potential land use conflict through subdivision design.

General Controls

a. Subdivision design shall be in accordance with the Master Plan and adopted Neighbourhood Structure Plan except where otherwise approved by council.
b. Subdivision patterns should ensure liveability, maximise the 'sense of neighbourhood' and clearly define and reinforce the public domain.
c. Development adjoining the conservation corridor must include appropriate measures in a subdivision application to minimise impacts on the corridor.
d. Neighbourhood Structure Plans should be accompanied by an indicative subdivision layout.
e. The design and layout of subdivisions are to minimise the extent of cut and fill required for the resulting construction of a dwelling on each individual lot – refer to **section 6.5 (earthworks**).
f. Engineering Design and Construction Specifications applicable at the time of application
g. Subdivision should optimise solar orientation to reduce the need for heating and cooling.
h. Subdivision should be designed to provide efficient and convenient active travel routes to centres and services.

6.3 Staging of Subdivision

Objectives

1. To ensure that subdivisions occur in manner that coordinates the timely provision of infrastructure.
2. To ensure that stages do not adversely impact other stages in terms of layout and the street network.

3. To ensure that stages are able to be developed in a manner that enables them to function independent of other stages.
4. To ensure that staging is consistent with an approved neighbourhood structure plan and any contributions plan or planning agreement that may apply to the stage in terms of infrastructure or services identified as required in that stage.

Controls

a. Where a subdivision application proposes staging, each individual stage should integrate with adjoining stages to ensure seamless connection of street, pedestrian and active travel routes.
b. Pedestrian, cycling and vehicular connections to existing and proposed commercial areas, open space and community facilities should be provided at each stage.
c. Temporary cul-de-sac are to be provided for roads that will continue into future stages.
d. Stages should ensure that garbage truck and other service vehicles are provided for at all times.
e. Staging of subdivisions should align with the staging plan – refer to **Part 3**.
f. NHS Plans must be adopted prior to the approval of a stage of subdivision – refer to **section 3.3.6**, NHSP process.

6.4 Subdivision – Streets Network and Design

It is important to design the network of streets in a way that enhances clarity and fosters a distinct sense of place and provides convenient and efficient walking access to centres and services to reduce car dependency.

Refer to **Part 8 Transport, Access and Parking**.

6.4.1 Street Design and Layout

Objectives

1. To ensure that streets in residential subdivisions are adequate in terms of design parameters that meet the intended use.
2. To ensure that each allotment is provided with a legal, adequately designed and located access.
3. To ensure that the design and placement of streets minimises the environmental impact and is suitable for the landscape and topography.
4. To create subdivision layouts that optimize the use of active and public transport.

Controls

a. Streets must conform with the street network pattern shown on the Master Plan and an approved Neighbourhood Structure Plan unless otherwise approved by council.
b. All new lots created by a subdivision must have a legal access. Legal access includes:
    i. via a Public Road as defined under the Roads Act 1993; or
    ii. through construction and dedication of a Crown Road as a Council public road.
c. All streets and pavements shall be designed and constructed in accordance with the requirements of Austroads.
d. Street widths and design should make provision for the safety of road users by using passive means to control speed; consideration should be given to measures such as narrow street widths, blisters, paving types, landscaping and built form to provide visual cues to the use of the space and appropriate traffic speed.
e. Main access streets should be clearly designed to designate entry to the neighbourhood.
f. Practical, legal and safe access is to be provided to each lot.
g. New streets and parking shall be provided in accordance with the requirements in **Part 8 Transport, Access and Parking.**
h. The street system that is required to service the proposed subdivision must be appropriately designed to respond to geotechnical, topographical and specific site features.

i. Street reserve widths should provide adequate space between the property boundary to allow for drainage, services and vegetation.
j. Street design and layout shall provide a network of interconnected streets that provides safe, convenient and clear access within neighbourhoods including access for emergency vehicles.
k. Consideration should be given to street length, intersection construction and spacing.
l. Streets in residential subdivisions shall provide street trees, streetlights and footpaths on both sides.
m. Street signs, lights, trees and other road furniture shall be accommodated within the road reserves.
n. Practical, legal and safe access is to be provided to each lot.
o. Streets should generally run along contours and be appropriately designed to respond to site specific, geographical and geotechnical features.
p. Lots should be serviced by an internal street or laneway and not gain access directly from a classified road, unless approved by, and compliant with the requirements of, Transport for NSW.
q. Where practicable allotment access should be combined to limit the number of new access points to the road network.
r. Kerb and gutter shall be provided by the subdivision.
s. Where existing road pavement/design, kerb and gutter, footpaths adjoining the subdivision are not sufficient they are to be upgraded.
t. Street design should control the speed of traffic to appropriate residential type limits; consideration should be given to street length, intersection construction and spacing.
u. A Traffic Impact Statement or Study will be required to accompany subdivision development applications for five or more allotments or creation of a new road. This should include an overall transport movement hierarchy to show each type of street proposed, connections for public transport, private vehicles, pedestrians and cyclists.
v. Any street or road created or utilised as part of the subdivision shall be constructed or upgraded to that specified in Council's Engineering Standards.

6.4.2 Pedestrian and Cycle Connections

Objectives

1. To ensure that connected accessible pathways are provided in suitable locations for residential subdivisions.

Controls

a. Road layouts should provide for traffic calming measures where road widths, setbacks and visual cues risk excessive speed, to ensure safe pedestrian and cyclist crossings.
b. Pedestrian ways shall be provided at a minimum width of 1500 mm (2500mm for a shared accessway) and be of durable slip, resistant materials. Concrete or asphalt is preferred, crushed granite may be suitable for village areas taking account of drainage, flooding and crossfall. Where pavers or bricks are incorporated, they shall have a matte finish and the range of colours used should be limited to avoid confusion for sight impaired pedestrians.
c. New cul-de-sacs and no-through roads shall, wherever possible, provide pedestrian and cycle linkages to other roads within the development as well as to existing roads.
d. All pedestrian and cycleways must be designed and located to ensure suitable passive surveillance and shall not be 'enclosed' by solid fencing.
e. Pedestrian scale lighting should be provided to paths likely to be frequented afterhours. Pedestrian scale lighting is lighting that provides illumination for the safe movement of pedestrians without negatively impacting upon traffic or adjoining land uses and can include downward directional lighting, in footpath lighting, bollard lighting and the like.
f. Pedestrian and Cycle facilities should be provided in accordance with AUSTROADS Part 13- Guide to Traffic Engineering Practice 'Pedestrians' and Part 14 – Guide to Traffic Engineering Practice 'Bicycles'.

g. The alignment of accessways should accommodate the retention of existing trees.
h. Avoid the use of pedestrian only accessways.

6.4.3 Street Naming

Objectives

1. To provide guidelines for the consistent naming of new streets within Parkwood.

Controls

a. Where a subdivision involves the dedication of a public road suggested road names along with reasoning for their suggestion are to accompany the application.
b. Suggested road names are to be consistent with the NSW Geographical Names Board Guidelines for the Naming of Roads.
c. Duplicated, double barrelled or inappropriate names will not be accepted, and Council reserves the right to reject a suggested road name.
d. The developer shall install of street name signs upon approval of the street name at no cost to Council.
e. Matters considered appropriate in the naming/renaming of roads and streets:
    i. Names of citizens who have made a significant contribution to the community. The names of living persons should not be assigned. It is a requirement of the Geographical Names Board Addressing Principles that a person is to have been deceased for at least 12 months before naming a road in their honour;
    ii. Thematic names such as flora and fauna species/breeds;
    iii. Names of historical, geographical or cultural significance;
    iv. Names derived from Aboriginal culture; and
    v. That duplication and phonetically similar sounding names are to be avoided.

6.5 Earthworks

Objectives

1. To ensure that subdivisions are designed to suit the topography of the site and minimise the use of cut and fill.
2. To ensure that earthworks are minimised.

Controls:

a. Subdivision design shall avoid the need for extensive cut and fill; where earthworks are proposed they shall be suitably protected from erosion, soil movement.
b. Earthworks within 1 metre of the boundary shall not exceed 1 metre in depth.
c. Any fill imported to site must be certified Virgin Excavated Natural Material or Excavated Natural Material.
d. Earthworks, retaining walls and the like shall be designed to accommodate overland stormwater flow.
e. A geotechnical report will be required for development on sloping land to indicate which parts of the land is suitable for development or appropriate measures that need to be taken to stabilize the area proposed for development.
f. Typical slab on ground construction requires earthworks to establish a level site – refer to **Figure 16.**

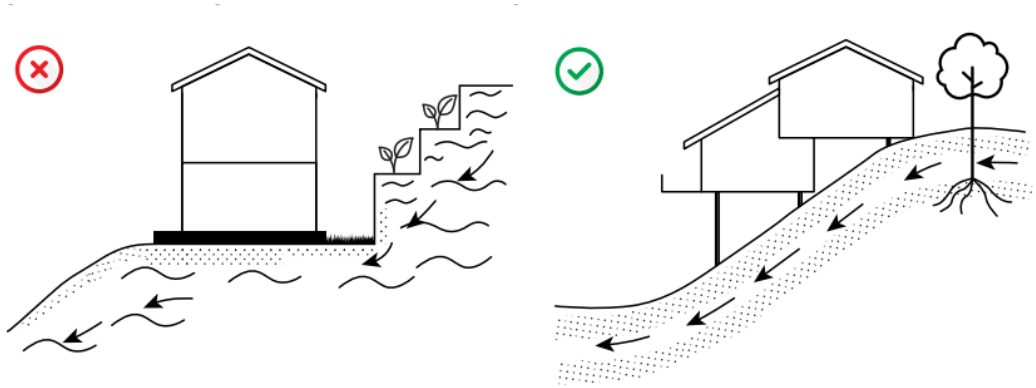


Figure 16 – Subdivision Design takes account of topography to limit earthworks

6.6 Retaining Walls

Objectives

1. To ensure that subdivisions are designed to suit the topography of the site and minimise the use of cut and fill.
2. To ensure that earthworks are minimised.

Controls

a. To ensure retaining walls are appropriately designed:
   i. Any retaining wall is to be contained wholly within the property boundaries;
   ii. A retaining wall above 600mm in height or within 900mm of a site boundary will be required to be designed by a Structural Engineer; and
   iii. Refer to **Part 11 Environmental Management**.

6.7 Essential Services

Objectives

1. To ensure that residential subdivisions are provided with appropriate services having regard to their location and intended use, to enable residents to commence building and occupation.
2. To ensure that subdivision drainage design provides for public safety and asset protection during major storm events.
3. To ensure that adequate street lighting is provided at the subdivision stage.
4. To ensure that each lot created has access to all available essential services.
5. To ensure that all lots can be serviced by telecommunications infrastructure.

Controls

a. Subdivision layout for residential development shall allow for street lighting, and underground services in the road verge.
b. Development applications must demonstrate that the development will be serviced by water, electricity, telecommunications, the disposal and management of sewage, stormwater drainage or on-site conservation, and suitable vehicular access.
c. Power is to be made available to each allotment in the subdivision upon which it is possible to erect a dwelling. Where alternate arrangements to mains power are proposed a restriction to user is to be created stating the lot burdened may not be connectivity to grid electricity.
d. The telecommunications and electricity supply system must be provided to the boundary of all lots in the subdivision at the full cost of the developer. A Notice of Satisfactory Arrangement, for electricity, and a Certificate of Practical Completion, for telecommunications, shall be provided.
e. All services should be provided underground.

f. Compatible public utility services should be located in common trenching in order to minimise the land required and the costs for underground services.
g. Opportunities for community-based renewal energy provision should be explored as part of the subdivision.
h. The location of street lighting is to be indicated on the Landscape Plan and on engineering construction drawings. It should be designed and located to minimise visual clutter and coordinated in colour and style.
i. A minimum standard for voice and data telecommunication services if 5G (or greater) wireless, NBN wireless, or satellite. A Certificate of Practical Completion for telecommunications shall be provided or evidence that the minimum standard outlined above is available.
j. Service easements are to be registered on the title for drainage, sewer and water infrastructure are required. Access easements may be required to be created to ensure maintenance can be undertaken.
k. Applications for subdivision shall demonstrate that road reserve widths can adequately accommodate electricity, telecommunications, water and waste water infrastructure.

Bonding for Electricity Supply and Telecommunications Service Works - The satisfactory provision of electricity and telecommunications in accordance with this policy must be made prior to the issue of a Subdivision Certificate. Bonds will not be accepted by Council in lieu of completing works. However, Council will accept evidence of bonds lodged with Essential Energy for any outstanding works as being satisfactory arrangements for the provision of electricity supply.

6.8 Drainage

If not considered and appropriately planned in the design phase, stormwater can cause long term issues that are difficult to rectify in the future.

Objectives

1. To ensure that subdivision drainage design provides for public safety and asset protection during major storm events.
2. To ensure that residential subdivisions are provided with appropriate drainage in the design phase.

Controls

a. The subdivision layout is to ensure that drainage of each lot is directed to the street drainage system or legal point of discharge. Subdivisions that cannot drain stormwater to a legal point of discharge via gravity must be supported by a stormwater management plan designed by a suitably qualified person.
b. The rate of discharge should be no greater than predevelopment discharge from the site. Stormwater systems should be directed along streets and areas of public open space.
c. The design and construction of the stormwater drainage system, including inter-allotment drainage, is to be in accordance with the requirements of Australian Rainfall and Runoff (2016) and Aus-Spec Development Specification Series – Design and Development Specification Series – Construction. Hydraulic design calculations must demonstrate capacity of the stormwater drainage network to accept the design flows.
d. Flow paths are to be identified at the design stage to ensure that a path of uninterrupted flow can be provided to cater for a 1% AEP (Annual Exceedance Probability) storm event.
e. Where interallotment drainage is required to convey stormwater across land, other than the subject site, written consent from all relevant landowners is required for an easement of 2.5 metres in width to be created and shown on the registered subdivision plans.
f. Water sensitive urban design or bio-retention in the form of swales or absorption trenches should be incorporated into the design of the road network for greenfield subdivisions.
g. Hydraulic design calculations must demonstrate adequate capacity of the stormwater drainage network to accept the design flows of the subdivision.

h. Surfaces of drainage reserves must be graded away from buildings and fence lines to a legal point of discharge.
i. Subdivisions are to take into account the stormwater management requirements of the whole site, including stormwater from upslope areas in the catchment.
j. Subdivisions are designed to accommodate all stormwater from the 1% AEP Event (Annual Exceedance Probability) through the road and drainage reserve networks.
k. Subdivisions are provided with the necessary stormwater infrastructure required to address the determined stormwater discharge.
l. All stormwater works are to be designed and constructed in accordance with relevant standards, including Australian Rainfall and Runoff.

Note - Legal point of discharge means a point nominated by Council for the discharge of stormwater from the property. In urban areas this is usually the street drainage system but can also include interallotment drainage.

6.9 Public Open Space

Objectives

1. To encourage high quality, secure, accessible multi-function public open spaces that meet the needs of the community.
2. To ensure that adequate open space is provided in suitable locations for the benefits of residents
3. Ensure that residential subdivision considers opportunities for passive surveillance of open space areas and public spaces

Controls

a. New public open space may be required to provide for the demand generated by future residents in accordance with the public open space requirements and hierarchy outlined in **Part 12.**
b. Where appropriate new areas of public open space should be located so as to incorporate habitat corridors, special drainage functions, retained significant vegetation, water bodies or Aboriginal or European heritage artefacts. These areas are to be flexible, multipurpose areas which avoid duplication of facilities in close proximity.
c. All dwellings should be located within 400m from a public open space.
d. All areas of public open space shall be accessible and visible from a public road to enable passive surveillance. Frontages of surrounding lots should face the open space to provide passive surveillance of the open space.
e. Pedestrian and cycle connections should be provided within the subdivision to open space for access and incidental physical activity.
f. Continual lengths of high fencing along open space areas should be avoided for security, surveillance, aesthetic and maintenance reasons.
g. Where a subdivision incorporates or abuts Public Open Space or a natural feature (e.g. creek, stand of native vegetation), the road layout should orientate lots for passive surveillance, to increase amenity and security through providing passive surveillance.
h. Provision of pedestrian and cycle accessways should be encouraged through public spaces, and past private properties to encourage activity and link existing facilities where possible.
i. Open space is to be provided in accordance with the adopted Parkwood Open Space and Recreation Needs Strategy see appendix X, and Ginninderry Community Needs Assessment (as amended) or subsequent adopted plan.

6.10 Trees and Landscaping

Objectives

1. To ensure that street trees and landscaping provided at the subdivision stage.
2. To ensure that appropriate street trees are planted to assist with visual appeal and shade provision.
3. To ensure that landscaping is provided for shade and visual amenity.

4. To ensure trees provide deep shade in summer and allow solar penetration to buildings in winter.

Controls

a. Any trees identified for removal shall be detailed on the proposed plan of subdivision.
b. Street trees shall be planted no closer than 900mm to the kerb, clear of driveways and underground services.
c. Street tree setbacks should be consistent along the same street.
d. Species shall have a single trunk, no thorns or spikes, have low leaf, flower and fruit drop; trees known to produce allergens shall not be planted.
e. Species should be selected that are drought, frost and disease tolerant with minimum maintenance requirements upon maturity.
f. Spacing and size should be appropriate for the scale of the neighbourhood, building setbacks and width of road pavement.
g. Generally, the following spacing for trees shall apply:
    i. Small trees – 5-7 metres;
    ii. Medium trees – 7-10 metres; or
    iii. Large trees – 10-15 metres.
h. Any trees identified for removal shall be detailed on the proposed plan of subdivision.
i. Any subdivision application shall be accompanied by a planting schedule detailing proposed planting for local streets. Such proposed planting shall include a mix of exotic and local native species.
j. A report prepared by a qualified Arborist may be requested to demonstrate the structural integrity and expected life span for mature trees to be removed or retained.
k. The location and circumference of tree canopies are to be shown on the proposed plan of subdivision.
l. Street trees shall be provided at a rate of minimum one tree per residential allotment and be coordinated with services.
m. Where trees are planted under power lines, they shall reach a mature height that is 2 metre clear of electricity network and not require pruning, trimming or crowning to maintain the integrity and safety of the electricity network.
n. In the Neighbourhood centre:
    a. Street trees are to be provided to give shade and aesthetic appeal and shall be provided at regular intervals whilst allowing for services, parking and pedestrian movement;
    b. Large tress shall not be planted under power lines; and
    c. Footpaths in the road reserves shall be graded towards the top of the concrete kerb at a minimum grade of 2%.
o. Refer to **Part 12** for street tree requirements, general controls for tree canopy cover.
p. Street trees to meet or surpass a benchmark of 30% minimum overall permeable surface for passive watering and 30% tree canopy cover.

6.11 Fencing

Objectives

1. To ensure that fences provided are suitable for the location in which they are located.

Controls

a. Continual lengths of solid fencing along open space areas should be avoided for security, surveillance, aesthetic and maintenance reasons.
b. Perimeter subdivision fencing is required to be provided by the proponent for all residential properties.
c. Any fencing provided must align with the front property boundary or the predominant fence setback line along the street.

d. Refer to general controls for fencing and Conservation corridor/ interface fencing.

6.12 Land Use Buffers and Conflict

Objectives

1. To minimise potential land use conflict

Controls

a. Subdivision design and lot layout must ensure that any future residential housing or sensitive uses within the Egg Farm Buffer and the quarry area will not be adversely affected by noise, vibration and other emissions from the egg farm operations or the quarry.
b. Subdivision Development Applications must identify land affected by buffer zones.
c. Refer to **Part 10 Land Use Conflict.**

6.13 Hazards

Subdivision design should consider potential hazards in the design of the neighbourhood.

Refer to Part 11 Environmental Management.

6.13.1 Flooding

Objectives

1. To ensure safety of people and development from flood risk.

Controls

a. Residential lots are not to be located at a level lower than the 1% Annual Exceedance Probability (AEP) flood level plus a freeboard of 1000mm (i.e. outside the 'flood planning area')
b. Refer also to **Part 11 of this DCP, Flooding.**

6.13.2 Bushfire

Objectives

1. To protect life and property in the event of a bushfire event by ensuring that subdivisions are appropriately designed to limit the spread of bushfire and provide safe paths of evacuation.

Controls

a. Subdivision on land classified as bushfire prone on the Rural Fire Service (RFS) Bushfire Prone Land Map and land that may be considered a 'bush fire hazard or risk' by the consent authority (as per s4.15 of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act))must comply with the NSW Rural Fire Service Planning for Bushfire Protection 2019 (or as amended).
b. A bushfire assessment report, or certificate (in the case of Complying Development Certificate), must be undertaken by a suitably qualified and experienced bushfire consultant that addresses the proposed development's consistency with Planning for Bushfire Protection as directed by the EP&A Act and RF Act.
c. Refer also to **section 11.2 of this DCP, Bushfire.**

6.13.3 Contamination

Objectives

1. To ensure that potentially contaminated land is suitable for the proposed development

Controls

a. In a design of residential subdivision, consideration should be given to identifying any contaminated land and measures to suitably remediate.

b. Refer also to **Part 11 of this DCP, Contamination**.

6.14 Lot Orientation, Layout and Size

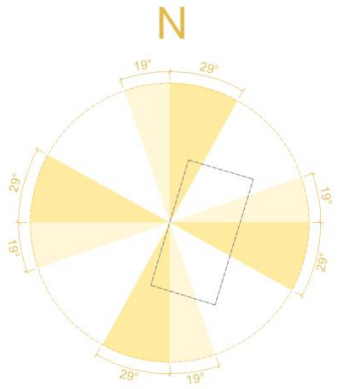
Lot orientation, layout and size must consider the need to maximise energy efficiency, create a sense of place and attractive streetscape, and support community interaction and safety, as well as providing a diversity of housing types.

Objectives

1. To establish minimum lot dimensions for different residential dwelling types.
2. To encourage variety in dwelling size, type and design to promote housing choice and create attractive streetscapes with distinctive characters.
3. To accommodate a mix of lot sizes and dwelling types across a precinct.
4. To provide a design that responds to site characteristics and maximizes solar access opportunities.
5. To ensure that the layout of subdivisions considers landform, topography, and all necessary services at design stage
6. Incorporate flexibility into the design by using a grid network subdivision, where feasible, with dimensions that can support a range of uses, siting scenarios, and densities.
7. To design layouts that promote development while preserving and enhancing the character of Parkwood
8. Provide a layout that will provide a safe and sociable community.
9. Provide a variety of lot sizes to promote housing choice and create varied streetscapes.
10. Smaller lots, or high density on larger lots, are to be located within easy walking distance of a centre, with larger lot sizes generally along the edge of the Conservation Corridor interface

Controls

a. Lot sizes and layouts should be compatible with the character of the surrounding area and take into account the environmental constraints of the land.
b. Subdivision design should consider solar orientation and aim to maximise solar access to all lots by positioning roads east-west and north-south where possible.
c. Blocks are generally to be oriented within the optimal range as illustrated below to ensure adequate solar access.



d. Lot dimensions should protect existing vegetation to be retained and allow for a sufficient building envelope of at least 10m x 15m clear of easements, drainage lines and vegetation. The positioning of building envelopes is to take into consideration site access, topography, existing and proposed easements and building setbacks.
e. Subdivision layout for residential development shall allow for footpath, street lighting, street planting and underground services in the road verge.

f. Lots within cul-de-sacs must have a minimum site frontage to enable one car to be parked on street.
g. To ensure that the layout of subdivisions considers landform and topography to minimize the use of cut and fill, earthworks/retaining walls and vegetation removal.
h. Lot layout shall have regard to the location and type of surrounding uses (existing and proposed).
i. Smaller lots should be located on unconstrained land and avoid drainage, salinity or erosion issues, and minimise vegetation removal and cut and fill on site.
j. To ensure that the layout of subdivisions considers all necessary services at design stage
k. Consider APZ in the design of lots– refer to bushfire section
l. Lot sizes should allow for increased residential density in close proximity to public transport nodes and to commercial/community facilities.
m. Lot size and lot layouts should align with the servicing capacity of the area.
n. Lot sizes and layouts should be compatible with the character of the surrounding area and take into account the environmental constraints of the land.
o. Residential lot size must be capable of accommodating a dwelling, private open space and at least one under cover car parking space.
p. Streets are to be designed in accordance with **Part 8 Transport, Access and Parking**.

6.15 Residential Typology Subdivision Guidance

Parkwood will aim to embed flexibility for future uses by adopting a grid network subdivision where possible, to accommodate a range of uses, siting scenarios and densities.

This section provides general guidance, principles, and recommendations for range of street block typologies that have been developed to fit within the framework of the Master Plan. These street block typologies play an important role in delivering the Master Plan objectives of:

- **Incorporating built-in flexibility** by establishing where possible, a grid network subdivision with street block dimensions that support various uses, siting scenarios and housing densities.
- **Improving land efficiency** by using optimal street block lengths and widths and minimising unnecessary roads and dual frontages. Implementing modular block sizes that integrate with the broader movement network to facilitate future adaptation and consolidation as neighbourhood needs evolve.
- **Reducing heat island effect** through enabling increase in built form height and density where appropriate. This approach decreases overall site coverage, allowing for more opportunity for landscaping and provision of permeable surfaces. Optimal block dimensions that support minimal front setbacks while enabling generous rear setbacks to allow for deep planting zones and greater canopy cover areas.

The following street block typologies are detailed with principles and guidance, including:

- Net dwelling density
- Ideal street and/or built form interface and access
- Built form use and typologies
- Block depths and lengths
- Site access considerations
- Parking
- Siting and orientation
- Other key considerations

It is important to note that the design parameters described in this section are non-prescriptive and are intended to bring together features that help identify a block typology and then outline appropriate design solutions that support the design of successful blocks and built form outcomes. Context-sensitive design of blocks is important to take into consideration street interfaces, views, natural features and topography. Multi-unit, compact and apartment development must take account of the apartment design guidelines.

6.15.1 Single Dwellings – Suburban

Block type: Suburban

Block Type	Suburban
Net dwelling density	20 dw/ha
Street and/or location interface	Ideally Access Street (1-2 storeys), Connector Street (2 storey), Main Arterial (2 storey)
Built form use and typology	Residential: free-standing dwellings Single dwellings, dual occupancy, intergenerational living *1-2 storeys*
Typical land use	RZ1
Block depth	60m
Block length	130 – 180m
Lot dimensions	Lot width: 14 – 20m Depth: 28m, 30, 32m
Site access	Driveways off Access Streets.
Parking	At grade.
General assumptions	*Based on 500m2 average block size.*

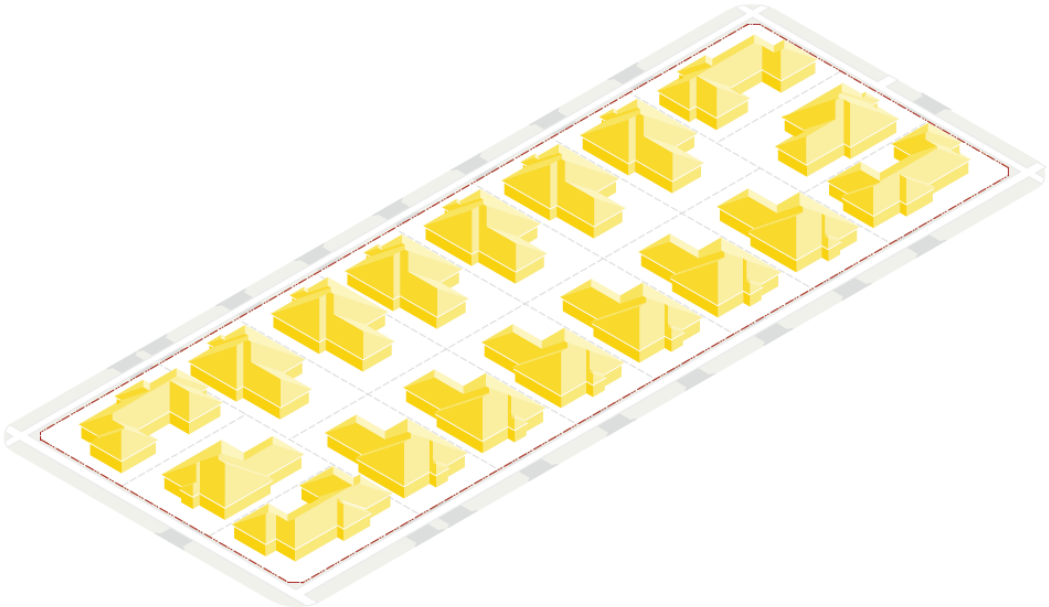


Figure 17 – Indicative illustration of Block Type: Suburban

6.15.2 Single Dwellings – Compact

Block Type: Single Titled Terrace

Block Type	Single Titled Terrace
Net dwelling density	38 – 45 dw/ha
Street and/or location interface	Ideally Access Street, Main Arterial Street, Connector Street. Ideally interfacing main movement network, Conservation Corridor and Murrumbidgee River edge, tourism and community / education uses, open spaces.
Built form use and typology	Residential: single-titled terrace Single dwellings Compact *2 storeys*
Block depth	62 – 66m
Block length	130 – 180m
Lot dimensions	Lot width: 6.5m – 8m Depth: 25, 28m
Site access	Rear Lane to service all lots.
Parking	At grade.
General assumptions	*Based on 180m^2 compact housing typology. Assumes east-west orientations are achievable. Density value includes rear*

	lane and varies based on a 10m and 7m wide lane reserve width.

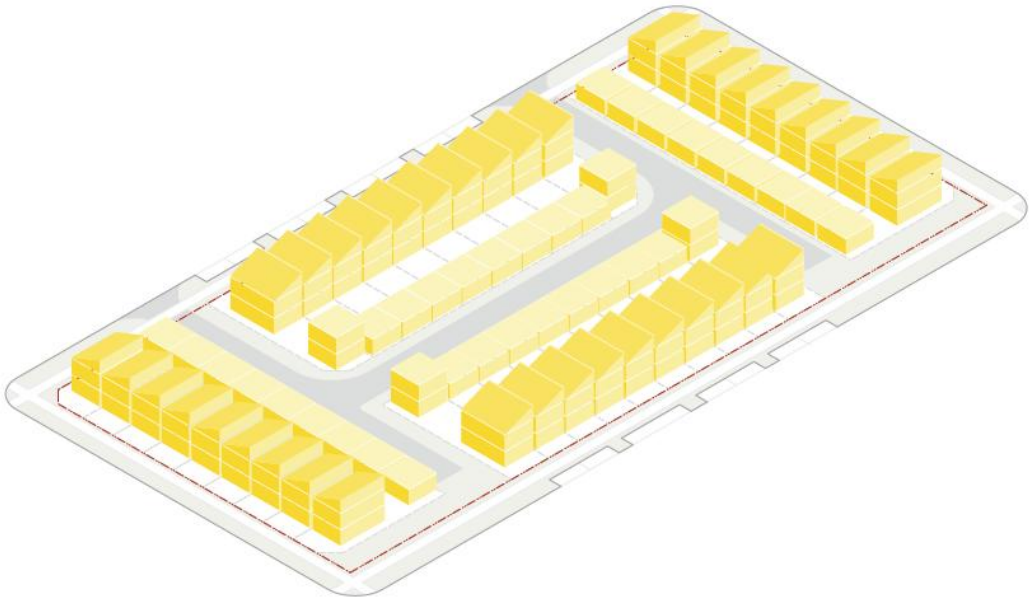


Figure 18 – Indicative illustration of Block Type: Single Titled Terrace

6.15.3 General Urban Townhouse

Block Type: General Urban Townhouse

Block Type	General Urban Townhouse
Net dwelling density	38 – 45 dw/ha
Street and/or location interface	Ideally Access Street, Main Arterial Street, Connector Street. Ideally interfacing main movement network, Conservation Corridor and Marumoite River edge, tourism, mixed-use, community / education uses, open spaces.
Built form use and typology	Residential: multi-unit dwellings. Multi-unit Walk up apartments *3-4 storeys*
Block depth	Minimum 30m
Block length	Varies
Lot dimensions	N/A
Site access	All street classifications.
Parking	Garage associated with dwelling, visitor parking at grade.
General assumptions	*Assumes 50% site coverage and average 145m² walk-up apartments including garage.*

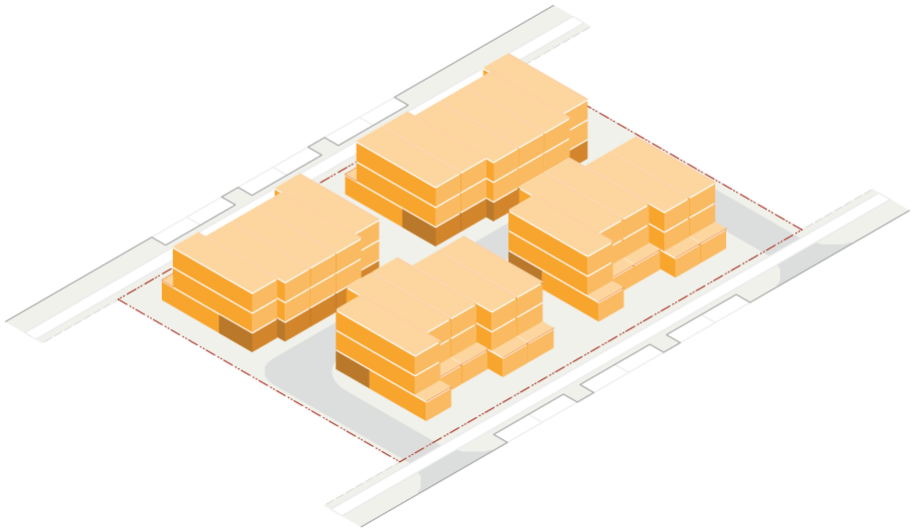


Figure 19 – Indicative illustration of Block Type: General Urban Town house

6.15.4 General Urban Apartments

Block Type: General Urban Apartments

Block Type	General Urban Apartments
Net dwelling density	150 – 200 dw/ha
Street and/or location interface	Ideally Main Arterial Street, Connector Street. Ideally interfacing main movement network, Conservation Corridor and Murrumbidgee River edge, tourism, mixed-use, community / education uses, open spaces.
Built form use and typology	Residential: multi-unit apartments. Multi-unit Apartments *4-6 storeys*
Block depth	Minimum 30m
Block length	Varies
Lot dimensions	N/A
Site access	All street classifications.
Parking	Basement parking. Note: current site coverage definition includes basements. Required tree planting to be in deep soil zones.
General assumptions	*Assumes site coverage of 50% and average 95m² per apartment including PPOS.*

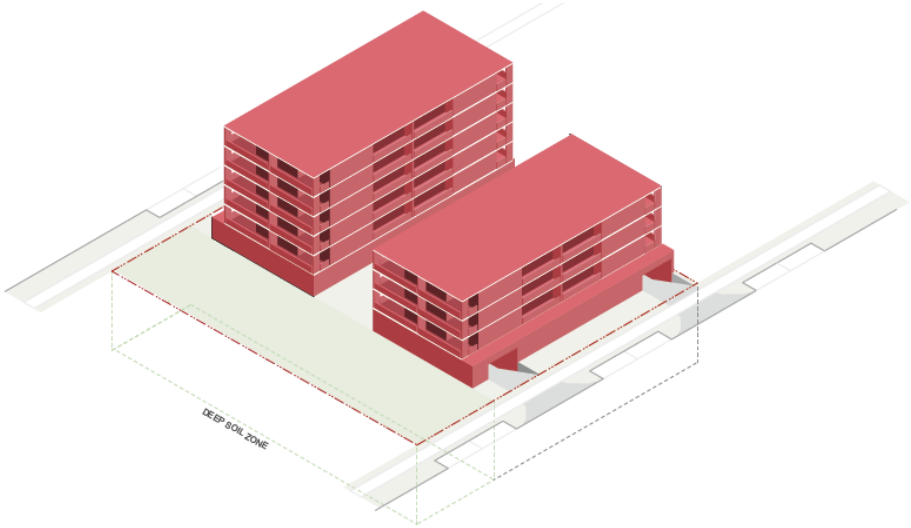


Figure 20 – Indicative illustration of Block Type: General Urban Apartments

6.15.5 Mixed Use – Low Density

Block Type: Mixed Use - Low

Block Type	Mixed Use - Low
Net dwelling density	50 dw/ha
Street and/or location interface	Ideally Main Arterial Street, Connector Street. Within locations generally identified within the Master Plan Structure in key destinations and high amenity areas.
Built form use and typology	Mixed use. 3 storey walk up apartments above ground floor commercial.
Block depth	55m
Block length	120m
Lot dimensions	N/A
Site access	Commercial access through on-street and basement parking. Access from all street classifications.
Parking	Commercial: at grade. Commercial visitor: off-site. Residential: 2 car dedicated garage space. Residential visitor: off-site.
General assumptions	*Assumes:* - *20% communal open space.* - *20% internal driveways* - *145m2 per apartment + garage and a 6x4m PPOS.*

	- *No site coverage requirements.*

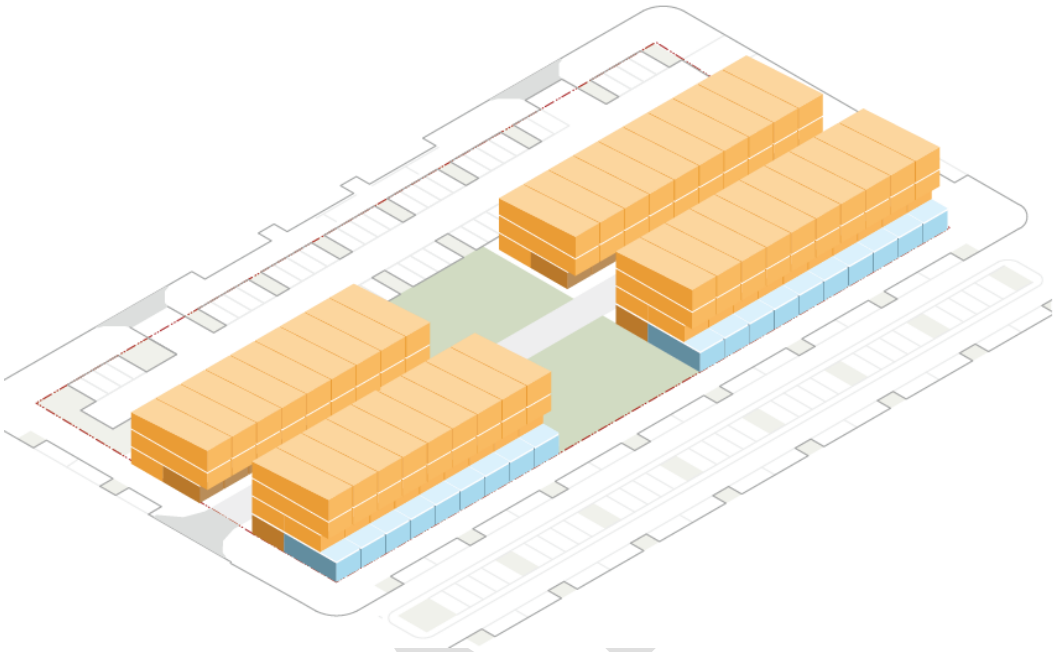


Figure 21 – Indicative illustration of Block Type: Mixed-Use Low

6.15.6 Mixed Use – Medium Density

Block Type: Mixed Use - Medium

Block Type	Mixed Use - Medium
Net dwelling density	200-250 dw/ha
Street and/or location interface	Ideally Main Arterial Street, Connector Street. Within locations generally identified within the Master Plan Structure in key destinations and high amenity areas. Within future development / urban support blocks located in minor centres or central to high housing delivery.
Built form use and typology	Mixed use. 4 to 6 storey apartments above ground floor commercial. Adaptable ground floor suitable for residential and commercial. Opportunity for additional commercial stories where feasible.
Block depth	55m
Block length	Varies
Lot dimensions	N/A
Site access	Commercial access through on-street and basement parking. Residential access through basement.
Parking	Commercial: basement.

	Commercial visitor: off-site. Residential: basement x 1 space dedicated. Residential: basement x 0.5 space shared or communal. Residential visitor: off-site.
General assumptions	*Assumes:* - *20% communal open space.* - *10% basement / waste access.* - *95m2 per apartment + 8m2 balcony PPOS.* - *No site coverage requirements.*

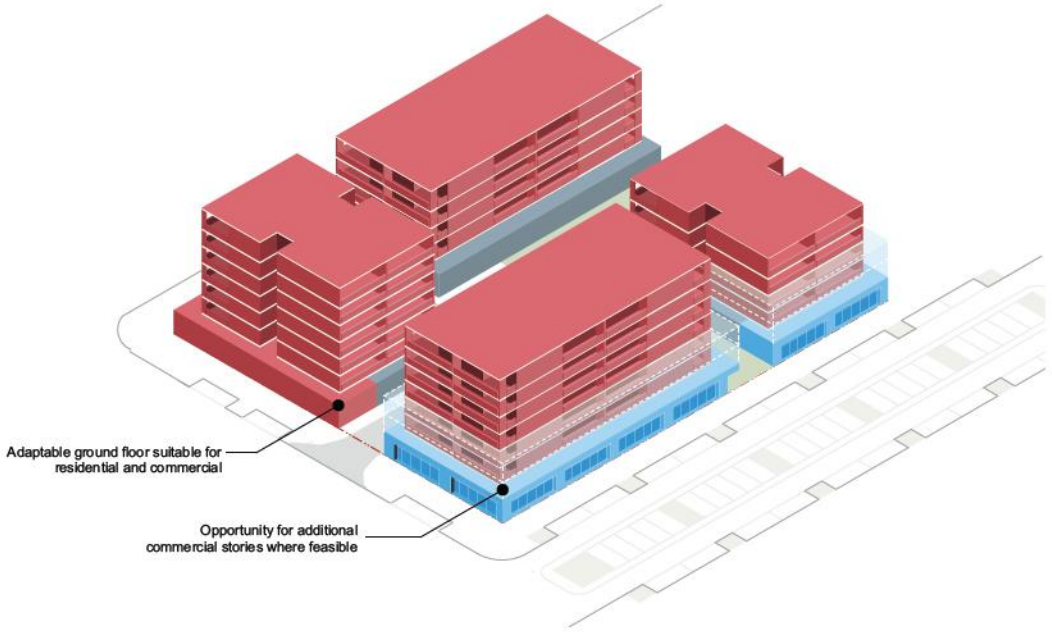


Figure 22 – Indicative illustration of Block Type: Mixed Use – Medium

6.15.7 Battle-Axe Lots

Objectives

1. To minimise the provision of battle-axe lots;
2. To provide battle-axe lots where they will accommodate residential development.
3. In case of provision of a battle-axe lot, the amenity of the lot and neighbouring lots or the public domain should not be compromised.
4. Provide battle-axe shaped lots or shared driveway access to lots fronting access denied roads.

Controls

a. Subdivision layout to minimize use of battle-axe lots to resolve residual land issues.
b. The width of the driveway will be 5m wide access handle with 3m driveway for single lot access and 6m access handle with 4m driveway for up to two lots.
c. The driveway or shared driveway will include adjacent planting and trees. The landscaped area will have a minimum width of 1m on both sides of the driveway.

d. The driveway or shared driveway will be constructed with sufficient vehicle manoeuvring areas to allow vehicles to enter and exit to the street in a forward direction.

e. A right of carriageway that benefits both properties shall be created in accordance with Section 88B of the Local Government Act.

f. Driveway design, including dimensions and corner splays, is to be in accordance with Council's Design and Construction Specifications.

g. A battle-axe handle will serve no more than 2 dwellings. A dwelling fronting the street will be located on both sides of the access handle and will have a separate driveway.

h. Subdivision DA including battle-axe lots, to include landscape plan.

Figure 23 – Example of battle-axe lot shared driveway with minimum 1m wide landscape strip on both sides

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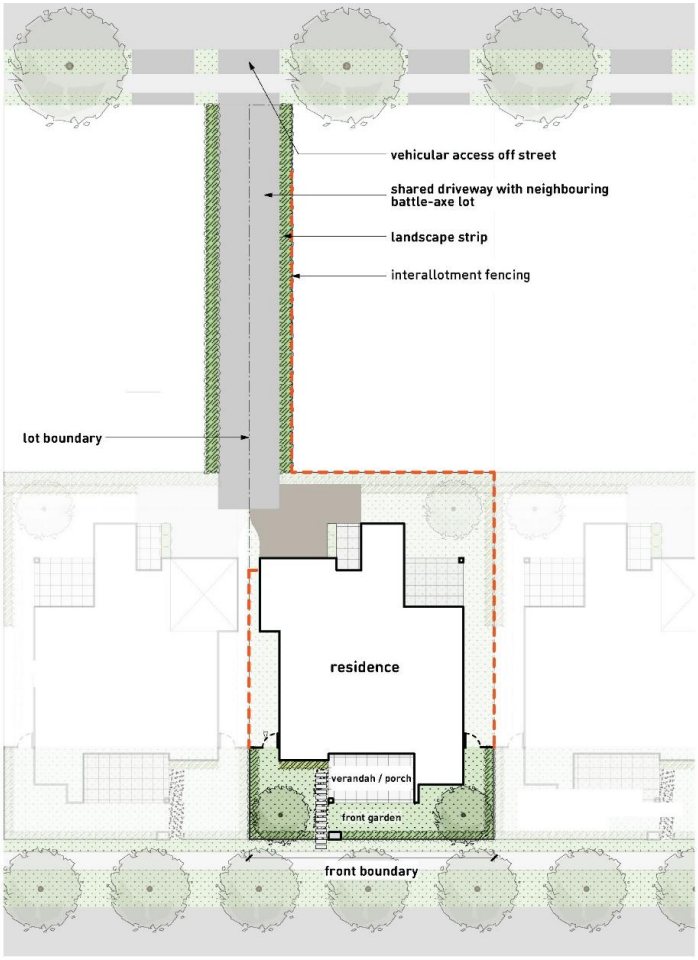

Figure 24 – Example of typical battle-axe lot fronting access denied roads.

6.16 Cul-de-Sac

1. Cul-de-sacs should be avoided. Where they cannot be avoided, they should not exceed 75m and be predominately straight, alternatives to cul-de-sacs will be considered where the street length is less than 50m.
2. Cul-de-sacs and no through roads shall be provided with turning areas for heavy rigid service vehicles in accordance with Austroads and be provided with a cul-de-sac head of at least 12 metre radius from the nominal kerb line. The road reserve is to be increased to accommodate the cul-de-sac and to maintain a consistent road verge.

6.17 Zero Lot Lined Lot Development

To maximize land use on smaller lots, a dwelling can be designed with a side wall built directly on or near the side boundary. This approach is known as 'zero lot line' development.

Objectives

1. Zero-line lots should be designed to ensure that the amenities of both the lot and neighbouring lots are preserved.
2. Zero lot lines can be utilized to enable a variety of housing types including detached and attached housing types.

Controls

a. Development of detached housing types must show that the placement of a zero-lot line is primarily influenced by topography and should be on the lower side of the lot to reduce water penetration and termite issues.
b. Additional considerations include dwelling design, neighbouring dwellings, landscape features, street trees, vehicle crossovers, and lot orientation.
c. When a zero-lot line is designated on a subdivision plan, the adjacent (burdened) lot must include a 900mm easement for single-storey zero lot walls and a 1200mm easement for two-storey zero lot walls to allow for servicing, construction, and maintenance of the neighbouring dwelling.
d. No overhanging eaves, gutters, or services (such as rainwater tanks, hot water units, air conditioning units, etc.) from the dwelling on the benefited lot will be allowed within the easement.

6.18 Large Lot Residential

Despite the 'general residential' zoning of the Parkwood urban area, there are some areas where a large lot residential character is preferred due to the characteristics of that area. This includes topography, views, natural features such as riparian corridors and proximity to the conservation corridor. Further information on this character is provided in **Part 13 Special Area and Key Land Uses.**

Figure 25 shows indicatively where large lot residential, will generally be located.

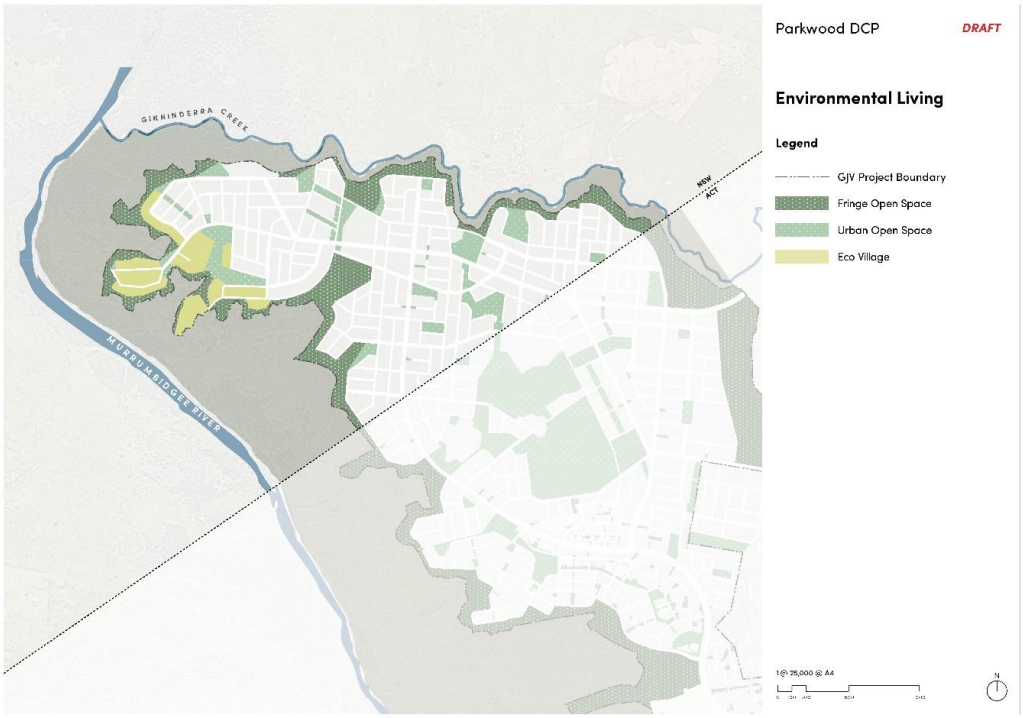

Figure 25 – Environmental Living

Objectives

1. To ensure all lots are adequately designed, accessed and serviced.

Controls

a. Subdivision design and land use to respond to the topography, drainage corridors and views.
b. The size and dimension of lots shall be adequate to accommodate the slope and provide greater flexibility in the siting of buildings in response to solar access and site conditions.

6.19 Subdivision Applications - Checklist

The following plans and details are required:

- Site Analysis Plan (refer to **section 5.2**).
- Proposed Layout Plans

These plans shall:

1. Be prepared in not less than A4 and no greater than A1 in size.
2. Be of suitable scale 1:500 or 1:000 wherever possible). In cases where there is more than one sheet an overall plan at 1:4000 shall be submitted to illustrate the overall layout.
3. Include existing boundaries and lot or portion numbers in broken lines/lettering.
4. Show proposed boundary lines.
5. Show proposed dimensions and areas.
6. Show proposed lots consecutively numbered and include any easements and restricted development areas.
7. Show widths of all existing roads.
8. Show footpath and pavement widths of all proposed roads, proposed road widening and corner splays.
9. Show all proposed roads consecutively numbered.
10. Show the position of all intersecting adjoining property boundaries, existing roads or property boundaries of land on the opposite side of all existing roads adjoining the site.
11. Show all vegetation and trees on the subject property (separate plan).
12. Show contours in one metre intervals at Australian Height Datum.
13. Show all existing buildings, watercourses, drains, dams, swamps, easements, right-of-ways, structures or permanent improvements, heritage items.
14. Show all services.

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7. A Diversity of Housing

7.1 Preliminary

This chapter provides provisions for single dwellings, dual occupancy, secondary dwellings, multi dwellings, residential flat buildings.
The PLEP 2020 enables a range of residential development in the Parkwood Growth area. The aims of the R1 General Residential Zone are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To promote a variety of urban development that reflects the character of the area1x*

Accordingly, the residential areas of Parkwood will provide a diversity of housing choice to suit different households, incomes and lifestyles. Housing is expected to be provided generally in locations shown in **Figure 26** subject to the more detailed Neighbourhood Structure Plans
In addition to other relevant parts of this DCP, dwellings will also need to comply with the controls in **Part 6 Subdivision Controls**, and **Part 4 Sustainable Development and Living**.

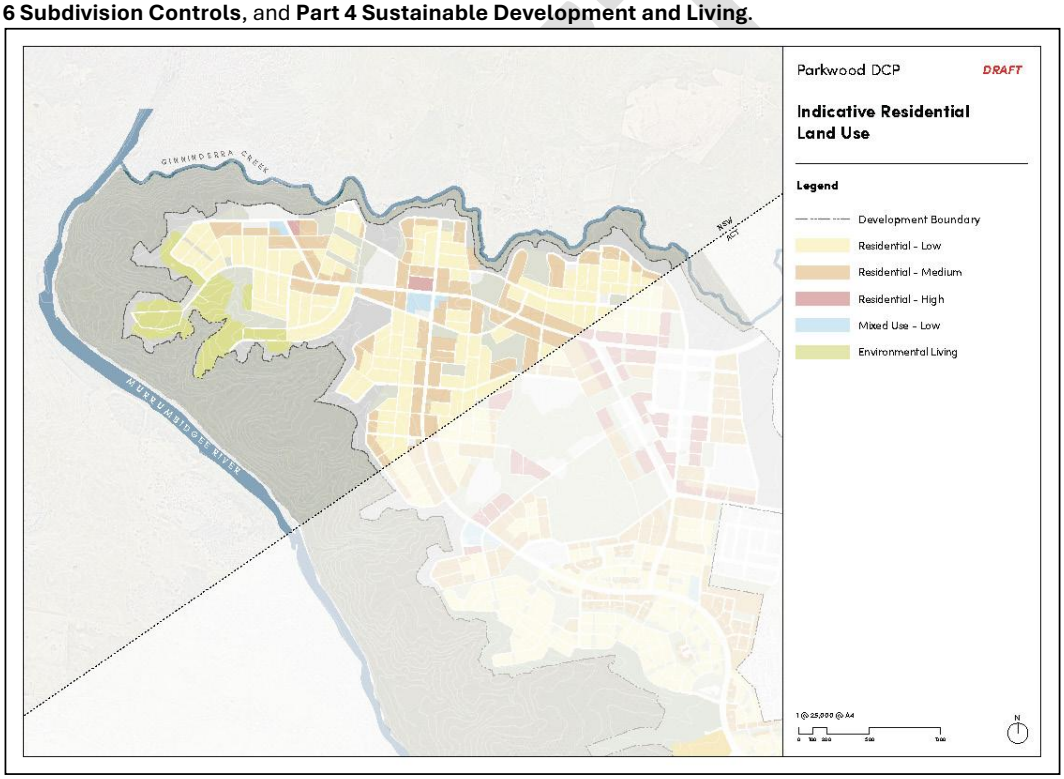

Figure 26 – Indicative Housing Locations

7.2 Relationship to other policies and documents

In addition to this DCP, development applications should refer to relevant planning instruments and policies that are current and applicable at the time of submission of a development application. This includes the following relevant policies and documents:

- BAGs (see **Section 3.3.5**)
- State Environmental Planning Policies, including
  - Housing SEPP
  - Codes SEPP
  - Basix - Sustainability SEPP

- BCA
- Green star
- Design guide as applicable
- Liveable Housing Design Standard
- Council Engineering standards and ACT standards?

7.3 Land within a Buffer Area

For all residential development within Tharwa Quarry, Egg farm buffer, Landfill and TransGrid easements refer to **Part 10 Land Use Conflict and Buffer Zones**.

7.4 Design Principles, Objectives and Controls

This section provides design principles, objectives, and controls for:

- Small lots and studio dwellings;
- Detached single dwellings (and alterations / additions);
- Dual occupancies;
- Multi-dwellings;
- Residential flat buildings and shop-top housing; and
- Large lot (environmental living).

Controls accompanied with a summary table for each residential typology are found in the following sections:

Detached single dwellings (and alterations / additions)	**Section 7.15**
Small lots and studio dwellings	Section 7.16
Dual occupancies and multi-dwellings	Section 7.17
Residential flat buildings and shop-top housing	Section 7.18
Large lot (environnemental living)	Section 7.19

The following residential design principles, objectives and controls generally encompass all residential development types as listed above. Specific requirements for certain residential typologies are detailed within their respective Sections and Tables.

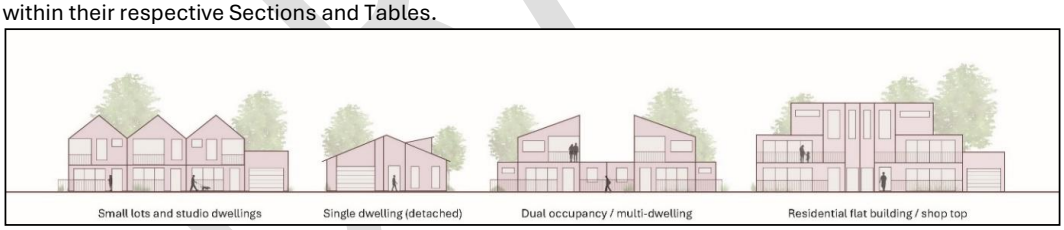

Figure 27 – Range of Housing Typologies

7.4.1 Streetscape and Urban Character

The streetscape is made up of the visual elements of the street. This includes the street, buildings, fencing, trees and open spaces, and the like that combine to form the desired streetscape. The streetscape plays a key role in defining the 'urban character'. Urban character refers to the distinctive qualities that define the identity, appearance, and function of the area. It covers both tangible elements (such as that in the streetscape) as well as intangible elements such as cultural and historical significance, and the vibrancy that is created from how people use the space – like walking, gathering, commuting, and resting.

Figure 28 – Examples of different types of Urban character

Objectives

1. To promote development that is of a scale and architectural quality which contributes to the existing and future desired built form in Parkwood as envisaged in the Master Plan.
2. To achieve good streetscape outcomes that reflect the character of different precincts, the diversity of edge conditions, housing types and street interface types.
3. To achieve opportunities for social connection and enhance community safety.

Controls

a) Development shall be generally in accordance with the Neighbourhood Structure Plan.
b) Development shall adhere to the minimum requirements and controls as set out in relevant tables in this Chapter.
c) Corner sites are developed as visually significant elements in order to promote a strong and legible character.
d) Where a rear lane is provided to a dwelling house, vehicular access to the front of the dwelling house is denied.

Where a rear lane is not provided to a dwelling house, vehicular access to the front of the dwelling house shall comply with maximum garage to house frontage requirements set out in relevant tables.

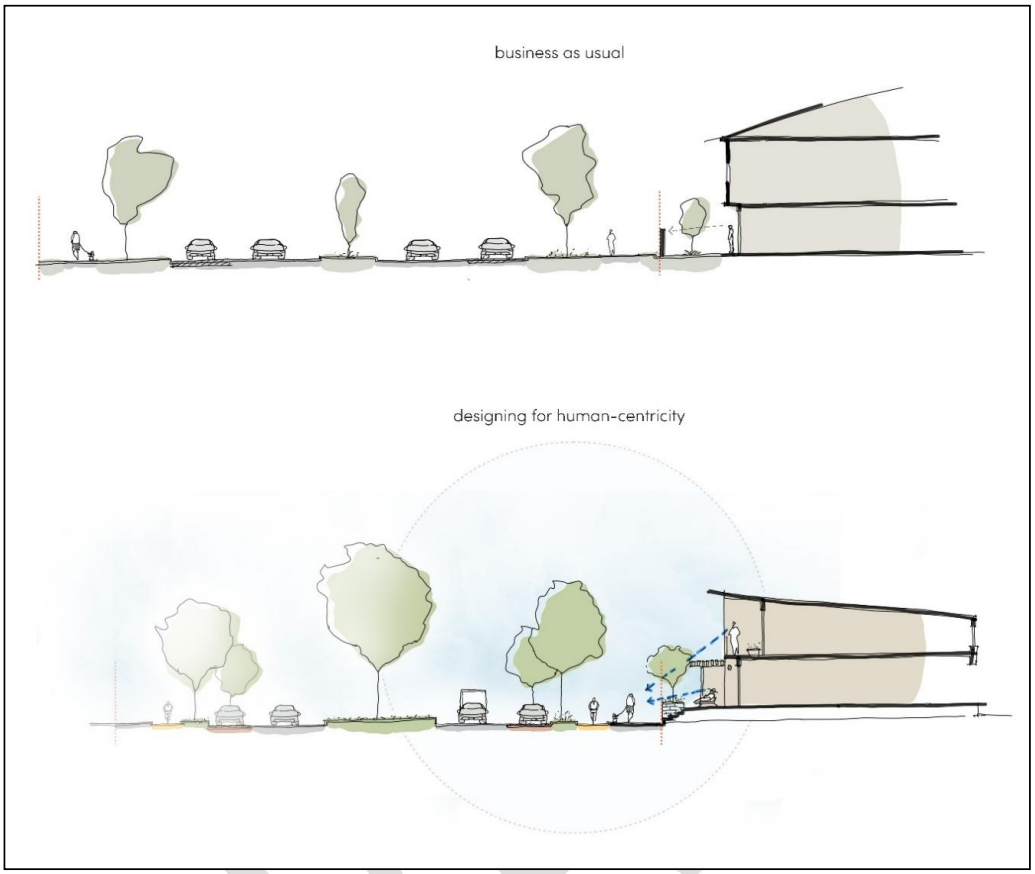

Figure 29 – Example of business-as-usual streetscape vs. desired streetscape, Source: Place Logic

7.4.2 Public and Private Laneways

Laneways have the potential to lack amenity, become neglected and create a streetscape that is undesirable and lacks safety and security. Laneways need to act more than simply a services corridor and should develop their own activated streetscape.

Objectives

1. To provide development that is of a scale and architectural quality which contributes to the streetscape of the laneway.
2. To provide a visually acceptable laneway streetscape through articulation, setbacks and landscaping as appropriate.
3. The laneway design shall not compromise the laneway's use as a service corridor by obstructing passage of service and resident vehicles or encouraging inappropriate and unsafe parking.
4. To provide development that considers CPTED principles and minimises the opportunities for crime occurrences and enhances public safety.

Controls

a. Dwellings and garages shall be setback from laneways as set out in their relevant Tables.
b. Articulation of building forms and fencing shall be interspersed with drought resistant, soft landscaping to improve visual amenity. Landscaping treatment with pavers, gravel or similar hardstand materials is not acceptable.
c. Rear fences to laneways shall be constructed with a minimum 20% transparent material to improve surveillance of laneways.
d. Development fronting laneways shall meet the objectives and controls as set out in Section 5.8 of this DCP.

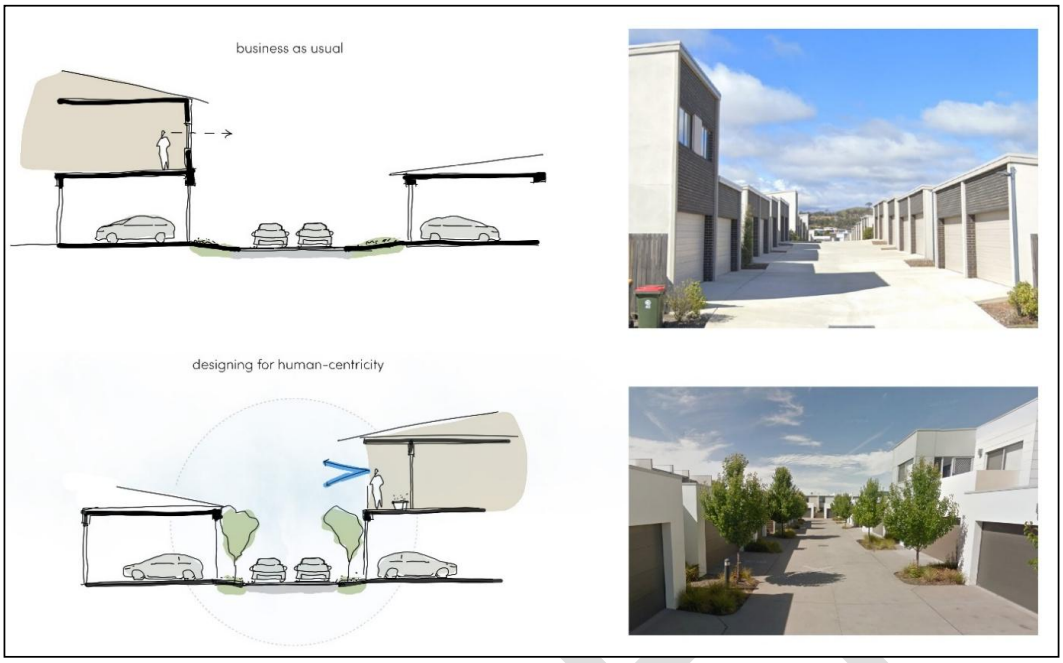

Figure 30 – Laneway design – business as usual vs. designing for human-centricity, Source: Place Logic

7.4.3 Building Form and Design

In planning for the construction of a dwelling it is important to consider the constraints and opportunities for each site, the vicinity in which it is located and the wider environment.

Objectives

1. To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
2. To ensure that adequate sunlight access and ventilation for living areas and private open spaces of new and neighbouring dwellings is provided for.
3. Provide quality architecture through richness in detail and architectural interest complementary to the particular precinct within Parkwood.
4. Ensure that porches, verandahs, alfrescos and balconies are integrated into the overall architectural form and detail of residential buildings and contribute to the safety and liveliness of the street by allowing for casual overlooking and address.
5. Express vertical proportions at all types of development to improve walkable experience and relationship to human scale.
6. Provide appropriate fenestration to the street or public realm to contribute to a safe and welcoming streetscape.
7. Facilitate alternate living models including dual occupancy, co-living, retirement living, home office, and additional services as required.

Controls

a. Development shall adhere to the minimum requirements as set out in relevant Tables in this Chapter.
b. Dwellings to be designed and sited to take advantage of solar gain and natural ventilation to reduce energy consumption and provide passive heating and cooling.
c. The façade of a dwelling on a corner lot is to address both streets and is to be appropriately articulated.
d. Articulation zones shall be designed to adhere to the requirements as set out in relevant Tables in this Chapter. The 'Articulation zone' consists of architectural elements which address the street frontage. Elements permitted in the articulation include the following: entry feature or portico, awnings, features over windows and sun shading, balcony (roofed or unroofed), window box

treatment to any first-floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.

e. Building designs are to allow an adequate level of sunlight to be provided to the private open space of neighbouring properties.

7.4.4 Height and Site Coverage

Visually attractive streetscapes have buildings with heights that complement rather than contradict their surrounding development. It is important that buildings respect the slopes of the site and provide a transition between the development and the adjacent properties. It is also important that buildings do not overshadow habitable rooms or open spaces of adjoining developments.

Objectives:

1. Encourage a diversity of heights, density and built form design.
2. To ensure that the bulk, scale and height of proposed development provides good neighbour amenity and maintains an appropriate residential character.
3. To ensure that dwellings do not dominate the landscape and have respect for vistas
4. To encourage higher density living around transport, open space and service nodes
5. To provide guidance on the appropriate measures for managing bulk and scale of residential development for visual appeal, solar access, and privacy
6. To protect amenity of residential development and open spaces

Controls:

a. Building heights and site coverage should be in accordance with the relevant Tables in this Chapter.

7.4.5 Car Parking and Garages

Objectives

1. To ensure adequate provision of secure and accessible onsite parking.
2. Provide safe and functional parking areas.
3. Ensure the house façade is dominant, with the garage a recessive element in the streetscape.

Controls

a. On-site parking to be provided in accordance with the relevant Tables as set out in this Chapter.
b. On-site parking and garage design shall adhere to the requirements and controls as set out in relevant Tables in this Chapter.
c. Parking may be provided in tandem.

7.4.6 Private Open Space and Landscape Design

Private open space allows for outdoor relaxation and recreation. In designing a dwelling private open space should be of a size, location and shape that encourages use. Private open is required to enhance amenity, support environmental sustainability, ensure solar access, maintain visual privacy, provide natural ventilation, and offer opportunities for recreation and social interaction.

Landscaping has the effect of minimising the bulk and scale of development and softening the visual appearance. This is particularly important for development of a higher density where bulk and visual impact has the potential to significantly alter the appearance of a street.

It is recommended to refer to the NSW Housing Pattern Book – Landscape Design Guidance for practical and performance-based advice on developing landscape plans, particularly for low- and mid-rise homes.

7.4.7 Tree sizing assumptions

Small, medium, and large trees are specified within control tables of this Chapter. The tree sizing assumptions are as follows:

Table 3 – Tree sizing assumptions

	Small tree	Medium tree	Large tree

Installation size	Minimum 45L	Minimum 45L, recommended 75L	Minimum 75L, recommended 100L
Height	6-8m	8-12m	12-18m
Canopy	6m diameter	8m diameter	12m diameter
Tree canopy cover	28m^2	50m^2	113m^2

Objectives

1. Landscape design shall optimise useability, privacy, social opportunity, equitable access and respect for neighbour's amenity as well as providing areas for deep soil planting.
2. To ensure that landscaping is complementary to the dwelling's design and softens the visual appearance of development.
3. Provide sufficient open space for the recreation needs of residents.
4. Allow northerly aspect into the private open space of new residential buildings.

Controls

a. A landscape plan is to be professionally prepared and submitted, complying with the minimum requirements and controls as set out in relevant Tables in this Chapter.
    i. For development applications for development including more than 2 dwellings, landscape plans must include: the nature strip and a combination of tree planting, for shade, mid height shrubs, lawn and ground covers, species should be selected for low maintenance and suited to the climate with endemic species encouraged; a reticulated sprinkler system should be provided; and an ongoing maintenance plan.
b. Principle private open space to be:
    i. Located behind the building line to the main street frontage.
    ii. Directly accessible from, and adjacent to, a habitable room, other than a bedroom.
    iii. Located to have a northerly aspect, where possible.
c. Communal open space must be accessible from all dwellings in the development and should incorporate suitable passive surveillance.
d. Private open space to be provided in accordance with specific typology requirements as set out in relevant Tables in this Chapter.

7.4.8 Privacy, View Sharing and Noise Controls

Acoustic Objectives

1. To provide acoustic amenity in residential dwellings.

Acoustic Controls

a. Where buildings adjoin major external noise sources (e.g. parking / recreation areas / garbage collection / air conditioning units, major roads etc), proper consideration is to be given to the following design issues:
    i. Appropriate separation
    ii. Locating sensitive areas of use such as bedrooms away from noise sources.
    iii. Use of acoustic glazing, solid-core doors, solid wall construction and other appropriate noise preventative design measures.
    iv. Separating plumbing for each dwelling and containing them to prevent transmission of noise between dwellings.
b. Noise sources such as air conditions, exhaust fans and the like shall be located away from sensitive areas such as bedrooms.

Privacy Objectives

1. To ensure that new residential development has adequate privacy and does not impede the privacy of existing or future development.

Privacy Controls

a. Privacy considerations must be determined on merit.
b. As a guide, windows in habitable rooms, other than bedrooms, that the floor level is more than 1m above ground level and less than 3m from the side and rear boundary may require privacy screens.

7.4.9 Ancillary Development

Ancillary development and structures are facilities that are generally associated with the use of a residential dwelling and include as carports, pergolas, outbuildings (such as cubby houses, garden sheds,)

and garages and the like. It is important that such structures are sited and designed to positively contribute to the overall appeal of the area and not detract from its character.
Ancillary development is considered to be ancillary to the use of a dwelling that has been constructed on the site.

Controls:

a. Ancillary development to be located behind the building line set by the dwelling.
b. Siting of ancillary development to comply with minimum requirements and controls as set out in relevant Tables in this Chapter.
c. Ancillary development visible from the street or public area should be designed to integrate with the dwelling.
d. Ancillary development should not exceed 4.5m in height (from NGL to ridge).

7.4.10 Swimming Pools

Controls

a. Swimming pools must be for private use only and associated with an existing dwelling;
b. Pools and spas are to be located in the rear yard away from mature trees where roots could impact the integrity of the pool;
c. Pools must be located away from Council's infrastructure to avoid the zone of influence and electricity infrastructure in accordance with the guidelines of the energy provider such as the document "Developments near Essential Energy's infrastructure" or successive documents or guidelines;
d. Pool pumps and equipment must be designed so that the noise levels do not exceed LAeq of 5dB(A) above background;
e. Coping height around the pool should not be more than 1.4 metres above existing ground level;
f. Coping should be 300mm wide where it is higher than 600mm from existing ground level;
g. Any decking around the pool must not be more than 1.5 metres above existing ground level;
h. The pool water line must have a setback of at least 1 metres from any side and rear boundary;
i. Swimming pool fences must comply with the current swimming pool legislation and most current Australian Standards;
j. Resuscitation signs must be installed within 3 metres of the pool area;
k. Inflatable pools that are capable of being filled with more than 30cm of water are required to be fenced and registered;
l. Water from swimming pools must be discharged in accordance with an approval issued under the Local Government Act, 1993 where reticulated sewer is not available;
m. Swimming pools are to be registered on the NSW Swimming Pool Register, which can be accessed online.

7.4.11 Sustainability

All new developments should be consistent with **Chapter 4 Sustainable Development and Living**.

Note: All new developments under NSW regulation are required to comply with NSW Government building sustainability index – BASIX. BASIX sets targets to limit energy and water consumption. It also sets minimum performance levels for the thermal comfort of a dwelling. A BASIX certificate is required to be submitted along with eh development application for a new dwelling (or alteration to an existing dwelling).

7.5 Rainwater Tanks

Objectives

1. To ensure that rainwater tanks are appropriately located.
2. To maximise the efficient use of water.

Controls

a. All Residential development is to provide a rainwater tank
b. Overflow from rainwater tanks is to be directed to a legal discharge point, or where not possible, at least 3 metres clear of any building in a manner that does not result in erosion nor nuisance to adjoining landholders;

c. Where reticulated water is available, water from rainwater tanks is only to be used for garden watering, toilet flushing and laundry, it shall not be plumbed for kitchen or bathroom use;
d. Where rainwater tanks are to be installed, they must be behind the building line, must not exceed 3 metres in height and must be fully enclosed with screened inlets;
e. Where rainwater tanks are to be connected to Council's reticulated water system, a non-return valve is to be installed;
f. Rainwater tanks should, as far as possible, be screened from public view or behind fencing and located in the rear or side yard.
g. The following minimum size requirements apply for single dwellings:

Table 4 - Rainwater Tank Sizing –Single Dwelling - Reticulated Potable Water Supplied

2.5	**Rainwater Tanks and Water Saving**
2.5.1	The following minimum size requirements apply: Block Size (m²) Minimum Tank Size (L) ≤ 250 no minimum requirement 251 ≤ 350 2,000 351 ≤ 599 4,000 600≤ 800 8,000 ≥ 801 10,000

h. Where reticulated potable water is not supplied (such as large lot locations), each dwelling shall have a rainwater tank installed with the minimum capacity set out in section **7.10 Large Lot.**

7.6 Detached Single Dwellings (and Alterations/Additions)

This section contains a summary for general controls for private development within Parkwood and applies to new single dwellings or alterations and additions to existing dwellings. Development applications for the private domain must consider these controls.

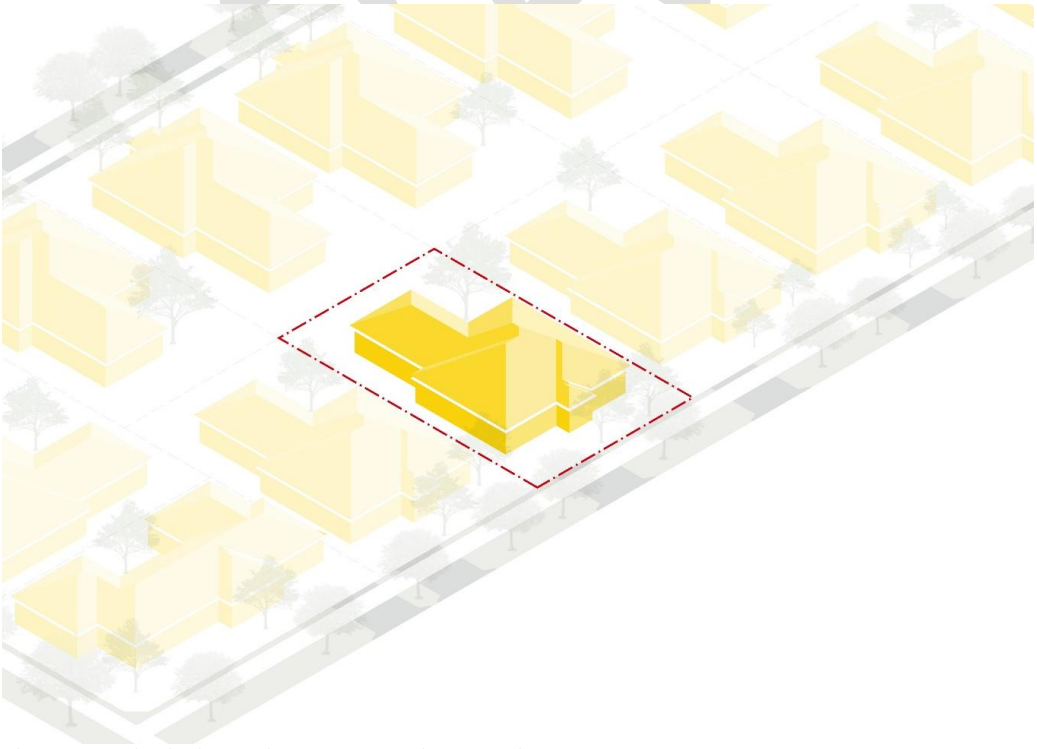

Figure 31 – Indicative illustration of detached single dwelling development

Table 5 – Single Dwelling, Alterations and Additions – Summary of Controls

Lot size	**330 < 450m2**	**450 < 600m2**	**600 < 900m2**	**900 < 1500m2**	
Site coverage maximum	60%	60%	50%	30%	
Maximum storeys (basements not counted as storeys)	3	2	2	2	
Building height (from existing ground level)	9.5m	8.5m			
Front setback minimum (excluding garages, carports and covered car parking spaces	4.0m	4.0m	4.0m	6.0m	
Corner lot – secondary setback (excluding garage, carports and covered car parking spaces	2.0m	2.0m	2.0m	3.0m	
Garage, carport and covered car parking space setback to front boundary	1.0m behind the front façade and a minimum of 6.0m from the front boundary	1.0m behind the front façade and a minimum of 6.0m from the front boundary	1.0m behind the front façade and a minimum of 6.0m from the front boundary	1.0m behind the front facade	
Corner lot – secondary setback for garages, carports and covered car parking spaces to secondary boundary	1.0m behind the front façade and a minimum of 6.0m from the front boundary	1.0m behind the front façade and a minimum of 6.0m from the front boundary	1.0m behind the front façade and a minimum of 6.0m from the front boundary	1.0m behind the front facade	
Garage opening to house frontage (front façade only)	50% of total width of dwelling	50% of total width of dwelling	50% of total width of dwelling	40% of total width of dwelling	
Maximum width of driveway at the property boundary	3.5m				
Articulation Zone may encroach within front setback	Measured from the minimum setback of the lot, 1.8m encroachment for maximum 55% the total width of the dwelling on the side at which the articulation zone is proposed.				
'Outdoor living space' shade structure and floor minimum requirements	**Shade structure** An outdoor living space floor area is required to the street frontage of each dwelling, which is to be covered at least in part by a shade structure (e.g. metal roof or timber battens). The covering must not be more than 3.0m above the finished ground level of the entry. **For lots with frontages <13.5m:** Shade structure covering outdoor living space floor area: - Minimum width: 2.0m. - Minimum depth: 1.5m. Outdoor living space floor area (unobstructed): - Minimum width: 2.0m. - Minimum depth: 1.5m. **For lots with frontages 13.5m and greater:** Shade structure covering outdoor living space floor area: - Minimum width: 2.4m. - Minimum depth: 1.5m. Outdoor living space floor area (unobstructed): - Minimum width: 2.4m. - Minimum depth: 1.5m.				

Lot size	**330 < 450m2**	**450 < 600m2**	**600 < 900m2**	**900 < 1500m2**	
Outdoor living space access	The outdoor living space to be generally accessible from within the dwelling via doors leading from a habitable "public" room i.e: living room, dining room, study, or kitchen.				
Side setback min	0.9 (0m for zero lot line)	0.9m (0m for zero lot line – single storey on one side only)	0.9m for single storey 1.5m for two storey	1.5m	
Zero Lot Line requirements	The length of the ground floor zero lot line can only extend 60% of the lot length. The extension of the zero lot line for the 2nd storey will be assessed on merit.	50% of depth of lot (for the single storey portion of the dwelling only)	Garage permitted on zero lot line only.	Not permissible	
Rear setback minimum	4.0m	4.0m	4.0m	5.0m	
Corner lot – side setback (min)	0.9m (0m for zero lot line on one side – single storey only)	0.9m (0m for zero lot line on one side – single storey only)	4.0m for rear setback for two storeys 0.9m side setback for single storey 1.5m to internal side boundary for two storeys	1.5m for single storey 4.0m for any two storey portions	
Front or rear setback minimum to private or public laneway	0m	0m	0m	0m	
Landscape minimum tree planting requirements *(Refer **table 3** – Tree sizing assumptions)*	The **front landscaping** forward of the building line to the primary street frontage must incorporate: **For lots with frontages <13.5m:** - At least 1 'small' tree. **For lots with frontages 13.5m and greater:** - At least 2 'small trees; or - At least 1 medium tree. Allotments greater than 900m^2 shall accommodate at least one large tree within rear yards to establish a natural canopy above the site.				
Landscaped area minimum requirements (permeable area, grasses, trees and the like)	15% of the area of the lot must be landscaped with a minimum width of 1.5m. 20% of the area forward of the building line to the	20% of the area of the lot must be landscaped with a minimum width of 1.5m. 25% of the area forward of the building line to the	25% of the area of the lot must be landscaped with a minimum width of 1.5m. 30% of the area forward of the building line to the	35% of the area of the lot must be landscaped with a minimum width of 1.5m. 40% of the area forward of the building line to the	

Lot size	**330 < 450m2**	**450 < 600m2**	**600 < 900m2**	**900 < 1500m2**	
	primary street frontage must be landscaped.	primary street frontage must be landscaped.	primary street frontage must be landscaped.	primary street frontage must be landscaped.	
	Minimum 50% of the landscaped area must be located behind the building line of the primary street frontage (rear yard). Rear yards shall be capable of accommodating grassed areas, or open spaces with soft, permeable ground cover with good solar access.				
Principal private open space (PPOS) Minimum area	24m^2 with a minimum width of 4m	24m^2 with a minimum width of 4m	36m^2	36m^2	
Principal private open space – location requirements	• Located behind the building line to main street frontage • Directly accessible from, and adjacent to, a habitable room, other than a bedroom • Located in a northerly aspect where practical.				
On-site car parking spaces minimum number	Minimum 1 covered space required per dwelling behind the building line. Allocated spaces may be located forward of the building line, provided a second space is provided on-site. Car spaces forward of the building line are to be uncovered and unenclosed.				
Garage door width (front façade only)	Total width of all garage doors must not exceed: - 3.2m on lots 8m to 12m wide measured at the building line, or - 6m if the lot is greater than 12m wide measured at the building line.				
Underground parking	Not permitted.				
Earthworks	Generally, 1.5m maximum cut and fill. Greater depth may be considered by Council, if within the building envelope, suitable retained and/or stabilised and not visible from the street.				
Privacy	Windows in habitable rooms, other than bedrooms, that the floor level is more than 1m above ground level and less than 3m from the side and rear boundary will require privacy screens where overlooking a neighbouring private open space.				
Fences or courtyard walls	**Forward of the building line** – be no more than 1.2m above ground level (existing) and be open style for at least 50% of the upper 2/3 of the area of the fence. For corner lots - front fencing treatment is to return along the secondary street boundary to a minimum of 50% of the lot depth, at maximum 1.2m height in open style, and to match front boundary treatment. The remainder of the side fence to a maximum of 1.5m in height and 50% maximum of the secondary street boundary length in open style. Where there is a garage at the rear of secondary street boundary, the side fence type is to return adjacent to the driveway to typically meet the rear of the house or the garage. **Behind the building line** – be no more than 1.8m above ground level (existing). **For sloping sites** – at each step – 1.6m above ground level forward of the building line and 2.2m above ground level behind the building line.				
Retaining walls	The height of site cuts along the side boundaries with attached neighbouring wall must not exceed 500mm in height. Front fill retaining walls must not exceed 1.0m in height with tiered increments separated by 1.0m provided. Where a retaining wall is required in combination with a courtyard wall, the maximum combined height of retaining wall and courtyard wall is 2.2m i.e. 1.0m high retaining wall and 1.2m high courtyard wall.				

Lot size	**330 < 450m2**	**450 < 600m2**	**600 < 900m2**	**900 < 1500m2**	
	Retaining walls alongside boundaries forward of the building line must be tapered or stepped in line with the finished ground level at the front boundary. For terraced retaining walls - planting is required between and to the front of proposed walls, to breakdown the visual impact of the change of level (minimum 0.5m separation between walls).				
Clothes drying	Provide an area capable of accommodating an open-air clothes drying area that is screened from view of the public street.				
Garbage storage area	A storage area for a minimum of 3 waste bins must be located behind the building line and screened from view of the public street.				

7.7 Small Lots and Studio Dwellings

This section contains a summary for general controls for private development within Parkwood and applies to small lot development up to 330m^2 and studio dwellings. Development applications for the private domain must consider these controls.

Small lots offer varied housing solutions. They support the PDCP's objective to facilitate targeted density and cater to a transect between the peripheral lower yield housing and the greater housing intensity in Parkwood. Possible dwelling types include terraces, small lot housing and compact attached homes.

Controls are provided for *studio dwellings* below:

a. Is established in conjunction with another dwelling (the principal dwelling); and
b. Is erected above a garage that is on the same lot of land as the principal dwelling, whether the garage is attached to, or is separate from, the principal dwelling, but does not include a semi-detached dwelling.

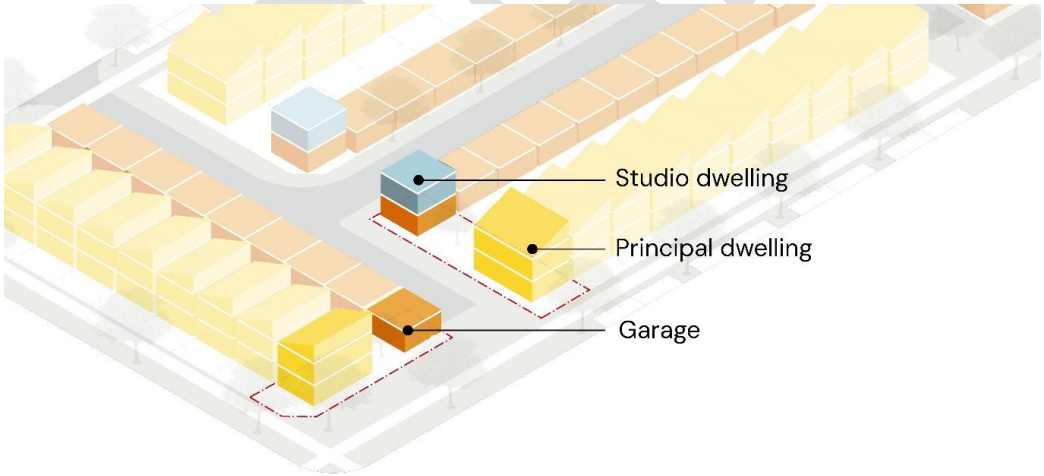

Figure 32 – Indicative illustration of small lot development with studio dwellings above garages

Table 6 – Small lots and Studio Dwellings - Summary of Controls

Lot size (small lots)	**Studio dwellings**	**< 170m^2**	**170 < 250m^2**	**250 < 330m^2**
Site coverage maximum	Not applicable	70% including all ancillary buildings		
Maximum storeys (basements not counted as storeys)	3			

Building height (from existing ground level)	9.5m			
Front setback minimum	Not applicable	3.0m		
Side setback minimum	0.9m	0.9m Zero lot line to both side boundaries is acceptable but must only extend 60% of the boundary length for the first floor. A zero lot line at the 2nd storey will be assessed on merit. **Note:** detached garages are not included in calculations.		
Garage, carports and covered car parking space setback to front boundary	Not permitted	Not permitted (must be rear loaded)	6.0m	6.0m
Corner lot – secondary setback for garages, carports and covered car parking spaces to secondary boundary	As per garage setback	6.0m	6.0m	6.0m
Corner lot – secondary street setback (excluding garages, carports, and covered car parking spaces)	1.5m	1.5m	1.5m	2.0m
Articulation Zone may encroach within front setback	Not applicable	1.5m encroachment for 60% of the dwelling width on the side at which the articulation zone is proposed.		
'Outdoor living space' shade structure and floor minimum requirements	Not applicable	An outdoor living space is required to one street frontage of each dwelling, which is to be covered at least in part by a shade structure (e.g. metal roof or timber battens). The underside of the covering must not be more than 3.0m above the finished floor level of the entry.		
Rear setback (minimum) where there is no rear laneway for building wall height up to 4.5m	Not applicable	Not applicable	4.0m	4.0m
Rear setback (minimum) to private or public laneway	0m	0m	0m	0m
Landscape minimum tree planting requirements *(Refer **table 3** – Tree sizing assumptions)*	Not applicable.	At least one small tree on the allotment.		
Landscape area minimum requirements (permeable area, grasses, trees and the like	Not applicable	Not applicable	10% of the area of the lot. 50% of the landscaped area must be located behind the building line of the primary road.	
Principal private open space (PPOS)	$9m^2$ Balcony directly accessible from living space.	$16m^2$ PPOS is to be directly accessible from living areas, with a minimum width of 3m.	$24m^2$ PPOS is to be directly accessible from living areas, with a minimum width of 3m. Where lots have a width of at least 6m but less than 10m, the PPOS can be reduced to $16m^2$.	
Solar access to principal private open space as measured between 9am and 3pm on 21 June	Balcony to be north-facing where practical. Minimum 3hrs required. 3hrs to adjoining living room windows	Principal private open space to be north-facing where practical. Minimum 3hrs to 50% of principal private open space. 3hrs to adjoining living room windows and PPOS on neighbour's land.		

	and PPOS on neighbour's land.		
On-site car parking spaces	1 space	Minimum 1 covered space required behind the building line. Allocated spaces may be located forward of the building line, provided a second space is provided on-site. Car parking spaces forward of the front building line are to be uncovered and not enclosed. Car spaces are not to replace PPOS.	
Width of garage to house frontage (front façade only)	Not applicable	Not applicable	Garage door openings must not exceed: Lot width <12m: 3.2m garage opening Lot width 12m+: 6.0m garage opening
Basement parking	Basement to be 0.5m setback from all boundaries. Ramps and lifts to be concealed from public view by garage doors or enclosures.		
Earthworks	Generally, 1.5m maximum cut and fill. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.		
Fencing	**Forward of the building line** – be no more than 1.2m above ground level (existing) and be open style for at least 50% of the upper 2/3 of the area of the fence. <u>For corner lots</u> - front fencing treatment is to return along the secondary street boundary to a minimum of 50% of the lot depth, at maximum 1.2m height in open style, and to match front boundary treatment. The remainder of the side fence to a maximum of 1.5m in height and 50% maximum of the secondary street boundary length in open style. Where there is a garage at the rear of secondary street boundary, the side fence type is to return adjacent to the driveway to typically meet the rear of the house or the garage. **Behind the building line** – be no more than 1.8m above ground level (existing). **For sloping sites** – at each step – 1.6m above ground level forward of the building line and 2.2m above ground level behind the building line.		
Clothes drying	Provide an area capable of accommodating an open-air clothes drying area that is reasonably screened from view of the public street, such as on a balcony.	Provide an area capable of accommodating an open-air clothes drying area that is screened from view of the public street.	
Garbage storage area	A storage area for a minimum of 3 waste bins must be located behind the building line and reasonably screened from view of the public street.		

7.8 Dual Occupancies and Multi Dwellings

This section contains a summary for general controls for private development within Parkwood and applies to dual occupancies and multi-dwellings. Development applications for the private domain must consider these controls.

Dual occupancies and multi-dwellings can facilitate alternative living models such as intergenerational and co-living.
Dual occupancies allow for 2 dwellings (detached or attached) on one lot of land.

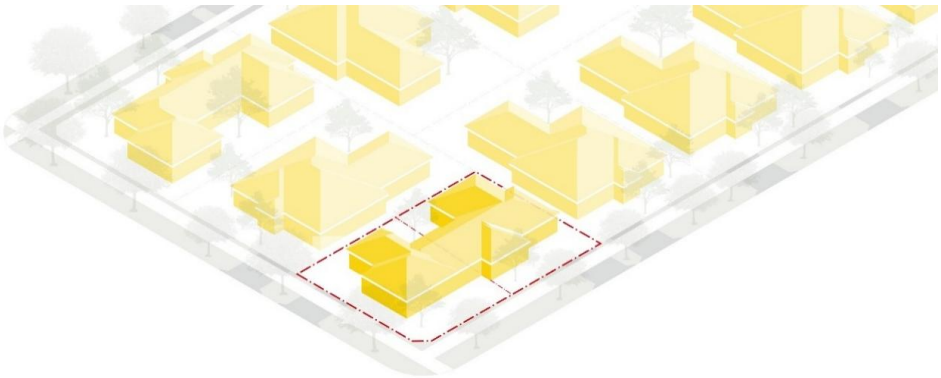

Figure 33 – Indicative illustration of dual occupancy (attached) development on a corner lot

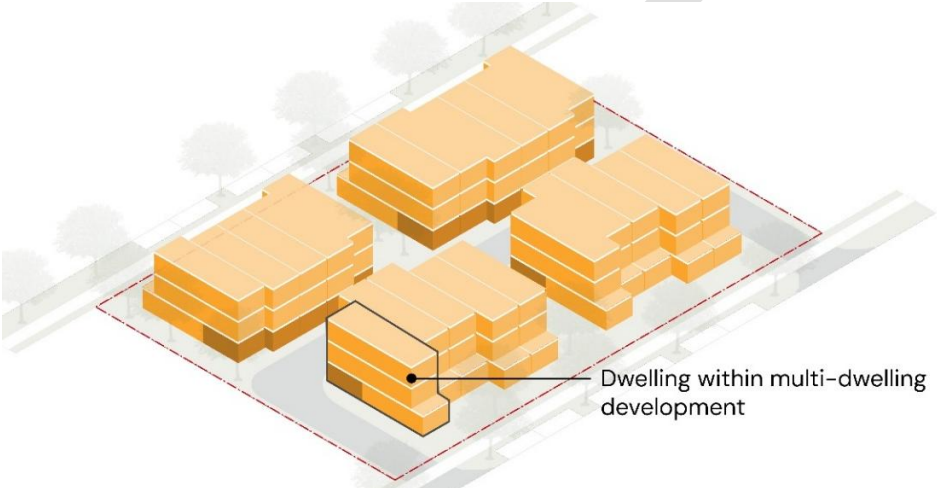

Figure 34 – Indicative illustration of multi-dwelling development

Table 7 – Dual Occupancies and Multi-Dwelling Housing – Summary of Controls

	Dual Occupancy	**Multi-Dwelling Housing**
Minimum lot size	450m2	600m2
Minimum lot width	12m	15m
Site coverage maximum	60%	50%
Maximum storeys (basements not counted as storeys)	2	3
Building height (from existing ground level)	8.5m	11.5m
Front setback minimum (excluding garages, carports and covered car parking spaces)	For lots less than 600m2: 3.0m. For lots greater than 600m2: 4.0m.	3.0m – where principal private open space is not located within the front setback. 4.0m – where principal private open space is located within the front setback.
Articulation zone	1.8m. The articulation zone must meet the performance-based criteria outlined in the objectives listed in 7.6 of this DCP.	
'Outdoor living space' shade structure and floor minimum requirements	**Shade structure** An outdoor living space floor area is required to the street frontage of each dwelling, which is to be covered at least in part by a shade structure (e.g. metal roof or timber battens). The covering must not be more than 3.0m	

	above the finished ground level of the entry. **For each dwelling, provide:** Shade structure covering outdoor living space floor area: - Minimum width: 2.0m. - Minimum depth: 1.5m. Outdoor living space floor area (unobstructed): - Minimum width: 2.0m. - Minimum depth: 1.5m.	
Outdoor living space access	The outdoor living space is to be accessible from within the dwelling via doors leading from a habitable 'public' room i.e: living room, dining room, study, or kitchen.	
Corner lot – secondary setback (excluding garages, carports and covered car parking spaces).	Where façade length is less than 9m in length, the minimum setback is 2.0m. Where façade length is greater than 9m in length, the minimum setback is 3.0m.	
Garage setback to front or secondary boundary (minimum)	6.0m	
Side setback	Up to and including 2 storeys – 1.5m. Subsequent stories – an additional 0.5m per storey.	Ground floor – 1.5m. Subsequent stories – an additional 0.5m per storey.
Rear setback minimum	4.0m	Ground floor – 4.0m. Subsequent stories – an additional 0.5m per storey.
Garage setback to public or private rear lane	0m	
Principal private open space – On ground minimum area	24m2 with a minimum width of 4m. Located in a northerly aspect where practical	24m2 with a minimum width of 4m. Located in a northerly aspect where practical
Principal private open space – Balcony minimum area	**(The minimum balcony PPOS requirements only apply where ground level PPOS cannot be provided – otherwise no restriction)** 12m minimum area. Minimum dimension of 2m.	**(The minimum balcony PPOS requirements only apply where ground level PPOS cannot be provided – otherwise no restriction)** 1 bedroom – 8m2. 2 bedrooms – 10m2. 3+ bedrooms – 12m2 minimum area. Minimum dimension of 2m for all.
Solar access to principal private open space as measured between 9am and 3pm on 21 June	Minimum 3hrs to 50% of area of PPOS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3hrs to adjoining living room windows and PPOS on neighbour's land.	
Landscape minimum tree planting requirements *(Refer **table 3** – Tree sizing assumptions)*	The **front landscaping** forward of the building line to the primary street frontage must incorporate: **For lots with frontages <13.5m:** - At least 1 'small' tree. **For lots with frontages 13.5m and greater:** - At least 2 'small trees; or - At least 1 medium tree.	For every 225m^2, or part thereof, at least one medium tree on the allotment. A minimum of 2 medium trees are required to the front landscaping forward of the building line.
Communal landscaped area requirements (minimum)	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required along the side and rear boundaries.	
On site car parking spaces	2 spaces for dual occupancies. Allocated spaces may be located forward of the building line, provided a second space is provided on-site. Car parking spaces forward of the	Studios / 1 bedroom: 0.5 2 bedrooms: 1.0 3+ bedrooms: 2.0

	front building line are to be uncovered and not enclosed. Car spaces are not to replace PPOS.	
On site car parking spaces	Minimum 1 covered space required behind the building line per dwelling. Car park spaces are to be covered and located behind the building line. Allocated uncovered spaces may be located forward of the building line, provided a second space is provided on-site. Car spaces are not to replace PPOS.	
Visitor parking – minimum number of spaces	Not applicable.	1 space per 5 dwellings. Council may accept off-site visitor parking spaces where kerbside and/or indented street parking is provided in proximity to the site.
Underground parking	Underground parking only permissible where the slope of the land provides the opportunity.	
Garage opening to building frontage (front façade/s only)	No more than 50% of total width of building.	
Maximum length of multi-dwelling buildings	Not applicable.	Buildings should not exceed a total length of 60m. Wall planes should not exceed 15m in length without the roof and wall design being broken.
Minimum gap between multi-dwelling buildings	Not applicable.	4.0m.
Earthworks	Generally, 1.5m maximum cut and fill. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.	
Fencing	**Forward of the building line** – be no more than 1.2m above ground level (existing) and be open style for at least 50% of the upper 2/3 of the area of the fence. For corner lots - front fencing treatment is to return along the secondary street boundary to a minimum of 50% of the lot depth, at maximum 1.2m height in open style, and to match front boundary treatment. The remainder of the side fence to a maximum of 1.5m in height and 50% maximum of the secondary street boundary length in open style. Where there is a garage at the rear of secondary street boundary, the side fence type is to return adjacent to the driveway to typically meet the rear of the house or the garage. **Behind the building line** – be no more than 1.8m above ground level (existing). **For sloping sites** – at each step – 1.6m above ground level forward of the building line and 2.2m above ground level behind the building line.	

7.9 Residential Flat Buildings and Shop Top Housing

This section contains a summary for general controls within Parkwood and applies to residential flat buildings and shop top housing. Development applications for the private domain must consider these controls.

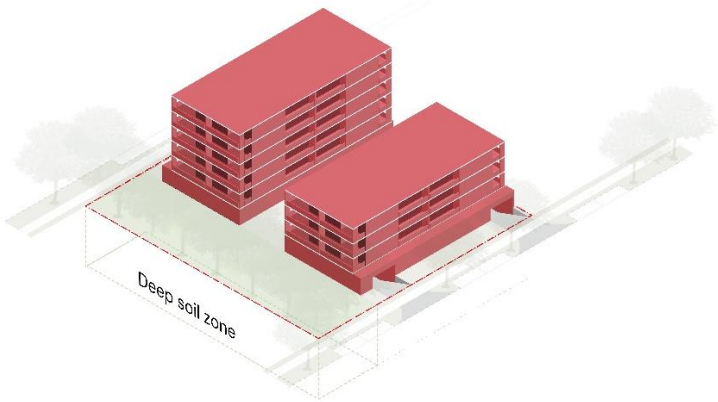

Figure 35 – Indicative illustration of block with residential flat buildings (low-medium rise apartment)

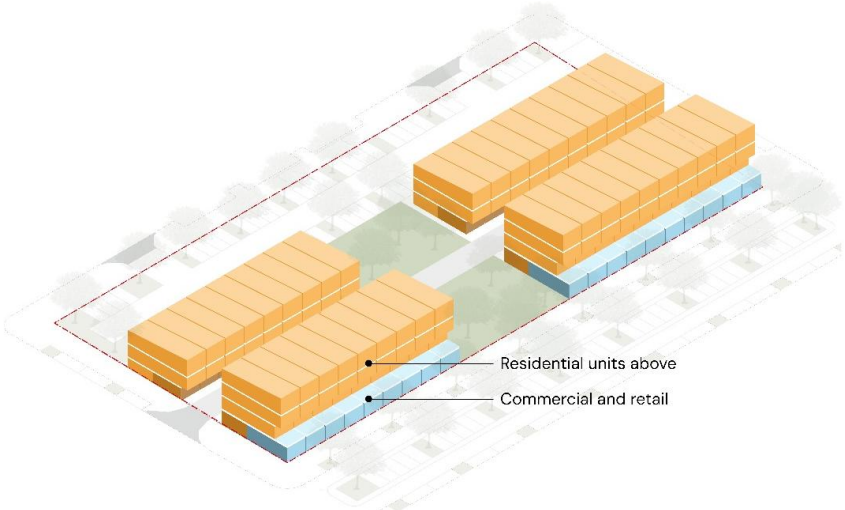

Figure 36 – Indicative illustration of a block with shop top housing

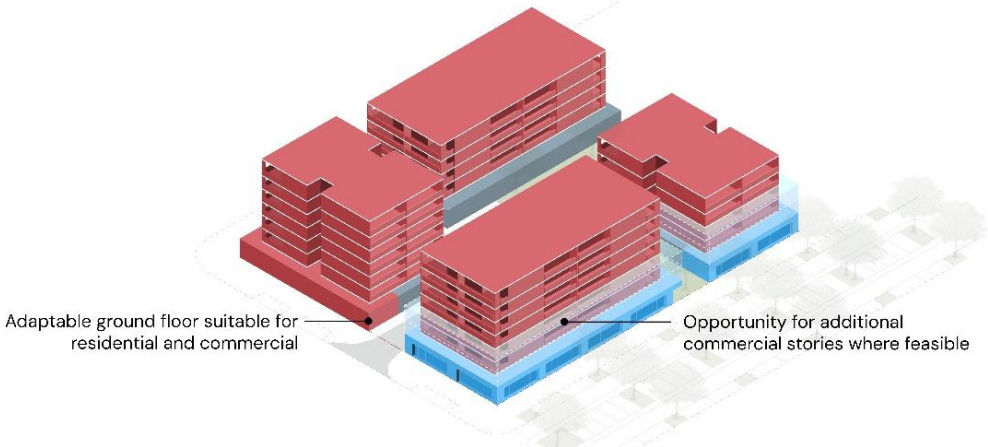

Figure 37 – Indicative illustration of a block with shop top housing + adaptable ground floor suitable for both residential and commercial uses.

Table 8 – Residential Flat Buildings and Shop Top Housing – Summary of Controls

	Residential Flat Buildings	**Shop-Top Housing**
Minimum lot size	500sqm	
Lot width (minimum)	12m	
Site coverage (maximum)	50%	
Maximum storeys (basements not counted as storeys)	7 storeys	
Building height (maximum)	24m	24m
Front setback (minimum)	3.0m	Ground floor: 0m First storey: 0m Subsequent storeys: 3.0m.
Ground floor ceiling height (minimum)	2.7m (including all floors of parking structures)	
Corner lot secondary setback (minimum)	Where façade length is less than 9m in length, the minimum setback is 2.0m. Where façade length is greater than 9m in length, the minimum setback is 3.0m.	Ground floor: 0m. First storey: 0m. Subsequent storeys: 3.0m.
Articulation zone	1.8m. The articulation zone must meet the performance-based criteria outlined in the objectives listed in 7.6 of this DCP.	1.8m. The articulation zone must meet the performance-based criteria outlined in the objectives listed in 7.6 of this DCP.
Garage setback to front boundary (minimum)	6.0m	6.0m
Garage setback to secondary boundary (minimum)	6.0m	6.0m
Side setback (minimum)	3.0m – up to 2 storeys plus an additional 0.5m for each floor over two storeys.	Ground floor: 0m. First storey: 0m. Subsequent storeys: 4.0m.
Rear setback minimum (excluding garaging)	4.0m	Ground floor: 0m. First storey: 0m. Subsequent storeys: 4.0m.
Garage setback to rear public or private lane	0m	
Principal private open space – On ground minimum area	12m2 with a minimum width of 2m. Located in a northerly aspect where practical	
Principal private open space – Balcony minimum area	**(**The minimum balcony PPOS requirements only apply where ground level PPOS cannot be provided – otherwise no restriction) 12m minimum area. Minimum dimension of 2m.	
Solar access to principal private open space (PPOS) as measured between 9am and 3pm on 21 June	Minimum 3hrs to 50% of area of PPOS. At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces. Minimum 3hrs to adjoining living room windows and PPOS on neighbour's land.	
Landscape minimum tree planting requirements. *(Refer **table 3** – Tree sizing assumptions)*	For every 225m2, or part thereof, at least one medium tree on the allotment.	
Communal landscaped area (minimum)	20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc). Deep soil zones required along the side and rear boundaries.	
Garage to building frontage (front façade only)	No more than 50% of street façade.	
Number of car spaces	1 bedroom: 1.0 spaces 2 bedrooms: 1.3 spaces 3 bedrooms or more: 1.5 spaces	
Visitor parking – minimum number of spaces.	1 space per 5 dwellings.	

	Residential Flat Buildings	Shop-Top Housing
	Council may accept off-site visitor parking spaces where kerbside and/or indented street parking is provided in proximity to the site.	
Underground parking	Underground parking is discouraged and only permissible where the slope of the land provides the opportunity. Resident parking to be provided preferably within central parking nodes or adaptable podium levels (sleeved and screened from view of the street).	
Earthworks	Generally, 1.5m maximum cut and fill. Greater depth may be considered by Council, if within the building envelope, suitably retained and/or stabilised and not visible from the street.	
Maximum length of building wall	Residential flat buildings should not exceed a total length of 60m. Wall planes should not exceed 30m in length without the roof and wall design being broken.	Shop-top housing buildings should not exceed a total length of 60m. Wall planes should not exceed 15m in length without the roof and wall design being broken.
Minimum gap between buildings	Up to 4 storeys (approximately 12m in height): - 12m between habitable rooms/balconies - 9m between habitable and non-habitable rooms - 6m between non-habitable rooms Greater than 4 storeys: - 15m between habitable rooms/balconies - 12m between habitable and non-habitable rooms - 9m between non-habitable rooms Required setbacks may be greater than the required building separation to achieve better amenity outcomes. No building separation is necessary where building types incorporate blank party walls – this typically occurs along a main street or at podium levels within centres.	

7.10 Large Lot Residential (Environmental Living)

As detailed in **Appendix 3**, the western peninsula of Parkwood is surrounded by conservation land. The existing vegetation, biodiversity and terrain lends itself to large lot development. Dwellings in this area may be expected to be serviced by onsite effluent and water supply.

This section contains a summary for general controls for large lots with areas greater than 1500m2 within Parkwood and also applies to large lot development where onsite effluent and water management may be required.

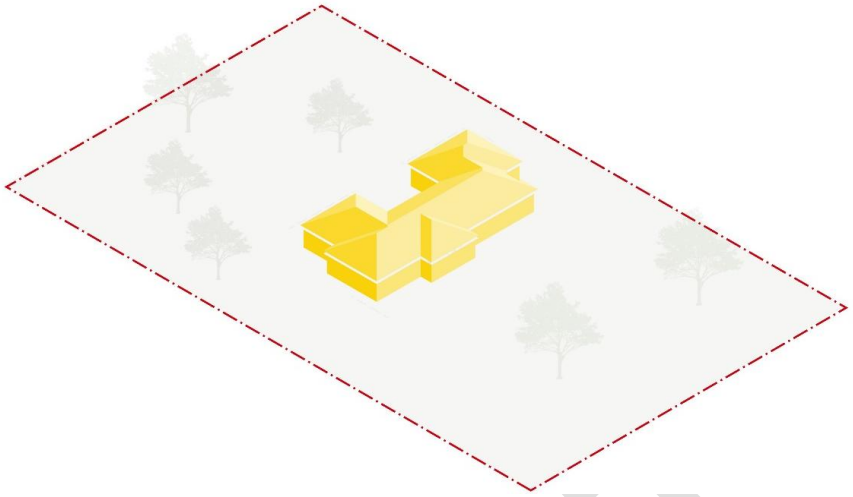

Figure 38 – Indicative illustration of a large lot with single dwelling

Table 9 – Large Lot (Environmental Living) - Summary of Controls

	1500m2+
Site coverage maximum	20%
Combined lot floor area	500m2
Maximum storeys (basements not counted as storeys)	2
Building height (from existing ground level)	8.5m
Front setback minimum (excluding garages, carports and covered car parking spaces	9.0m
Corner lot – secondary setback (excluding garage, carports and covered car parking spaces	5.0m
Garage, carport and covered car parking space setback to front boundary	1.0m behind the front facade
Corner lot – secondary setback for garages, carports and covered car parking spaces to secondary boundary	1.0m behind the front facade
Garage opening to house frontage (front façade only)	30% of total width of dwelling
Articulation Zone may encroach within front setback	Measured from the minimum setback of the lot, 1.8m encroachment for 100% the total width of the dwelling on the side at which the articulation zone is proposed.
Side setback min	2.5m
Zero Lot Line requirements	Not permissible
Rear setback minimum	10.0m
Corner lot – side setback (min)	2.5m for single storey 4.0m for any two storey portions
Front or rear setback minimum to private or public laneway	0m
Landscape minimum tree planting requirements	Allotments shall accommodate at least one large tree within rear yards to establish a natural canopy above the site.
Landscaped area minimum requirements (permeable area, grasses, trees and the like)	50% of the area of the lot must be landscaped with a minimum width of 1.5m.

	1500m2+
	50% of the area forward of the building line to the primary street frontage must be landscaped.
	Minimum 50% of the landscaped area must be located behind the building line of the primary street frontage (rear yard). Rear yards shall be capable of accommodating grassed areas, or open spaces with soft, permeable ground cover with good solar access.
Principal private open space (PPOS) Minimum area	$36m^2$
Principal private open space – location requirements	• Located behind the building line to main street frontage • Directly accessible from, and adjacent to, a habitable room, other than a bedroom • Located in a northerly aspect where practical.
On-site car parking spaces minimum number	Minimum 1 covered space required per dwelling behind the building line.
Garage door width (front façade only)	Total width of all garage doors directly facing the street must not exceed 9.2m.
Underground parking	Not permitted
Earthworks	Generally, 1.5m maximum cut and fill. Greater depth may be considered by Council, if within the building envelope, suitable retained and/or stabilised and not visible from the street.
Privacy	Windows in habitable rooms, other than bedrooms, that the floor level is more than 1m above ground level and less than 3m from the side and rear boundary will require privacy screens where overlooking a neighbouring private open space.
Fences or courtyard walls	**Forward of the building line** – be no more than 1.2m above ground level (existing) and be open style for at least 50% of the upper 2/3 of the area of the fence. For corner lots - front fencing treatment is to return along the secondary street boundary to a minimum of 50% of the lot depth, at maximum 1.2m height in open style, and to match front boundary treatment. The remainder of the side fence to a maximum of 1.5m in height and 50% maximum of the secondary street boundary length in open style. Where there is a garage at the rear of secondary street boundary, the side fence type is to return adjacent to the driveway to typically meet the rear of the house or the garage. **Behind the building line** – be no more than 1.8m above ground level (existing). **For sloping sites** – at each step – 1.6m above ground level forward of the building line and 2.2m above ground level behind the building line.
Retaining walls	The height of site cuts along the side boundaries with attached neighbouring wall must not exceed 500mm in height. Front fill retaining walls must not exceed 1.0m in height with tiered increments separated by 1.0m provided. Where a retaining wall is required in combination with a courtyard wall, the maximum combined height of retaining wall and courtyard wall is 2.2m i.e. 1.0m high retaining wall and 1.2m high courtyard wall. Retaining walls alongside boundaries forward of the building line must be tapered or stepped in line with the finished ground level at the front boundary. For terraced retaining walls - planting is required between and to the front of proposed walls, to breakdown the visual impact of the change of level (minimum 0.5m separation between walls).

	1500m2+
Effluent disposal	Where connection to sewer is not possible, the allotment shall be suitable for on-site effluent disposal without adverse effect on ground or surface water quality.

Note: The minimum capacity of each dwelling shall have rainwater tank installed with minimum capacity set out below:

Table 10 – Rainwater Tank Sizing – Large Lot Dwellings – Reticulated Potable Water not supplied

Dwelling Size (roof area)	Tank Size (minimum)
Less than or equal to 150 m^2	45,000 litres
Greater than 150 m^2	90,000 litres

DRAFT

8. Transport, Access and Parking

8.1 Preliminary

This section of the DCP incorporates a range of initiatives to promote sustainable transport, including promoting and prioritising active travel, reduced dependency on private vehicles, accessible public transport, dedicated car share spaces, bicycles facilities, motorcycle and scooter parking. It also encourages an improved public domain through integration with the transport network, including prioritising active travel and streetscapes focusing on functional and physical experiences.

To ensure a seamless community, the proposed suite of street typologies have been designed as guidance material to incorporate standards of transport and infrastructure in accordance with both NSW and ACT government principles, objectives, and policies.

8.2 Relationship to other Plans and Policies

In addition, development applications should refer to relevant planning instruments and policies that are current and applicable at the time of submission of a development application. This includes the following relevant documents:

- The State Environmental Planning Policy (Transport And Infrastructure) 2021
- Transport for NSW's Guide to Traffic Impact Assessment 2024
- Austroads guides
- TfNSW Design of Roads and Streets Manual 2024
- Engineering standards

8.3 The Master Plan Street Design Principles

A set of street design principles have been established for the broader area of Ginninderry to ensure outcome-led and experience -led approaches to the development of individual streetscapes focusing on functional and physical experiences for people travelling through the street network.

Objectives

1. To create a desirable/walkable urban environment and delivering a human scale, with a focus on the experience of the journey and improving walkability.
2. To create an integrated street network to encourage pedestrian movement over vehicular movement.
3. Recognising the safety of people using the street for any of its possible activities and not just driving.
4. Street and verge infrastructure, including land usage, should be planned to harmonise with the surrounding land use, density, height and purpose of adjacent buildings.
5. To reduce the heat island effect through reducing road carriageway widths, use of bitumen and concrete and impermeable surfaces, and enabling effective tree planting canopy cover.
6. To reduce the visual dominance of garages in residential streets.
7. To maximise on-street parking spaces and landscaping in residential streets.

Controls

a. Streets should utilise design techniques to encourage compliance with the nominated design speed (in accordance with **Table 11**).
b. Where practical, streets should serve Water Sensitive Urban Design (WSUD) and other ecological functions, with roads, parking areas and driveways designed, surfaced and graded to reduce runoff and allow stormwater to be controlled on site.
c. Water Sensitive Urban Design (WSUD) should be incorporated into the design of the road network and parking areas.
d. Street and verge infrastructure, including land usage, should be planned to harmonise with the surrounding land use, density, height and purpose of adjacent buildings.

e. To reduce the heat island effect through reducing road carriageway widths, use of bitumen and concrete and impermeable surfaces, and enabling effective tree planting canopy cover.
f. The design of neighbourhoods and dwellings should limit the visual dominance of garages in residential streets.
g. The design of neighbourhoods should maximise on-street parking spaces where practical and landscaping in residential streets.
h. The design of streets should achieve minimum tree canopy coverage and surface permeability targets of:
    i. Minimum tree canopy coverage: 30%
    ii. Minimum surface permeability :30%
i. Refer to **Part 12** of the DCP for further details on tree canopy coverage and permeability requirements.

8.4 Street Network and Typologies

8.4.1 Street Network

A main transport corridor loop will optimise connectivity and access, with secondary and local streets that create a 'modified grid' pattern, complementing the loop and providing a network of route options for all street users.

The street network will be generally in accordance with **Figure 39** below.

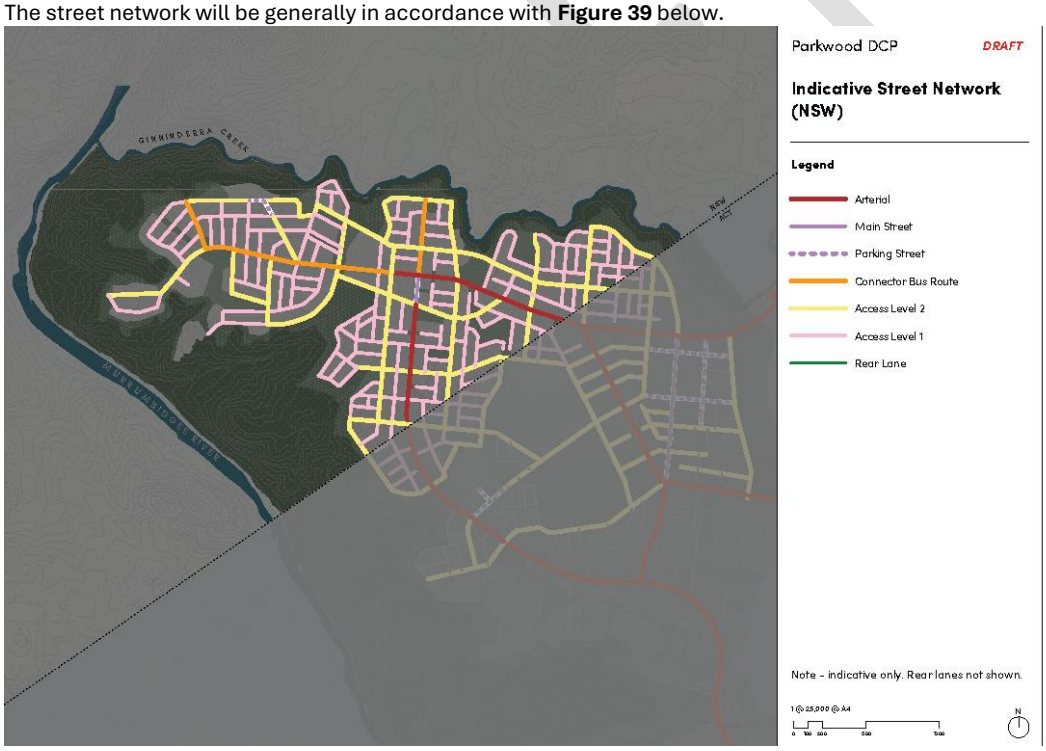

Figure 39 – Indicative Street network diagram

Objectives:

1. To improve safety and legibility through reflecting the movement network, indicating priority, careful consideration of intersections, pedestrian crossings, and active travel lanes.
2. To facilitate future change through provisioning for future infrastructure needs now and allowing those corridors to develop in the future automation of vehicles if and when density, demand and feasibility dictate.

3. Improving land efficiency through rationalising/reducing reserve widths whilst allowing services to be established and amenity to be maximised.
4. All streets, including arterials, local streets and laneways must operate as an integrated system to achieve the overarching objectives expressed in policy as well as the project vision and objectives.
5. Road widths and design should make provision for the safety of road users by using passive means to control speed; consideration should be given to narrow travel lanes, blisters, paving types, landscaping, etc to provide visual cues to the use of the space and appropriate traffic speed.

Table 11 – Street Typology and application

Typology	Application
Major Arterial Street	The function of this street type is to carry significant traffic, to provide for the primary bus route and to function as a trunk cycling route separated from traffic. The Master Plan applies this typology as the primary bus route connecting NSW to ACT at two points, north and south. These connections complete the primary public transport 'loop' through the Ginninderry Master Plan.
Connector Street Bus Route	The function of this street form is to carry moderate to significant traffic, to provide a secondary bus route and to function as a main cycle route separated from general traffic. This street type is used where bus routes are intended to extend beyond the primary bus route along the major arterial street.
Main Street	The Main Street section will only be applied where there is true pedestrian-oriented retail land use on both sides, expected within the main market centre and as the core part of the village centres. Speed limit 30 kph should be applied.
Central Parking Street	The Central Parking Street section is proposed in areas around the main market core where secondary or large format retail and commercial land uses will front. It is generally accepted that public parking shared across a range of land uses or premises is more spatially efficient than where parking is quarantined to a particular premises. The quantum of public parking should be accounted when considering car parking requirements for land uses in the vicinity of these streets. Application of the Central Parking Street will be restricted to locations where fronting lots have rear access. Speed limit of 40 kph should be applied.
Access Street Level 2	The function of this street form is to carry significant traffic, to provide for bus services and to function as a trunk cycling route separated from general traffic. In the now proposed master plan there is no proposal for those functions to be serviced in conjunction with pedestrian-based retail and thus the equivalent street form now proposed does not have the fully paved footpath/verge arrangement. Speed Limit 60 kph or 50 kph.
Access Street Level 1	This street is the most common in residential areas where there will be housing along both sides of the street at densities of up to around 30 dwellings per hectare. The streets not specifically designated in the Movement Network Plan will be Access Street Level 1 except where "one-sided" such as along park or drainage corridor frontages.
Rear Access Lanes	The rear lane will be used in locations where direct vehicular access to the street fronted by development is not proposed, or where lot frontages will be less than 8.5 metres. It is expected that with finer attention to detail there will be more rear access lanes provided to assist with residential density and perhaps with commercial development. Rear access lane width to be selected to prevent in-lane parking.

8.4.2 Street Typologies

The street typologies presented in the following pages are intended as non-prescriptive guidance material for the future design of streets in Parkwood. It will support practitioners in making decisions to ensure that the function, look, and experience of the street is appropriate and in-line with the street design principles set out in this DCP.

There are 6 typologies identified in this document, however, there are likely a number of hybrids and many more versions. They do not identify standards but contain useful parameters that define the different street types that should be considered in the planning and design of streets in Parkwood. The typologies serve as a guidance but will require experienced designers to use it skilfully.

Main Arterial Street

The function of this street type is to carry significant traffic, to provide for the primary bus route and to function as a trunk cycling route separated from traffic. The Master Plan applies this typology as the primary bus route connecting NSW to ACT at two points, north and south. These connections complete the primary public transport 'loop' through the Ginninderry Master Plan.

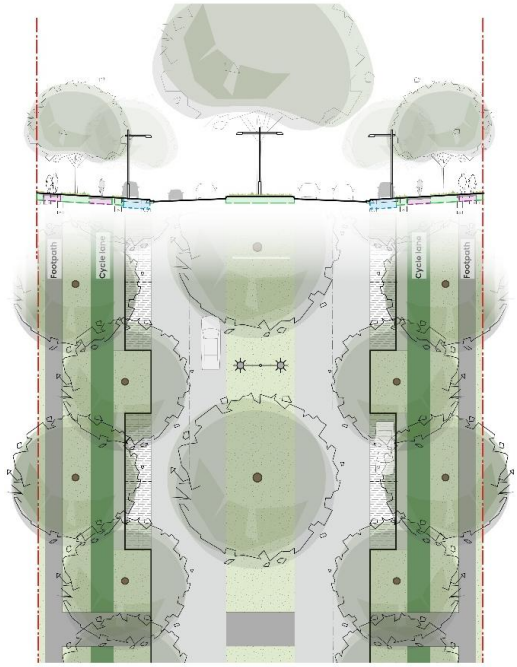

Figure 40 – Typical Main Arterial Street

Cross Section Requirements	
Development Addressing Street	All
Reserve width	39.0m
AADT (Annual Average Daily Traffic)	35000
Speed limit	60km/h
Footpaths	2 x 1.5m
Cycle paths (sep)	2 x 2.0m
Parking	Indented both sides. 2.3m width
Front / Rear load	Rear only
Layout Guidance	
Minimum bend radii	100m

Intersection kerb radii	4m
Intersection types	4-way signalised. Left in/left out
Parking grouping	2 spaces
Driveway width	No driveways
Pedestrian crossing and refuge spacing	<200m
Built form height frontages	2 to 8 storeys
Canopy Coverage and Permeability Targets Achieved	
Canopy coverage (%)	77.2%
Permeable surface (%)	43.1%

Connector Street Bus Route

The function of this street form is to carry moderate to significant traffic, to provide a secondary bus route and to function as a main cycle route separated from general traffic. This street type is used where bus routes are intended to extend beyond the primary bus route along the major arterial street.

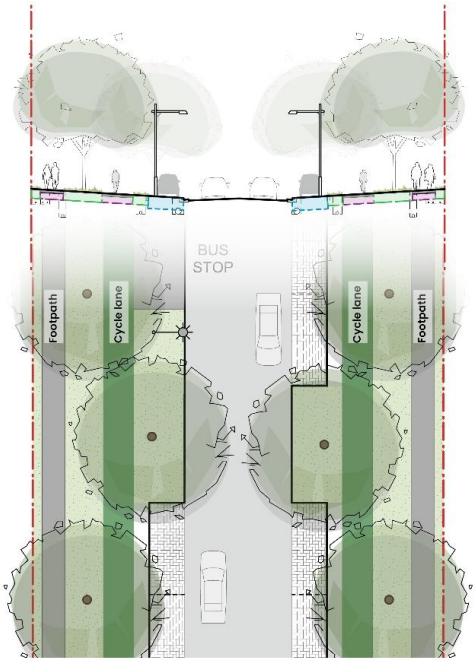

Figure 41 – Connector Bus Route

Cross Section Requirements	
Development Addressing Street	Residential/Commercial
Reserve width	26.8m
AADT	8000
Speed limit	50km/h
Footpaths	2 x 1.5m
Cycle paths (sep)	2 x 2.0m
Parking	Indented both sides 2.3m width
Front / Rear load	Rear only
Layout Guidance	
Minimum bend radii	100m

Intersection kerb radii	4m
Intersection types	4-way unsignalised
Parking grouping	2 spaces
Driveway width	No driveways
Pedestrian crossing and refuge spacing	NA
Built form height frontages	2 to 8 storeys
Canopy Coverage and Permeability Targets Achieved	
Canopy coverage (%)	63%
Permeable surface (%)	41.8%

Main Street

The Main Street section will only be applied where there is true pedestrian-oriented retail land use on both sides, expected within the main market centre and as the core part of the village centres.

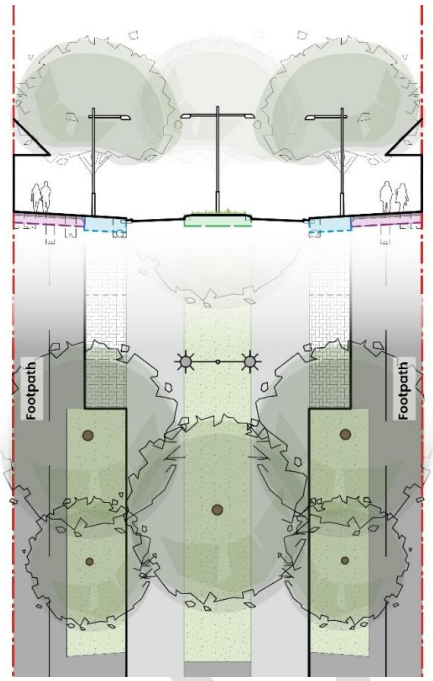

Figure 42 – Main Street

Cross Section Requirements	
Development Addressing Street	Commercial/Mixed Use
Reserve width	22.6m
AADT	10000
Speed limit	30km/h
Footpaths	Paved verge
Cycle paths (sep)	No separate cycle paths. Cycle on street
Parking	Indented both sides 2.3m width
Front / Rear load	Rear only
Layout Guidance	

Minimum bend radii	100m
Intersection kerb radii	2m
Intersection types	4-way unsignalised
Parking grouping	3 spaces
Driveway width	No driveways
Pedestrian crossing and refuge spacing	<40m
Built form height frontages	2 to 8 storeys
Canopy Coverage and Permeability Targets Achieved	
Canopy coverage (%)	58%
Permeable surface (%)	39.7%

Parking Street

The Central Parking Street section is proposed in areas around the main market core where secondary or large format retail and commercial land uses will front. It is generally accepted that public parking shared across a range of land uses or premises is more spatially efficient than where parking is quarantined to a particular premises. The quantum of public parking should be accounted when considering car parking requirements for land uses in the vicinity of these streets. Application of the Central Parking Street will be restricted to locations where fronting lots have rear access.

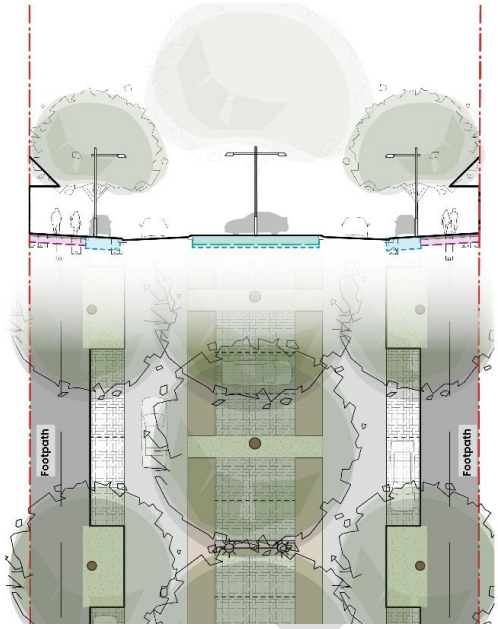

Figure 43 – Parking Street

Cross Section Requirements	
Development Addressing Street	Commercial/Mixed Use
Reserve width	30m
AADT	5000
Speed limit	30km/h
Footpaths	Paved verge
Cycle paths (sep)	No separate cycle paths. Cycle on street
Parking	Kerbside central 90 degree
Front / Rear load	Rear only

Layout Guidance	
Minimum bend radii	100m
Intersection kerb radii	2m
Intersection types	4-way unsignalised
Parking grouping	90 degree: 4 spaces/Indented parallel: 2 spaces
Driveway width	No driveways
Pedestrian crossing and refuge spacing	<40m
Canopy Coverage and Permeability Targets Achieved	
Canopy coverage (%)	58%
Permeable surface (%)	39.7%

Access Street Level 1

This street is the most common in residential areas where there will be housing along both sides of the street at densities of up to around 30 dwellings per hectare. The streets not specifically designated in the Movement Network Plan will be Access Street Level 1 except where “one-sided” such as along park or drainage corridor frontages.

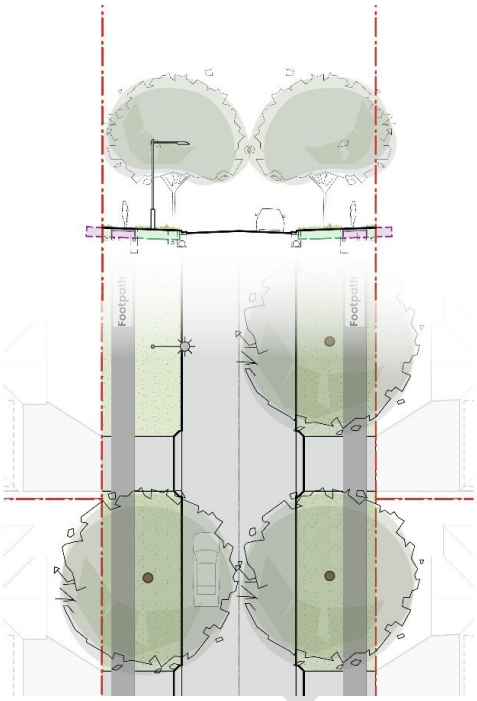

Figure 44 – Access Street (Level 1 shown)

Cross Section Requirements	
Development Addressing Street	Residential
Reserve width	17.5m
AADT	3000
Speed limit	30km/h
Footpaths	2 x 1.5m
Cycle paths (sep)	No separate cycle paths. Cycle on street
Parking	Kerbside
Front / Rear load	Front/rear

Layout Guidance	
Minimum bend radii	30m
Intersection kerb radii	1.0m
Intersection types	4-way unsignalised
Parking grouping	N/A - kerbside
Driveway width	3.5m
Pedestrian crossing and refuge spacing	N/A
Canopy Coverage and Permeability Targets Achieved	
Canopy coverage (%)	60.7%
Permeable surface (%)	35.2%

Rear Access Lane

The rear lane will be used in locations where direct vehicular access to the street fronted by development is not proposed, or where lot frontages will be less than 8.5 metres. It is expected that with finer attention to detail there will be more rear access lanes provided to assist with residential density and perhaps with commercial development. Rear access lane width to be selected to prevent in-lane parking.

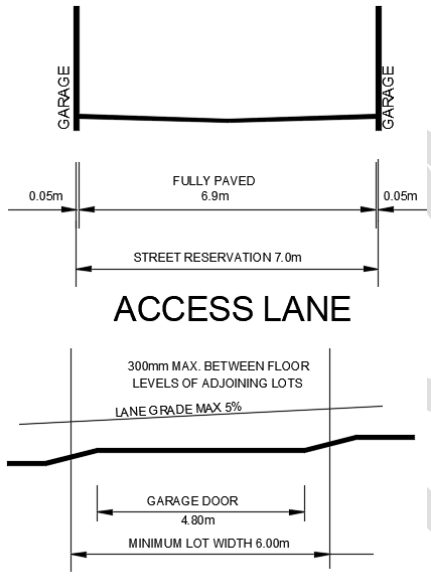

Figure 45 – Rear Access Lane

Cross Section Requirements	
Development Addressing Street	Residential
Reserve width	7.0m
AADT	300
Speed limit	20km/h
Footpaths	No
Cycle paths (sep)	No
Parking	No
Front / Rear load	N/A
Layout Guidance	
Minimum bend radii	0m

Intersection kerb radii	0m
Intersection types	4-way unsignalized. Single lane entry point
Parking grouping	N/A
Driveway width	4.8m
Pedestrian crossing and refuge spacing	N/A

8.5 Sustainable Transport System

Objectives

1. To promote sustainable transport options.
2. To reduce car dependency and maximize opportunities to use alternative modes of transport than private motor vehicles.
3. To encourage the use of public transport by incorporating transport routes through the provision of integrated rail, bus, pedestrian, and cycle routes.
4. To reduce carbon emissions through creating legible routes, avoiding additional journey length, improving pedestrian, walkability and active travel to make walking and cycling a more appealing mode of transport and successfully accommodating an efficient public transport network to reduce individual vehicle use.

Controls

a. All development in addressing transport, parking and access requirements must consider and integrate transport measures that provide for greater use of public transport, walking and cycling.

b. Some DA's (e.g. high density apartment) will be required to lodge a Green Travel Plan, or Active Travel Plan.

c. Community facilities to be co-located with complementary uses and strong links to public transport and active travel networks.

d. Open space, meeting space and sports/recreation assets are to be provided locally, within a walkable distance from where people live.

8.5.1 Active Travel

Ginninderry seeks to promote sustainability and active travel through a number of urban design initiatives. The key consideration is to ensure walking and cycling is the most enjoyable, safe and convenient form of transport to meet a range of needs of the community. Public transport will be offered to create connectivity beyond the walkable (or cyclable) catchment.

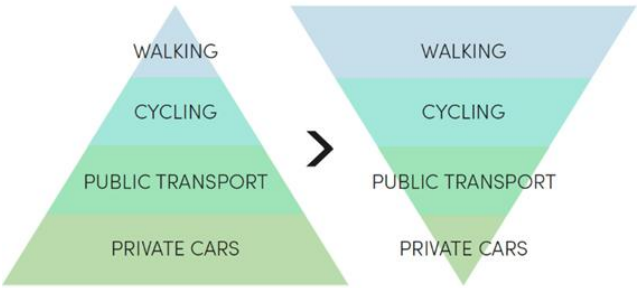

Figure 46 – Prioritisation of Active Travel

Controls

a. New Neighbourhood Structure Plans to prepare an Active Transport Strategy,

8.5.2 Pedestrian and Cycling Network

Objectives

1. Walking and active travel are prioritised over other forms of transit.
2. Cycle infrastructure is provided that is safe and convenient for users to access key locations.
3. A range of cycle route types are provided to cater for a range of users from commuters to recreational and family users.
4. To ensure that connective accessible pathways are provided in suitable locations for residential subdivisions.
5. To ensure the network is responsive to the land form its natural alignment, ecological and landscape qualities.
6. Prioritising pedestrians and active transport alternatives to cars.
7. To provide safe and accessible neighbourhoods.
8. Pedestrian networks that are convenient, direct and interesting to encourage short trips on foot rather than car.
9. Footpaths provide safe and comfortable environments with sufficient space to encourage people to walk.

Controls

a. Pedestrian ways (footpaths) shall be provided at a minimum width of 1500mm and be of durable slip- resistant materials.
b. Provide pedestrian crossings at key locations and in accordance with relevant technical standards to provide a positive pedestrian experience, particularly in centres and community or education settings.
c. Low impact pedestrian and cycle crossings to be provided at key locations to the conservation corridor.
d. Culs-de-sac and no-through roads shall, wherever possible, provide pedestrian and cycle linkages to other roads within the development as well as to existing roads.
e. Cycle paths should be single direction with a minimum width of 2000mm.
f. Neighbourhood Structure Plans should consider how cycle paths and cycling networks will be provided throughout the development, connecting all stages of the project.
g. Design of new streets should accommodate pedestrian and bicycle infrastructure in accordance with below.

Table 12 – Pedestrian and Bicycle Infrastructure

Street Type	Pedestrian Infrastructure	Bicycle Infrastructure
Arterial	1500mm wide pedestrian pavements on both sides	2000mm wide one way bike path both directions
Connector Bus Route	1500mm wide pedestrian pavements on both sides	2000mm wide one way bike path both directions
Main Street	Paved verges on both sides with commercial frontages	On road cycling in slow speed environment
Parking Street	Paved verges on both sides with commercial frontages	On road cycling in slow speed environment
Access Street 2	1500mm wide pedestrian pavements on both sides	On road cycling in slow speed environment
Access Street 1	1500mm wide pedestrian pavements on both sides	On road cycling in slow speed environment
Rear Lane	Pedestrians share the carriageway	Cyclists share the carriageway

8.5.3 Public Transport Network

Accessibility to public transport is critical, requiring suitably located services and infrastructure (such as bus stops) integrated with pedestrian and cycle networks. Various forms of public transport are expected, including buses, trams, and the potential for an extension route of Canberra's light rail. Whichever form

this takes, dedicated public transport can be accommodated in future within central medians of arterial streets.

Within the broader NSW/ACT (Canberra) context, the Master Plan considers opportunity for public transport links to connect Ginninderry to broader Canberra.

Objectives

1. Reduce car dependency and maximize opportunity to use modes of transport other than the private motor vehicle.
2. Provide ready and convenient access to public transport for the majority of residents.
3. Create a public transport network that offers a level of convenience that encourages active use for everyday needs.
4. Ensure the public transport loop is completed through multiple stages of development.

Controls

a. Neighbourhood Structure Plans must demonstrate how bus routes and bus movements will be integrated at each stage of the development

b. Staging plans must demonstrate how bus routes can operate effectively.

c. Bus stops will be suitably spaced to ensure the majority of dwellings are within walking distance of a stop.

d. Subdivision DA's should aim to include all residences within 400m walk catchment of bus stops, or 800m of a light rail.

e. Design of new streets should accommodate public transport corridors in accordance with the table below:

Table 13 – Location of Public Transport Corridors

Street Type	Public Transport
Main Arterial Street	• Short term: Bus route will utilise a shared traffic lane/s with kerbside or indented bus stops. • *Long term: Central dedicated transit lanes in the current median to cater for safe and efficient future transport modes.
Connector Bus Route	Bus routes will utilise traffic lanes and kerbside stops.
Main Street	Bus routes will travel along main streets in traffic lanes and utilise kerbside stops.

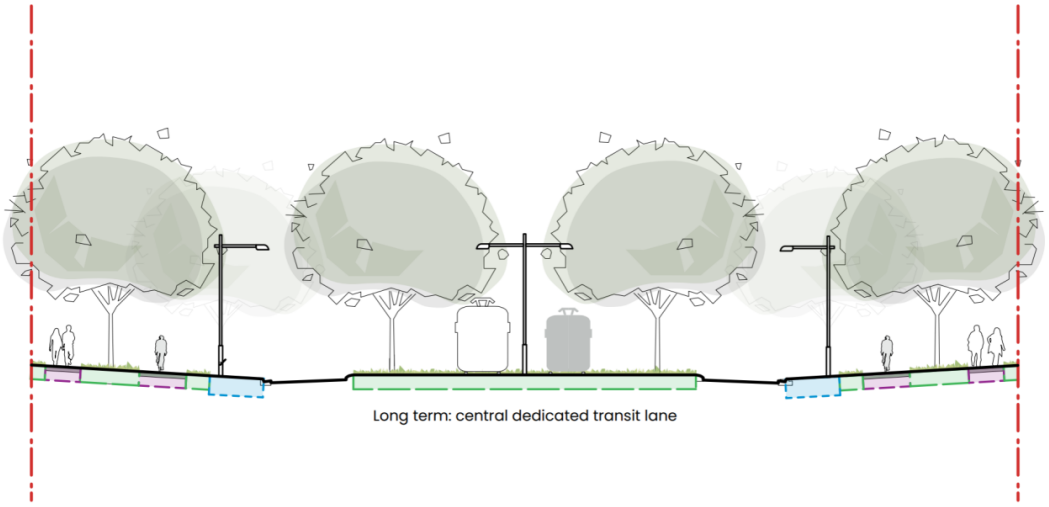

Figure 47 – Long term: central dedicated transit line

* Note: The Main Arterial Street may be designed with a wider median that can accommodate a central transit way. The only change would be a wider median (10.5m median in lieu of 6.0m)

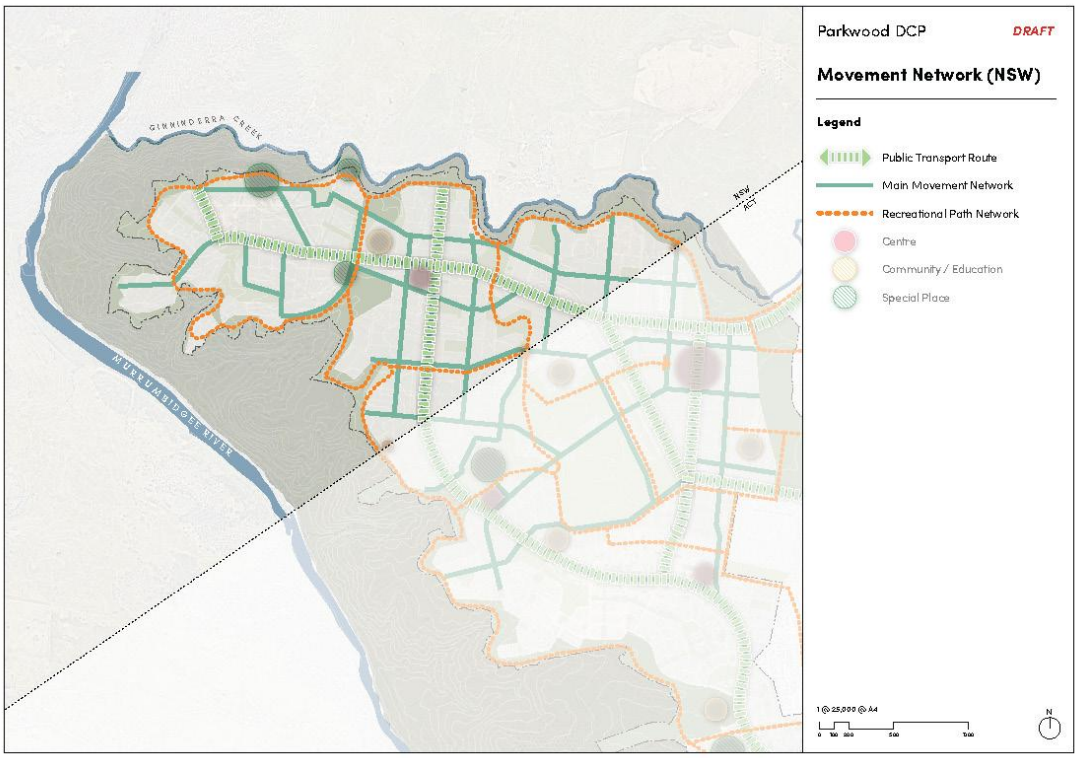

Figure 48 – Public Transport route loop

8.5.4 Car Share

Car sharing is a self-service car rental scheme that provides a sustainable means of transport by discouraging personal car ownership.

Objectives

1. Support the reduction of private car trips and encourage the use of sustainable transport.
2. To encourage car share spaces in developments where there is a good level of walking, cycling and public transport provision.

Controls

In the design of neighbourhoods

a. Locate car share space/s in a convenient, accessible, secure area.
b. Car share spaces are to be provided in residential and/or commercial development where public transport accessibility is high.
c. Carshare parking spaces must be publicly accessible at all times, adequately lit and sign posted.
d. Spaces to be provided in accordance with parking rates.

8.6 Parking and Service Vehicle Requirements

8.6.1 Design of Car Parking Areas

Objectives

1. To ensure that carpark design facilitates the safe and efficient movement of pedestrian and vehicles.

2. Ensure site accesses have adequate sight distances and are designed to ensure that all vehicles are able to safely enter and exit the site and maintain the safety and integrity of the road network.
3. To minimise the impacts of carpark and service entries on main street frontages and pedestrian prioritised areas.
4. Minimise conflict between pedestrians and vehicles at the junction of driveways and footpaths and maintain pedestrian priority in key areas.
5. Minimise impacts of driveway locations on streets and intersections.

Controls

a. Vehicle access points and parking areas shall be designed to:
   i. minimise impacts to street frontage and pedestrians
   ii. be easily accessible and recognisable to motorists
   iii. allow vehicles to enter and leave in a forward direction
   iv. minimise traffic hazards and the potential for vehicles to queue on roads.
b. To support integrated transport and land use options which can demonstrate shared and effective car parking provision with car share facilities, motorbikes/scooters, bikes and links to public transport.
c. Unless otherwise stated, development is to comply with the relevant Australian Standard and TfNSW Guidelines for car parking layout, dimensions, aisle widths, grades, access requirements for different uses & users (eg those with disabilities), driveway widths, service and delivery needs.
d. Provide clear on street parking zones.
e. Prohibit parking in laneways.
f. Off street carparking to consider the location of pedestrian and vehicle entry points, load areas and the like, to minimise conflict between users.
g. Parking for disabled persons must maintain a clear height of 2.5 metres and shall be the closest parking space to the access point of the development.
h. For fronted loaded development the trees, lighting standards and indented parking will need to be integrated with driveways.
i. Parents-with-pram parking should provide wider parking in convenient locations in shopping centres, supermarkets, or other public places.
j. Visitor parking should be suitably grouped, clearly marked and conveniently located to access points.
k. All parking areas must be designed to avoid concentration of water run off
l. Off-street and on-street parking should be provided in accordance with **Table 14.**

Table 14 – On and Off Street Parking

Street Type	On Street Parking
Rear Access Lanes	No parking
Access Street Level 1	On carriageway
Access Street Level 2	Indented parking bays – both sides
Main Street	Indented parking bays – both sides
Central Parking Street	Centralised 90 degree parking with see and be seen zones Indented parking bays – both sides
Connector Street	Indented parking bays – both sides
Main Arterial Street	Indented parking bays – both sides

8.6.2 Parking Rates

Where car parking rates are being considered, Council will look more favourably on proposed reductions within close walking distance to public transport corridors and where a car share scheme is provided on site.

It is the responsibility of the applicant through the development assessment process to demonstrate that the proposed level of parking provision is adequate.

Controls

a. Parking for service/delivery vehicles, bicycles and people with a disability need to be considered for the relevant land use and in accordance with this DCP.

b. Where a parking rate has not been specified in **Table 15**, the Transport for NSW Guide to Traffic Impact Assessments (2024) shall be used to calculate the parking requirements for the proposed development and/or a Transport Assessment Study may be used to determine the parking, subject to approval by Council.

c. Parking demand could be higher or lower than the TfNSW reference rate depending on the context and site-specific factors. These may include:
   i. Proximity to a nearby centre
   ii. Access to public transport and car mode share
   iii. Suitable travel demand management measures
   iv. Shared use with another development with different peak usage.

d. Refer to the 2024 Transport for NSW Guide to Traffic Impact Assessment (or as amended) for parking rates.

Table 15 – Car Parking Rates

Land Use Type	Guidance (minimum rate or otherwise stated)
Residential	
Detached single dwellings (and alterations / additions)	Refer Section 7.6.
Small lots and studio dwellings	Refer Section 7.7.
Dual occupancies and multi-dwellings	Refer Section 7.8. Visitor spaces may be on-site or within 150m actual walking distance (not radius or direct line distance).
Residential flat buildings and shop-top housing	Refer Section 7.9 for residential rates that apply to the housing component. Refer to *Commercial and Retail* section of this table for the shop component. Visitor spaces may be on-site and/or within 150m actual walking distance (not radius or direct line distance).
Large lot (environmental living)	Refer Section 7.10.
Residential – other uses	
Affordable housing, boarding house	Refer to SEPP (Housing) 2021 *(or as updated)*. Alternatively, parking rate to be assessed on the merits of the application.
Hostels, permanent group homes and transitional group homes (excluding seniors housing)	1 space per FTE employee; Parking rate for residents to be assessed on the merits of the application.
Home business, home industry, home occupation, and home occupation (sex services)	As per residential land use type (i.e. detached single dwelling); plus 1 space per staff member other than permanent residents.

Land Use Type	Guidance (minimum rate or otherwise stated)
	Note: additional spaces may be required for visitors depending on the nature of the business.
Retirement village / seniors housing	As a rule of thumb, the below historic rates are referred to: 1 space / self-care unit; plus 0.5 spaces / hostel or nursing home unit or bed; plus 1 space / staff residential unit; plus 0.5 spaces / non-resident peak shift employee The parking rate is to be assessed on the merits of the application. Consideration should be made to Refer to SEPP (Housing) 2021 *(or as updated)* and design guidance provided in the Seniors Housing Design Guide (NSW DP&E). Council will look favourably to reductions of parking where the proposed development is co-located with shared/communal car parking, within walkable proximity to basic needs and services, and is close to public transport nodes.
Exhibition home / display village	1 visitor car parking space per exhibition home to be provided, either by: - Temporary carpark within proximity of the exhibition (e.g. on a corner dwelling lot to be developed after the display village is decommissioned); or - Where it can be demonstrated that the use of on-street parking within the village for visitors will not adversely affect traffic flows and the operation of the display village (i.e. in indented on-street parking spaces). An assessment identifying all on-street parking spaces proposed to allocate to visitors will be required.
Educational establishment	
Primary school / high school	1 space / 1.0 FTE employee; plus 0.25 set-down/pick-up spaces / 10 students
Secondary college	1 space / 1.0 FTE employee; plus 0.2 set-down/pick-up spaces / 10 students
Tertiary education / university	Parking rate to be assessed on the merits of the application.
Information and education facility	Comparisons should be drawn with similar developments. In addition, the parking rate is to be assessed on the merits of the application.
Early childhood education and care	Employee: 1 space / FTE employee plus 1 space per 15 childcare places; plus Visitor: 2 spaces: <30 childcare places and 1 additional space for every 30 additional childcare places or part thereof; plus

Land Use Type	Guidance (minimum rate or otherwise stated)
	Drop-off: 1 pick-up/setdown bay per 10 child care places. Visitor spaces may be on-site and/or within 150m actual walking distance (not radius or direct line distance).
Home-based child care	Residential rates apply; plus adequate provision for parent pickup and drop off.
Casual Accommodation	
Hotel or motel accommodation, tourist and visitor accommodation, serviced apartment	1 space / guest room or unit; plus 1 space / 3 FTE employees. Additional parking rates for ancillary uses (accommodation being the primary use) are required to be assessed on the merits of the application. As a general rule of thumb, the below historic rates are referred to: - 1 space per 10 restaurant seats - 2 spaces / 100m^2 of retail space - 5 spaces / 100m^2 GFA of bars and function rooms Provision for coaches to pick up and set down may be required.
Bed & breakfast accommodation	1 space / bedroom; plus 1 space for the permanent residents of the dwelling.
Caravan park	1 car parking space per van / mobile home / campsite; plus 1 car parking space per 2 employees; plus 1 visitor car parking space per 10 sites. Visitor spaces may be on-site and/or within 150m actual walking distance (not radius or direct line distance).
Office, commercial and retail	
Office premises and business premises	1.5 spaces / 100m^2 GFA
Public administration buildings and community facilities	Assessment to be based on merit taking into consideration the proposed uses and equivalent rates for similar uses as prescribed in this DCP.
Mortuary / funeral chapels / funeral homes	1 space / 4 seats; plus 1 space per funeral service area.
Emergency services organisation / emergency services facility	Parking rate subject to individual assessment based on merit for the proposal.
Place of assembly / place of worship	1 space / 10 seats
Shopping centres	Parking rate subject to individual assessment based on merit for the proposed development.

Land Use Type	Guidance (minimum rate or otherwise stated)
	Car parking locations and requirements are to consider a combination of parking options including off-street parking, on-street parking, shared/communal car parking, and where it can be demonstrated by a suitably qualified traffic consultant that there is sufficient public parking in the locality.
Retail premises / shop / kiosk	Parking rate subject to individual assessment based on merit for the proposal. As a general rule of thumb, refer to the below historic rate: 2 spaces / 100m^2 GFA
Shop top housing	Shops: 1 space / 50m^2 GFA. Residential rates apply to the housing component. Parking rate may be revised subject to individual assessment based on merit for the proposal.
Produce market	As a general rule of thumb, 2 spaces per stall for customers. This may be subject to individual assessment based on merit for the proposal. Parking for stallholders to be provided separately. The amount of stallholder parking is subject to individual assessment based on merit for the proposal.
Take away food and drink premises	Developments with no on-site seating: 4 spaces / 100m^2 GFA. Developments with on-site seating: 6 spaces / 100m^2 GFA.
Restaurants and cafés	4 spaces / 100m2 GFA up to 500m^2; Plus 8 spaces / 100m2 GFA over 500m^2 Parking rate may be revised subject to individual assessment based on merit for the proposal. Spaces may be on-site and/or within 150m actual walking distance (not radius or direct line distance).
Roadside stall	Minimum 2 spaces / stall, provided there is enough room for two vehicles to safely park and manoeuvre.
Service station	4 spaces / service bay; plus 1 space / 25m^2 GFA of Convenience Store.
Recreation Facility	
Cinemas	1 space / 12 seats. Parking rate may be revised subject to individual assessment based on merit for the proposal.
Entertainment facility (such as amusement arcade, night club, music hall, discotheque)	4 spaces / 100m^2 GFA.

Land Use Type	Guidance (minimum rate or otherwise stated)
	Parking rate may revised, subject to the characteristics of the facility in an individual assessment based on merit for the proposal.
Function centre	Single room function centre: 5 spaces / 100m2 GFA; or 1 space per 5 seats. For larger function centres, the parking rate is subject to individual assessment based on merit for the proposal.
Recreation facility (indoor or outdoor)	Squash / tennis courts: 2 spaces / court Basketball / netball courts: Indoor: 4 spaces / half court Outdoor: 2 spaces / half court Bowling alley: 2 spaces / alley Fitness centre, gymnasium: 3 spaces / 100m2 GFA Local soccer, football, and similar sporting fields: Parking rate subject to individual assessment based on merit for the proposal. Other recreation uses: Subject to individual assessment based on merit for the proposal. Spaces may be on-site and/or within 150m actual walking distance (not radius or direct line distance). Parking rates for all recreation uses, including those listed above, may be revised subject to individual assessment based on merit for the proposal.
Recreation facility (major – such as leisure centres, sports centres, aquatic centres, multi-purpose arenas,	Parking rate subject to individual assessment based on merit for the proposed development. Car parking locations and requirements are to consider a combination of parking options including off-street parking, on-street parking, shared/communal car parking, and where it can be demonstrated by a suitably qualified traffic consultant that there is sufficient public parking in the locality.
Health Care	
Health service facility / medical centre	4 spaces / practitioner. Parking rate may be revised subject to individual assessment based on merit for the proposal.
Hospital / veterinary hospital	Parking rate subject to individual assessment based on merit for the proposal.
Registered premises	
Pub / registered club / restricted premises	5 spaces / 100m^2 GFA.

Land Use Type	Guidance (minimum rate or otherwise stated)
	Parking rate may be revised subject to individual assessment based on merit for the proposal. Spaces may be on-site and/or within 150m actual walking distance (not radius or direct line distance).
Sex service premises	1 space / room where services are provided; plus 1 space / two employees working at any one time on the premises. Employee spaces are to be on-site and concealed from the street.

The above standard car parking rates shall apply in all instances to residential development. For non-residential development, consideration may be given by Council to a variation in rates in the following circumstances with the following objective.

To ensure that the demand for carparking generated by development is managed in a sustainable manner that takes into account and considers available alternative transport modes.

Alternative transport modes able to be considered.

- Adequate bike parking facilities within the development in accordance with user need and design requirements and facilities such as change rooms, showers and secure area for parking
- The availability of regular public transport that is accessible to the development
- The availability of car share schemes for the benefit of people living and or working within the development
- The availability of on street parking
- Walkable access to local centres

8.6.3 Bicycle Parking

Objectives

1. Bicycle parking, facilities and storage must be in convenient locations, visible, secure, and provide weather protection for the bicycle.
2. Bicycle parking and storage should be plentiful, located near entrances and facilities closer to workspaces or other amenities.

Controls

a. Park and ride bicycling parking to be provided in proximity to public transport.
b. For every 20 car parking spaces, one bicycle parking rack should be provided located next to the closest access point of the development after the required disabled parking.
c. A higher rate of bicycle parking than standard, supported by appropriate end-of-trip facilities is encouraged where uptake is likely.
d. Bicycle parking spaces to be provided in accordance with relevant Austroads Standards.

8.6.4 End of Trip Facilities

Objectives

1. Provide high quality and innovatively designed end of trip facilities that promote multi-modal trips and efficient use of public and private parking facilities.

Controls

a. Provision of change and shower facilities are provided for user needs with –
    i. One personal locker for each bicycle parking space
    ii. 1 shower and change cubicle for first 5 bicycle spaces or part plus an additional shower for every 10 bicycle parking spaces thereafter

iii. Showers and change facilities may be provided in the form of shower and change cubicles in a unisex area or in both female and male change rooms; and
iv. Locker change room and shower facilities are located close to the bicycle parking area, entry/exit points

8.6.5 Electric Vehicle (EV) Charging Infrastructure

Demand for public electric vehicle (EV) charging stations is set to increase. It is also necessary to make provision for electric vehicle charging on private properties. All developments will be required to provide parking spaces that provide EV charging.

Objectives

1. Encourage the use of electric vehicles within the community.
2. Provide charging infrastructure in a range of locations to support these vehicles, such as public fast charging stations, commercial car parks, kerbside, and private residential parking spaces.

Controls

a. Electric Vehicle Charging points must be designed in accordance with State Environmental Planning Policy (Transport and Infrastructure), applicable Electric Vehicle safety and energy consumption data collection requirements of the National Construction Code, and relevant Australian Standards and current industry best practice
b. Garages in low density development should provide a minimum of one private Electric Vehicle Ready charging point per dwelling.
c. All commercial building car parking must provide shared EV connection in a convenient location.
d. Car parking for medium and high density residential, seniors independent living and boarding house (3+ dwellings) development should provide:
    i. at least one EV ready connection for each dwelling/apartment that is allocated a car parking space.
    ii. EV distribution board(s) of sufficient size to allow connection of all EV ready connections.
    iii. car share spaces and spaces allocated to visitors must have access to an on-premises shared EV connection.
    iv. Car parking for new commercial, business, office, retail, hotel, motel, hostel and co-living development should provide one shared EV connection for every 10 car spaces distributed throughout the carpark to provide equitable access across floors and floor plates, and across open parking areas.
e. All mixed use, commercial and residential flat building developments with on-site car parking should provide 1 charging station for electric bicycles is to be provided for the first 5 bicycle spaces within a development, and for every 10 bicycle parking spaces thereafter.

8.6.6 Loading and Waste Collection

Objectives

1. To ensure that loading docks are located and designed in a manner that facilities ease of truck usage and does not disturb ongoing traffic.
2. Ensure areas are set aside for onsite loading and manoeuvring service vehicles

Controls

a. Loading dock area should be located toward the rear of the development and provided with surveillance equipment for safety;
b. Loading docks shall not be used for parking or as part of vehicle turning/manoeuvring areas, nor for the storage of waste;
c. The maximum grade for a loading ramp is 1 in 12.5 to allow for truck reversing.
d. Waste collection area to be located to allow for easy side or front collection, depending on the situation, without the need for reversing or manoeuvring

8.7 Transport Assessment Requirement

To enable Council to manage transport demand generated by development a suitable transport assessment may be required to be submitted by the applicant. This will depend on the scale and type of development and should be prepared by a suitably qualified professional. A Transport Impact Assessment should be prepared in accordance with the NSW TfNSW's Guide to Transport Impact Assessment.

DRAFT

9. Protection of Biodiversity and Conservation Values

9.1 Preliminary

The Parkwood LEP aims, amongst other things, are to "*identify, protect and manage environmentally and culturally sensitive areas within Parkwood"*.

This Chapter outlines the objectives and controls for the protection of biodiversity and conservation values of Parkwood, including the impact of development on the Conservation corridor (CC), riparian lands, water sources, and heritage values.

9.2 The Conservation Corridor (CC) and Interface

9.2.1 Background

The NSW Parkwood landholding has an area of approximately 600 hectares. Land suitable for urban development was zoned R1 General Residential in the PLEP 2020. Approximately 200 hectares is zoned C3 Environmental Management Zone and C2 Environmental Conservation Zone, due to its environmental and heritage significance. The DCP aims to manage impacts of development on the values of these sensitive lands.

The CC includes land along the Murrumbidgee River and Ginninderra Creek, zoned C2 Environmental Conservation and C3 Environmental Management on the PLEP 2020 Land Zoning Map – refer to **Figure 49** below.

The CC Urban/ Edge Interface as mapped by the PLEP 2020 is the transition area between the CC and the Ginninderry urban growth area – refer to **Figure 50** below.

The aims of the Interface are:

- *To preserve and enhance the visual, cultural and ecological values of the land in Zone C2 Environmental Conservation, being the conservation corridor along the Murrumbidgee River and Ginninderra Creek, and*
- *To ensure the design and siting of development minimises any adverse environmental impact on that land.*

It is a critical area for management of the CC, **refer to Figure 49.** This DCP is the relevant policy document for controlling the use of and development in the CC Interface.

The purpose of the DCP is to guide development on land in the urban release area. However the PLEP 2020 enables additional permitted uses on land zoned C2 Environmental Conservation and C3 Environmental Management (Item 2 and 3 on the PLEP 2020 Additional permitted uses map). The DCP aims to manage impacts of the development of these lands also on the conservation values of land.

This DCP does not apply controls to the remainder of the Conservation Corridor, only land zoned for urban purposes and land for which APU item 2 and 3 apply. Development in the urban area and APU lands must have due regard to the biodiversity and conservation values of the CC.

The CC will be managed by a Conservation Management Trust, in accordance with the Ginninderry Conservation Corridor 2018-2023 (or as amended) Management Plan as per the NSW Local Government Act. This will provide a consistent approach to the management of the entire CC across both the ACT and NSW sections of Ginninderry. The CMP will be prepared in conjunction with Council to ensure that it meets the requirements for the preparation of a Plan of Management (POM) for land classified as community under the NSW Local Government Act.

General Objectives

1. To assist the conservation, ecosystem restoration and recreation objectives of the Corridor.
2. To ensure development does not have any adverse impact on the visual, cultural, habitat or ecological values of land in the CC.

3. Management of the CC to be undertaken in accordance with the Conservation Corridor Management Plan

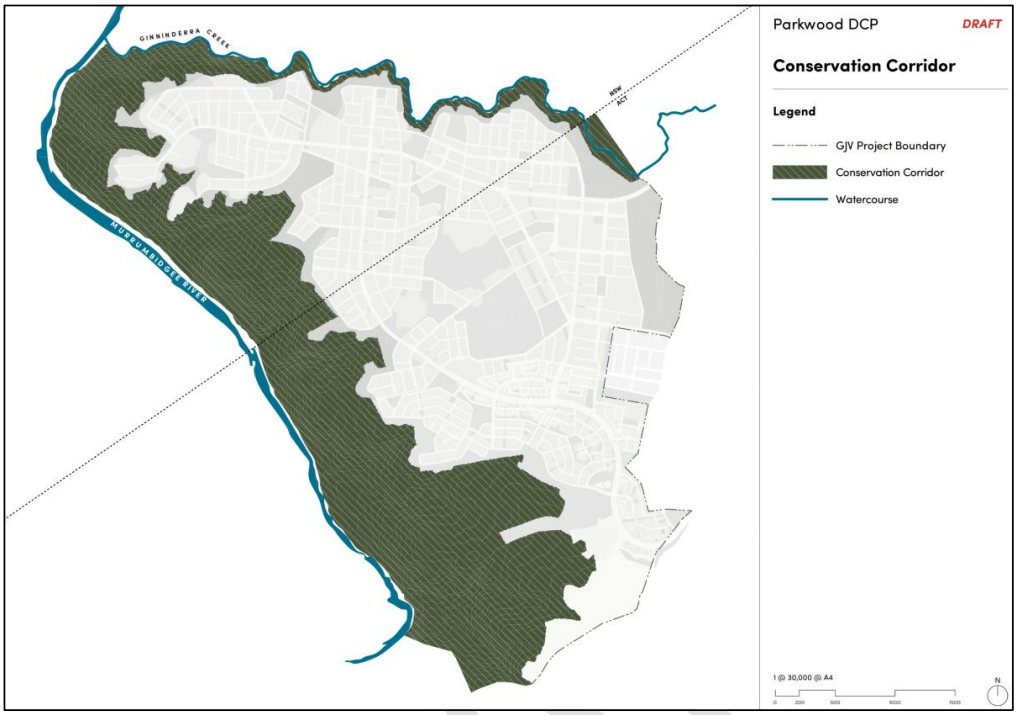

Figure 49 – Conservation Corridor

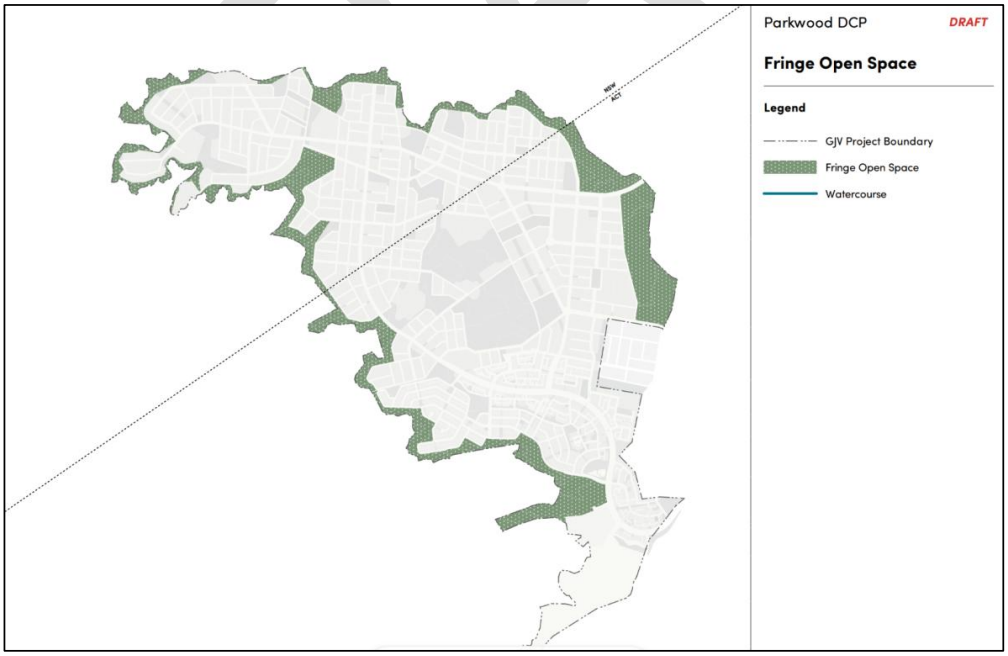

Figure 50 - Conservation Corridor interface

9.2.2 Management of the Ginninderry Conservation Corridor (CC) Interface

Objectives

1. Management of the urban interface to protect the conservation corridor.
2. Ensure the health and safety of visitors and residents.
3. Manage access to designated roads and trails by fencing of the CC.
4. Enable appropriate low impact uses of the interface that will have minimal impact on the conservation corridor.
5. Provide opportunities for a range of ecologically sensitive water and land based recreational activities.
6. To preserve and enhance the visual, cultural and ecological values of the land in Zone C2 Environmental Conservation, being the conservation corridor along the Murrumbidgee River and Ginninderra Creek,
7. To ensure the design and siting of development minimises any adverse environmental impact on that land.

Controls

a. Uses permitted in the interface must be low impact uses such as active and passive recreation, that will have minimal impact on the CC.

b. Fencing in the CC interface must be:
   i. Maintained at all times, to manage access to designated roads and trails;
   ii. Located on land zoned for urban development to prevent access to conservation area; and
   iii. Refer to **Part 6.11** for controls for residential fencing.

c. Minimise public access points from the interface to the CC.

d. Where roads are required in the interface they must have low speed limits – refer to **Part 8 Transport, Access and Parking.**

e. Use of native species in plantings. Planting must be non-invasive and local species in the urban area.

f. Refer to **Part 12** for further controls relating to open space in the interface.

g. Any required APZ in accordance with Planning for Bush Fire Protection must be integrated into the urban interface area and not within the CC.

Figure 51 – Indicative cross sections – treatment for Conservation Corridor edge

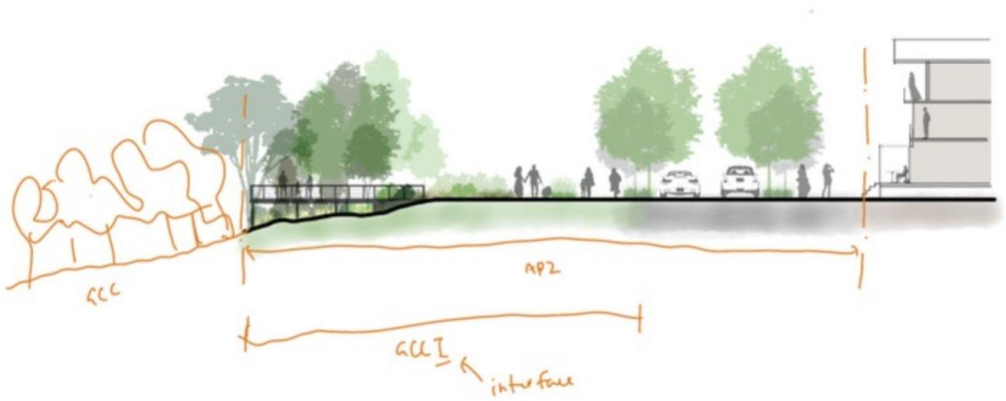

Figure 52 – Indicative cross sections – treatment for Conservation Corridor edge

9.2.3 Development in The Urban Area to Protect the Conservation Corridor (CC)

Objectives

1. Development of the urban area must consider measures to protect the CC.
2. Preserve and enhance the visual, cultural and ecological values of the CC
3. To ensure the design and siting of development minimises any adverse environmental impact on the CC
4. Encourage sustainable environmental design to control urban impacts on the Corridor.

Urban Area Controls

a. Development must not have any adverse impact on the visual, cultural, biodiversity, habitat or ecological values of the conservation corridor.
b. Development must incorporate best practice Water Sensitive Urban Design (WSUD) principles and demonstrate that it will not result in any adverse urban stormwater flows directly entering land in the conservation corridor.
c. Development that requires asset protection zones (APZ) in accordance with Planning for Bush Fire Protection must locate APZ's on land zoned for urban use and not within the CC.
d. Planting must be non-invasive and local species in the urban area.
e. Development of lots adjoining the CC interface must use unobtrusive and non-reflective materials to blend structures into the natural environment
f. Residential development must include cat containment in accordance with Council's adopted Parkwood Cat Containment Policy (as applicable at the time of development application). This is required to protect native wildlife
g. Refer to **Part 7 A diversity of housing** for controls relating to residential development in proximity to the CC interface
h. Neighbourhood Structure Plans must:
    i. Include biodiversity conservation management measures to address the impacts of urban development on the CC and the interface between these conservation zones and urban development; and
    ii. Be designed in such a manner as to minimise the visual impact of development when viewed from the CC.

i. Subdivision should incorporate the use of Water Sensitive Urban Design (WSUD) and containment and treatment of stormwater runoff in ponds.

9.2.4 Development in the Conservation Corridor - APU

Urban development in the CC will be limited to protect the values of the land zoned C2 Environmental Conservation and C3 Environmental Management. Development in the CC will be managed by a Plan of Management prepared in accordance with the Local Government Act 1993

Controls

a) Development must not result in any earthworks on land in the CC unless it is for one of the following purposes:

(i) Approved best practice water sensitive urban design facility; and

(ii) Works to stabilise streams or protect or enhance habitat

b) The PLEP 2020 enables some uses on specific land as identified on the APU map (item 2 and 3). These uses will only be permitted when the DA can demonstrate that there will be limited impact to the CC.

9.3 Protection of Waterways and Groundwater

9.3.1 Riparian Land

Background

Parkwood contains a network of mapped watercourses and unmapped drainage features (riparian areas) which need to be managed to ensure riparian biodiversity values are maintained and improved, and potential impacts to downstream water quality and quantity are minimised (**Figure 53**).

Activities on waterfront land (all land within 40m of the highest bank of the river, lake or estuary) are regulated under the W*ater Management Act 2000*.

Riparian corridors on waterfront land to be managed as vegetated riparian zones are based on the Order of Stream, using the Strahler methodology, and recommended widths as provided in Department of Planning and Environment *Guidelines for Controlled Activity on Waterfront Land,* (**Table 16**).

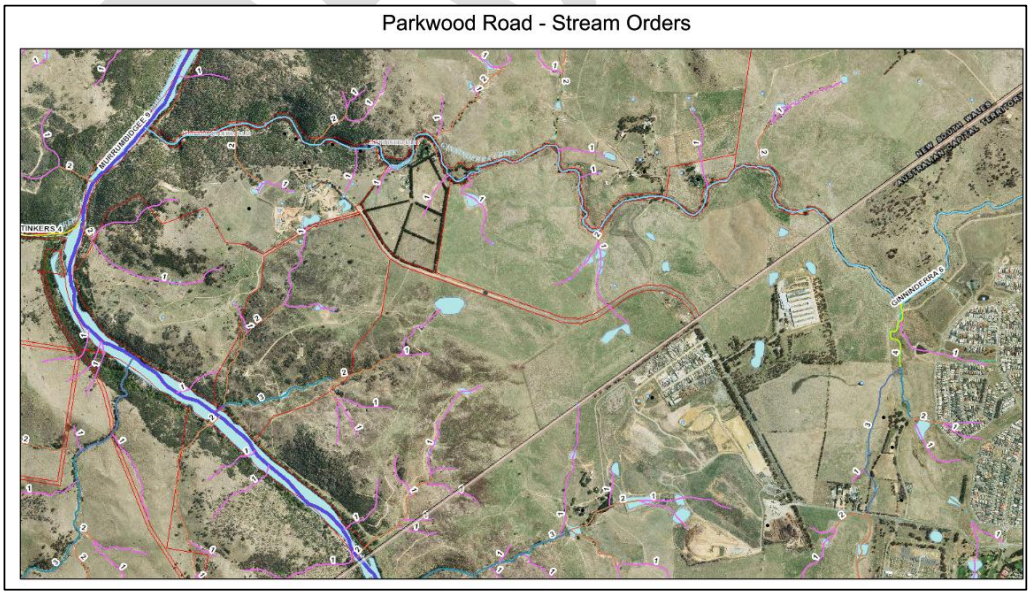

Figure 53- Stream Classification, Source: NSW Hydro line dataset

Table 16 – Watercourse types, Source: Department of Planning and Environment Guidelines for Controlled Activity on Waterfront Land

Watercourse type	VRZ width (each side of watercourse)	Total RC width
1st order	10 metres	20 m + channel width
2nd order	20 metres	40 m + channel width
3rd order	30 metres	60 m + channel width
4th order and greater (includes estuaries, wetlands and any parts of rivers influenced by tidal waters)	40 metres	80 m + channel width

Objectives

1. Protect watercourses, banks and riparian corridors and improve ecological and hydrological function and stability;
2. Protect and enhance native riparian vegetation and associated habitat connectivity;
3. Protect and enhance the viability of threatened ecological communities and threatened species;
4. Provide a protective buffer between development and watercourses;
5. Minimise the number and environmental impact of new waterway crossings;
6. Enhance the aesthetic, recreational and educational values of local riparian landscapes;
7. Ensure riparian management is compatible with, and does not adversely affect, risk management objectives in developed areas;
8. Maintain or improve water quality; and
9. Protect and enhance the cultural values of riparian corridors;

Controls

a. Neighbourhood Structure Plans must adopt the required riparian corridor setbacks and allowable management activities as detailed in the Department of Planning and Environment *Guidelines for Controlled Activity on Waterfront Land*.

b. Landscape plans which incorporate any waterfront land must be consistent with the department of *Planning and Environment Guidelines for vegetation management plans on waterfront land*.

c. Remnant vegetation within the riparian corridors must be protected and rehabilitated.

d. The removal of dead and fallen vegetation from the riparian zone is prohibited unless required for erosion management purposes.

e. Riparian zones and associated buffers are to be retained and enhanced using endemic native species to improve ecological function and biodiversity.

f. The vegetated riparian zone must retain or reinstate fully structured native vegetation (trees, shrubs and groundcover and aquatic species).

g. Activities on riparian land is restricted to those riparian uses allowed in accordance with the *Department of Planning and Environment Controlled activities – Guidelines for riparian corridors on waterfront land.*

h. Activities on riparian land must be designed and constructed in accordance with the *Department of Planning and Environment Fact Sheet – Controlled activities – Guidelines for instream works on waterfront land.*

i. The design and construction of watercourse crossings and ancillary works, such as roads, must be in accordance with the *Department of Planning and Environment's Controlled activities – Guidelines for watercourse crossings on waterfront land.*

j. A Controlled Activity Approval may be required from the NSW Department of Planning and Environment for any controlled activity that is carried out on waterfront land (as required under the *Water Management Act 2000*).

k. The area of the Ginninderra Creek has been assessed as holding high archaeological sensitivity. Any development that occurs within 100m of the Creek should be subject to sub surface testing

within the development footprint to avoid damage to the archaeological record. This sub surface testing should be in accordance with the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2010).

l. Asset protection zones (APZ) must be located outside the vegetated riparian corridor unless using offsets as provided in accordance with the averaging rule and located within the outer 50% of the corridor, as detailed in *Department of Planning and Environment Controlled activities – Guidelines for riparian corridors on waterfront land*.

m. Where riparian corridors are to be in public ownership, they are to provide opportunities for pedestrian and cycleways, fitness trails and additional open space in a manner that maintains the environmental significance of these areas.

n. Any subdivision must not increase the number of lots with a riparian right (Basic Landholder Right) to extract water from the watercourse.

o. Development applications must identify potential impacts on riparian land and detail appropriate avoidance/mitigating measures.

p. Refer to **Part 12** for further controls relating to open space in the riparian corridor.

9.3.2 Groundwater

Background

The area covered by this DCP overlays the Lachlan Fold Belt Murrumbidgee Groundwater Source. Development and land management activities must be undertaken in a manner that minimises potential impacts to the quantity and quality of the underlying groundwater resource. The majority of the area covered by this DCP is mapped as groundwater vulnerable in the Yass Valley Local Environmental Plan (Parkwood) 2020.

The *Water Management Act 2000* helps to protect groundwater quality. All new or replacement groundwater works must consider the Objects and Principles of the Act. Where an activity has potential to degrade water sources, dependent ecosystems (including groundwater and wetlands).

Groundwater resources (accessed via groundwater bores) are generally utilised for non-potable water supply for stock and domestic purposes as well as irrigation for agricultural activities.

Objectives

1. Manage activities to reduce the pressure on, and threats to, the local and groundwater resource and their associated groundwater dependant ecosystems.
2. Prevent contamination of groundwater through appropriate land use, waste management, and construction practices.
3. Limit and manage activities with potential to contaminate the groundwater.
4. Minimise the increase in potential consumptive groundwater users.
5. Ensure development does not cause long-term or cumulative adverse impacts on groundwater resources.
6. Maintain the natural function of aquifers, recharge zones, and groundwater flow paths.

Controls

a. Limit the number of unserviced lots requiring on-site sewage disposal.

b. Ensure any on-site sewage management systems are restricted to secondary treatment systems with disinfection.

c. Ensure there is adequate non-potable water supply available through reticulated and/or mandated tank storage requirements to reduce demand for Basic Landholder Right bores.

d. All development must be designed and constructed to prevent contamination of groundwater. In particular:

    i. Underground fuel tanks, septic systems, and chemical storage must not be located within 100m of a watercourse, bore, or recharge area;

ii. Stormwater runoff from industrial or commercial developments must be treated before infiltration or discharge;
iii. Fill material must be certified clean and free of contaminants.

e. Any proposed bore or groundwater extraction must:

i. Comply with the Water Management Act 2000, including Water Access Licence (WAL) requirements where applicable;
ii. Be sited to avoid interference with nearby bores, watercourses, or ecosystems;
iii. Be registered with WaterNSW and constructed to the Minimum Construction Requirements for Water Bores in Australia.

9.4 Biodiversity Values within the Urban Area

Land suitable for urban development was certified through approval of a Biodiversity Certification Assessment Report (Capital Ecology 2023) under the Biodiversity Conservation Act 2016. This identified land to be avoided and retained due to the high biodiversity values – refer to **Figure 54.**

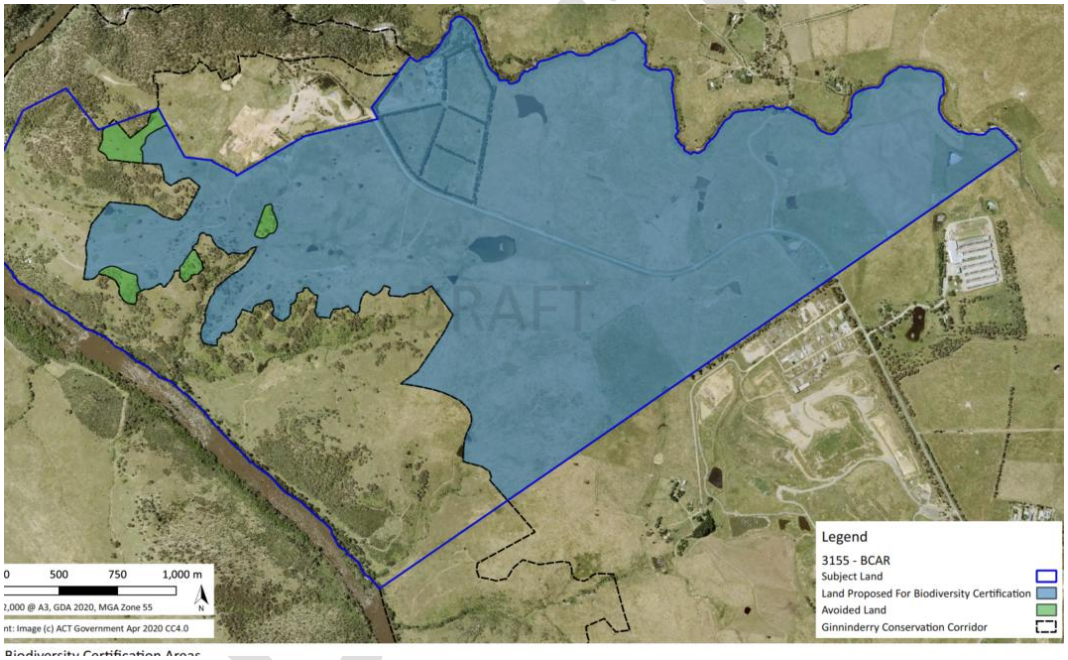

Figure 54 – Biodiversity values to be retained

Objectives

1. To protect and improve environmentally sensitive land.
2. To ensure that any development does not negatively impact upon biodiversity values.
3. To protect and enhance remnant vegetation.

Controls

a. Neighbourhood Structure Plans should ensure land with high biodiversity values is protected in the design and siting of development and location of open space.

9.5 Aboriginal and European Heritage

The DCP is required by PLEP 2020 to ensure the structure and staging of neighbourhoods, including identification and management of European and Aboriginal cultural heritage.

The Parkwood development area includes areas of both Aboriginal and European heritage that should be protected and celebrated with the neighbourhoods. This includes the CC which is an Aboriginal place of heritage significance. Any development within proximity to known sites of Aboriginal or European heritage including the CC will require heritage permits and approvals.

Objective

1. To facilitate the conservation of Indigenous and European heritage items and areas of cultural heritage significance.
2. To ensure that adjacent development does not detrimentally impact upon the heritage significance of places of heritage significance or their settings, particularly the CC.
3. To protect areas of high cultural value.
4. To ensure that subdivisions respect and do not compromise heritage items, archaeological sites, potential archaeological deposits or sites.
5. To ensure that new development is compatible with the heritage values of adjacent places of heritage significance.
6. To take opportunities to sympathetically incorporate Aboriginal and European cultural heritage into future development and to interpret the values of these places for the education and enjoyment of all.

Controls

a. NSP must assess and identify any potential impacts on places of significance and ensure through appropriate mitigation measures that the heritage significance of the precinct or identified items, sites and archaeological deposits is retained and respected with little or no impact.

b. Measures to protect heritage places of significance or sites may be required to be incorporated into neighbourhood structure plans and may include but is not limited to, the establishment of appropriate curtilages/buffers and appropriately designed fencing.

c. Prior to any development that may affect places or elements of heritage significance a Statement of Heritage Impact Statement (SoHI), using the template in the NSW Heritage Manual, is to be undertaken by an appropriately qualified professional and submitted to Council. This will include a heritage significance assessment, to assess potential impacts on heritage significance and outline measures to be taken to mitigate impacts. SoHI will also identify how the proposal will respond to any identified archaeological constraints.

d. Any development application for development that has the potential to impact Aboriginal Cultural sites is to be accompanied by an Aboriginal Archaeological Report which includes consultation with relevant local Aboriginal groups.

e. If an Aboriginal assessment finds that impacts to Aboriginal heritage will occur as a result of the development then consultation must be undertaken with the Local Aboriginal Land Council (LALC) and the wider Aboriginal community, in accordance with the consultation guidelines required by NSW Heritage. If impact is considered unavoidable then an Aboriginal Heritage Impact Permit must be applied for prior to the commencement of work in accordance with section 90a of the National Parks and Wildlife Act 1974 (NPW Act).

f. Due to the potential for heritage sites to exist within the Growth Area, a heritage induction should be included in the induction package for all construction workers who will be involved with extractive works.

g. During construction, if any unexpected heritage items are discovered, an Unexpected Finds Protocol must be followed. Construction Environment Management Plans (CEMP) should include tasks to be included in an Unexpected Finds Protocol.

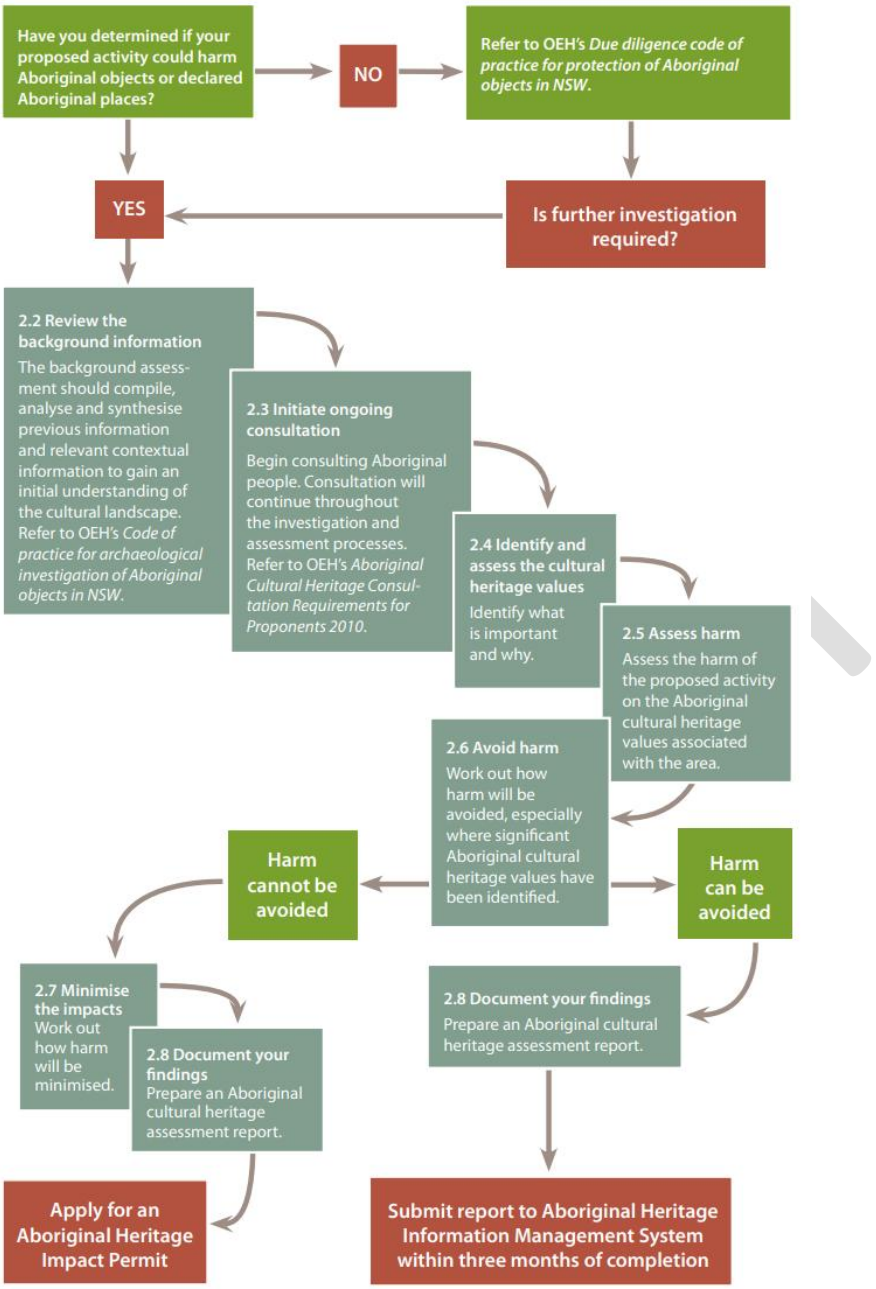

Figure 55 - Process for investing and assessing Aboriginal cultural heritage (Source: Part 6 National Parks and Wildlife Act 1974).

10. Land Use Conflict and Buffer Zones

10.1 Preliminary

In the course of making a provision for future urban development in an orderly and economic way, consideration will need to be given to the risk of any potential land use conflicts and how to address. Doing so is consistent with the Parkwood LEP aim "*to minimise land conflict".*

10.2 Minimising Land Use Conflict

This Chapter provides the objectives and controls to minimise land use conflicts between potentially incompatible land uses, including land with established buffer areas.
Certain properties are potentially affected by nearby land uses that may result in land use conflict and as a result will require mitigation measures.

Objectives

1. To minimise the potential for land use conflict.
2. To ensure that any land restrictions are clear for future residents at the time of purchase.
3. To ensure that future residential development and other sensitive land uses are not adversely affected by incompatible land uses, including extractive and agricultural industries.

Controls

a. Neighbourhood Structure Plans are to identify the potential for and type of environmental impacts from the egg farm and Tharwa quarry such as noise, dust or odours on the nearest potentially affected dwellings and incorporate measures to mitigate those impacts to an acceptable level. Acceptable levels are those determined by the *Protection of the Environment Operations Act* or other applicable NSW legislation.

b. Subdivision development applications must identify land affected by a defined buffer area, to be registered on title, until such time as that land use buffer is no longer required.

c. Development applications for residential development on affected land must demonstrate that the development is appropriate considering any restrictions on the land associated with a buffer zone.

d. Development applications for residential development or other sensitive land uses must comply with the environmental impact mitigation measures incorporated with the applicable Neighbourhood Structure Plan.

10.3 Tharwa Quarry

This section applies to land located in proximity to operations of the existing quarry. Land in Neighbourhoods 3 and 4 could be impacted by the operation of the existing Quarry, depending on the timing of development and location of the quarry operations at the intended time of development.

Objectives

1. To protect the operational environment of the quarry and limit the impact on proposed sensitive land uses.
2. To ensure the quarry operations are considered before development consent is granted to development on adjoining land.
3. To ensure activities undertaken on the quarry will result in appropriate levels of amenity for future residents on adjoining land.

Controls

a. The Neighbourhood Structure Plan for the land adjacent to, or impacted by the operations of, the Tharwa Quarry shall -

- Incorporate suitable acoustic attenuation measures that mitigate the noise resulting from the quarry pursuant to the *Protection of the Environment Operations (Noise Control) Regulation 2017 when* measured at the residential buildings closest to the boundary of the quarry.
- Demonstrate that any future residential housing or sensitive uses will not be adversely affected by vibrations, dust or other emissions from the Quarry operations, in accordance with relevant legislation.

b. Development applications on affected land should be accompanied by independent acoustic, vibration and air quality reports identifying potential impacts and mitigating measures.

c. All mitigation measures must be adequately maintained in perpetuity of the residential development, until such time as the quarry site is exhausted and remediated.

d. Mitigation of impacts should be considered and could include measures such as acoustic mounds, buffer screening, and building design e.g. double glazing. All mitigation measures must be adequately maintained until such time as the quarry site is exhausted and remediated.

e. Road access unsealed or sealed to the operational quarry must be maintained all times to an appropriate standard.

f. Refer to **Part 11.4** (Contamination and Hazardous Material, in Hazards Section)

10.4 Egg Farm Buffer

This section applies to land identified as "Egg Farm Buffer" as identified on the Parkwood LEP Local Clauses Map - Sheet LCL_001) – refer to **Figure 56.** A Buffer Zone is an area of land set aside to minimise the impacts of land uses on each other.

The buffer area may be updated or amended, and applicants are required to make their own investigations to ensure that development will not be impacted by the egg farm operations. Development cannot be Complying Development if the land is within an identified buffer area in an environmental planning instrument (*Ref. State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*).

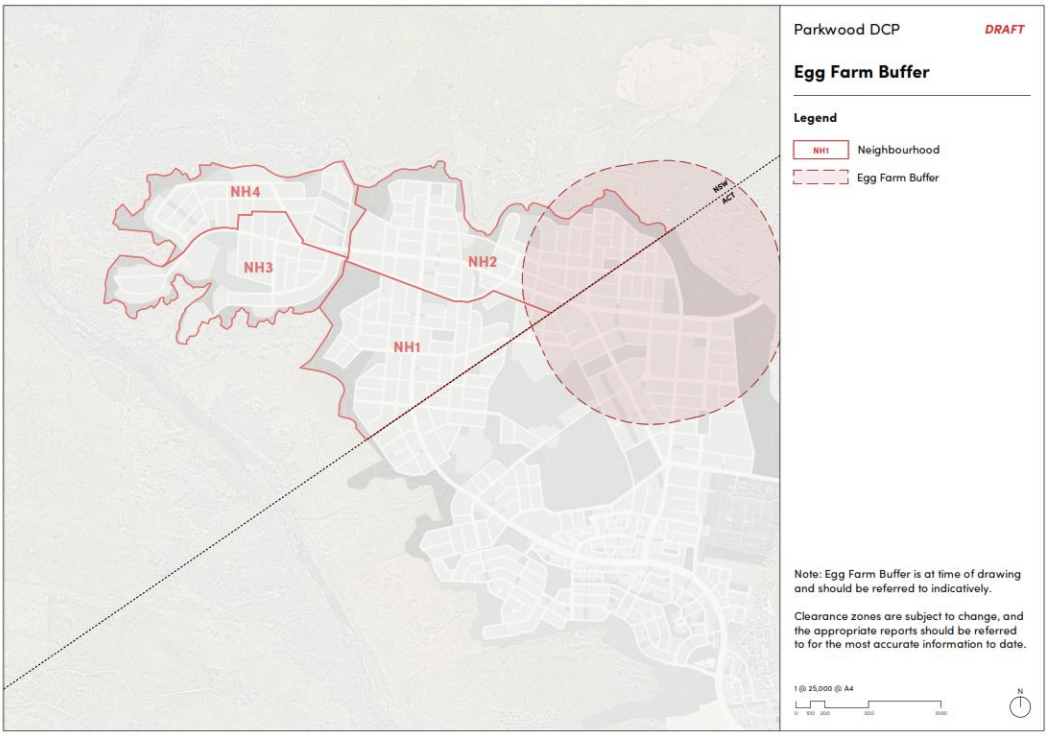

Figure 56 – Egg Farm Buffer

Objectives

1. To protect the operational environment of the egg farm.
2. To ensure the egg farm is protected from encroachment of residential development.
3. To ensure the operations of the egg farm are considered before development consent is granted to development on adjoining land.
4. To ensure appropriate levels of amenity for future residents.

Controls

a. Neighbourhood Structure Plan subdivision design and lot layout must ensure that any future residential housing or sensitive uses within the "Egg Farm Buffer" area will not be adversely affected by noise, vibration and other emissions from the egg farm operations.

b. Any subdivision development application on land identified within the "Egg Farm Buffer" area shall be accompanied by an Odour Impact Assessment Report to assess potential impacts of noise and other emissions from the egg farm on the development and any mitigation measures required.

c. A development application for residential development within the "Egg Farm Buffer" must consider the following:

   i. The impact of noise, vibration and other emissions from the egg farm on the development;

   ii. Whether the development will adversely affect the operational environment of the egg farm; and

   iii. Any mitigation measures that would limit the impact of noise and other emissions from the egg farm on the development.

d. The separation distance between urban development and the egg farm must be provided in accordance with NSW Department of Primary Industries requirements, including the 2019 Buffer Zones to Reduce Land Use Conflict with Agriculture (or as amended).

e. When the operation of the egg farm ceases, the buffer will be removed upon EPA endorsement for removal and amending of the Parkwood LEP.

10.5 Landfill

Part of Neighbourhood 1 and 2 is affected by a buffer determined by the ACT government, associated with land previously used as a landfill with the ACT. Once the landfill is fully remediated in accordance with EPA requirements, the buffer will no longer apply.

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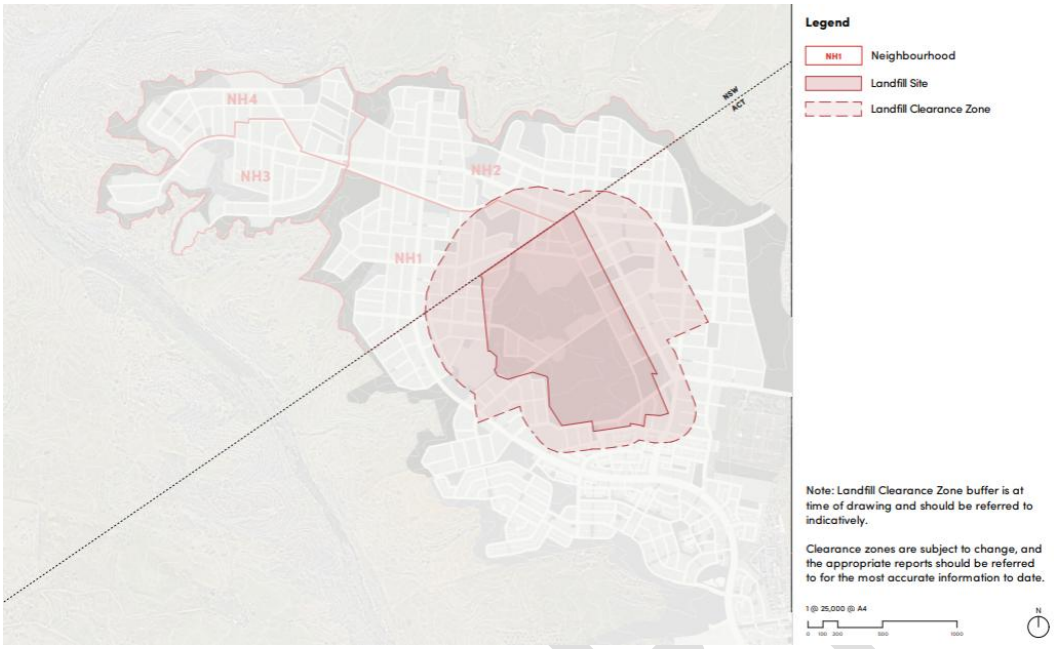

Figure 57 – Landfill buffer, Source?

Objectives

1. To minimise the potential for land use conflict between the previous landfill site within the ACT and surrounding land uses.
2. To ensure a separation distance between land previously used for landfill within the ACT and sensitive land uses (such as houses, child care centres, schools and hospitals) where there is potential for adverse human health or amenity impacts.

Controls

a. Any development within land as identified by the landfill buffer map at **figure 57**, must comply with the EPA requirements and Site Audit Statement.

b. An EPA audit report will be required to remove the buffer. The audit report may include restriction on title to ensure only land uses recognised as being appropriate are located on this land given the previous history (inappropriate uses will be listed in the audit report).

c. Development activities are permissible within the buffer area, including earthworks, and essential infrastructure including street network and services. prior to buffer removal.

d. Blocks cannot be registered prior to the removal of the buffer.

10.6 Transgrid Easements

Part of Ginninderry Growth Area is affected by Trangsrid Easements – see **Figure 58**. There is potential for these to be relocated in the future. However, in the interim, the DCP will need to control development.

Objectives

1. To ensure that development on or near electricity easements does not impact on the integrity and safety of electricity infrastructure.
2. To ensure reasonable standards of amenity for residential development within the vicinity of electricity easements.

Controls

a. All development within and adjacent to electricity easements, including but not limited to landscaping and fencing, must adhere to the relevant and TransGrid Development Guidelines, which includes:

   i. *TransGrid Easement Guidelines, Third Party Development;*
   ii. *Subdivision and Development Guidelines; and*
   iii. *Living and Working with electricity transmission lines.*
   iv. *Relevant Endeavour Energy specification*

b. Neighbourhood structure plans and the positioning of building envelopes is to take into consideration existing TransGrid easements.

c. A "Restriction-to-User" (88B Instrument) shall be placed on the titles of the lots affected by the transmission line easement. The terms of the easement shall be approved by relevant electricity supplier authority.

d. Proposed activities within electricity easements require approval from the relevant authority. Applicants should consult with electricity supply authorities prior to submitting a development application to Council. Evidence of approval is to be submitted with the development application.

e. No buildings are permitted in electricity easements without the approval of the relevant electricity supply authority.

f. Open space and drainage contained within an electricity easement and any road crossings of an easement should generally be in accordance with the following plan.

g. Refer to development of land affected by transmission easement plan (**Figure 58**).

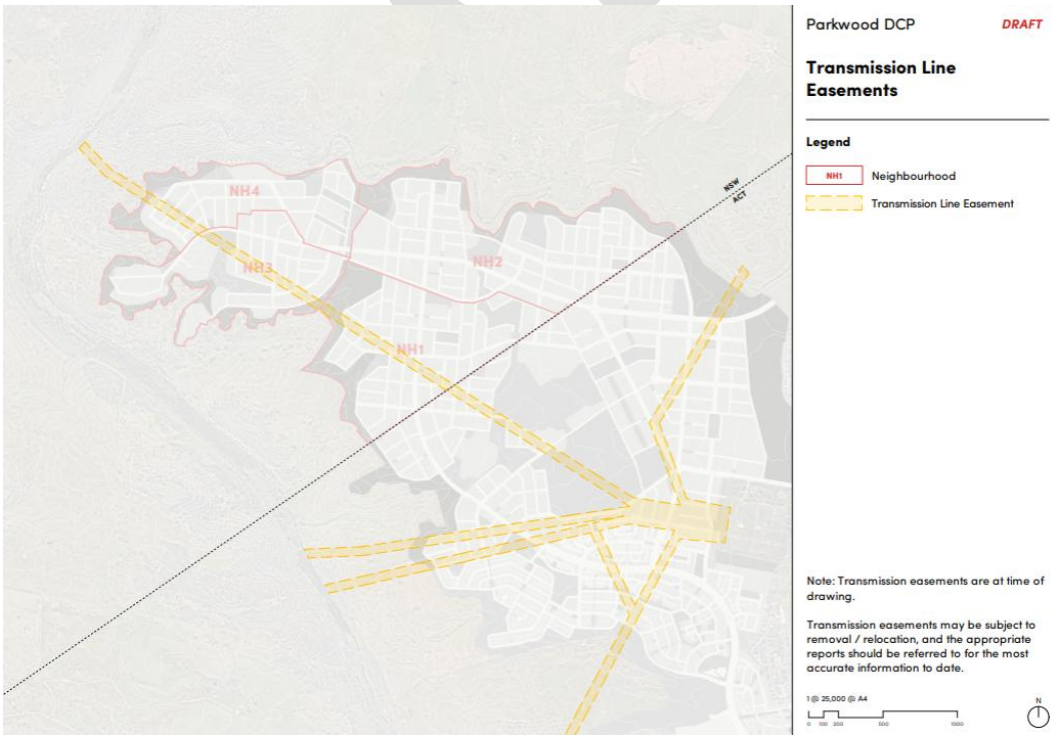

Figure 58 – Transmission Line Easement

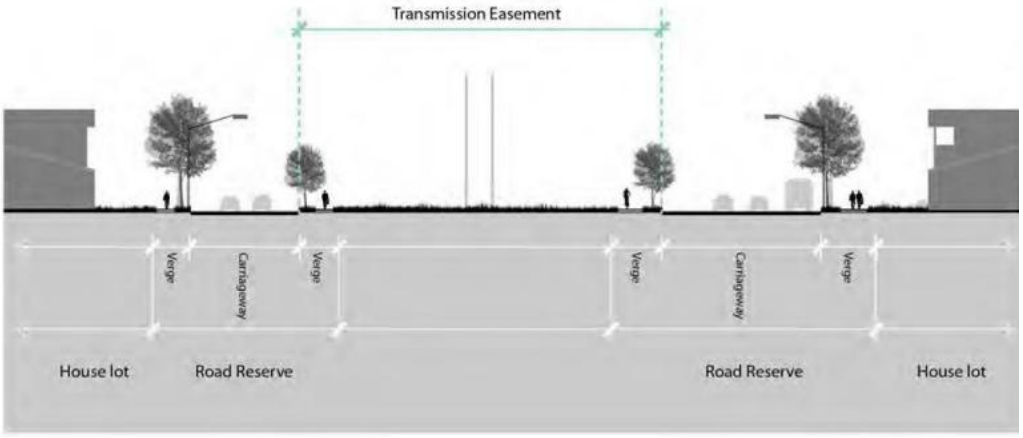

Figure 59 – Development of land affected by transmission easement -

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11. Environmental Management

11.1 Preliminary

This chapter provides controls for consideration with regards to bushfire, flooding, and contamination, aiming to ensure that land is suitable for its intended use and that appropriate emergency management, access, and egress are in place. It outlines the objectives and development controls relating to general environmental management issues applicable to all development at Parkwood.

Refer also to **section 6.13 Hazards** for further controls relating to subdivision.

11.2 Bushfire Hazard Management

Parkwood is classified as bushfire prone land (*Refer to NSW Planning Portal Spatial Viewer, and Rural Fire Service Bushfire Prone Land Map tool)* that maybe amended from time to time.

Applicants are advised to consult with the "*NSW Rural Fire Service, Planning for Bush Fire Protection 2019" (or as amended).*

Objectives

1. Prevent the loss of life and property by ensuring development is compatible with the identified bushfire hazard and incorporates mitigation measure to address bushfire risk.
2. Ensure that the risks associated with bushfire are appropriately and effectively managed.
3. Ensure that bushfire risk is managed in conjunction with the ecological values of the site and neighbouring lands.
4. To ensure that bush fire mitigation measures including Asset Protection Zones do not encroach on or adversely impact the ecological values of the Ginninderry Conservation Corridor (land zoned C2 Environmental Conservation or C3 Environmental Management).

Controls

a. Subdivision on land classified as bushfire prone on the Rural Fire Service (RFS) Bushfire Prone Land Map and land that may be considered a 'bush fire hazard or risk' by the consent authority (as per s4.15 of the NSW Environmental Planning and Assessment Act 1979 (EP&A Act))must comply with the NSW Rural Fire Service Planning for Bushfire Protection 2019 (or as amended).

b. The PBP 'Performance Criteria' for APZs as per Table 5.3a/Table 6.8a of PBP should be considered. Specifically in relation to APZ setbacks:
   i. potential building footprints must not be exposed to radiant heat levels exceeding 29 kW/m^2 (BAL-29) on each proposed lot.

c. In addition, we note for SFPP development:
radiant heat levels of greater than 10kW/ m^2 (calculated at 1200K) will not be experienced on any part of the building.

d. In relation to construction standards, we note that for SFPP development on bush fire prone
   i. land (BFPL), minimum BAL-12.5 construction is required, and for certain SFPP development
   ii. (see PBP Addendum, 2022) BAL-19 construction applies.

e. Neighbourhood Structure Plans must consider bushfire risk in the design and siting of new lots, supported by appropriate specialist reports, having regard to the hazard including the provision of APZs and evacuation plans prepared in accordance with RFS requirements.

f. At subdivision stage, consideration should be given to ensuring that lots identify suitable building areas that are away from ridge tops and steep slopes- particularly up slopes, avoiding saddles and narrow ridge crests. The application for subdivision shall include the identifying of building envelopes to be applied by way of a s 88B covenant on the title of the individual lots pursuant to the Conveyancing Act 1919.

11.2.1 Landscaping for Bushfire

The type, quantity and condition of fuel loads has a significant impact on bushfire behaviour and building survivability. A defendable space around a building from which to fight a fire, greatly assist essential

services personnel to save buildings. Additionally, regularly cleaning gutters, removing dead leaves and vegetation and keeping canopies away from dwellings also assists in the survivability of a dwelling.

Objectives
To provide guidance on residential vegetation to assist in bushfire management.
Controls
a. Landscaping for bushfire should meet the solutions outlined in table 5.3a/Table 6.8a of Planning for Bushfire Protection 2019 (PBP 2019)

11.2.2 Bushfire Report Requirements

Objectives
To ensure that development on bushfire prone land is designed and supported by the appropriate reports having regard to the hazard posed.
Controls
A bushfire assessment report, or certificate (in the case of a Complying Development Certificate), must be undertaken by a suitably qualified and experienced bushfire consultant that addresses the proposed development's consistency with Planning for Bushfire Protection as directed by the EP&A Act and RF Act.

11.2.3 Asset Protection Zones (APZ) and Access

An Asset Protection Zone (APZ) is a fuel-reduced area surrounding various types of buildings, providing a buffer between the structure and a bush fire hazard. A structure here can include any residential building, commercial/industrial building, fam sheds or heritage buildings.
Objectives
1. To ensure that development on bushfire prone land has adequate Asset Protection Zones (APZ) provided and measures in place to manage these areas appropriately.
2. Ensure appropriate operational access and egress for emergency service personnel and residents is available.

Controls
a. Adoption of APZ requirements as per Table 5.3a / Table 6.8a of PBP
b. APZs are implemented as per the Inner Protection Area (IPA) requirements detailed in PBP (Appendix 4)
c. APZ must be provisioned in a manner that does not impact land zoned C2 Environmental Conservation or C3 Environmental Management.
d. Management of APZs where located outside of the development footprint, on adjacent lots, must be secured by a Section 88B instrument pursuant to the Conveyancing Act 1919, to ensure maintenance in perpetuity.
e. Clearing of native vegetation required as part of a bush fire protection measure requires all necessary approvals.
f. Adoption of access requirements as per Table 5.3b / Table 6.8b of PBP.

11.3 Flooding Management

Flooding and the natural water cycle processes can at times detrimentally affect property and human health and safety, especially within areas subject to periodic inundation by flood waters.

Parts of the Parkwood Growth Area are flood affected. The 1% AEP Flood Level and Flood Planning Level are contained within the Environmental management (C3) and Environmental Conservation Zone (C2). Future residential development will be outside of the Flood Planning Area but some residential zoned land is affected by the probable maximum flood (PMF).

It is important to acknowledge that a changing climate is likely to increase the frequency and severity of flooding. The location of flood affected land is subject to change, particularly with climate change. Developments must ensure up to date flood mapping and Policies are referred to.

Development should be consistent with the requirements of the NSW Government's Flood Risk Management Manual and the Flood Prone Land Policy guide is applicable to New South Wales.

Objectives

1. To minimize the potential impact and damage of flooding on development and to protect life and property during a flood emergency.
2. Special consideration must be given to essential community facilities and critical services on land affected by PMF.
3. Ensure the proposed development does not expose existing development and community to increased risks associated with flooding.
4. To ensure that development is compatible with the flood behaviour and flood hazard of the land.
5. To ensure appropriate flood emergency management, access and egress is in place.
6. To minimise any adverse impacts of development on the safety of the existing community in responding to floods.
7. Consider adaptability to changing flood risks due to a changing climate.
8. To reduce the impact of development on the health, amenity, flora and fauna of waterways during construction and post development stages.

Controls

a. Development on flood prone land (PMF) must assess the impacts of the development on the flood behaviour and the environment, climate change and increased rainfall intensities. It must be designed to withstand hazard impacts, including flood compatible materials.
b. Development is not to result in an increase in flood levels on adjoining or surrounding land.
c. Pedestrian and cycle pathways and open space may extend within the 1% AEP flood level, where compatible with the flood function of the land and flood risk.
d. Ensure all development within Parkwood incorporates Water Sensitive Urban Design (WSUD) measures, stormwater reuse, retention and detention strategies to reduce the potential impact on waterways and flooding on development.
e. Ensure development is consistent with NSW policies and guidelines (current or as amended); including: *Considering Flooding in Land Use Planning Guideline (2021), the NSW Flood Risk Management Manual (2023).*
f. Neighbourhood Structure Plans shall:
    i. Ensure that residential land is flood free for the 100 year ARI event;
    ii. Include an Evacuation Plan that details safe access/egress for residents in times of flooding;
    iii. Incorporate WSUD measures into the design of developments and infrastructure to ensure appropriate mitigation for flooding. *(Note – refer to Part 13.3. WSUD and Stormwater Controls, Environmental Management); and*
    iv. Include a Flood Impact Assessment for development of lots affected by PMF.

11.4 Contaminated Land and Hazardous Materials

A Phase 1 Environmental Assessment was undertaken by AECOM in 2014, for the purposes of the rezoning of the entire plan area (Parkwood Planning Proposal). Where the Preliminary Site Investigation undertaken as part of the phase 1 environmental assessment identifies potential or actual site contamination, a detailed site investigation must be conducted to determine the full nature and extent of the contamination.

Objectives

1. To ensure that any potentially contaminated land is suitably remediated for its intended purpose.
2. Identify and manage land with contamination.
3. Ensure that changes of land use will not increase the risk to human health or the environment.
4. Ensure that potential site contamination issues are adequately identified and remediated at early stages of development (i.e. at subdivision).
5. Ensure sufficient information is provided to Council to consider the nature and extent of contamination on a site.

6. Ensure that contaminated land is remediated and suitable for future development.

Controls

a. All subdivision development applications should undertake a search of the existing property file held by Council to assist in determining whether a potentially contaminating use has ever been approved or undertaken on the subject land. Subdivision DA must demonstrate that any potentially contaminated land is, or can be, suitably remediated for its intended purpose.

b. In the preparing of NSP, council must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

   The findings of any preliminary investigation shall include a Remediation Action Plan when required.

c. Land which was formerly used or suspected of being used for potentially contaminated activities should be investigated for potential contamination. This includes land used for agricultural purpose and extraction industries. The appropriate level of investigation will depend on the circumstances.

d. Applicants should refer to Yass Valley Council's Contaminated Land Management Policy.

e. A Site Audit of all stages on the contaminated land process that have been undertaken must be completed by a NSW EPA accredited Site Auditor and be conducted in accordance with the Contaminated Land Management Act 1997.

f. Prior to granting development consent, Council must be satisfied that the site is suitable, or can be made suitable, for the proposed use.

g. Sites must be adequately rehabilitated for the purpose of urban development prior to applying for development consent for sensitive land uses such as residential, schools and childcare facilities.

11.5 Earthworks

This section aims to ensure that site planning for any proposed development considers the site's topography, geology, and soil characteristics, as well as those of the surrounding land. It also seeks to minimise disruption to existing landforms, minimise the need for earthworks, and safeguard both existing and future developments from instability.

Note - Earthworks means excavation or filling.

Objectives

1. Development should be designed to follow the natural topography, minimizing the need for cutting and filling.
2. Ensure that dwelling designs accommodate accessible driveway grades and facilitate safe vehicular movement.
3. Ensure that any cut and fill operations do not negatively impact the amenity of neighbouring residents.
4. Minimize the need of retaining walls.
5. Minimise the total area of disturbance to reduce erosion and sedimentation risk.

Controls

a. In the design, siting and layout of NSPs, the extent of future excavations required for the purposes of building footprints shall be minimised.

b. Subdivision design shall avoid the need for extensive cut and fill; where earthworks are proposed they shall be suitable protected from erosion and sediment movement as per Section 11.6.

c. Development within regulated buffers of dams, riparian corridors and watercourses should be sited in accordance with regulatory requirements for activities within those zones. Relevant regulatory approvals should be obtained if required for activities within riparian corridors.

d. Maximum cut or fill shall not exceed 2 metres when measured from existing natural ground level.

e. Earthworks within 1 metre of the boundary shall not exceed 1 metre in depth.

f. Applications for earthworks and filling of land shall be accompanied by a survey plan with a contour interval of 0.25m.
g. The importation of fill material must be in accordance with Council and other legislative requirements.
h. All retaining walls proposed will be identified in the DA and should be of maximum 1.0m in height.
i. Variations to the retaining wall heights can be considered if supported by justification and agreed upon by the adjoining neighbours. Walls exceeding 1 meter in height must be designed and certified by a structural engineer.
j. Retaining walls are to be located clear of lot boundaries to ensure clear ownership and maintenance obligations for owners. The retaining walls will be located within the property on the down slope side of the lot.
k. A Soil and Water Management Plan is required for all subdivision applications.
11.6 Sediment and Erosion Control

Best practice sediment and erosion controls should be implemented before, during and after disturbance of soil to prevent the mobilisation of soil, reduced water quality and related sedimentation issues, and to encourage long-term rehabilitation and stabilisation of development sites.

Plans showing how soil and water management works will be implemented to prevent erosion and sediment discharge are generally required as part of the Development Application process, depending on the planned level of disturbance. Requirements are often included as conditions of development consent.

It is preferable that developments consider how erosion and sediment control issues will be managed and mitigated at the initial planning stage.

Objectives

1. To prevent erosion and sediment discharge to riparian areas, watercourses, drainage lines and neighbouring properties during and after construction.
2. To ensure development does not adversely impact water quality in the local catchment including the Murrumbidgee River and Ginninderra Creek.
3. To ensure that any development does not exacerbate erosion on site or sedimentation off site.
4. To ensure development sites are stabilised and sustainable in the long term.

Controls

a. A Soil and Water Management Plan (SWMP) or an Erosion and Sediment Control Plan (ESCP) should be submitted with a Development Application where works involve more than 250m2 of land disturbance. The type of plan required is to be determined in accordance with **Table 17.**
b. All earthworks and construction activities should comply with the current edition of *Managing Urban Stormwater: Soils and Construction* (the Blue Book), Landcom.
c. All sediment and erosion controls must be installed before the start of any construction work, maintained throughout the construction period and remain until the disturbed areas have been revegetated or established.

Table 17 – Requirements for Sediment and Erosion Control Plan

Development Type	Sediment & Erosion Control Plan Requirement
Single dwelling / minor works (<250 m^2 disturbed)	Basic controls described in the Statement of Environmental Effects (briefly state how soil disturbance will be managed sediment fence, stabilised entry, protected stockpiles) – no formal plan required.
Medium development (250–2,500 m^2 disturbed)	Erosion and Sediment Control Plan (ESCP) - A site-specific plan showing temporary and permanent erosion and sediment control measures.
Major works (>2,500 m^2 disturbed, subdivisions, bulk earthworks, road construction, within or directly adjacent to the Urban Conservation Edge)	– a comprehensive plan addressing erosion, sediment and stormwater management for larger or more complex developments. Includes calculation as to the need for a sediment basin. Should comply with *Managing Urban*

	Stormwater: Soils and Construction (the Blue Book), Landcom.
Development with high risk of polluting receiving waters on slope – such as >10% slope and/or within 40 m of minor watercourse and/or 100 m of major watercourse	Detailed Soil and Water Management Plan (SWMP) prepared by a suitably qualified consultant required regardless of site area.

11.7 Stormwater and Water Sensitive Urban Design (WSUD)

The urbanisation of Parkwood has potential to increase the flow of stormwater into the waterways of the Growth Area and surrounding water ways. Best practice approaches to stormwater management requires a focus on stormwater volume reduction so that waterways and riparian corridors retain their core ecological and landscape values.

Water Sensitive Urban Design (WSUD) aims to manage the impacts of urban development on the water cycle by integrating the management of potable water, wastewater and stormwater. WSUD will ensure quality of the significant waterways and water conservation throughout. WSUD features, such as green spaces and water features, can enhance the visual appeal and liveability of a neighbourhood.

Yass Valley Council fully supports the application of Water Sensitive Urban Design (WSUD) principles in the development of Parkwood, to promote sustainable and integrated management of land and water resources incorporating best practice stormwater management and water conservation.

The location of WSUD basins will be generally in accordance with **Figure 60**.

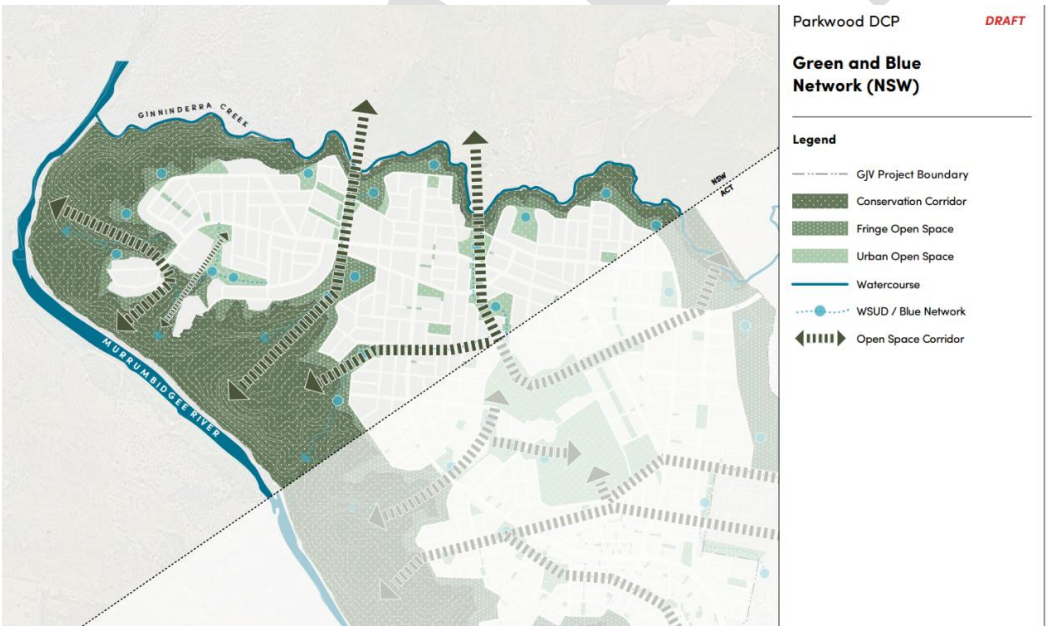

Figure 60 – WSUD Basin locations

Objectives

1. To mitigate the impacts of urban development on stormwater quality, natural water systems, riparian corridors and the CC.
2. To prevent damage by stormwater to the built and natural environment.
3. To manage stormwater discharge in a manner that minimises impacts downstream.
4. To ensure that development is provided with adequate drainage in an appropriate manner.

5. To ensure that stormwater and drainage systems for subdivisions or new allotments have sufficient capacity to cater for peak demand.
6. To integrate stormwater treatment systems into urban landscape while maintaining visual amenity.
7. To integrate open space with stormwater management.
8. Ensure all developments promote the sustainable and cohesive management of land and water resources. This includes implementing best practices in stormwater management, water conservation, and environmental protection.
9. To provide WSUD measures in a timely, efficient and cost-effective manner aligned with the subdivision of the site.
10. Consider the management of stormwater run-off (quality and quantity), the minimising of potable water use and wastewater generation and maximise water recycling strategies.
11. Integrate WSUD into the planning of the Neighbourhood Structure Plan layout and the design of all developments to promote sustainable and integrated management of land and water resources, incorporating best practices in stormwater management, water conservation, and environmental protection.

Controls

a. All development shall generally be in accordance with the 'West Belconnen Water Sensitive Urban Design Report prepared by Aecom (2014) as updated or superseded.
b. Ensure stormwater management design minimises impact on the biodiversity values of conservation areas.
c. No urban stormwater is to be directed into the Murrumbidgee Conservation Corridor.
d. The impact of the development on local overland flooding to be considered and mitigated.
e. All developments must prioritize the management of stormwater run-off, addressing both its quality and quantity.
f. Depending on the scale of the development, on-site stormwater detention (OSD) may be required.
g. Developments to demonstrate ways to reduce potable water consumption, minimize wastewater production, and implement water recycling strategies.
h. Where stormwater forms part of the open space system, an integrated WSUD/open space strategy must be provided.
i. Neighbourhood Structure Plans to ensure the following:
    i. Incorporate stormwater reuse, retention and detention strategies to limit the changes to the hydrological regime (flow rate and duration) of the receiving waterways;
    ii. Incorporate WSUD in the planning of the site layout and design to promote sustainable and integrated management of and water resources incorporating best practice stormwater management, water conservation and environmental protection; and
    iii. Integrate WSUD into open space and street spaces to collect and treat runoff from waterborne pollutants prior to discharge to receiving areas and waters;
j. All DAs for development above 10 dwellings shall include a WSUD assessment that addresses -
    i. The relevant site characteristics and constraints;
    ii. Stormwater management strategies, including treatment measures, reuse and maintenance requirements;
    iii. A rationale for the proposed strategies; and

Note - Refer also to objectives of controls within the following Parts of this DCP – 6 Subdivision Controls, 4 Sustainable Development and Living and 7 A Diversity of Housing.

11.8 Flora and Fauna

Objectives

1. Protect and enhance native flora and fauna habitats.

2. Avoid and minimize impacts on native flora and fauna while recognizing the urban development potential of the precinct allowed under the relevant structure plans.
3. Retain, protect and enhance significant flora and fauna, vegetation communities and significant habitat.

Controls

a. A flora and fauna survey must be provided to assess the biodiversity impacts with a Development Application if -
    i. The proposed development involves clearing of native vegetation, including wetlands and riparian vegetation;
    ii. The vegetation clearing activities not associated with other development for which a Vegetation Clearing Permit is required;
    iii. The proposed development is likely to have an impact on matters of National environmental significance under the (Commonwealth) Environment Protection and Biodiversity Conservation Act 2016;
    iv. The proposed development is likely to have an impact on threatened species, populations or ecological communities listed under the Threatened Species Conservation Act 1995 or Part 7A of the Fisheries Management Act 1994, or their habitats; or
    v. The land is zoned C2 or C3;
    vi. Use locally native planting wherever possible; and
    vii. Neighbourhood plans to include tree planning strategy/ master plan for public domain and parklands.

11.9 Air Quality, Odour, Noise and Vibration

Objectives

1. Preserve and minimise pollution and improve environmental amenity.
2. Ensure appropriate levels of noise and air quality for the health and amenity of residents.
3. To achieve an acceptable residential noise environment whilst maintaining well designed and attractive residential streetscapes.

Controls

a. Development likely to result in the emission of atmospheric pollutants, including odours, as determined by Council will be required to demonstrate operating practices and technology to ensure that such emissions are acceptable.

b. Development must comply with the Protection of the Environment Operations Act 1997 and supporting Regulations.

c. Development that is likely to be impacted upon by atmospheric pollutants and/or odours from existing land uses, may require the undertaking of an Odour Impact Assessment or similar assessment dependent on the type of pollutant being assessed. Assessment will be undertaken in accordance with the *NSW EPA Technical Framework "Assessment and Management of Odour from Stationary Sources in NSW"*.

d. Ensure that any residual (background) noise that may potentially impact on wildlife in the conservation corridor arising from development is appropriately mitigated.

e. Buffers or other measures may need to be implemented to ensure that residences or other sensitive receiving environments are not adversely affected by noise, odour, or the like.

f. Refer to **Part 10 – Land Use Conflict and Buffer Zones.**

11.10 Waste Management

Objectives

1. To avoid the generation of waste through design, material selection and building practices.
2. To encourage waste minimisation, including source separation, reuse and recycling.
3. To ensure efficient storage and collection of waste and quality design of facilities.

Controls

a. A Waste Management Plan is to be submitted with all DAs with the exception of single dwelling housing applications. The Plan should address:
   i. How recycled material, rubbish and other waste generated by clearing, excavation;
   ii. Construction is to be stored and controlled;
   iii. The type and volume of water expected to be generated during construction, and
   iv. The method and location for the collection and disposal of waste.

b. All residential dwellings shall be provided with a garbage, recyclables and green waste service unless specifically exempted by Council.

c. Storage areas for rubbish bins are to be located away from the front of development where they have a significant negative impact on the streetscape, the visual presentation of the building entry and on the amenity of residents, building users and pedestrians.

d. waste collection areas need to be protected from public view and wind to protect the environmental amenity of the area.

e. Refer to sustainable waste management requirements in Part 4 Sustainable Development and Living.

11.11 Groundwater Vulnerability

Parkwood is mapped as containing land that is Groundwater vulnerable on the Vulnerability Map (Refer to LEP map NRG_001). Groundwater provides useful water for stock and domestic purposes and in some cases supplies drinking water for communities. It is important that these water resources are protected from contamination and overuse.

Objectives

1. To protect groundwater sources and the quality and supply of water for downstream users.
2. To ensure that any development does not negatively impact upon groundwater quality, quantity, or ecosystem dependent species.
3. To maintain the hydrological functions of key groundwater systems.
4. To protect vulnerable groundwater resources from depletion and contamination as a result of development.

Controls

a. Development applications must demonstrate that the development will not have a detrimental impact on the water quality, and detail all measures to avoid, minimise or mitigate likely impacts on the land.

b. Development must be consistent with the requirements of PLEP LEP Clause 7.5 Groundwater vulnerability.

c. The development is to be designed, sited and managed to avoid any significant adverse environmental impact. If that impact cannot be minimised, the development will be managed to mitigate that impact. The DA should include detailed of proposed mitigation measures.

d. If an on-site sewage management system is required, a Geotechnical report shall include an assessment of the potential impacts of the development on the groundwater system and dependent ecosystems.

12. Public Open Space and Landscaping

12.1 Preliminary

It is intended that the public domain in Parkwood will respect the area's heritage and celebrate its natural landscape, environment and water and create a sense of place for people. This Chapter outlines the objectives and development controls for delivering appropriate distribution of high public open space and landscaping throughout Parkwood. This chapter provides the landscaping provisions necessary for the Neighbourhood Structure Plan and Development Application process

This section should be read in conjunction with:

- Part 4, Sustainable Development and Living, including green roofs and WSUDs;
- Chapter 6 - Subdivision Controls for open space; and
- Chapter 11, Environmental Management, including WSUD and Deep soil.

12.2 Relationship to other Policies and Documents

The Greener Places framework

Greener Places is a design framework produced by the Government Architect NSW (GANSW) to guide the planning, design, and delivery of green infrastructure in urban areas across NSW. It aims to create a healthier, more liveable, and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, supporting and maintaining Aboriginal culture and heritage, and improving the resilience of urban areas.

Yass Valley Open Space Strategy 2024 – 2036

Yass Valley Open Space Strategy is a framework adopted to acknowledge the elements of a sustainable community, encompassing social, environmental and economic sustainability. It emphasizes on maintaining social connections to meet both the current and future needs. This strategy applies to all the areas with Yass Valley local government area. This strategy undertakes a holistic assessment of public open space assets across Yass Valley LGA.

Community Needs Assessment (CNA)

The Community Needs Assessment informs the Ginninderry Master plan by identifying the community services and infrastructure required across the entire development. The assessment includes the consideration of a previously prepared 2017 CNA, the revised dwelling yield as part of the Master Plan Refresh, and feedback from key stakeholders.

12.3 Public Open Space

Public open space will generally be located as shown on **Figure 61**. Open spaces areas are identified to facilitate a variety of appropriate uses, including but not limited to: vegetation planting, urban agriculture, water play, recreation fields and facilities, playgrounds.

A range of different types of public open spaces are generally shown. The open space network includes the conservation corridor, fringe open space, and urban open space. The main differences between these types of open spaces relate to their location, characteristics, functions, and management approaches.

Fringe open space is located at the edges or interface to the Conservation Corridor, providing transition between the urban development area and serves as a buffer to the Conservation Corridor. Open spaces within this area are often less developed and more natural in character.

The use and design of the fringe open space areas are to compliment the conservation corridor management plan and the requirements for bush fire protection through Asset Protection Zones.

Urban open space is located within the urban development area and is often more intensively designed and maintained. These open spaces are most critical in delivering a sustainable community-focused culture.

The **Conservation Corridor** will be used and managed in accordance with the Conservation Corridor Management Plan and will not form part of this DCP. Refer to **Part 9** for considerations with regards to controls relating to the corridor interface for the protection of the Conservation Corridor.

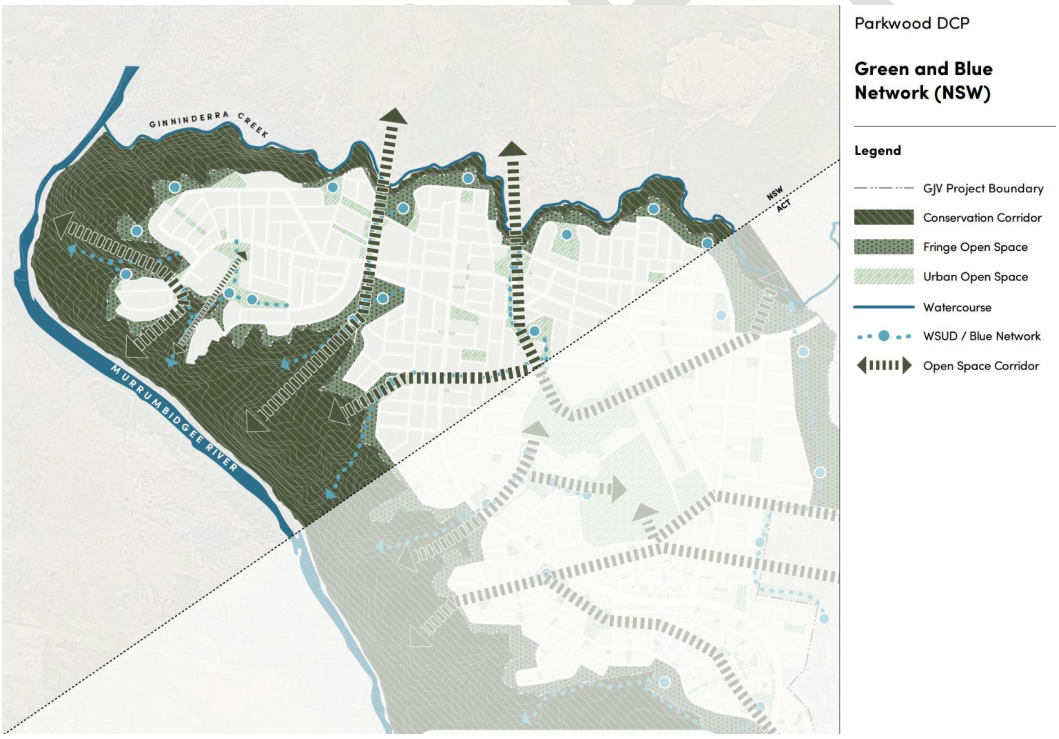

Figure 61 – Public Open Space

Objectives

1. Provide a mix of passive, active, formal and informal public open spaces and play opportunities that will cater for and support the future community.
2. The open space network will accommodate a diverse path network including cycling, walking and accessible travel paths.

3. Provide open space areas which are distinctive in character and provide safe and secure access for all users.
4. To meet needs of residents by providing good quality public open and recreational spaces.
5. Ensure connectivity between public open spaces to create an accessible network.
6. To ensure that adequate open space is provided in suitable locations for the benefits of residents.

Controls

a. Ensure all residents are within a 400-metre walkable catchment to active open space.
b. Public open spaces should be provided in accordance with **Part 6 - Subdivision Controls**.
c. Public open space is to be provided in accordance with the provisions set out in **Appendix 4** and the *Ginninderry Community Needs Assessment 2024* (or as amended).
d. Establish attractive walking and cycling links throughout public open spaces.
e. Public open space areas must incorporate appropriate landscaping and be designed to maximise natural surveillance opportunities whilst providing adequate shade trees
f. Provide a mix of passive, active, formal and informal public open spaces and play opportunities suitable to the locality and needs of the community.
g. Local parks to include WSUD elements where appropriate such as vegetated swales, minor creek lines, passive irrigation and detention ponds or treatment basins. (Refer to **Part 11.7, Stormwater and WSUD**).
h. Sustainability should be integrated into the design of open spaces, to deliver high quality streetscapes and public open spaces that enhance shade and environmental comfort to users and residents (refer to **Part 4.10 Urban Heat and Shade**).
i. Where riparian corridors and flood zones are to be publicly accessible, they are to provide opportunities for pedestrian and cycleways, fitness trails and additional open space in a manner that maintains the environmental significance of these areas and also addresses the requirements for public safety in flood prone areas. All open space amenities including furnitures should be constructed of flood compatible design and materials.
j. Parks should be co-located with community and education facilities where appropriate.
k. The detailed design of public recreation parks is to consider the need for:
    i. A range of fitness, recreation and play spaces and to cater for the range of abilities;
    ii. Provision of adequate parking, lighting and waste management facilities;
    iii. Inclusion of interpretative signage detailing local history, Aboriginal cultural values, environmental education themes and the like; and
    iv. Access to shade, covered areas, drinking water, and toilet facilities for use by the public.
l. Civic spaces in the neighbourhood centres and town centre shall
    i. Provide a high-quality landscape design including street furniture and lighting that enhances the character of the centre;
    ii. Provide areas and facilities for both active and passive recreation and café/spill out zone from adjoining retail or community facility.
m. Linear Parks and drainage reserves shall:
    i. Maximise ecological function through the planting of endemic species;
    ii. Link neighbourhood and local parks and other key community focal points into the continuous open space network;
    iii. Facilitate overland flow requirements;
    iv. Integrate non-vehicular circulation within footpaths and cycleways to increase safety and connectivity;
    v. Include WSUD elements such as weir structures to control water flow around drainage lines and create pooling where required, urban creek lines along streets and existing creeks; and
    vi. Include bushland regeneration where appropriate.
n. The Neighbourhood Structure Plan shall address how the desired future character and function for open space as outlined in **Table 18**.

o. Open space to be provided at 30 square metres per capita.
p. A Landscape Plan is to be submitted with a DA for public parks and public open spaces, to include consideration of the following:

i. Earthworks
ii. Street furniture
iii. Plant species and sizes
iv. Play equipment
v. Utilities and services
vi. Public art
vii. Hard and soft landscaping treatments
viii. Signage and lighting
ix. Any entry statements
x. Waste facilities
xi. Interpretative material
xii. Shade

12.3.1 Public Open Space Function and Hierarchy

The public open space requirements for Parkwood have been informed by the Community Needs Assessment 2024 (or as amended).
Yass Valley Council will plan and manage public open space according to the open space function and hierarchy. Developers may be required to deliver open space in accordance with the needs of the community when preparing a Neighbourhood Structure Plan and in accordance with any applicable Yass Valley Council contributions plan. Open Space should be provided in accordance with recommended Performance Measures and Parkwood Indicative Requirements.

Table 18 – Open Space Function and Hierarchy for Parkwood

Type of Park	Desired Future Character, Location and Function	Recommended Performance Measures	Parkwood Indicative Requirements
Recreation - Parks	Dedicated park spaces that have been embellished for public recreation use. Larger parks typically providing play areas for children, passive recreation spaces, parking, toilets, picnic/barbecue and several activations. In some cases, provide additional benefits such as water management through use of WSUD basins.	<u>District</u> • District Parks >2 H, per 5,000 people (Yass strategy) • 0.5-2ha n size • Within 2km of all residents <u>Local</u> • Local parks > 0.5 Ha per 1,000 residents (Yass strategy) • 2-5ha in size • Within 400m safe walking of all residents	1 District Park 6-8 local parks
Sporting Parks	Dedicated sporting areas supporting organised sport and events. They should be located in proximity to community and educational uses.	<u>Local</u> • 5ha in size • Within 1km of all residents <u>District</u> • 5-10ha in size	At least 1 mixed use, basketball/netball courts, and skate park

Type of Park	Desired Future Character, Location and Function	Recommended Performance Measures	Parkwood Indicative Requirements
		• 5 hectares per 2,500 people or greater (Yass strategy) • Within 2km of all residents	
Linear and Linkage, Environmentally and Culturally Significant Open Space	Open spaces provided opportunistically in natural areas, such as linear parks along riparian corridors or APZ. No defined hierarchy in terms of recreation or sports function uses, but where possible leverage for recreation as a secondary function.	Linear open space intended for multiple use and recreation must have minimum widths of 20m	To be provided throughout Parkwood
Special Purpose Open Space	Areas providing for special purposes such as camping reserves. Provided opportunistically and where possible leverage for recreation with addition of paths or other activation.		For example, the Falls Precinct and Murrumbidgee Hamlet
Civic Spaces	Local and neighbourhood centres include a variety of open spaces which will be the main focus of identity and community gathering. They will provide open space for informal and formal gatherings. They will be designed into the streetscape.	Provide one space central to each centre.	One space is neighbourhood centre.

12.4 Public Domain Landscaping

Objectives

1. To ensure high quality design, landscaping and embellishment of all public open space, in accordance with the Ginninderry Landscape and Open Space Strategy.
2. Create attractive landscapes that are durable and generally low maintenance.
3. To encourage tree retention to soften streetscape appearance and encourage biodiversity.
4. To create a pleasant and attractive living environment by promoting the use of landscaping.
5. To encourage use of appropriate vegetation species that minimise the risk of bushfire.
6. To ensure the protection and enhancement of existing significant trees and to improve or maintain biodiversity values within each precinct.
7. To ensure that appropriate street trees are planted to assist with visual appeal and shade provision.

Controls

a. Landscaping should comprise a mix of canopy trees, shrubs and groundcovers.

b. Landscape design should allow for passive surveillance and not create hiding places which may encourage opportunistic crime.
c. Provide interpretive signage at appropriate locations to reflect upon cultural and ecological landscape.
d. To encourage the use of appropriate vegetation species that minimise the risk of bushfire, planting should be consistent with the Ginninderry preferred plant species plan
e. Landscaping should aim to incorporate WSUD where appropriate in accordance with **Part 11, WSUD**.
f. Street landscaping to be generally in accordance with the principles of **Table 19**.

Table 19 – Street Landscaping Requirements

Street Type	Landscaping Principles
Major Arterial Street	Soft verge and landscape strips separating travel lanes, generous tree planting within verge, permeable or grasses PT lane. Structural soil systems to support tree growth.
Connector Street Bus Route	Soft verge and landscape strips separating travel lanes. Structural soil systems to support tree growth.
Main Street	Soft verge and landscape strips separating travel lanes, generous tree planting in central median strip. Structural soil systems to support tree growth.
Parking Street	Soft verge and landscape strips separating travel lanes with deep root planting zones and large canopy trees capable within central parking area.
Access Street Level 1 & 2	Soft verge and landscape strip separating travel lanes.

12.5 Street Trees

Objectives

1. To ensure that appropriate street trees are planted to assist with visual appeal and shade provision

Controls

a. Street trees shall be provided in accordance with the Ginninderry/Parkwood Landscaping plan - TBC if one to be prepared
b. All streets must be capable of supporting shade using large canopy trees to provide shade (summer cooling) to the street and the verge
c. Street tree canopies should overlap the carriageway, active travel paths, the verge and may extend over private and open space.
d. Street trees to meet or surpass a benchmark of 30% minimum overall permeable surface for passive watering
e. Street trees shall be planted no closer than 900mm to the kerb, clear of driveways and underground services
f. Species shall have a single trunk, no thorns or spikes, have low leaf, flower and fruit drop; trees known to produce allergens shall not be planted;
g. Advanced trees, being those with a minimum height of 1.5m and a 90 litre (or greater) pot, shall be planted and maintained by the developer for at least 12 months, any trees that fail to thrive shall be replanted immediately;
h. Species should be selected that are drought, frost and disease tolerant with minimum maintenance requirements upon maturity;

i. Where trees are planted under power lines they shall reach a mature height that is 2 metre clear of electricity network and not require pruning, trimming or crowning to maintain the integrity and safety of the electricity network;

j. Spacing and size should be appropriate for the scale of the neighbourhood, building setbacks and width of road pavement. Generally the following spacing shall apply:

   i. Small trees – 5-7 metres;
   ii. Medium trees – 7-10 metres; or
   iii. Large trees – 10-15 metres;

12.6 Tree Canopy Cover

Parkwood aims to contribute to the enhancement of urban tree canopy cover. Tree canopy cover is pivotal to managing the impacts of the urban heat island effect.

Objectives

1. To support the achievement of tree canopy cover targets.
2. To ensure maximised soil volumes are achieved for long term larger and healthier trees.
3. Maximise use of water permeable surfaces

Controls

a. Development should include minimum 30% tree canopy coverage. This includes tree canopy equivalents such as green roofs, shrub beds, wetlands or rain gardens. Note separate controls for Deep Soil – see **Part 5.4 General Controls**.

b. Minimum 30% streetscape permeable surface area needs to be achieved.

c. Incorporate special planting measures such as soil cells, soil amendment additives, and passive watering solutions like permeable pedestrian pavements.

d. Refer to **Part 6.10 Subdivision Controls** trees and landscaping.

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13. Special Areas and Specific Land Uses

13.1 Preliminary

This section outlines the objectives and design principles relating to areas and specific uses that require further detailed planning. It includes requirements for ensuring high quality community facilities are provided to meet the needs of the community of Parkwood.

13.2 Mixed Use Locations

The mixed-use centres or activity nodes within Parkwood will offer more than retail and act as a catalyst for social exchange with each having its unique architectural language and diversity to support the neighbourhood's evolving needs. The Master Plan structure embeds flexibility to adapt to where additional commercial-capable ground floors should be considered in the future, and where these should be mandated or optional.

Within the context of the PDCP, there is expected to be the following mixed-use locations, as shown in **Figure 62**:

- **Parkwood Neighbourhood Centre –** This Centre will provide residents with convenient access to local shops and services that meet their daily needs, close to home and well-connected by active transport. It will provide a vibrant mix of uses and employment opportunities including commercial/ retail, health, entertainment, community/civic, residential, apartment living, seniors housing and recreation. It will be an area with the greatest connectivity to maximise vibrancy and accessibility, and to facilitate walkable compact neighbourhoods and generate social exchange.
- **Local Centre–** The R1 General Residential zoning enables commercial uses to be provided outside of the centre. Small scale retail services outside of the Centre will comprise of neighbourhood convenience shopping within a walkable distance of homes. Appropriate uses could include small businesses, medical centres, community uses, specialty shops, cafes, a convenience or grocery shop, and other specialty food retailers. The DCP aims to provide flexibility to ensure the use of these lands respond to local needs and market demand, to be confirmed at the Neighbourhood Structure Plan stage.
- **Falls precinct, mixed use tourist hub -** The SP1 zone enables the Ginninderra Falls precinct to host a range of cultural and tourism uses to be consistent with the cultural, conservation and scenic values of the Ginninderra Falls and surrounds.

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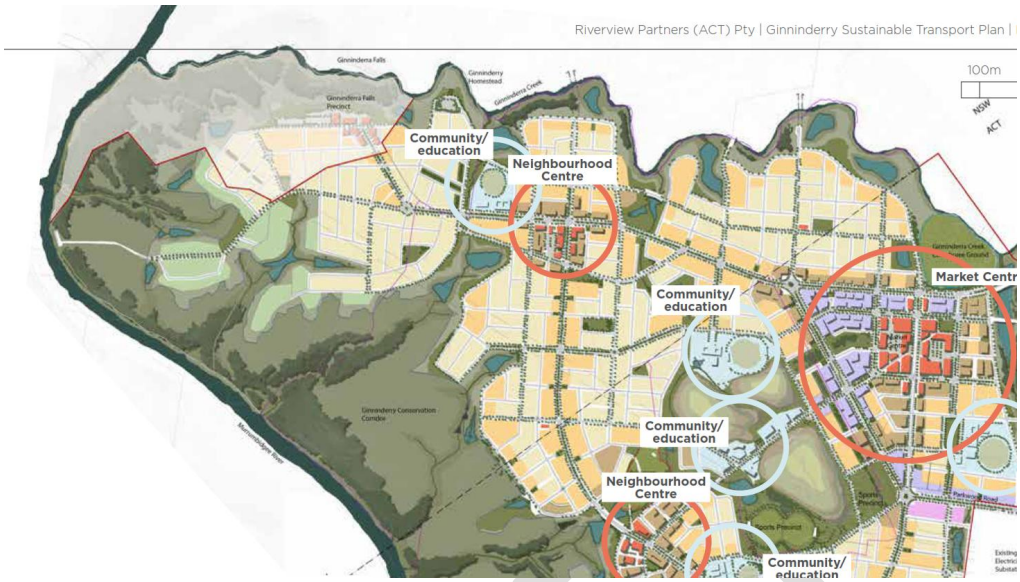

Figure 62 – Centres – PL

13.2.1 Parkwood Neighbourhood Centre

Desired future character

The neighbourhood centre will offer convenient retail, community, and business services to support daily local needs. Mixed-use development with shop top housing is encouraged, reflecting surrounding residential scale. Design should enhance local character and amenity through sustainable urban form, with active street frontages and pedestrian-friendly public spaces. Internal-facing shops or mall-style layouts are discouraged.

General Urban Design Principles:

1. To create vibrant, mixed use neighbourhood centres that provide a range of retail and community facilities that serve the local population as well as higher density housing options.
2. To ensure that the detailed design of the neighbourhood centres is undertaken in a coordinated manner in order to achieve a high-quality urban design outcome.
3. To provide retail, commercial and residential uses, co located with community facilities and open space.
4. To enable flexibility in uses to ensure the centre can grow and accommodate growing needs of the local community.
5. To ensure the neighbourhood centre is a place of high amenity and an attractive place.
6. Encourage higher density living in the Centre in close proximity to facilities, services and public transport, including shop top housing and residential flat buildings.
7. To ensure the Centre is well connected and serviced by public transport, footpaths, and cycleways.
8. Minimise the impacts of car park and service entries on main street frontages and pedestrian-prioritised areas
9. Ensure that development proposals support and increase economic viability of the Centre and are not residential focused.
10. To promote active day- and night-time social environments.

13.2.2 Preparing of the Parkwood Neighbourhood Centre NSP

The following matters are to be addressed (non exhaustive list) for the Parkwood Neighbourhood Centre, to be prepared as part of a Neighbourhood Structure Plan:

1. Neighbourhood Structure Plan must provide details of the location of buildings, bicycle, motorcycle and car parking, landscaping, public transport, connections for walking, cycling and driving and any servicing areas or loading docks, including:
    - the indicative height of the buildings;
    - indicative building footprints and building envelopes;
    - pedestrian connections, through-site links and pedestrian-priority areas;
    - public spaces and open spaces;
    - vehicle, car parking and servicing access arrangements ;and
    - Identify active frontages and awnings
2. Council shall not grant consent for any development other than development for the purposes of remediation, site preparation, infrastructure and road works and environmental landscape works within the neighbourhood centres unless it is satisfied that more detailed development controls are in force in the form of a DCP Amendment –"Neighbourhood Structure Plan".
3. The following urban design elements should be addressed at the Neighbourhood Structure Plan (NSP) stage:
    - Function and land use
    - Setbacks
    - Site layout
    - Built form
    - Active street frontages
    - Provision of awnings
    - Parking and access arrangements
    - Community and public facilities
    - Solar access and orientation

13.2.3 Local Centre

Objectives

1. Ensure the appropriate provision of retail and community uses outside of centres to serve the needs of the local community.
2. Minimise the impacts of non-residential uses on surrounding residential areas
3. Ensure that retail activities in residential areas do not detract from the function or viability of nearby centres.

Controls

a. Local retail services provided in areas that are predominately residential will be:
    i. Located on a lot with a minimum frontage width of 10m or more; and
    ii. Shop fronts will be designed to encourage active and interactive street frontages that are sympathetic to the streetscape
b. Address and entry points for any residential use on the same lot will be legible and separate from the retail use access points
c. The design of building frontages and front and side setbacks for all non-residential uses will incorporate safe and convenient pedestrian amenities, including weather protection, shade, seating, and landscaping.
d. On corner sites, where neighbourhood shops are encouraged, shop fronts will "wrap around" the corner and zero setbacks will be considered.
e. Plant and equipment (particularly cooling or heating plant), will be located so as to not cause noise annoyance to neighbours.
f. Waste storage areas will be designed to minimise visual impact and should be screened and properly positioned to not to attract pests and cause odour problems for neighbours.
g. All non-residential development will identify the potential for activities to have impacts beyond the site such as noise, overlooking, overshadowing, traffic generation and the like, and sufficiently demonstrate control and mitigation of any potential impacts
h. Parking provisions are to meet the standard set out in DCP **Section 8.6.2**. Notwithstanding this, the overall parking rate may be considered by Council to be satisfied with a combination of parking

options, including off street parking, on street parking, and shared/communal car parks where it can be demonstrated by a suitably qualified traffic consultant that there is sufficient public parking in the locality.

i. Signage associated with non-residential uses must comply with the provisions outline in **Section 5.5 – Signage** of this DCP.

13.3 Community and Education Facilities

High quality community and education facilities are required to meet the social, cultural, health, recreational, and community needs of the Parkwood community. These facilities should be co-located with other community or open space facilities, as well as be easily accessed by foot, bicycle and public transport.

The potential sites for public schools and key community facilities are shown in **Figure 63**. Alternate sites are subject to agreement with the NSW Department of Education. Shall the NSW Department of Education Advise that the potential public schools sites are no longer required, these sites may be developed for permissible residential uses or if there is a justifiable need, another community use.

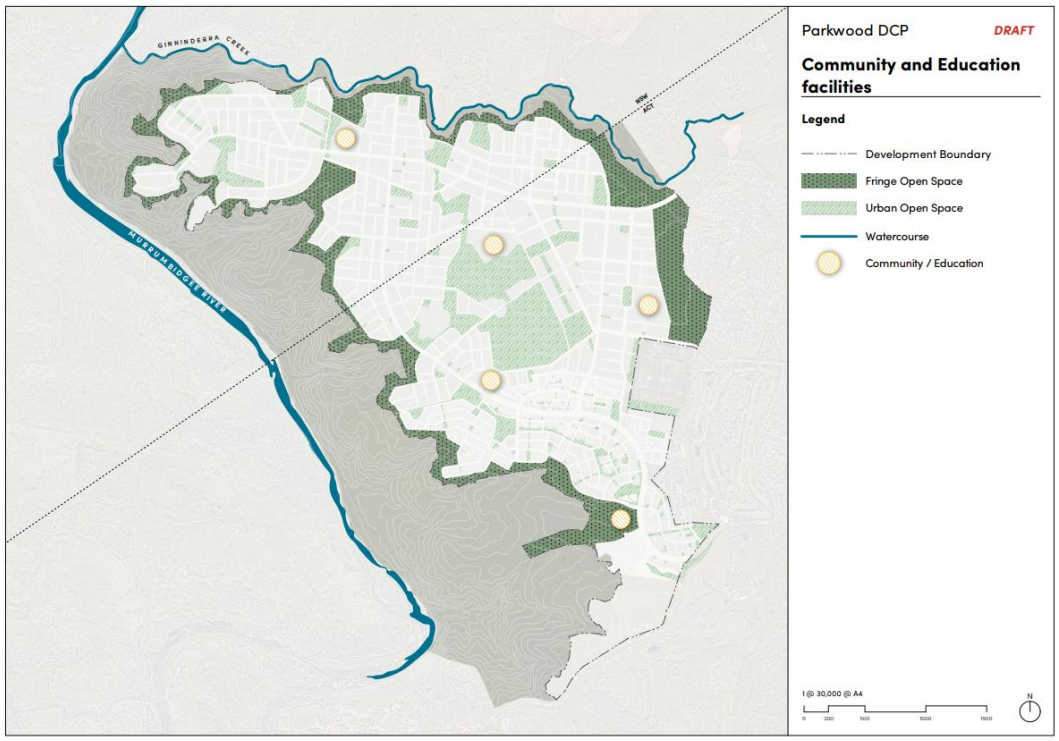

Figure 63 – Indicative location for schools and key community facilities

Objectives

1. To ensure a high level of provision and equitable distribution of education, civic and community facilities within Parkwood suitable for the needs of residents
2. Encourage co-location of appropriate services and facilities to promote safety, security and efficient use of resources. This could include co-location of school sites, sports facilities, community gathering sites, libraries, childcare facilities, health centres, leisure centres, and community gardens.
3. Ensure childcare facilities are compatible with neighbouring land uses and are appropriately integrated into existing or new residential environments.

Controls

a. Facilities are provided generally in accordance with the locations identified on the Master Plan (see **figure 63** above) and in accordance with Community Needs Assessment 2024 report (or as amended).
b. Community Facilities may be provided generally in accordance with a VPA (if applicable).
c. Educational establishments and community facilities are to be designed so that the layout and built form minimises impacts on the surrounding residential area, in relation to parking, views, overshadowing and noise.
d. Parking provisions are to meet the standard set out in DCP **Section 8.6.2.** Notwithstanding this, the overall parking rate may be considered by Council to be satisfied with a combination of parking options, including off street parking, on street parking, and shared/communal car parks where it can be demonstrated by a suitably qualified traffic Consultant that there is sufficient public parking in the locality.
e. Social and community facilities are to:
    i. provide multi-use and opportunities for shared use with educational establishments
    ii. be conveniently serviced by walking, cycling and public transport networks
    iii. be centrally and conveniently located to serve diverse users
    iv. have direct access to the public domain
    v. be highly visible and have positive presence from public spaces
    vi. provide for a legible and prominent entry at ground level
    vii. provide universal access
    viii. be open and inclusive and provide quality high-amenity spaces that foster social interaction and a sense of community
    ix. be informed by consultation and collaboration with potential users during planning and design
    x. Be designed to be flexible to enable expansion or adaptation for other uses or activities such as:
        - Large, medium, and small gatherings;
        - Temporary public or private events;
        - Public responses to emergencies or disasters;
        - Changing population; or
        - Changing technology
f. Community and education facilities to be co-located with complementary uses such as open space and retail precincts
g. Neighbourhood Structure Plans shall detail appropriate spatial locations for community facilities.

13.3.1 Childcare Facilities

Objectives

1. Ensure childcare facilities are compatible with the local character, neighbouring land uses and are appropriately integrated into existing or new residential environments.

Controls

a. Childcare facilities will demonstrate compliance with controls in St*ate Environmental Planning Policy (Transport and Infrastructure) 2021* for centre-based childcare facilities.
b. Childcare facilities will be designed in accordance with the NSW Childcare planning guideline 2021 (or as amended).
c. The following will be provided with a DA:
    i. An Acoustic Report, prepared by a suitably qualified person, which addresses the impact of noise generation from the facility on the surrounding area;
    ii. A Landscape Plan and associated documentation, prepared by a suitably qualified person, to identify existing vegetation and community plant species and the proposed landscaping treatment of the development; and

iii. A Traffic Report/Statement prepared by a suitably qualified engineer, which addresses the impact of development on the local road system, parking requirements and address traffic safety issues and address traffic safety issues.

iv. A Waste Management Plan for the proposed demolition, construction and ongoing use of a childcare centre and education establishments;

d. Council may consider longer hours of operation including Saturday mornings if it can be demonstrated that no adverse impact on neighbouring properties will result from an earlier starting and/or a later closing time.

e. Childcare facilities are not appropriate on the following land:

i. Opposite "T" intersections or on bends where sight distances are limited and may create dangerous conditions for vehicle entry to and exit from the site;

ii. Adjacent to entry/exit points onto or directly accessible from roundabouts;

iii. On cul-de-sacs;

iv. Flood liable land or land affected by local overland flooding; or

v. Land that requires significant cut or fill, where retaining walls would create a safety hazard for children.

f. Childcare facilities proposed on bushfire prone land will need to adhere to relevant legislation and guidelines including Planning for Bushfire Protection 2019.

g. In order to limit impact on neighbouring properties childcare facilities should:

i. Be located in close proximity to other non-residential uses such as schools, neighbourhood halls, churches and formal public reserves;

ii. Be located in close proximity to transport routes, active transport networks, and public transport nodes and corridors and;

13.4 Site for Council Facilities

Desired future character

The site opted for council facilities will offer a range of community facilities including community centres, event halls, meeting rooms, public spaces for hire, library and public health facilities. This council facility will be a space used for community interaction, learning, recreation and fostering connection and identity. Council facilities should be co-located with other community or open space facilities, as well as be easily accessed by foot, bicycle and public transport.

General design principles:

a. The site opted for council facilities will form the civic, commercial and cultural multipurpose hub of the new Parkwood Town Centre.

b. Accessible location with council services and include staff facilities and amenities.

c. Council facility to accommodate for a work depot – warehouse

d. Provide for a range of retail, business, entertainment and community uses and are to be designed to ensure adaptability and flexibility in use and function over time.

e. Built form and height of the facility should be appropriate to the surrounding context.

f. Provide for end of trip facilities, bicycle parking

g. Site servicing and loading facilities, waste storage and other infrastructure is to be designed to minimise visual impact on the public domain.

h. Signage associated with non-residential uses must comply with the provisions outline in **Section 5.5 – Signage** of this DCP.

i. All community facilities to be provided in accordance with section **13.3 Community and Education facilities**.

13.5 Tourist and Visitor Accommodation

13.5.1 Ginninderra Falls Precinct

The Ginninderra Falls Precinct is zoned SP1 (*Ginninderra Falls Precinct)* by the PLEP. Under the SP 1 zoning, the following uses are permitted with consent:

- Carpark
- Community facilities
- Eeco-tourist facilities
- Emergency service facilities
- Environmental facilities
- Information and education facilities
- Kiosks
- Restaurant or café
- Roads
- Signage
- Takeaway food and drink premises
- Hotel or motel accommodation

The development of the Ginninderra Falls Precinct shall be consistent with the following objectives and controls:

Objectives

1. To provide guidance for tourist and visitor accommodation development
2. Protect and enhance the ecological and cultural site.
3. Protect and enhance the Ginninderra Creek Falls area, ensuring alignment with the characteristics of the Ginninderra Falls Precinct as outlined in the Character Areas section of **Appendix 3**.

Controls

A Ginninderra Falls Precinct master plan shall be prepared and approved by Council as an amendment to the DCP before development consent is issued for any development in the Precinct. The master plan shall address design, siting, and layout to ensure:

a. That development does not adversely impact on the scenic, ecological and cultural heritage values of the land or the adjoining conservation corridor.
b. An integrated approach to bush fire management including Asset Protection Zones in accordance with the NSW Planning for Bushfire Protection.
c. Development must incorporate best practice Water Sensitive Urban Design (WSUD) principles and demonstrate that it will not result in any adverse urban stormwater flows directly entering land in the conservation corridor
d. That a coordinated approach to advertising signage including any illumination is undertaken to ensure no adverse impacts on the conservation corridor.
e. Improve the connection to the Ginninderra Homestead whilst maintaining the character with existing landscape features.
f. Any development use and form should complement the existing day spa with opportunity for additional short stay accommodation, tourism and recreational uses to interface.
g. Tourist and visitor accommodation should not be located on land that is subject to flooding or land impacted by bushfire levels of BAL-40.
h. Consideration should be given to the separation of tourist and visitor accommodation from land uses that may give rise to odour, noise or light impacts.
i. Where practicable tourist and visitor accommodation shall be co-located with existing buildings.
j. Existing access from a primary road via an all-weather constructed internal road shall be used to access the tourist and visitor accommodation;
k. Where a private drinking water supply is required (ie not connected to Council reticulated supply) demonstrated compliance with NSW Public Health Act and Private Water Supplies Guidelines is required.
l. Carparking is to be provided in accordance with the requirements outlined in **section 8.6 Parking and Service Vehicle requirements**.

m. Tourist and visitor accommodation shall be setback from property boundaries, building and features as below:

13.5.2 Ginninderra Homestead

The Ginninderra Homestead refers to 527 Parkwood Road, Wallaroo, being Lot 5, DP 771051 and Lots 1–3, DP 1184677, shown as "Item 2" on the *Additional Permitted Uses Map* of the PLEP. Development for the purpose of bed and breakfast accommodation, eco-tourist facilities, extensive agriculture, farm buildings, horticulture or secondary dwellings is permitted with development consent.

Objectives

1. To protect and enhance the landscape and ecological values of the site and the wider Ginninderra Creek corridor
2. To protect and enhance the riparian corridor values of Ginninderra Creek
3. To minimize the potential impact and damage of flooding on new development and to protect life and property during a flood emergency.
4. Ensure the proposed development does not expose existing development and community to increased risks associated with flooding.
5. To ensure that development is compatible with the flood behaviour and flood hazard of the land.
6. To ensure appropriate flood emergency management, access and egress is in place.

The controls below are in addition to all other applicable controls within this DCP.

Controls

a. Refer to s 9.3.1 Riparian Land

b. Activities on waterfront land (all land within 40m of the highest bank of the river, lake or estuary) are regulated under the W*ater Management Act 2000*.

c. Riparian corridors on waterfront land to be managed as vegetated riparian zones are based on the Order of Stream, using the Strahler methodology, and recommended widths as provided in Department of Planning and Environment *Guidelines for Controlled Activity on Waterfront Land, - refer to* **Table 16**.

d. Refer to **section 11.3 Flooding Management**.

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Appendix 1: Glossary

- **Adaptable design** - Buildings with adaptable designs have open spaces that can be easily modified to accommodate tenants' shifting needs.
- **Additional Permitted Use (APU)** – APU refers to a specific land use that is allowed on a particular parcel of land, even if it's not typically permitted within the land's designated zoning.
- **Amenity** - means the pleasantness and agreeable features of a development or area.
- **Annual Exceedance Probability (AEP):** The chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. For Example, for a flood magnitude having five per cent Annual Exceedance Probability, there is a five per cent probability that there would be floods of greater magnitude each year.
- **Articulation zone** - is a zone consisting of architectural elements which address the street frontage and assist in creating a character in an area. Elements permitted in the articulation zone include the following:

- Entry feature or portico, awning or other features over windows and sun shading, balcony (roofed or unroofed) or window box treatment to any floor element, recessing or projecting architectural elements, open verandahs, bay windows or similar features.

- **Asset Protection Zone (APZ)** – APZ is a fuel reduced area surrounding a built asset or structure. This can include any residential building or major building such as farm and machinery sheds, or industrial, commercial or heritage buildings.

  Based on the land contribution from each party, the interests have been divided as 60% for the SLA and 40% for Riverview, with project costs and risks shared in those proportions.
- **Basement** – is defined as basement in the Yass Valley Local Environmental Plan (Parkwood) 2020.
- **BASIX (Building Sustainability Index)** – The Building Sustainability Index (BASIX) standards apply to all residential dwelling types and are part of the development application process in NSW. BASIX is one of the strongest sustainable planning measures to be undertaken in Australia.
- **BASIX Certificate** - To demonstrate your development meets the BASIX standards, you must conduct an assessment using the BASIX tool, which estimates the water and energy consumption, thermal performance and the embodied emissions of the building materials based on the information you provide. This information includes the floor area; the size, location and type of windows; type of insulation and type of hot water system being installed.
- **Boundary setback** - the distance between the boundary of a site and the closest external part of a structure.
- **Building line** – the boundary setback parallel to the front (primary) or secondary street (for corner allotments) frontages, or rear boundary.
- **Character** - refers to those aspects of built form, architectural detail, building arrangement, landscape qualities, cultural aspect (if applicable) which are specific and give distinction to a particular place.
- **Construction Certificate (CC)** stage - The CC must be obtained from your council or an accredited certifier and includes your detailed building plans/engineering details and specifications. The plans will most likely contain a lot more information than your approved DA plans, to allow your builder to work directly from them.
- **Construction Environmental Management Plan (CEMP) -** A CEMP outlines how potential environmental risks during construction will be identified, managed, and mitigated. It's a crucial document for ensuring construction activities are carried out responsibly and sustainably, minimizing harm to the environment.

- **Dual occupancy** – a dual occupancy (attached) or a dual occupancy (detached).
- **Dual occupancy (attached)** – 2 dwellings on one lot of land that are attached to each other.
- **Dual occupancy (detached)** – 2 detached dwellings on one lot of land, but does not include a secondary dwelling.
- **Earthworks**
- **Finished level** – means the surface of the floor of a building or adjacent ground, following completion of constructed works.
- **Flood Planning Area -** has the same meaning as it has in the Flood Risk Management Manual.
- **Front-loaded** - typically refers to a housing design where the primary living areas and entrance are located to the front of the lot, often with the garage or parking area located behind the building.
- **Ginninderry Joint Venture (JV)** - Ginninderry is being developed by a Joint Venture between the ACT Government's Suburban Land Agency (SLA) and Riverview Developments (ACT) Pty Limited (Riverview), with Riverview Projects (ACT) Pty Limited acting as Development Manager and Riverview Sales & Marketing Pty Limited acting as Marketing and Sales Manager.
- **Height –** is the distance measured vertically from any point of the structure (excluding chimneys, flues, antennas or decorative roof details such as finials) to the natural ground level or finished level (whichever is the lower) immediately below that point.
- **Landscape area** - refers to a permeable area that is capable of growing plants, grasses, trees and the like.
- **Legibility** – is the ease with which visitors are able to see, understand and "use" the area or development. A "legible" layout is one that visitors and residents find easy to move through and use.
- **Local Government Act 1993** – The Local Government Act 1993 (NSW) provides the legal framework for local government in NSW.
- **Multi Dwelling housing -** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.
- **Natural ground level (NGL)** means the surveyed level of the ground surface immediately prior to the proposed development and prior to any associated excavation, development, or site works.
- **Natural Resources Access Regulator (NRAR)** – NRAR is an independent water regulator who oversee the enforcement of water management laws in NSW.

  Once you have successfully completed the assessment by meeting the BASIX standards, you must generate a **BASIX certificate** and submit it with your development application or complying development certificate.
- **Onsite parking** - car parking that relates specifically to the site on which it is located and which services the parking needs generated by that site.
- **Outdoor living space -** An outdoor living space floor area is required to the street frontage of each dwelling, which is to be covered at least in part by a shade structure (e.g. metal roof or timber battens) of minimum 1.5m deep and minimum 3.5m wide.
- **Parkwood Growth Area** – Parkwood is a growth area located on NSW and ACT border, part of larger Ginninderry development. Parkwood growth area is a planned urban release area with a focus on sustainable development and cross-border collaboration between NSW and the ACT.
- **Permeable surface** - Permeable surface, also known as porous or previous surface, is a material or construction that allows water to pass through it into the underlying soil.

- **Plan of Management (POM)** – Plans of Management are legal documents developed to maintain and guide how a park will be sustainably managed.
- **Principal private open space –** an area that is directly accessible from, and adjacent to, a habitable room, other than a bedroom.
- **Private Certifier** – Registered certifiers assess and determine applications for development certificates for building and subdivision work.
- **Probable Maximum Flood (PMF) -** The largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation (PMP), and where applicable, snow melt, coupled with the worst flood-producing catchment conditions (NSW Flood risk management manual 2023).
- **Rear loaded** - typically refers to a housing design where the garage and driveway are accessed from the rear of the property, rather than the front.
- **Section 88B Instrument -** An 88B instrument is a legal document in New South Wales, Australia, used to create, vary, or release easements, restrictions, or positive covenants on land.
- **Semi-detached Dwelling** – a dwelling that is on its own land (not being an individual lot in a strata plan or community title scheme) and is attached to only one other dwelling.
- **Shop-top Housing** – One or more dwellings located above ground floor retail premises and business premises.
- **Single dwelling** – defined as Dwelling House in the Yass Valley Local Environmental Plan (Parkwood) 2020.
- **Site analysis** – An analysis, using plans, photographs and other techniques, which illustrates the constraints and opportunities of the site.
- **Storey** means:

- The space between two floors, or
- The space between any floor and its ceiling or roof above, or
- Foundation or sub-floor areas where the height between the top of the floor above to the natural ground level, or finished level (whichever is the lower) immediately below that point is 2 metres or more, or
- A roof, or part of a roof, used as a covered garden, terrace, or deck.
- A storey which exceeds 4.5m is considered is 2 storeys.

- **Studio dwelling** – is a living unit located above a garage carport or the like, designed for independent habitation. This dwelling type is defined as a secondary dwelling in the Yass Valley Local Environmental Plan (Parkwood) 2020. Studio dwellings are commonly known as 'fonzi flats'.
- **Tree Canopy Coverage -** The percentage of tree cover across urban areas, which provides critical shade, drainage, air quality and wellbeing benefits.
- **Water Sensitive Urban Design (WSUD)** – means the integration of water cycle management into urban planning and design.
- **Waterfront land -** includes the bed and bank of any river, lake or estuary and all land within 40 meters of the highest bank of the river, lake or estuary.
- **Yass DCP -** This Plan applies to all land within the Yass Valley Local Government Area, except to that land to which the Parkwood Local Environmental Plan 2020 applies.
- **Zero Lot Line -** A zero lot line, in the context of real estate, refers to a building that is constructed directly on or very close to the property line on one side.

Appendix 2 – Building and Access Guidelines (BAGs)

The Building and Access Guidelines must, as a minimum, provide details of building envelopes and appropriate car parking and vehicle access points. These guidelines must encourage building to side and rear boundaries wherever practical and satisfy the following matters:

a. Visual and acoustic privacy;
b. Street and property surveillance;
c. Adequate day-lighting;
d. Solar access for amenity and energy efficiency
e. Usable private recreational open space;
f. Amenity protection for adjoining dwellings;
g. Adequate protection of views;
h. Streetscape quality and neighbourhood character;
i. Adequate car parking and vehicle access, limiting access to main streets; and
j. Protection or other response to any specific site features such as trees.

The vehicle and access issues outlined above will require the minimisation of car parking dominating street frontage, providing safe access and optimising on-street parking capacity. This may generally be achieved by:

k. Setting garages back adequately from the primary street frontage and behind the frontage of the dwelling;
l. Identify maximum garage to house frontage requirements;
m. Identifying the appropriate maximum width of a driveway at the property boundary
n. Ensuring that rear lanes are used for garage access where provided; and
o. Taking advantage of slope to locate garages under houses.

The BAGs may specify mandatory provisions of a minimum level of development. This may include provision of some living space built above selected garages at the rear of lots abutting laneways, to ensure adequate surveillance of the land; or double-storey dwellings specific at key street junctions.

The below table provides an example possible scope of a plan for development on lots where such guidelines apply.

Scope of a BAGs

Building envelope	- Front, side and rear setbacks - Build-to-boundary areas - Wall and building heights - Wall articulation - Wall setback from north boundary to gain solar access into habitable rooms
Building details	- Dwelling frontage orientation

	- Window location for street surveillance and privacy - Roof form, style elements - Wall and roof colours and materials
Energy and water efficiency	- North window location and size - Shading from hot summer sun - Minimum water tank sizes
Parking	- Number of car spaces - Garage location, size and setbacks - Vehicle access point
Private open space	- Location and minimum dimensions - Qualities
Fencing	- Heights, materials, detailing - Retaining walls
Services	- Easement setbacks, stormwater
Landscaping	- Protection of existing trees - Deep root planting zones to rear and/or front gardens of dwellings where practical
Noise-buffering	- Dwelling design and detailing to protect from external noise - Provision of noise-buffering walls for home work spaces
Ancillary dwellings / studio dwellings, home business or home-work space	- Potential location - Mandatory rear studio units on specified lots
Multi Generation Unit (MGU)	- Provision of living unit on the ground floor of a home, designed for independent habitation
Waste bins	- Potential locations for storage and collection points
Siting on lot in relation to slope, retaining walls, cut & fill	
Encroachments	- Porches and verandahs - Utilities - Reciprocal right-of-ways, party walls

Appendix 3 – Ginninderry Master Plan Refresh

Challenging Typical Greenfield Development

'Business-as-usual'

The Ginninderry Master Plan seizes the opportunity to rethink how we structure and develop 'greenfield' sites through a design-led, human-centric approach.

The Master Plan sets out an approach to greenfield development that acknowledges that "business-as-usual" practice is not delivering sustainable development at our urban edges. The aim is to challenge the typical greenfield residential development which often results in land use monotony, land and resource waste, car dependency, isolated housing equating to high construction and land inefficiencies and waste.

Ginninderry, like all other greenfield developments, must address several emerging challenges. These include the causes and effects of climate change, growing mental and physical health challenges. a lack of local employment and housing, and post-COVID shifts in work practices.

In line with the Ginninderry Vision, the Master Plan positions itself to aspire to address these challenges and move Ginninderry from being a 'typical greenfield development' to an exemplar to meet twenty-first century challenges.

Compact City and its Walkable Communities

The Master Plan aims to harness the advantages of a more compact city model, with associated sustainability benefits including more efficient land use, provision of local jobs to its resident population, and availability of amenity and services to reduce the need to travel elsewhere.

The compact city model presents a host of positive effects over the 'business-as-usual' development approach. These positive effects include:

- Smaller urban footprints leaving more land undeveloped for environmental improvement and local farming elsewhere;
- Urban form that prioritises pedestrians > cyclists > public transport > cars (rather than the opposite);
- Better active travel infrastructure that allows for more convenient, direct and interesting journeys, and provide more accessible destinations within walking distance; and
- Fostering a culture of innovation – testing, monitoring and implementation of new solutions that could work better for users' needs.

Incorporating these positive effects, the Master Plan seeks to "make practical" and translate high-level policy objectives through evidence-based analysis and best design and development practice.

Master Plan Principles

The Master Plan Principles guide the physical framework of Ginninderry in striving for the best in liveable and sustainable design. The principles and their objectives capitalise on the natural assets that are uniquely 'Ginninderry' and support building a community that is pioneering and ambitious in being a great place to live, work, play and learn. The four principles, interlinked by a common theme of achieving social as well as environmental sustainability, are as follows:

Table 20 - Master Plan Principles

Principle 1 **Ginninderry is Connected to Place**	– Respects and celebrates the history of Ginninderry and the surrounding area to enhance a sense of place and continuity through time. – Establishes compact neighbourhoods that facilitate targeted density to enable public transit, access to facilities and general convenience

	for all residents. Creates places that entice visitors by being distinctive and interesting. – Celebrates views, rivers and creeks, existing trees, and natural landscapes by retaining and creating physical connections. – Promotes interaction and caring for the land. – Neighbourhood character will be enhanced by response to landform, underlying geology, natural features, and Canberra's seasonal change to facilitate a strong sense of place, civic pride and identity. – Allow the land, its form, views and interfaces to shape the village character and inform the movement, land use and architecture.
Principle 2: **Ginninderry Prioritises the Human Experience**	– Establishes the optimum energy level for human experience. – Encourages 'Human Flourishing' – people to lead an active and healthy lifestyle that includes interacting with and caring for the local community. – Establishes a movement network hierarchy that promotes safety and legibility, and which contributes to defining the character of each neighbourhood. – Ensures human scale is retained at every level of the development (fine grain). – Curates rich and rewarding experiences. – Deny the major road network from dominating urban structure.
Principle 3: **Ginninderry Celebrates Diversity + Delivers Choice**	– Embeds the notion of change over time. – Enables people to gain easy and affordable access to services, facilities, and nature. – Develops a range of diverse neighbourhoods in which opportunities exist to live, work, play and learn. – Encourages interacting with and supporting the local community. – Facilitates change over time by embedding flexibility that encourages adoption of best practice outcomes. – Provides a place for everyone, at all stages of life, and to "age in place". – Provides facilities which are adaptable to the region's seasonal change.
Principle 4: **Ginninderry Cares for Country Through Time**	– Respects the history, cultural and spiritual values of the site and landscape beyond and promotes the shared story of Ginninderry to continue. – Conserves resources and drives respect and active caring for the land to the benefit of the environment and community. – Ensures best practice for energy efficiency, water efficiency and solar access for the living experience. – Facilitates change over time by embedding flexibility that encourages adoption of best practice outcomes. – Develops a strategy for the careful planning of streets (network and cross sections to create a desirable urban environment for now and for the future while minimising land wastage).

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Character Areas

The Ginninderry Master Plan consists of a number of character areas based on their unique characteristics, location, landform, views, interfaces, special places and key destinations. These are provided in **figure 64 below.**

This part of the DCP provides an overview of the character areas within the overall Ginninderry Master Plan, while **Part 2** of the DCP contains objectives and development controls relating to the overall vision for the future development of character areas within Parkwood.

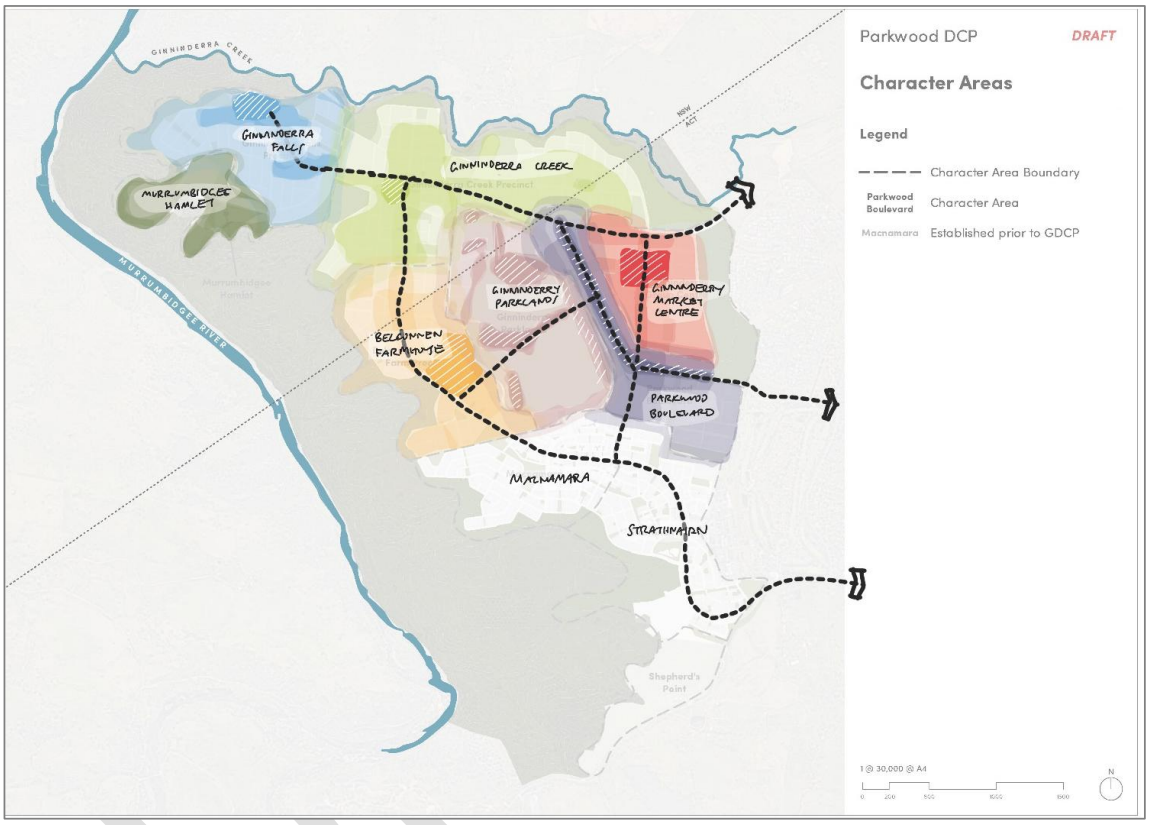

Figure 64 – Character Areas (Overall)

Each character area is distinctive, establishing a unique sense of place and local identity with its own placed-based offerings. They will provide a diverse range of built form typologies including residential, mixed-use, community and commercial uses. While the built form typologies may be similar across the areas, each character area will be defined by subtle thematic differences in design elements such as architectural style, colour palettes, landscape types, planting palettes, fencing types and built form setbacks.

Some elements of character are suitable for inclusion in the DCP, other elements such as colours and materials, are better suited to Design Guidelines and managed by developer-controlled approval mechanisms. Character will therefore be defined in this DCP but also supported by Design Guidelines that are authored in parallel to the DCP and administered by the Ginninderry Joint Venture.

As seen in the figure above**,** the character areas do not align with the border covering land located within both NSW and ACT Land. The character and identity of Ginninderry as a whole, is strengthened by the diversity of the character areas and the variety of natural and built amenity they offer.

Special Areas and Key Destinations

The special places and key destinations are detailed below:

Table 21 – Special Areas and Key Destinations

Special Place	Special Place Characteristics
Ginninderra Falls Refer to **Figure 6**	The Ginninderra Creek's Falls area, including the Falls, lower falls, heritage tracks and European homesteads is a special place in Ginninderry's Aboriginal and more recent European cultural history, in its rich biodiversity and stunning geological formation. The Master Plan Structure identifies this special area to serve as a very powerful function in attracting national tourism to the region.
Belconnen Heritage Farm	The Belconnen Heritage Farm is located in the ACT and identified as critical to the site's history and storytelling with recommendations for re-establishment within the Master Plan as a cultural hub. The agricultural history is to be celebrated and integrated within the fabric of Ginninderry through conservation, restoration and new complementary offerings. Sitting as a gateway to the public reserve and landscape beyond, the farm steadings, site curtilage and associated protected view lines will be honoured and will be an important character element to anchor development along the western edge of the site.
Ginninderry Homestead Refer to **Figure 6**	The Ginninderry Homestead is located west of the Ginninderra Falls on land zoned C3 Environmental Management. It is a historic property nestled within the Conservation Corridor (CC), with heritage dating back to the early 1900s. The Homestead serves as a precedent for venues with similar offerings situated within Ginninderry, particularly those venues immersing in the landscapes and views surrounding the Conservation Corridor (CC) and creek interfaces.
Murrumbidgee River and Ginninderra Creek corridor Refer to **Figure 6**	Both the conservation edge and creek interface treatment are vital elements addressed in the Master Plan Structure and are the essence of Aboriginal connection to the site, culturally, geologically, and ecologically. The Master Plan Structure implements the considered approach to treatment along the conservation edge and creek corridors to respect its cultural significance and physical constraints whilst liberating the site's sublime asset. The DCP does not cover the conservation corridor (CC) lands however aims to protect its biodiversity values, by addressing the impacts of urban development on environmental zoned land and the interface between these conservation zones and urban development.
Centres	The Master Plan Structure identifies new destinations at key locations, enabling neighbourhoods to be focused on an activity node. These centres act as a catalyst for social exchange, each with a unique, architectural language and diversity in offerings to support the neighbourhood's evolving needs. Their character is informed by views, topography, landscape features and the nature of their connection to the wider site. Refer to **Special Areas and Specific Land Uses** for detailed controls for centres

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Murrumbidgee River

Ginninderra Falls

Belconnen Heritage Farm

Ginninderry Homestead

Land Use

Social exchange and a sense of community is one of the main drivers of the Structure Plan. Appropriate land use planning plays a significant role in achieving this vision. Furthermore, the Structure Plan considers the need for flexibility and diversity within land use planning, to offer the ability to grow and adapt to a changing climate and community. The key land uses are as follows:

- **Centres** - will be in areas with the greatest connectivity and provide a vibrant mix of uses and employment opportunities including commercial/ retail, health, entertainment, community/civic, residential, apartment living, seniors housing and recreation. Refer to **Special Areas and Specific Land Uses** for design requirements and considerations for centres.
- **Community and education** - High quality facilities are required to meet the social, cultural, health, recreational, and community needs of the new community. **Refer to section 13.3 (community and education facilities)** for design requirements and considerations for community and education uses.
- **Diverse Residential** - The residential areas of Parkwood will provide a diversity of housing choice to suit different households, incomes and lifestyles. This includes but is not limited to large lot environmental living, single dwellings, apartment living and tiny homes. **Refer to Part 7 (A diversity of Housing**) for details on housing typologies, design requirements and considerations for residential development.
- **Tourism** - Parkwood offers a range of natural landscape features and cultural attractors, each unique in their offering. This includes the potential for the Ginninderra Falls SP1 zones land to attract national tourism. **-** Refer to **Part 13 Special Areas and Specific Land Uses** for relevant controls for tourist facilities.
- **Open Space -** Refer to **Part 12 Public Open Space and Landscaping** for relevant controls for the location, landscaping and use of open space.

Appendix 4 Community Needs Assessment 2024

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Appendix 5 NSW Waste and Sustainable Materials Strategy 2041

DRAFT

Planning Proposal – 1600 Yass Valley Way, Yass

For Submission to Yass Valley Council
Date: November 2025

Contact:

Eight Mile Planning
Liz Densley lizdensley@8mileplanning.com.au
0438 744 384

Eight Mile Planning
ABN 83 610 542 725

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ATTACHMENTS

Nil

Executive Summary

This Planning Proposal seeks to amend the Yass Valley Local Environmental Plan 2013 (YVLEP) to correct an anomaly affecting Lot 1 DP1319815 at 1600 Yass Valley Way, Yass. The anomaly arises from the historic acquisition of land for the Hume Highway and the subsequent application of minimum lot size (MLS) controls, which together prevent the subdivision of the site in a manner consistent with the existing RU1 and R5 zoning framework.

The site comprises land zoned RU1 Primary Production and R5 Large Lot Residential, physically separated by the Hume Highway and Main Southern Railway Line. Despite this clear physical and functional separation, the existing MLS mapping (AB5 40ha on RU1 land and AB2 16ha on R5 land) prevents the logical subdivision of the parcel into two lots aligned with the zone boundaries. The Planning Proposal seeks to amend the MLS applying to the RU1 land from AB5 (40ha) to AB4 (30ha), enabling subdivision without altering the zoning, land use potential, or dwelling entitlements on the RU1 land.

The proposal is minor and administrative in nature. It does not introduce new land uses, increase development intensity, result in an additional dwelling on RU1 zoned land, or generate environmental impacts. The amendment will facilitate the intended rural-residential use of the R5 land, improve the practical management of the RU1 land, and support the orderly and economic use of land consistent with the objectives of both zones.

The Planning Proposal is consistent with the South East and Tablelands Regional Plan 2036, the Draft 2041 Regional Plan, Council's strategic planning documents, relevant State Environmental Planning Policies and Ministerial Directions. Given the minor scope and the absence of strategic, environmental, social or economic impacts, the Planning Proposal is suitable for progression to Gateway Determination.

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1. Introduction

This Planning Proposal relates to Lot 1 DP1319815, 1600 Yass Valley Way, Yass and has been prepared in support of an amendment to the Yass Valley Local Environmental Plan 2013 (YVLEP) to rectify an anomaly that prevents the site from being subdivided as implied by the land use zoning and lot size for the Large Lot Residential zone (R5). The Planning Proposal will amend the notation on the Lot Size Map as it relates to that part of the site zoned RU1 from AB5 (40ha) to AB4 (30ha). This is considered a minor amendment which will not result in any adverse environmental impact.

The Planning Proposal provides a brief explanation of the site context, including the subdivision application and issues that cannot be resolved other than with a minor change to the planning instrument. The Planning Proposal provides a mechanism for achieving a development outcome that is consistent with the site, character of the area and surrounding development and will facilitate the subdivision of the R5 zoned north of the Hume Highway corridor from the RU1 Primary Production zone on the south.

2. Background & context

The property is located immediately north of Yass extending from the Yass Valley Way across the railway corridor and Hume Highway. The property adjoins the highway service centre immediately west of Lot 2 DP1319815. Site access is from the Yass Valley Way in the south and Wargeila Road of the northern side of the highway.

The land holding was formerly made up of four lots, one of which is entirely zoned E4 General Industrial with the remaining three being split zoned with split minimum lot sizes (MLS). Following discussion with Council planning staff in 2022 and 2023, a subdivision application was approved in 2023 that resulted in the creation of a separate lot for that part of former Lot 100 that is zoned E4 General Industrial and consolidated the remaining part Lot 100, Lot 60 and Lot 63 lots into a single 72.22 ha lot. The plan of subdivision was registered in September 2025.

The property now consists of three lots as follows:

Existing Lot 1 DP 541974	E4 General Industrial zone
New Lot 1 DP1319815	**part RU1 and part R5**
New Lot 2 DP1319815	E4 General Industrial zone

The Planning Proposal relates to **Lot 1 DP1319815**.

The site is identified in **Figures 1 and 2**. The current Lot size Map is shown in **Figure 3**.

Figure 1 Site context

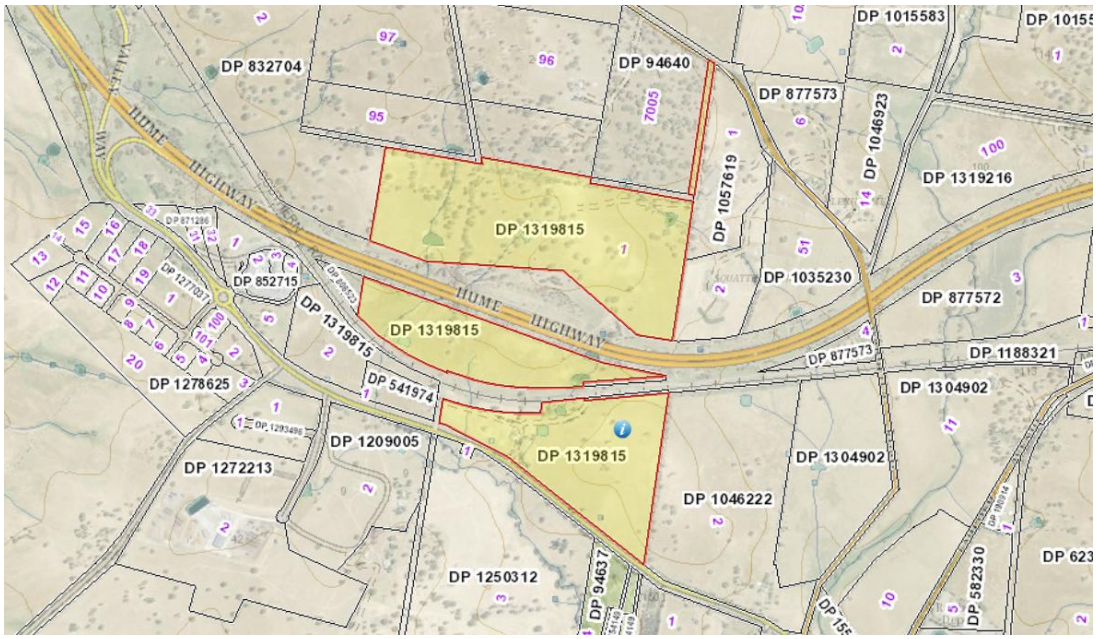
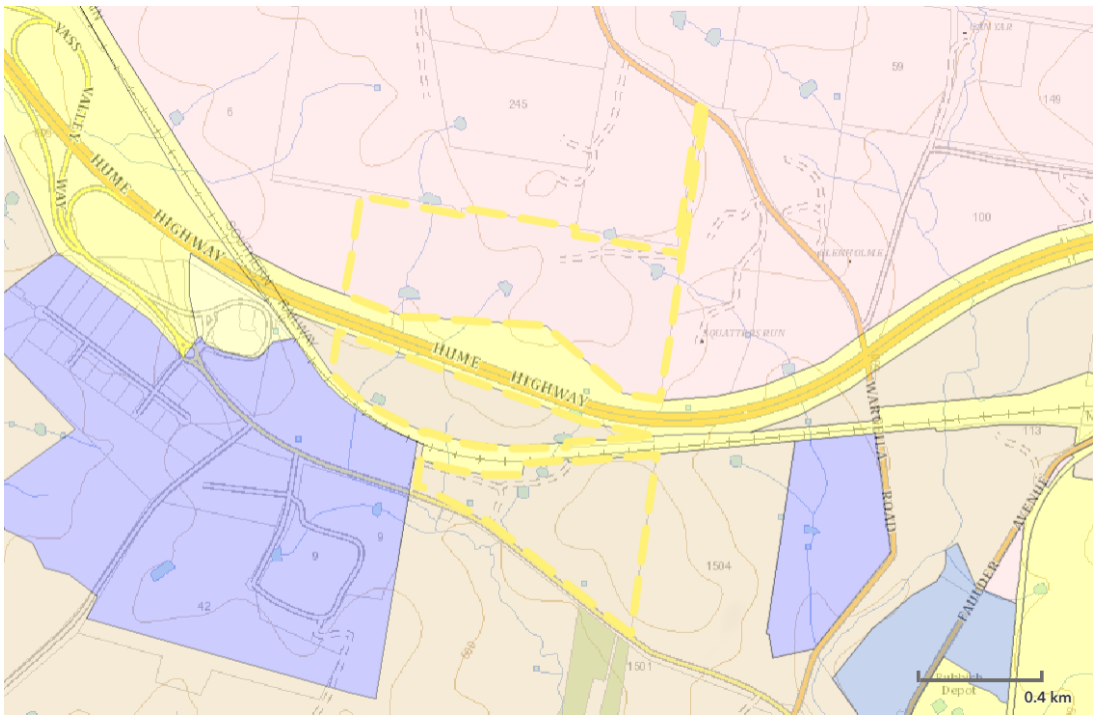


Figure 2 Land Zoning



Source: ePlanning Spatial Viewer, 2025

The size and constraints created by both the railway corridor and highway impact the opportunity to actively manage the land and the dominant land use is rural residential. Despite this, the YVLEP minimum lot size prevents the subdivision of the land to separate the R5 from the RU1 zoned land.

As noted above, the site is dominated by the Main Southern Railway Line and the Hume Highway both which divide the property along a common transport corridor.

The topography in the area is considered open and undulating. Landform within the subject site slopes gently at varying gradients generally to the south towards natural watercourse areas and numerous dams within the subject site and then on to Yass River to the south.

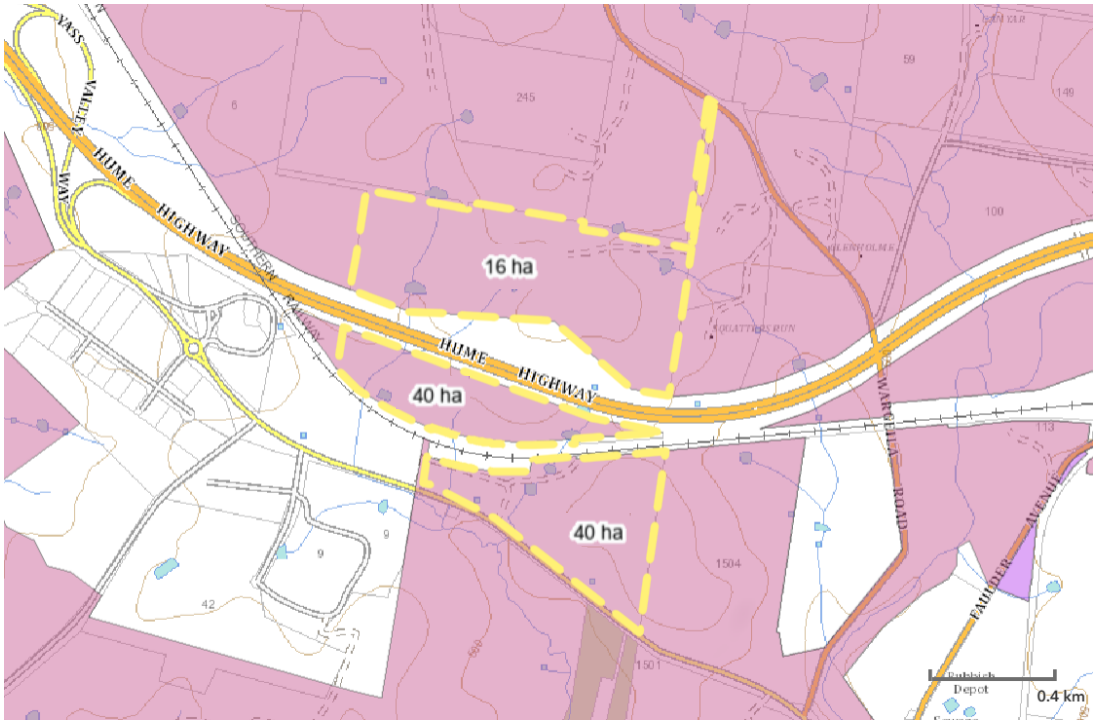
There is an existing dwelling on the site with access to Yass Valley Way.

3. Current Planning Controls

The site is predominately zoned part RU1 Primary Production part R5 Large Lot Residential (refer **Figure 2** above).

There are two MLS for the site that align with the zones being AB5 40ha for the RU1 zone and AB216ha for the R5 zone (refer **Figure 3** below).

Figure 3 Minimum Lot Size



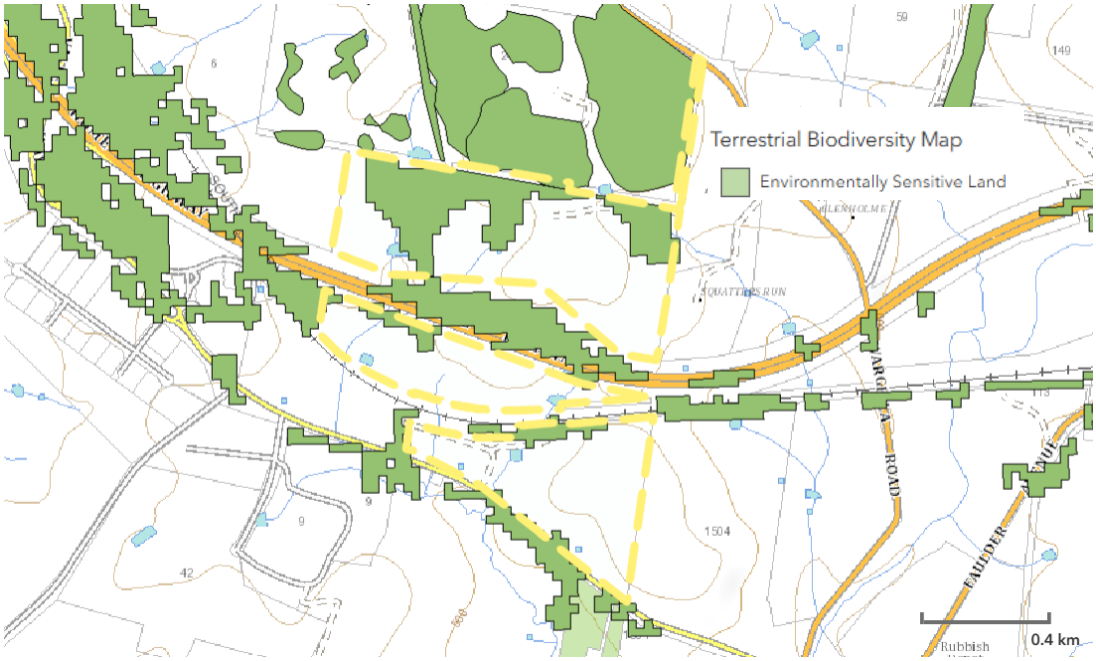
Source: ePlanning Spatial Viewer, 2025

3.1 Other provisions

Biodiversity

Part of the site in mapped terrestrial biodiversity under clause 6.3 of the YVLEP. These provisions apply to development applications and require the consent authority to consider extent to which an activity will impact sensitive land (**Figure 4**).

Figure 4 Biodiversity map



Source: ePlanning Spatial Viewer, 2025

Bushfire

The site is mapped as bushfire prone land. The site is mapped part vegetation category 1 and part vegetation category 3 (**Figure 5**).

The vegetation categories are defined in the RFS Guide for Bushfire Prone Land Mapping, 2015 and described below.

Vegetation Category 1

Vegetation Category 1 is considered to be the highest risk for bush fire. It is represented as red on the bush fire prone land map and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production. Vegetation Category 1 consists of:

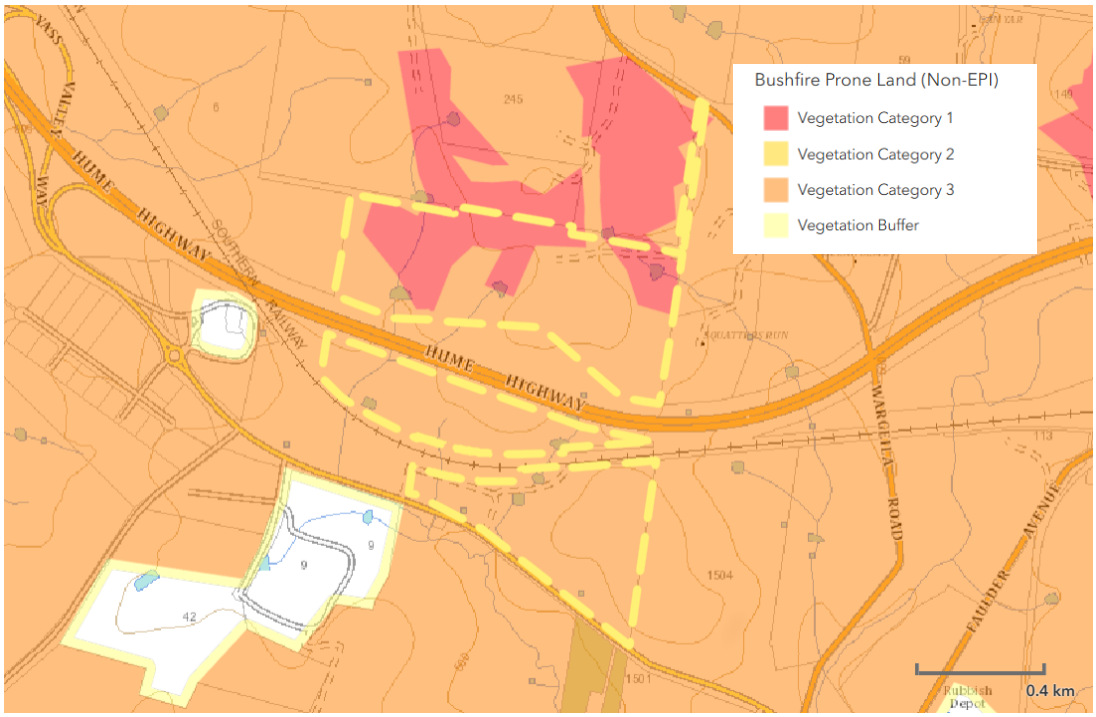
- Areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.

Vegetation Category 3

Vegetation Category 3 is considered to be medium bush fire risk vegetation. It is higher in bush fire risk than category 2 (and the excluded areas) but lower than Category 1. It is represented as dark orange on a Bush Fire Prone Land map and will be given a 30 metre buffer. This category consists of:

- Grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands.

Figure 5 Bushfire prone land map



Source: ePlanning Spatial Viewer, 2025

3.2 Rural subdivision

Clause 4.1 provides MLS for subdivision and references the Lot Size Map for the purpose of identification of MLS for all land. As noted above, there are two MLS for this lite being 16ha and 40ha.

The YVLEP includes provisions that allow flexibility in the application of minimum lot sizes in RU1 land in certain circumstances. Clause 4.2 *Rural subdivision* would ordinarily allow the RU1 portion of the lot to be subdivided to create a lot less than the MLS but only in circumstances where there is an existing dwelling.

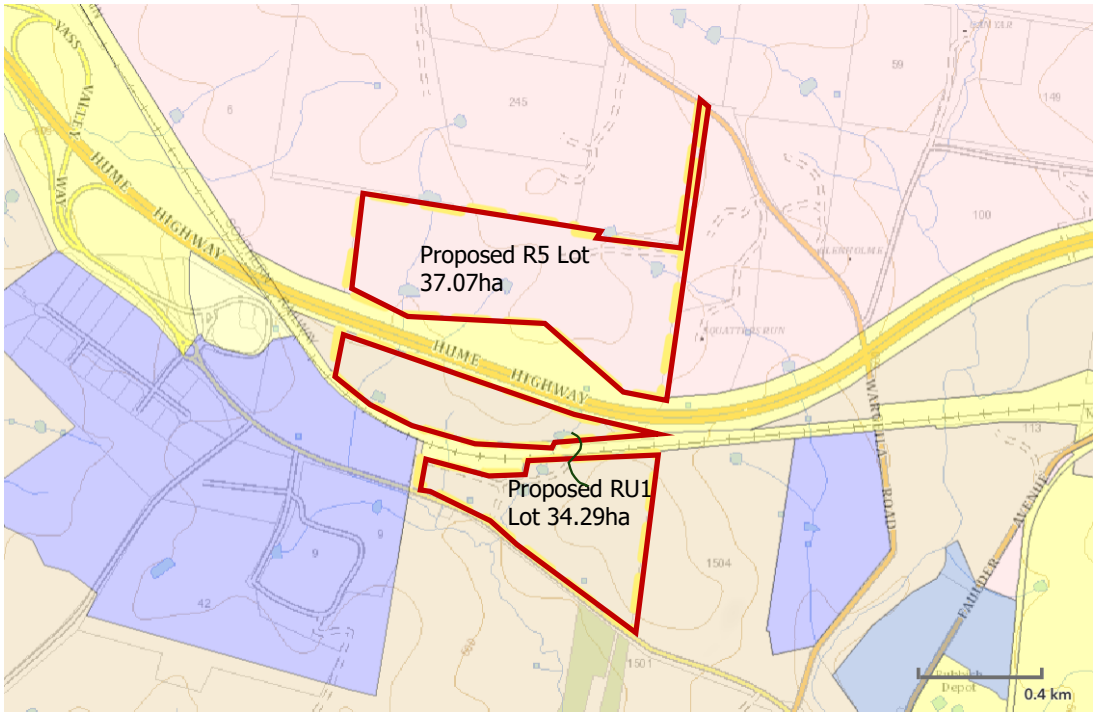
Clause 4.6 *Variation of development standards*, operates to provide flexibility in the application of development standards. Clause 4.6 does not allow the consent authority to consider land in the RU1 zone where the resulting at least one of the lots would be more than 90% of the minimum lot size.

3.3 Proposal

The subdivision to split Lot 1 DP1319815 along the zone and lot size boundaries would result in the following lots:

Lot R5	37.07ha
Lot RU1	34.29ha

Figure 6 Proposal



Source: ePlanning Spatial Viewer, 2025 (edited)

3.4 Discussion

The proposed lot is split by lot size and the physical barrier of the highway. It is reasonable that the R5 zoned land be able to be separated from the RU1 zoned land on the southern side of the highway. This approach was generally supported by Council planning staff during the consolidation of the site in 2022.

Although there are provisions, the object of both of which is to provide flexibility, neither anticipated the perverse scenario in this case.

Precedent is often a consideration in determined the merit of "spot" amendments to planning instruments. In this instance, there is no other scenario where a single holding is both split by the highway with an R5 zone on one side and a RU1 zone on the other. Therefore, there is no risk of precedence in this scenario.

4. The Planning Proposal

The Planning Proposal has been prepared in accordance with Section 3.33(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) which outlines the required contents of a Planning Proposal.

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 enable the subdivision of the land otherwise prohibited by the MLS Map.

The physical separation of the land by the Hume Highway creates a challenging management regime for the RU1 zoned land that adjoins Yass Valley Way. The intent of the Planning Proposal is to allow the existing Lot 1 DP 1319815 to be subdivided along the existing zone boundaries via a future Development Application. This will enable the R5 zoned land to be utilised for rural residential development consistent with the objectives of the R5 zone. The RU1 zoned land will continue to be managed as a separate land holding.

The proposal will **not** result in an additional dwelling on the RU1 zoned 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 Lot Size Map as follows:

- Amending the MLS as it relates to the RU1 zoned land in Lot 1 DP1319815 from AB4 40ha to AB4 30ha.

This will result in a change to the Lot Size Map for that part Lot 1 that is currently zoned RU1 with no change to the Lot Size Map for the R5 zoned land.

This approach is consistent with discussions with Council planning staff during the original subdivision application to consolidate the land and the best way to overcome the anomaly associated with the site and achieve the outcome.

Part 3 - Justification

Part 3 of this Planning Proposal provides the supporting justification required under the Department's *Local Environmental Plan Making Guideline* (August 2023). Given the minor nature of the amendment and the absence of any environmental, social or economic impacts, the level of justification is proportionate to the minor effect of the proposal.

The Planning Proposal seeks to correct an anomaly created by the historic acquisition of land for the Hume Highway and the subsequent application of minimum lot sizes in the YVLEP 2013. The amendment will allow the existing Lot 1 DP1319815 to be subdivided along the clear and logical zone boundary between the RU1 and R5 land. This outcome is consistent with the intended function of the R5 Large Lot Residential zone and with discussions previously held with Council planning staff.

The proposal will not increase the development potential of the RU1 land, will not enable additional dwelling entitlements, and will not create adverse environmental impacts. It simply facilitates the orderly and efficient use of land already zoned for rural-residential purposes, while improving the manageability of the RU1 portion of the holding.

Section A – Need for the Planning Proposal

Q1. Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal gives effect to the strategic intent expressed in Council's adopted strategies and the relevant Regional Plans, which identify the R5 land for rural-residential purposes and Yass as a key settlement. Its strategic merit is considered in detail in Section 5.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal seeking to amend YVLEP is considered the best means of achieving the objectives and intended outcomes set out in Part 1 of this Planning Proposal. An alternative pathway is not available in any environmental planning instrument.

Section B – Relationships to Strategic planning framework

Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

The proposal is consistent with the South East and Tablelands Regional Plan 2036 and the Draft South East and Tablelands Regional Plan 2041.

The South East and Tablelands Regional Plan 2036, and the Draft South East and Tablelands Regional Plan 2041, provide the strategic framework for managing growth, housing, environment and infrastructure across the Canberra–Southern Tablelands corridor. The Draft South East & Tablelands Regional Plan 2041 builds on and updates the 2036 Plan. While maintaining the same overall settlement pattern and strategic directions, the draft Plan reframes these into broader themes with a stronger emphasis on climate resilience, biodiversity, recognition of Country, cross-border collaboration and the coordinated delivery of housing and infrastructure to 2041.Both plans emphasise cross-border collaboration with the ACT, the need for diverse and affordable housing, the protection of biodiversity and natural assets, and the delivery of enabling infrastructure to support sustainable communities.

The Regional Plans (current and draft) do not anticipate a scenario such as this which is consider minor and administrative. The proposal will, however, enable the existing R5 zoned land, identified for housing to be developed for that purpose. This is otherwise prevented under the YVLEP. The Planning Proposal aligns with both Plans by facilitating the orderly development of existing R5 Large Lot Residential land in a strategically endorsed settlement location, without introducing new growth fronts, changing land uses or undermining environmental or rural production values.

The consistency with South East & Tablelands Regional Plan 2036 and Draft South East & Tablelands Regional Plan 2041 is summarised in the following tables. As noted above, there is some natural alignment between the priorities in each document. To avoid unnecessary repetition, the following assessment tables present the consistency of the Planning Proposal with each Plan's framework separately, noting that both Plans endorse the same settlement pattern for Yass and support the delivery of housing in well-located, serviced areas such as the subject R5 land.

Table 1 South East and Tablelands Regional Plan 2036

Goal / Direction	Relevance	Consistency of Planning Proposal
Direction 24 – Deliver greater housing supply and choice	Yass is identified as a main settlement expected to accommodate housing growth, including large-lot residential development. The site already contains R5 land intended for this role.	The PP resolves an MLS anomaly to enable subdivision already anticipated under the YVLEP. No up-zoning or increase in dwelling yield occurs. Enables planned rural-residential supply.
Direction 25 – Focus housing growth in accessible, well-serviced locations	The land adjoins the Yass township, fronts Yass Valley Way and is linked to the Hume Highway corridor.	The PP facilitates development in an established, strategically located rural-residential area and does not create new growth fronts.
Direction 28 – Manage rural lifestyles	The R5 and RU1 land are physically separated by the Hume Highway and rail corridor.	The PP allows a logical subdivision aligned with the functional separation of land uses and avoids unnecessary fragmentation of RU1 land.
Direction 22 – Build socially inclusive, safe and healthy communities	Yass provides housing choice within the Canberra region settlement pattern.	The PP allows delivery of intended rural-residential housing without expanding the urban footprint.
Environmental directions – Protect biodiversity and manage natural hazards	The site contains mapped biodiversity areas and is bushfire-prone, but no intensification of land use is proposed.	A minor map amendment that does not alter environmental constraints. Biodiversity and bushfire matters remain addressed at DA stage.

Table 2 South East and Tablelands Regional Plan 2041

Theme / Objective	Relevance	Consistency of Planning Proposal
Theme 1 – Recognising Country, people and place	Yass is identified as the primary settlement in the LGA with strong functional links to Canberra.	The PP maintains the existing settlement pattern and supports appropriate use of identified R5 land. No change in land use intensity occurs.
Theme 2 – Enhancing sustainable and resilient environments	The site contains mapped biodiversity and is bushfire-prone.	The PP does not alter environmental values or increase exposure to risk. It is consistent with resilience and protection objectives.

Theme / Objective	Relevance	Consistency of Planning Proposal
Theme 3 – Leveraging diverse economic identities	Yass forms part of the Canberra–Southern Tablelands economic corridor.	The PP supports orderly use of land adjoining the Hume Highway corridor and maintains productive RU1 land without conflict.
Theme 4 – Planning for fit-for-purpose housing and services	The draft Plan emphasises housing supply in well-serviced and strategically located settlements.	The PP enables planned large-lot housing on existing R5 land by correcting an MLS anomaly. Supports housing choice in an endorsed location.
Theme 5 – Supporting a connected and active region	The site is adjacent to major transport infrastructure and part of an established movement corridor.	The PP aligns cadastral boundaries with physical infrastructure and supports efficient land use without generating new demand.

Q4. Will the Planning Proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The Planning Proposal will give effect to the intended outcome of the YVLEP for the R5 and RU1 zones.

Q5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with the *relevant* State Environmental Planning Policies as follows:

Table 3 State Environmental Planning Policies

Policy	Applicability & Consistency Comment
State Environmental Planning Policy (Resilience and Hazards) 2021	Chapter 4 – Contaminated Land: The Planning Proposal will not change the land use for the RU1 zoned land. A dwelling already exists on this site. The balance of the site is already R5 and not land use zone change is proposed. Chapter 4 and Ministerial Direction 4.4 are satisfied.
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The BC SEPP consolidates biodiversity, water, and heritage provisions. The nature of the proposal is such that biodiversity investigations are not warranted. A DA may trigger the need for further assessment at that stage.
State Environmental Planning Policy (Primary Production) 2021	The SEPP aims to protect agricultural resources and manage land-use conflict. Part of the site is zoned RU1.The amendment will allow for the RU1 zoned land to be separated from the R5 zoned land that is already physically separated by the Hume Highway corridor. The proposal is not inconsistent with the SEPP.
State Environmental Planning Policy (Planning Systems) 2021	This SEPP consolidates procedural and administrative provisions (e.g., plan-making, infrastructure contributions). The Planning Proposal has been prepared in accordance with EP&A Act, relevant Ministerial Directions, and the *LEP Making Guideline (Aug 2023)*. Consistent.

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 4 9.1 Directions

Focus Area	Objective	Response
Focus Area 1 – Planning Systems		
1.1 Implementation of Regional Plans	To give effect to Regional and District Plans in local strategic planning and LEP making.	Consistent The proposal is consistent with the *South East and Tablelands Regional Plan 2036 and Draft Regional Plan*, which identifies Yass as the main settlement in the LGA.
1.3 Approval and Referral Requirements	To avoid introducing unnecessary concurrence or referral provisions.	Consistent. The Planning Proposal does not create any new concurrence or referral requirements. Development assessment will occur under existing statutory provisions.
1.4 Site-Specific Provisions	To ensure LEPs do not contain unnecessary or overly detailed site-specific provisions.	Consistent. The proposal relies on standard LEP provisions and the operation of Schedule 1 Additional Permissible Uses. No bespoke local clauses are proposed.
Focus Area 3 — Biodiversity and Conservation		
3.1 Conservation Zones	To ensure that land of high environmental value is identified and appropriately zoned for long-term protection.	Consistent.
3.2 Heritage Conservation	To conserve Aboriginal and historic heritage significance.	Consistent
Focus Area 4 – Resilience and Hazards		
4.3 Planning for Bush Fire Protection	To ensure rezoned land can achieve *Planning for Bush Fire Protection 2019* outcomes.	Consistent
4.4 Remediation of Contaminated Land	To ensure land is suitable or can be made suitable for the proposed use.	Consistent. The proposal does not result in additional dwellings in the RU1 zone, and the balance of the land is already R5.

Focus Area	Objective	Response
Focus Area 6 – Housing		
6.1 Residential Zones	To encourage a variety of housing types in suitable locations with adequate infrastructure.	Consistent. The rezoning does not impact the application of the R5 zone, rather it facilitates development in this zone consistent with the YVLEP zone objectives and MLS.
Focus Area 8 - Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	To protect resources and avoid land-use conflict.	Consistent. No mapped or known extractive or mineral resources occur on or adjacent to the site. The proposal will not constrain resource access or existing operations.
Focus Area 9 – Primary Production		
9.1 Rural Zones	To protect agricultural resources, maintain rural character, and manage the transition between rural and village areas.	Consistent. The proposal does not create the opportunity for additional dwellings in the RU1 zone. The proposal will not create additional lots in the RU1 zone, rather creates the ability for the RU1 land to be on its own lot.
9.2 Rural Land	(a) Protect the agricultural production value of rural land. (b) Facilitate the orderly and economic use and development of rural lands for rural and related purposes. (c) Assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State. (d) Minimise the potential for land fragmentation and land use conflict in rural areas. (e) Encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land. (f) Support the delivery of the actions outlined in the NSW Right to Farm Policy.	The Planning Proposal satisfies the intent of this Direction. The proposal applies to land currently zoned RU1 Primary Production and R5 Large Lot Residential and seeks only to enable the development of the R5 zone consistent with the objectives. The proposal will not impact the development, subdivision of use of the RU1 zoned 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 proposal will not impact biodiversity. Future development application associated with the R5 zoned land may require biodiversity assessment at that stage.

Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The Planning Proposal is considered minor and administrative and it is not anticipated that there are environmental effects as a result of the amendment.

Q9. Has the Planning Proposal adequately addressed any social and economic effects?

Yes. The Planning Proposal will have neutral to positive social and economic effects. The amendment is minor and administrative in nature and does not alter existing land uses, zoning, or development potential beyond enabling subdivision along logical boundaries. The proposal will facilitate the more efficient and practical use and management of the land by allowing the R5 zoned land, already intended for rural-residential purposes in the YVLEP, to be subdivided consistent with the objectives of the zone and the established minimum lot size.

Separating the R5 land from the RU1 land will improve ongoing land management, reduce operational constraints caused by the highway corridor, and support the orderly and economic use of rural land. In doing so, the proposal enables the R5 land to contribute to the supply of large-lot housing in Yass, consistent with strategic planning directions, without generating additional demand for infrastructure or creating land-use conflict. No adverse social or economic impacts are anticipated.

Q10. Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal will not impact infrastructure.

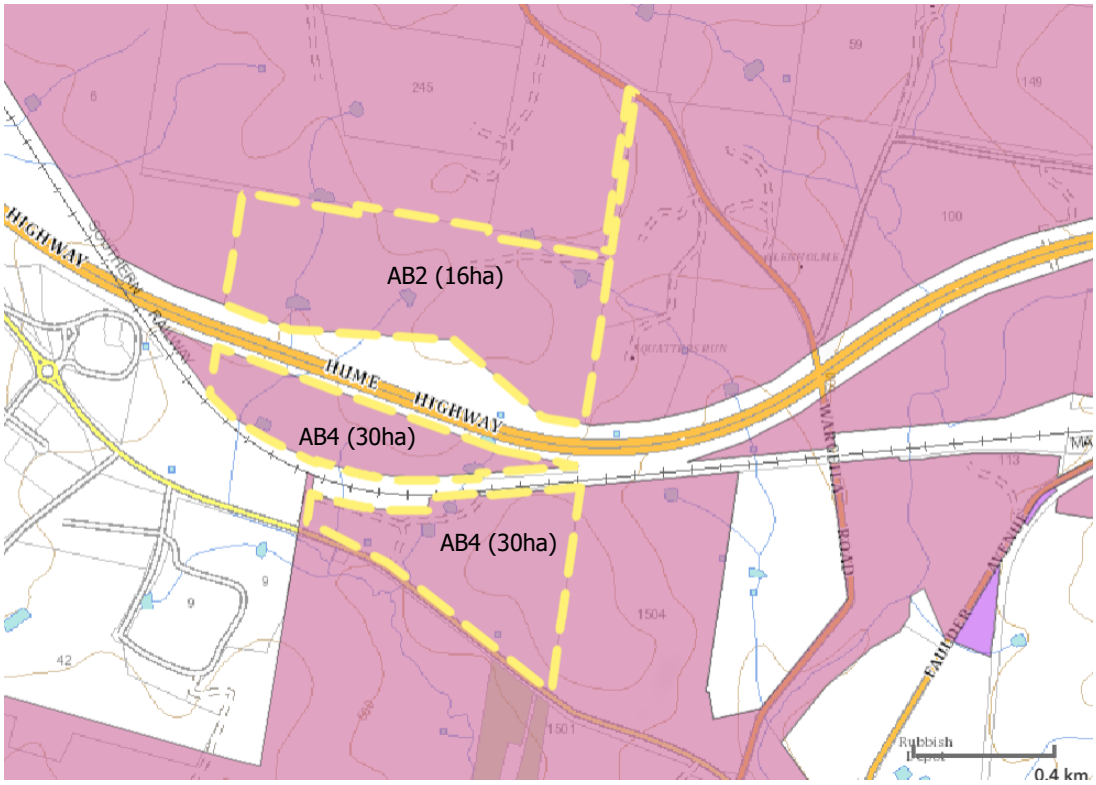
Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway Determination?

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.

Part 4 - Maps

The proposal will amend the Lot Size Map shown in **Figure 7** below. The colour on the Lot Size Map will not change. The RU1 zoned par of the site will go from AB5 40ha to AB4 30ha and the R5 zoned land will be retains as AB2 16ha.

Figure 7 Amendments to Lot Size Map



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 only be required to be publicly exhibited for 14 days given the minor nature of the proposal.

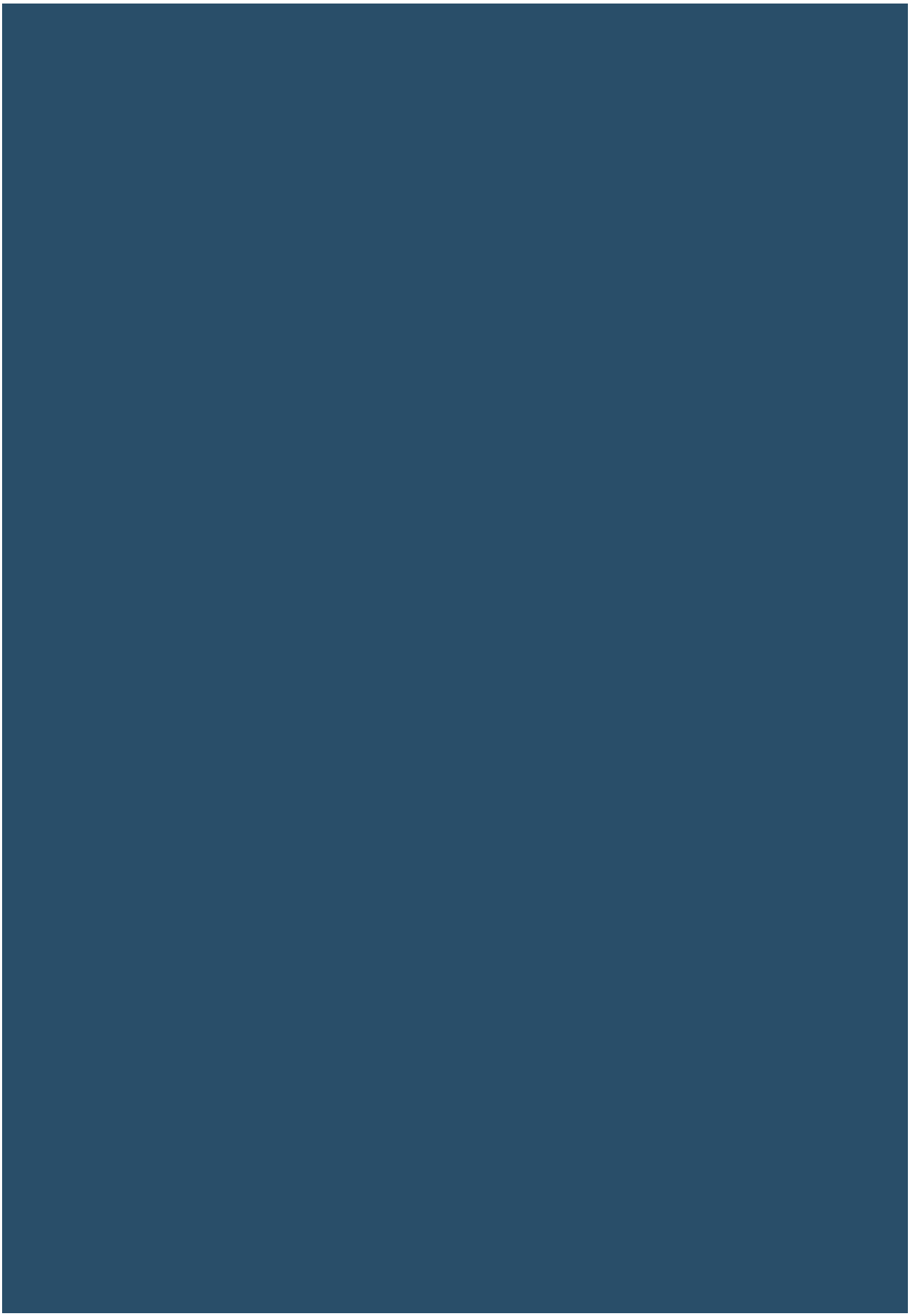
5. Conclusion

This Planning Proposal seeks a minor amendment to the YVLEP 2013 to correct a mapping anomaly affecting the application of the minimum lot size to Lot 1 DP1319815. The amendment will allow the land to be subdivided along the existing RU1 and R5 zone boundaries, reflecting the clear physical separation created by the Hume Highway and Main Southern Railway Line.

The proposal does not alter the zoning, land use potential, or development yield of the land. No additional dwelling entitlement is created, and no environmental impacts arise from the amendment. Instead, it facilitates the orderly and efficient use and management of the land, enabling the R5 Large Lot Residential land to be utilised in accordance with its zone objectives and the YVLEP strategic framework.

The Planning Proposal is consistent with the applicable Regional Plans, State Environmental Planning Policies, Ministerial Directions and Council's endorsed strategic documents. It is administrative in nature, strategically sound and supported by relevant planning provisions.

Accordingly, the Planning Proposal is suitable for progression to Gateway Determination and subsequent community consultation.



Planning Proposal – The Fields Sutton 91 Guise St, Sutton

For Submission to Yass Valley Council
Date: October 2025, Amended for VPA

Contact:

Eight Mile Planning
Liz Densley lizdensley@8mileplanning.com.au
0438 744 384

Eight Mile Planning
ABN 83 610 542 725

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ATTACHMENTS

A. General Arrangement & Concept Layout
B. Flood Impact and Risk Assessment Report
C. Preliminary Site Investigation
D. Traffic Impact Assessment
E. Aboriginal Cultural Heritage Due Diligence
F. BAM Stage 1
G. Population and Housing Demand Study

Executive Summary

This Planning Proposal seeks to amend the *Yass Valley Local Environmental Plan 2013* (YVLEP) to rezone land at 91 Guise Street, Sutton (Lot 4 DP 1010009, Lot 107 & 317 DP 754882, Lot A DP 399029) to facilitate the future subdivision of the land for rural residential purposes consistent with the Sutton Village Master Plan and Yass Valley Settlement Strategy (YVSS).

The Proposal relates to approximately 319 hectares of land located immediately north west of the Sutton Village. It is currently zoned RU1 Primary Production, RU2 Rural Landscape and RE1 Public Recreation. The proposal seeks to rezone the land to:

- R2 Low Density Residential, with a minimum lot size of 5000 m², to accommodate an estimated 193 rural residential lots on approximately 133ha or 42% of the site;
- C2 Environmental Conservation to protect approximately 164ha or 51% of the site with high biodiversity value; and
- RE1 Public Recreation to provide for 22ha of open space, pedestrian connections and the proposed Sutton bypass corridor.

The proposal will deliver housing supply and choice in an area experiencing high demand and a significant shortage in supply.

A Planning Agreement will accompany the proposal to secure public benefits including;

- permanent conservation of high-value vegetation through a Biodiversity Stewardship Agreement;
- dedication of land for public open space;
- delivery of key infrastructure including the replacement of the low level causeway over McLauchlins Creek on Sutton Road with a bridge; and
- the Sutton bypass alignment that will remove heavy-vehicle movements from the village and improve safety near the school.

Strategic Merit

The proposal demonstrates consistency with the *South East and Tablelands Regional Plan 2036* and *Draft South East and Tablelands Regional Plan 2041, Housing 2041 (NSW Housing Strategy),* and the *National Housing Accord*, which collectively emphasise coordinated growth and increased housing supply within the Canberra–Yass cross-border region. The HillPDA Population and *Population and Housing Demand Study* confirms sustained regional population growth and a critical undersupply of larger-lot housing options in Sutton. The study identifies the site as well positioned to contribute to Yass Valley's share of regional housing targets while supporting the NSW Government's housing delivery agenda.

Site-Specific Investigations

Comprehensive environmental and technical investigations have been undertaken to inform the rezoning summarised in the following table:

Technical Issue	Statement Addressing Compliance
Biodiversity	A *Stage 1 Biodiversity Assessment* (Capital Ecology, 2025) identified threatened ecological communities and habitat in the western portion of the site. The concept plan and zoning have been refined to avoid these areas, incorporating a conservation zone to be managed under a Biodiversity Stewardship Agreement consistent with Conservation, Programs, Heritage and Regulation (CPHR) advice.
Flooding and Stormwater	The *Flood Impact and Risk Assessment* (Colliers Engineering & Design, 2025) confirms the proposed development footprint is outside flood-prone land. Hydrologic and hydraulic modelling to the 1 % AEP and PMF events demonstrates that flooding can be safely managed in accordance with the NSW Flood Risk Management Manual (2023). Stormwater outcomes will be addressed through detailed subdivision design.
Traffic and Access	The *Traffic Impact Assessment* (Metafora Consultants, 2025) confirms that the proposed bypass and new bridge will improve safety and capacity within the local network and that the existing road hierarchy can accommodate anticipated traffic volumes. The proposal responds to feedback from TfNSW and aligns with the Sutton Village Master Plan transport objectives.
Contamination	The *Preliminary Site Investigation* (Agon Environmental, 2025) found no potentially contaminating activities on-site. The land is suitable for residential use subject to implementation of a standard Unexpected Finds Protocol, consistent with SEPP (Resilience and Hazards) 2021 (formerly SEPP 55).
Aboriginal Cultural Heritage	The *Due Diligence Assessment* (Navin Officer Heritage Consultants, 2025) recorded 20 Aboriginal sites, mainly low-significance artefact scatters, and two high-significance PADs. These are retained within the conservation zone to avoid impact. Future development applications will be supported by an ACHAR and consultation consistent with legislative requirements.
Bushfire	Preliminary bushfire advice confirms that steeper and vegetated areas have been excluded from development. The proposed R2 Low Density Residential land can be developed consistent with *Planning for Bush Fire Protection (2019),* with lot sizes sufficient to provide compliant Asset Protection Zones at the DA stage.
Infrastructure and Servicing	The development will rely on on-site water, wastewater and stormwater systems rather than reticulated sewer, aligning with community feedback and Council's rural servicing strategy. The approach is feasible and consistent with YVLEP objectives for rural residential development.
Community and Agency Consultation	Early engagement through the 2024 Scoping Report identified strong community preference for larger, unsewered lots. Feedback from DPHI, TfNSW and CPHR has informed the current structure plan, which balances housing supply, environmental protection and infrastructure delivery in accordance with the *Local Environmental Plan Making Guideline (2023).*

Conclusion

The Planning Proposal represents a logical and sustainable extension of Sutton Village, consistent with State, regional and local planning priorities. It delivers housing aligned with Council's strategic framework, provides clear environmental and infrastructure benefits, and can be developed safely and sustainably in accordance with applicable SEPPs, Ministerial Directions and the *Local Environmental Plan Making Guideline*. The proposal therefore demonstrates clear strategic and site-specific merit and is suitable to proceed to Gateway Determination.

Abbreviations

BCAR	Biodiversity Certification Assessment Report
BC Act	(NSW) Biodiversity Conservation Act, 2016
CPHR	Conservation, Programs, Heritage and Regulation
DA	Development Application
DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
DCP	Development Control Plan
DPHI	Department of Planning, Housing and Infrastructure
EPBC Act	(Cth) Environment Protection and Biodiversity Conservation Act, 1999
LEP Guideline	Local Environmental Plan Making Guideline
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
MLS	Minimum Lot Size
PP	Planning Proposal
SP	Scoping Proposal
UFP	Unexpected Finds Protocol
Council	Yass Valley Council
YVLEP	Yass Local Environmental Plan

1. Introduction

This Planning Proposal has been prepared in support of a Planning Proposal for ***The Fields Stage 2***, 91 Guise Street, Sutton. The site is identified for rezoning to support rural residential development under the Yass Valley Settlement Strategy (YVSS) and Sutton Village Master Plan. The proposal seeks to implement the recommendations and intended outcomes of the YVSS and Sutton Village Master Plan through the application of the following planning controls:

- R2 Low Density Residential zone with a minimum lot size of 5000m^2
- RE1 Public Recreation
- C2 Environmental Conservation

The Planning Proposal is accompanied by an offer to enter into a Planning Agreement to secure land for the Sutton Village Bypass and include construction of the road through the development area. The Sutton Village Bypass has long been identified as a priority for the Sutton community and Yass Valley Council (Council) and will divert heavy vehicle through traffic away from the Sutton Public School and village centre improving safety within the village.

In addition, the planning agreement offer proposes a new bridge across McLauchlins Creek, replacing the existing low level causeway crossing at that same location.

The proposal is accompanied by the following technical and supporting documents:

Table 1 Technical Reports Status

Report	Consultant	Attachment
General Arrangement Concept Layout	Colliers	A
Flood Impact and Risk Assessment Report	Colliers	B
Preliminary Site Investigation	Agon Environmental	C
Traffic Impact Assessment	Metafora	D
Aboriginal Cultural Heritage Due Diligence	Navin Officer Heritage Consultants	E
BAM Stage 1 Assessment	Capital Ecology	F
Population and Housing Demand Study	HillPDA	G

Additional technical studies to be completed for detailled design include Bushfire Assessment Report and site suitability assessment of on-site waste water.

Capital Ecology have also commenced a Biodiversity Certification Assessment Report (BCAR). The BCAR will confirm the extent of the area of land that will be avoided and measures to mitigate impacts in and around the curtilage of the development area. This will result in one of the largest dedicated conservation areas in Sutton with an area of 155ha being protected from the destructive impacts of agriculture and urban development in perpetuity.

2. Site description & context

The subject site, located at 91 Guise Street, Sutton, comprises approximately 319 hectares of irregularly shaped rural land. The site characteristics are detailled below.

Table 2 Site Summary

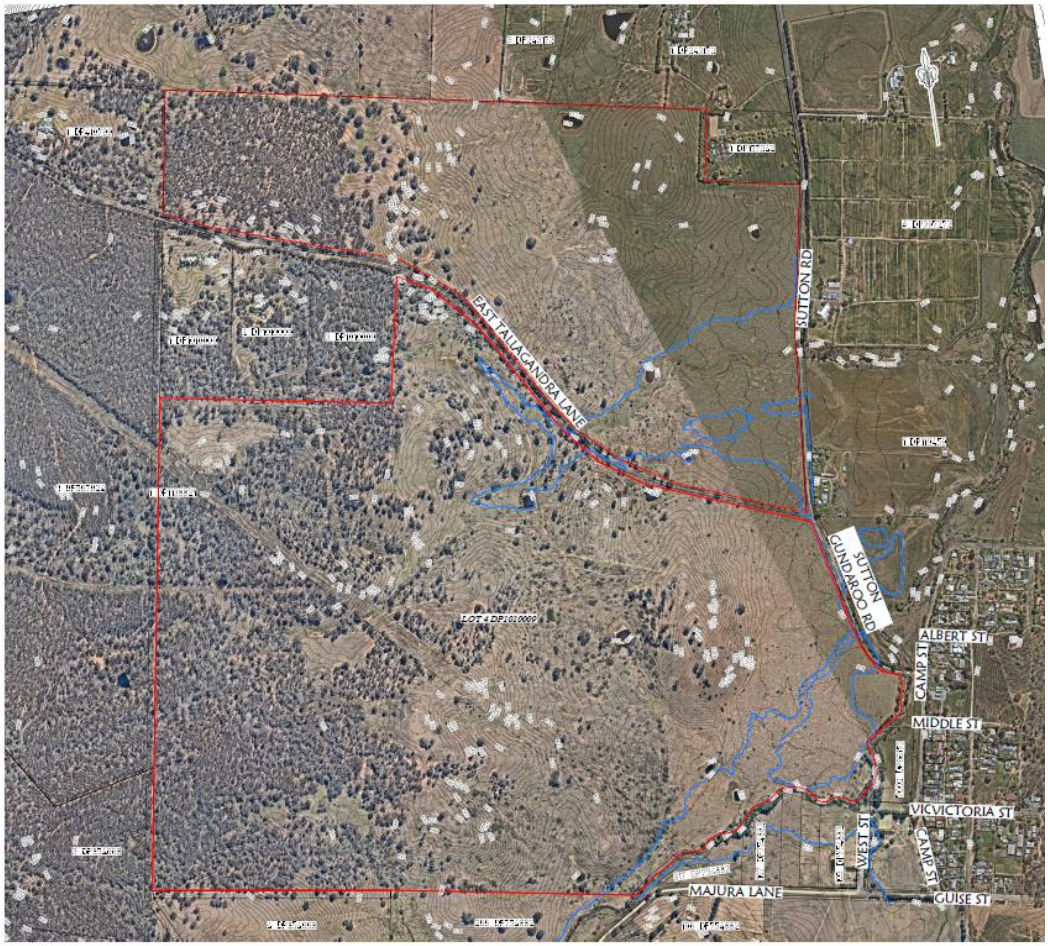
Site description	**91 Guise Street** Lot 11 in DP1266001 Lot 6 DP 1294382
Site area	319ha subject to rezoning being approximatley 42% of the site for rural residential with the balance to be set aside for conservation and open space.
Existing uses	The site is curently used for extensive agriculture. There area no strustures on the land.
Existing planning controls	Under the current Yass Valley Local Environmental Plan 2013 (YVLEP), the site is zoned part RU1 Primary Production, part RU2 Rural Landscape, and part RE1 Public Recreation. It is subject to a minimum lot size of 40 ha.

Sutton is approximately 20 minutes' drive from Canberra and 50 kilometres from Yass. Its regional significance is enhanced by its proximity to the Federal Highway, offering connectivity to major employment, education, and service centres in Canberra and Queanbeyan. The site lies within a high-demand peri-urban growth corridor, benefitting from strong housing demand from ACT-based professionals seeking a rural lifestyle with convenient urban access. This proximity supports a range of liveability and economic outcomes, reinforcing Sutton's role in the cross-border housing market.

Figure 1 Regional Context

Source: E8Urban 2024.

Figure 2 Site



The site is located immediately west of the Sutton Village. The surrounding land use is grazing. The historically cleared vegetation that dominates the study area is seen in the surrounding areas to the north, east and south. Intact vegetation occurs on the western border, which contains one of few large remnant patches within the locality. More significant vegetation adjoins the site to the west.

Topography across the site varies, falling from a high point in the west to McLauchlins Creek. A knoll in the centre of the property, reaches an elevation of 646 AHD and is a dominate feature.

The property drains north east and south following topography. Minor, intermittent drainage lines traverse the site, the most significant of which runs via a culvert under East Tallagandra Lane.

Sutton Village features a diverse rural-residential character and community infrastructure including a primary school, a community hall, and boutique businesses such as the Little Sutton Bakehouse and Sutton Village Gallery. Sutton's built form includes a mix of lot sizes, from compact village allotments around 900–2,000 m² to larger rural holdings in excess of 40 ha. The subject site is immediately adjacent to this village core, interfacing with existing and approved rural residential development.

The proposal represents the next stage of *The Fields Sutton. The Fields* is a low-density residential development approved following the rezoning of the site in 2022. The 29 lots range in size from 5,000 m². The development application for subdivision was approved by Council in 2025 and is accompanied by an

Offer to enter into a Planning Agreement to provide pedestrian connectivity between the development site and Sutton Village by a pedestrian bridge across McLauchlins Creek. The location and condition of the causeway on Sutton Road is not suitable for pedestrian access. There is an opportunity to reconsider the need for this infrastructure through this rezoning process and this is discussed in more detail in section 4.

Figure 3 Site Photographs

Looking North West from East Tallagandra Lane

Looking South East from East Tallagandra Lane

Looking West Towards the hill from East Tallagandra Lane

Causeway on Sutton Road

2.2 Background & consultation

The site was first identified for urban expansion in the Sutton Village Master Plan and subsequently confirmed in the Yass Valley Settlement Strategy (YVSS) adopted by Council and endorsed by the Department of Planning and Environment (DPHI) in 2019. A key outcome of the Master Plan was the inclusion of a route for the future Sutton bypass.

The land has been the subject of earlier concept plans circa 2014 and discussions with Council, including options for smaller 2,000m^2 lots supported by reticulated sewer. While provision was made in the YVLEP to accommodate this through mapped minimum lot sizes, the cost and delivery of sewer infrastructure has proven prohibitive. Recent rezonings in the locality, such as 2402 Sutton Road (The Fields Sutton Stage 1), have instead proceeded on the basis of unserviced 5,000m^2 lots, reinforcing a lower density outcome more consistent with community expectations.

In early 2024, preliminary consultation was undertaken with Council, the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW), and the Sutton community. Council confirmed that any future Planning Proposal should address the YVSS and make provision for the Sutton bypass. DCCEEW identified biodiversity and flooding as the key environmental constraints and recommended the optional Scoping Proposal process to enable early agency input.

The holding include land on both sides of East Tallagandra Lane, however, on that part of the site south of the road was included in the initial Sutton Village Master Plan. Working closely with Capital Ecology it because apparent that a significant area of land previously identified for urban development would be unsuitable due to the impact on biodiversity and flooding. Following a preliminary discussion with Council, the land on the northern site of East Tallagandra Lane was included.

A community workshop in August 2024 presented two subdivision options—one with 2,000m^2 sewered lots and one with larger 5,000m^2+ lots. The community strongly opposed reticulated sewer and higher density, instead favouring larger rural-residential lots and the retention of the village's low-density character. Additional issues raised included the need to secure land for the bypass, preserving the hill as public recreation, pedestrian connectivity, traffic safety through the village, and maintaining the village feel.

On this basis, a Scoping Proposal was submitted in late 2024 and subsequently supported to proceed to a full Planning Proposal, subject to matters raised by CPHR (biodiversity and flooding), Council (strategic consistency and bypass provision), and Transport for NSW (traffic and access) being addressed.

The Proposal has been developed having regard to the early feedback. With the larger-lot option as the preferred direction, more targeted concept layouts were prepared by Colliers Engineering and Design. These layouts were subsequently refined in light of the Stage 1 BAM assessment, traffic considerations, opportunities for efficient connections back to the Sutton village centre, and flooding constraints. Importantly, this has been an iterative process, with the design tested and adjusted multiple times and further refined as detailed constraints analysis was undertaken. These are identified in the Scoping Proposal as been significantly reduced to avoid sensitive environmental areas and reduce biodiversity impacts.

Detailed technical studies, including a BAM Stage 1, a comprehensive Flood Impact and Risk Assessment, Preliminary Contamination Assessment and a Traffic Impact Assessment have been completed. Supporting Bushfire Report will also inform the final subdivision layout. These studies are designed to address the key issues raised by agencies and the community and to demonstrate the overall merit of the proposal. This approach reflects best practice as outlined in the NSW Local Environmental Plan Making Guideline (2023), which encourages early engagement, transparent issue resolution and iterative design refinement before Gateway determination. Through this evidence-based process, a clear developable area has now been identified and a draft subdivision layout prepared. This layout will continue to be refined

through detailed design at the subdivision DA stage, should the Planning Proposal proceed, ensuring that both community expectations and agency requirements are fully addressed.

Facilitating Delivery of the Sutton Bypass: Strategic Opportunity for Co-Contribution

This bypass has been consistently identified in local and regional planning documents, including the Sutton Village Master Plan (2017), as a critical piece of infrastructure to support the long-term safety, liveability and growth of Sutton. It will provide a safer and more efficient transport corridor by redirecting through-traffic, particularly heavy vehicles, away from the village centre and the Sutton Primary School.

This proposal presents a strategic and timely opportunity for a collaborative funding arrangement between the NSW Government, Yass Valley Council, and potentially the Federal Government, to secure and deliver this key piece of infrastructure in a staged and cost-effective way.

The case for a co-contribution is strongly supported by:

- The South East and Tablelands Regional Plan 2036 and Draft 2041 Plan, which explicitly call for:
  - Cross-border infrastructure coordination,
  - Improvements to strategic transport links, and
  - Government co-investment in enabling infrastructure in areas under pressure from ACT-driven growth.
- The bypass aligns with strategic objectives to improve safety and amenity in growing commuter villages, enable housing supply, and reduce government spending on long-term emergency access and road maintenance.
- The site-specific commitment by the proponent to construct the bypass through the subject land significantly reduces cost, complexity and acquisition barriers for the remainder of the corridor.

As such, the Sutton Bypass represents an ideal candidate for joint delivery via a co-contribution model incorporating:

- Land dedication and partial delivery by the proponent,
- Co-investment by Council (via contributions plans or forward works programs), and
- State and potentially Federal funding (via Transport for NSW, Fixing Country Roads, or cross-border infrastructure programs).

This model ensures that infrastructure delivery keeps pace with growth and enables the planning vision for Sutton to be realised in a coordinated, timely and sustainable way.

The proposal will require a Planning Agreement to deliver infrastructure. This is discussed further in section 4.

Addressing Housing Delivery

The proposal supported by a Population and Housing Demand Study prepared by HillPDA (**Attachment G**). The analysis notes that the NSW Housing Accord (2023) commits all states and territories to delivering 1.2 million new homes over five years from mid-2024, recognising that regional areas will play a vital role in meeting this target. The NSW Housing Strategy (Housing 2041) further emphasises the need for an increase in housing supply, diversity and affordability across both metropolitan and regional NSW, and calls for housing to be delivered in the right locations to meet community preferences.

The Yass Valley, and particularly Sutton, forms part of the ACT peri-urban growth corridor, which has a strong cross-border housing relationship with Canberra. HillPDA identifies that Canberra faces a significant housing supply shortfall of around 7,100 dwellings and has limited capacity to provide rural-residential

lifestyle lots. As a result, peri-urban areas such as Sutton are expected to absorb some of this latent demand from ACT residents seeking affordable, detached housing options within commuting distance.

The Planning Proposal provides a timely and regionally consistent response to the State's housing objectives by facilitating new rural-residential supply in a location identified by HillPDA as critical to meeting future housing demand within the ACT-NSW border region. The proposal supports both the National Housing Accord and NSW Housing 2041 priorities by enabling well-located housing choice, contributing to the delivery of the State's housing targets, and strengthening the role of regional NSW in supporting national housing supply.

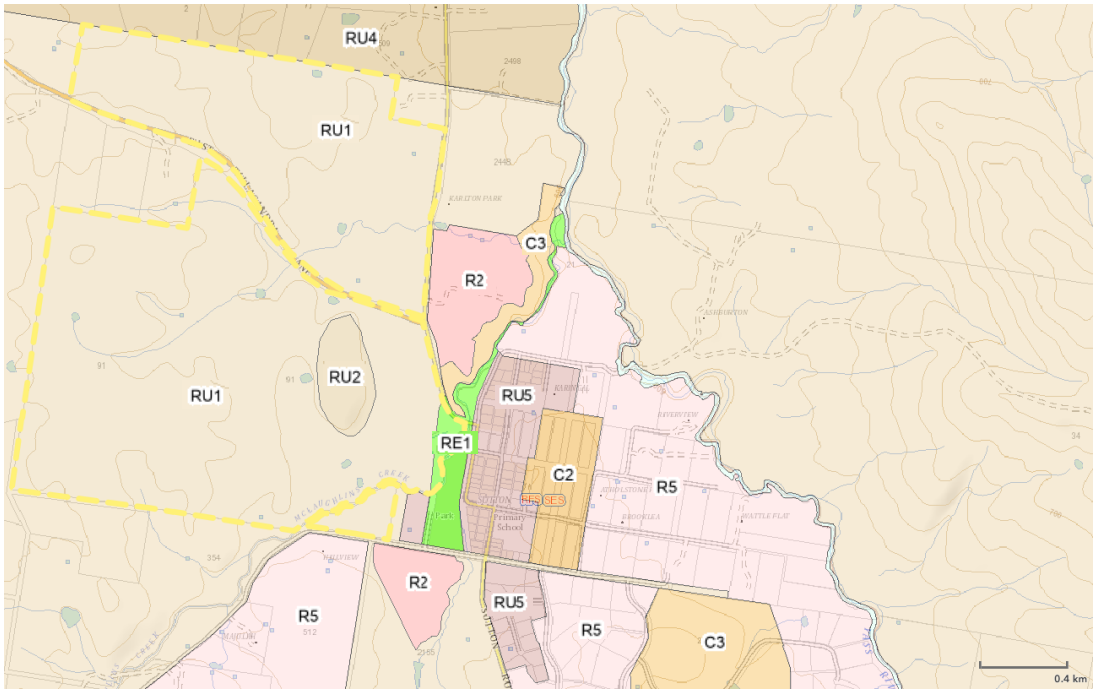
3. Current Planning Controls

3.1 Land use zones

The site is predominately zoned RU1 Primary production. There are two other zones being RU2 Rural Landscape applied to the hill and RE1 Public Recreation applicable to that portion of the site that joins McLauchlins Creek.

The Sutton Village supports a mix of RU5 Village, R2 Low Density residential and R5 Large Lot Residential zones. The C2 Environmental Conservation zone has been applied to a parcel of Crown Land in the village and C3 Environmental Management applies to the biodiversity certification area immediately south of the village. The RU4 Primary Production Small Lots zone extends to the north of the site.

Figure 4 Land use zones



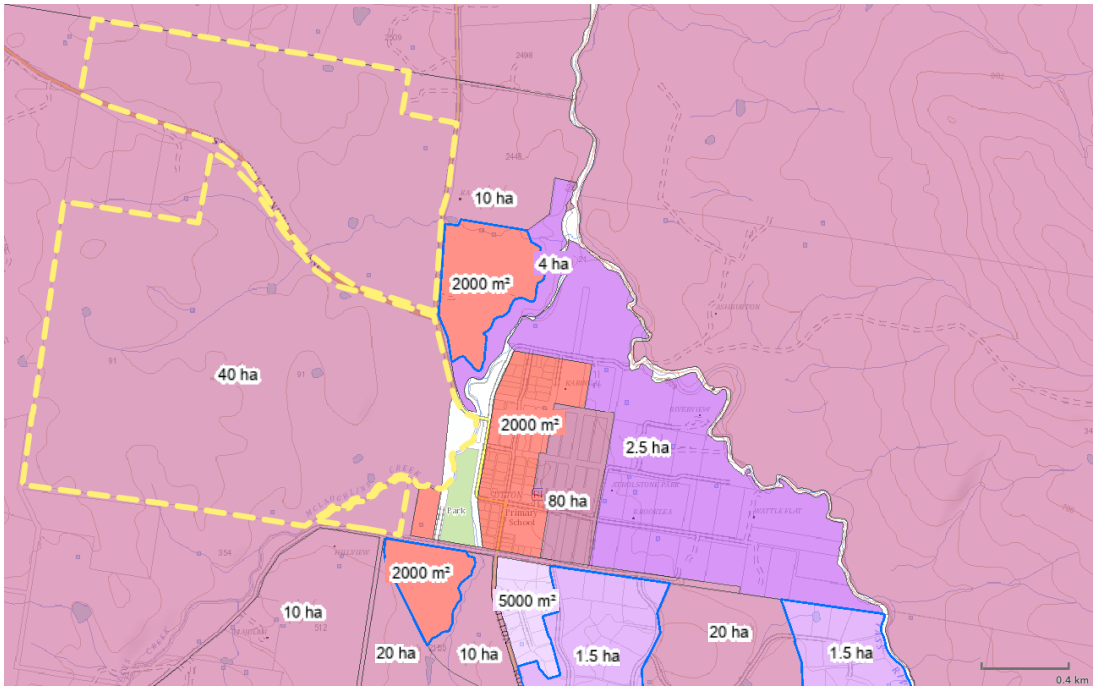
Source: ePlanning Spatial Viewer, 2025

3.2 Minimum lot size

The minimum lot size (MLS) applicable to the site is 40ha. There is little consistency in the application of minimum lot size in the vicinity of the site with the RU5 Village zone supporting both 5000m^2 and 2000m^2 MLS. The 2000m^2 MLS is also applied to The Fields Stage 1 R2 zoned land immediately north of the village and another parcel of R2 zoned land to the south. The blue outline shown in **Figure 5** indicates the area to which an additional YVLEP clause applies. In this instance, despite the lot size on the Lot Size Map indicating a MLS of 2000m^2, the clause limits the MLS to 5000m2 if the lots are not serviced by a reticulated sewer system.

Despite the limitation on lot size for new unserviced development being 5000m^2 or greater, there are no restrictions in the village where the MLS is only 2000m^2 and dwellings are on lots as small as 800m^2 that are not serviced with reticulated sewer.

Figure 5 Minimum Lot Size



Source: ePlanning Spatial Viewer, 2025

3.3 Other provisions

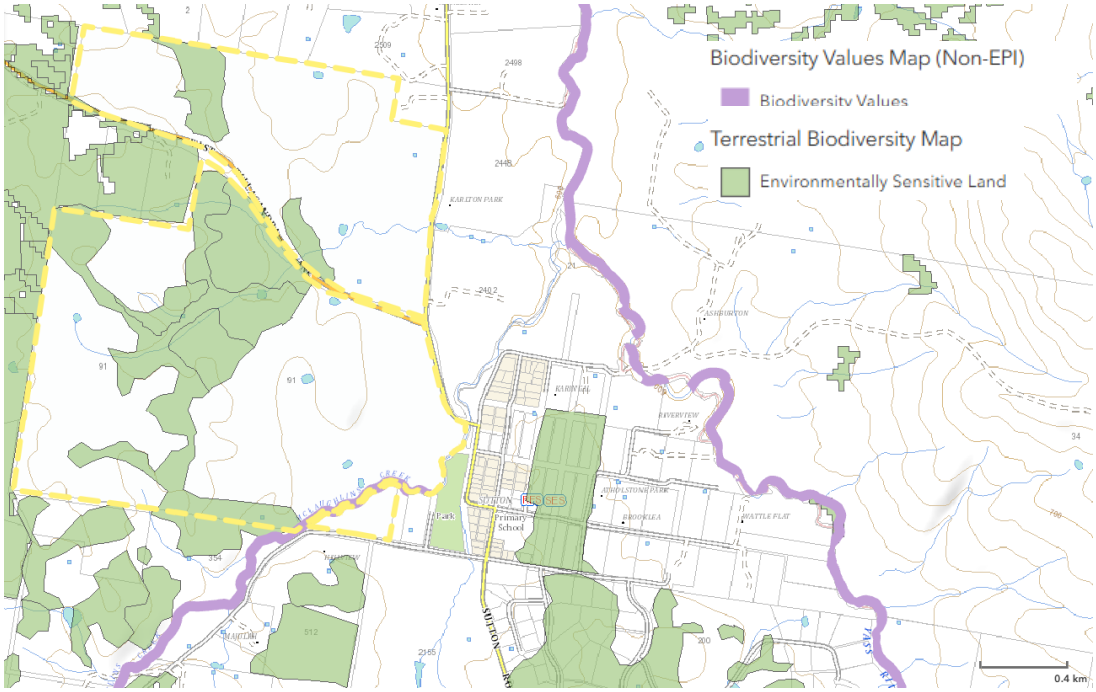
Biodiversity

Part of the site in mapped terrestrial biodiversity under clause 6.3 of the YVLEP. These provisions apply to development applications and require the consent authority to consider extent to which an activity will impact sensitive land (**Figure 6**). **Figure 6** also shows the area mapped on the *NSW Biodiversity Values Map*. The sensitive land is limited to the riparian corridor along McLauchlins Creek.

Groundwater Vulnerability

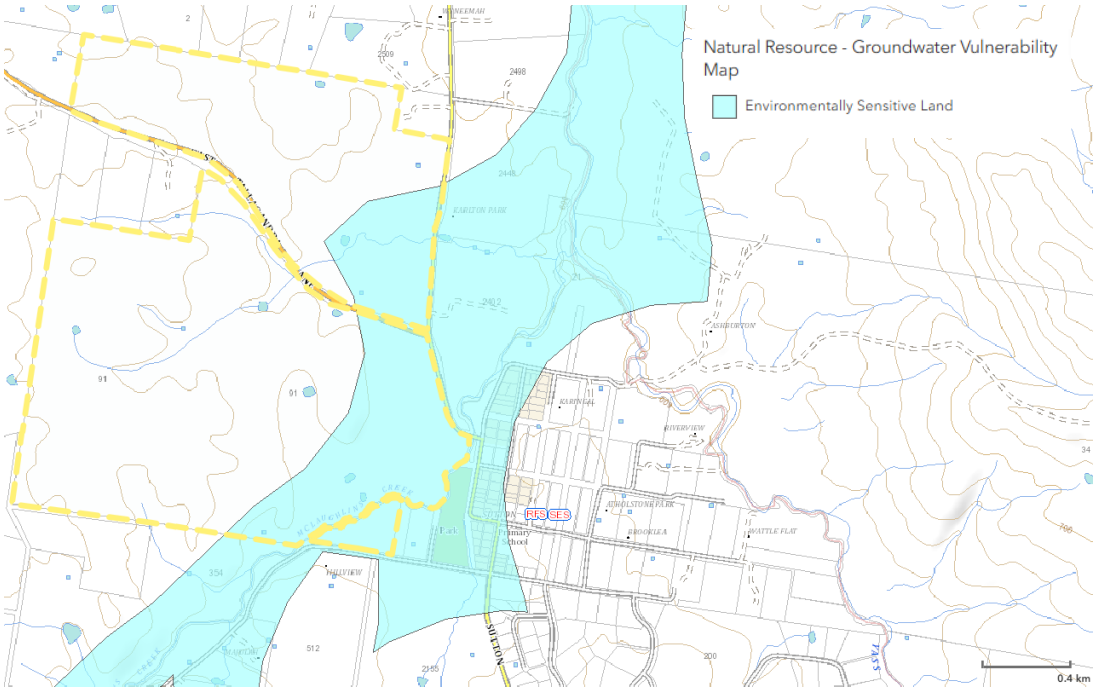
Part of the subject land is identified on the YVLEP *Groundwater Vulnerability Map.* Clause 6.4 of the YVLEP seeks to maintain the hydrological functions of groundwater systems and to protect vulnerable groundwater resources from depletion and contamination.

Figure 6 Biodiversity map



Source: ePlanning Spatial Viewer, 2025

Figure 7 Groundwater vulnerability



Source: ePlanning Spatial Viewer, 2025

Bushfire

The site is mapped as bushfire prone land. The site is mapped part vegetation category 1 and part vegetation category 3 (**Figure 8**).

The vegetation categories are defined in the RFS Guide for Bushfire Prone Land Mapping, 2015 and described below.

Vegetation Category 1

Vegetation Category 1 is considered to be the highest risk for bush fire. It is represented as red on the bush fire prone land map and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production. Vegetation Category 1 consists of:

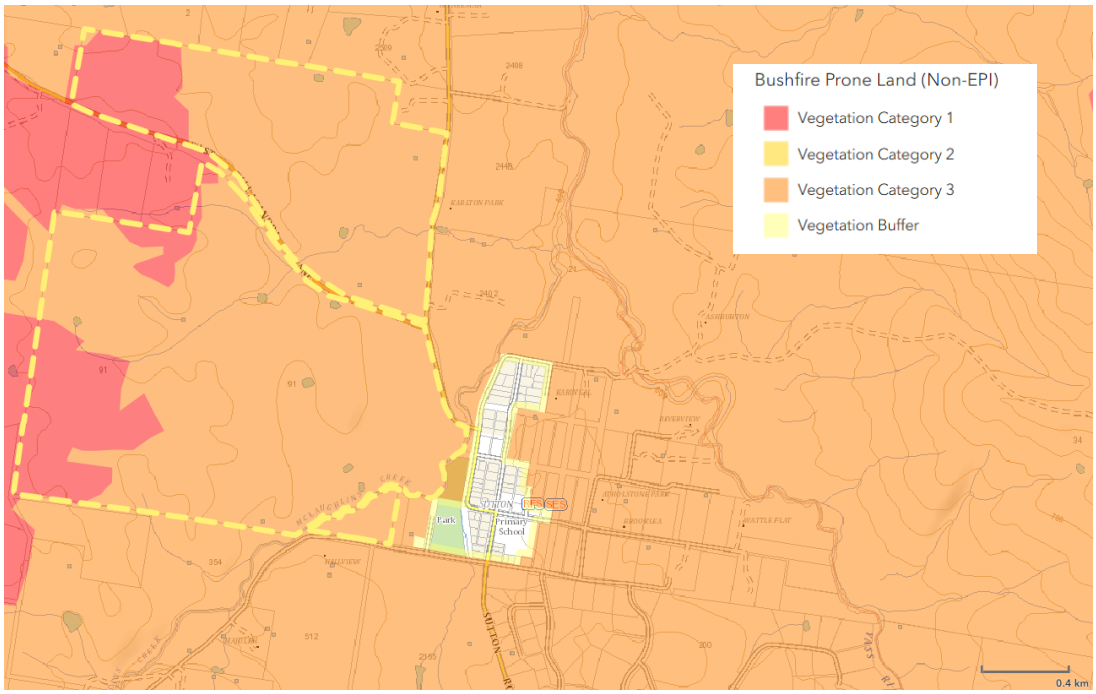
- Areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.

Vegetation Category 3

Vegetation Category 3 is considered to be medium bush fire risk vegetation. It is higher in bush fire risk than category 2 (and the excluded areas) but lower than Category 1. It is represented as dark orange on a Bush Fire Prone Land map and will be given a 30 metre buffer. This category consists of:

- Grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands.

Figure 8 Bushfire prone land map



Source: ePlanning Spatial Viewer, 2025

4. Planning Proposal

The Planning Proposal seeks to rezone the site primarily to R2 Low Density Residential with a 5000 m² minimum lot size, while also allocating areas for C2 Environmental Conservation and RE1 Public Recreation, consistent with the principles of the Sutton Master Plan and broader strategic planning objectives.

The vision for The Fields Stage 2 is to create a rural lifestyle residential neighbourhood that sensitively integrates with the existing Sutton Village. The development aims to reinforce Sutton's informal character, support its social and economic infrastructure, and provide high-amenity, low-density housing that meets contemporary demand for lifestyle lots within commuting distance of Canberra. The proposal also seeks to preserve and enhance natural features such as mature vegetation, prominent vantage point of the hill, and McLaughlin's Creek through the integration of green links, conservation areas, and recreation trails.

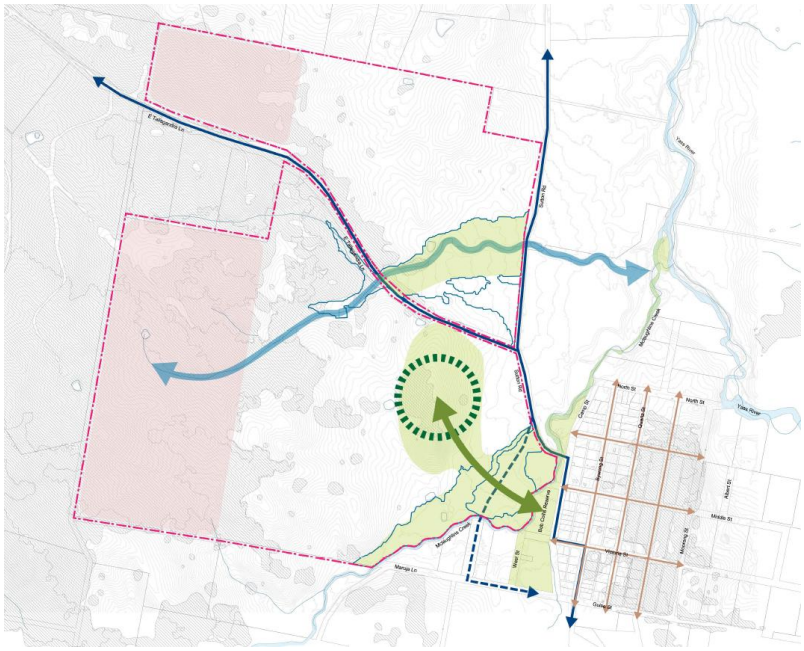
4.1 Opportunities and Constraints

The site provides a significant opportunity to accommodate low-density residential growth at the edge of Sutton Village in a way that aligns with both community aspirations and strategic planning objectives. Its large area, proximity to the village and established access via East Tallagandra Lane and Sutton Road make it a logical and sustainable location for expansion. Community engagement confirmed strong support for 5000 m² lots, reflecting a clear preference for a rural-residential lifestyle over smaller serviced lots.

An Urban Design Study undertaken in the pre-scoping phase identified the site's opportunities and constraints, including ecologically sensitive vegetation, flood-prone areas, power easements and undulating topography. Early design work sought to balance development potential with the protection of natural systems and the maintenance of rural character.

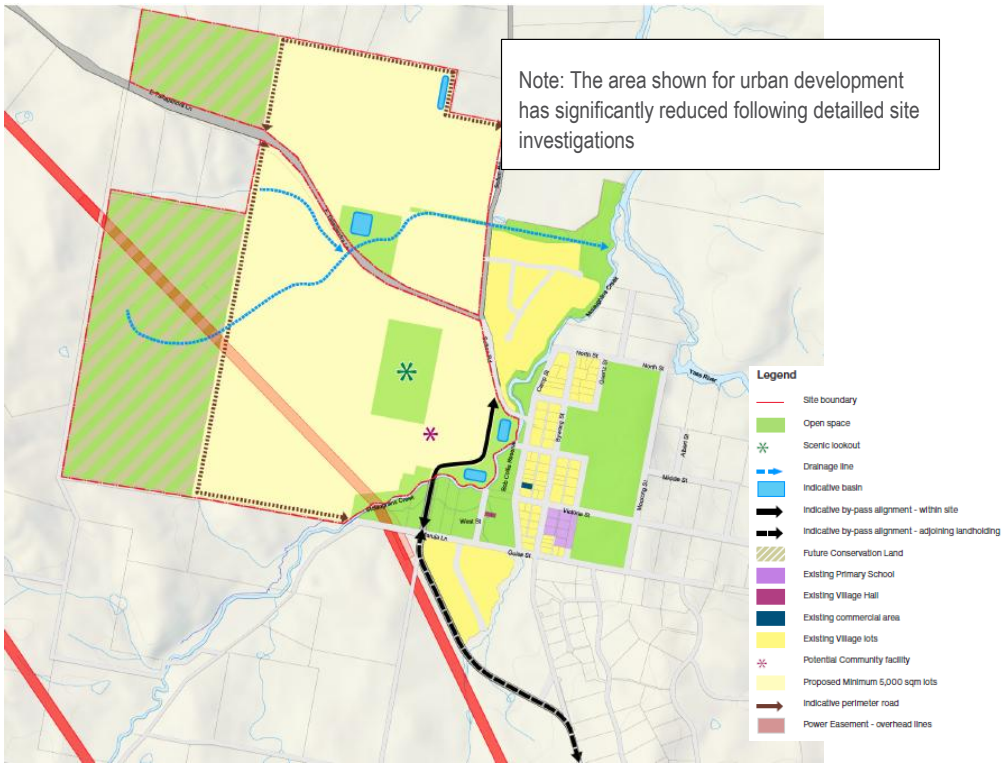
Subsequent detailed technical assessments and agency feedback have refined the developable area from around 60 % to 42 % of the site, avoiding areas of high ecological or riparian value. This refinement reduced the indicative yield from approximately 270–300 lots (2000 m²) to about 190–200 lots (5000 m²).

Figure 9 Site constraints map



Source: e8Urban, Urban Design Study, 2024

Figure 10 Indicative Layout Plan



Source: e8Urban, Urban Design Study, 2024

4.2 Key Urban Design Principles

The site's design is guided by the principles of rural-village integration, connected and walkable streets, and landscape responsiveness. The concept layout responds to the site's topography and natural systems while maintaining the scale and identity of Sutton Village.

Key design principles include:

- Integrating green corridors and open space networks along existing drainage lines;
- Retaining the hill as a focal point and recreational feature;
- Aligning roads and lots with topography, avoiding steep or flood-affected land; and
- Providing a safe vehicle and pedestrian connection to the village through an upgraded causeway crossing of McLaughlin's Creek.

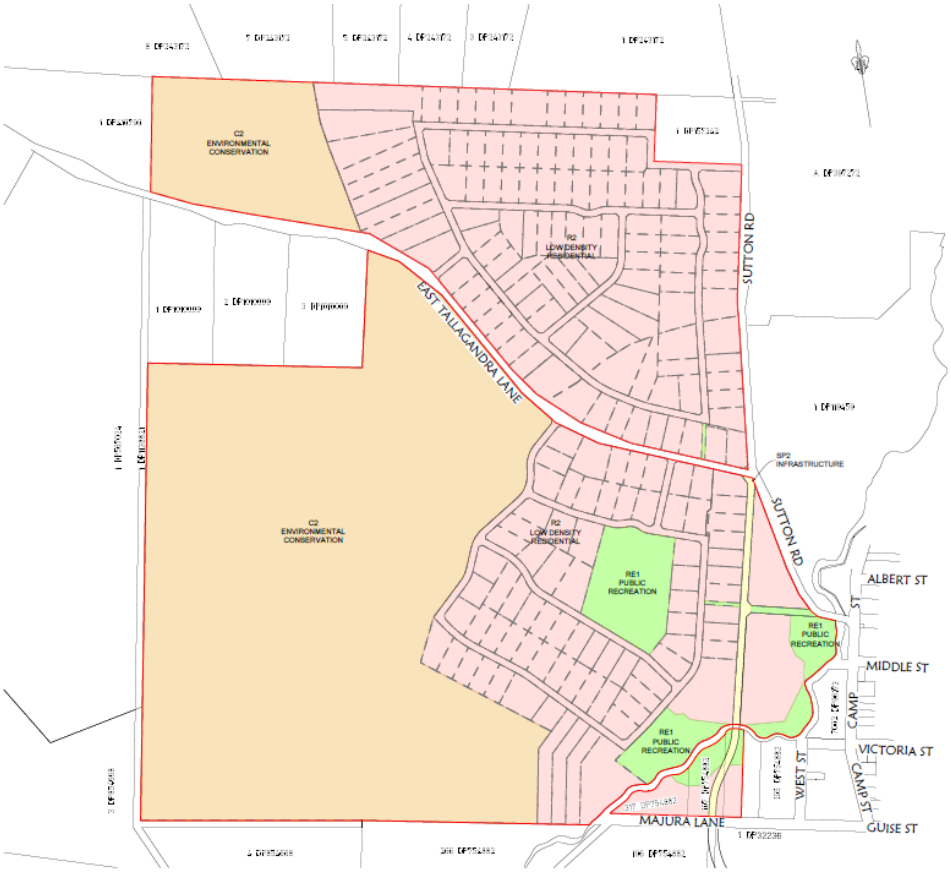
Community consultation on two alternative layouts in 2024 confirmed limited support for a smaller-lot grid pattern with reticulated sewer. The preferred large-lot layout has therefore been advanced and further refined to avoid sensitive biodiversity and riparian areas and reduce the overall yield and density of development. The resulting concept plan dedicates approximately 58 % of the site to C2 Environmental Conservation and RE1 Public Recreation zones, protecting environmental values while delivering a connected, low-density extension to the Sutton community.

4.3 Concept Plan

The concept plan proposes large lot residential development on approximately 40% of the 319ha site. 193 rural residential lots with a minimum size of 5000 m². There are a number of larger open space lots and as well as land proposed to be zoned for conservation in two lots being 136ha and 19ha. The subdivision pattern supports the logical staging and delivery of infrastructure.

Public open space and conservation areas are interspersed to ensure biodiversity protection and community benefit, including providing the opportunity for a community lookout on the hill. The proposed design preserves scenic views, rural edges, and the informal village feel through landscaping, minimal formal infrastructure, and restrained lighting. A planning agreement is proposed to deliver infrastructure in alignment with Council and community priorities.

Figure 11 Concept Plan



Source: Colliers, 2025 Attachment A.

4.4 Bypass/Alternative Route

Sutton Road is classified as a Regional Road (Road No.52 GG99 30/8/96) from the Federal Highway through the village. The inclusion of an alternative alignment for Sutton Road that would see it avoiding the Sutton Village, has been a theme that pre-dates the development of the concept for the site.

The alternative route for the Sutton Road would include the construction of approximately 2-2.5km of new road and associated bridge crossings.

The subject site could accommodate around 1km of road reserve from East Tallagandra Lane through to Guise Street.

In the long term, the road would bypass the village, diverting heavy vehicles away from the Sutton Village centre and the Sutton Public School, reducing traffic congestion and greatly improving safety and amenity for children, parents and the broader community.

The alignment has been determined having regard to land ownership, existing road infrastructure, flooding and riparian zone constraints and safety.

Two Options for the delivery of road infrastructure upgrades are proposed as follows:

Option 1 – Intersection upgrade at East Tallagandra Lane, replacement of the causeway with a bridge and road upgrades through Sutton Village.

The option would also include setting aside the land required for a future bypass west of the village as part of the Planning Proposal.

Option 2 – Retain the existing Sutton Road and causeway and provide an alternative route on the western side of McLauchlins Creek through the development to Guise Street then east to the intersection of Bywong Street (Sutton Road). The stage will require a second crossing of McLauchlins Creek and intersection upgrade of Guise and Bywong Streets. This option will require a co-contribution under a Planning Agreement discussed below.

Future stages would see the extension south. This will require land acquisition and the construction and a third bridge. This future stage is not anticipated in the Planning Proposal.

4.5 Planning Agreement

The delivery of road and bridge infrastructure and public land will require a Planning Agreement. The Planning Agreement will be between Tallagandra Land Projects Pty Ltd, Sutton Road Land Projects Pty Ltd and Yass Valley Council.

Sutton Road is a Regional Road and is proposed to be realigned, in stages through the development site and include works off site.

A daft Planning Agreement Letter of Offer has been submitted to Council. The Planning Agreement proposes two options as a starting point for consideration by Council. The options have been informed through high level technical assessment including cost planning, initial consultation with the Sutton Community and Council staff. Indicative road alignments and the two options are illustrated in **Figures 12** and **13** below.

Option 1 – Sutton Road Upgrade

Item 1 Dedicate land for open space and recreation and embellishment (value $1M)

Item 2 Dedicate land for a future road corridor alignment; (Land cost)

Item 3 Upgrade the low-level causeway with a new bridge and upgrades of Sutton Road through the Sutton Village (value $4M).

The monetary value of the Planning Agreement is a maximum $5M plus land value of dedicated land.

Option 2 – New Road Corridor & Bridge – Monetary Contribution

Item 1 Dedicate land for open space and recreation and embellishment (value $1M)

Item 2 Dedicate land for a future road corridor alignment; (Land cost)

Item 3 Monetary Contribution for the construction of a new bridge over McLauchlins Creek on a new alignment through the development area west of the Sutton Village, along Guise Street and realignment of the intersection with Sutton Road at Guise Street. (value estimate $12M, with $4M funded by Tallagandra Land Pty Ltd and a further $8M to be funded by Council/Government)

Figure 12 Option 1 Sutton Road Upgrade

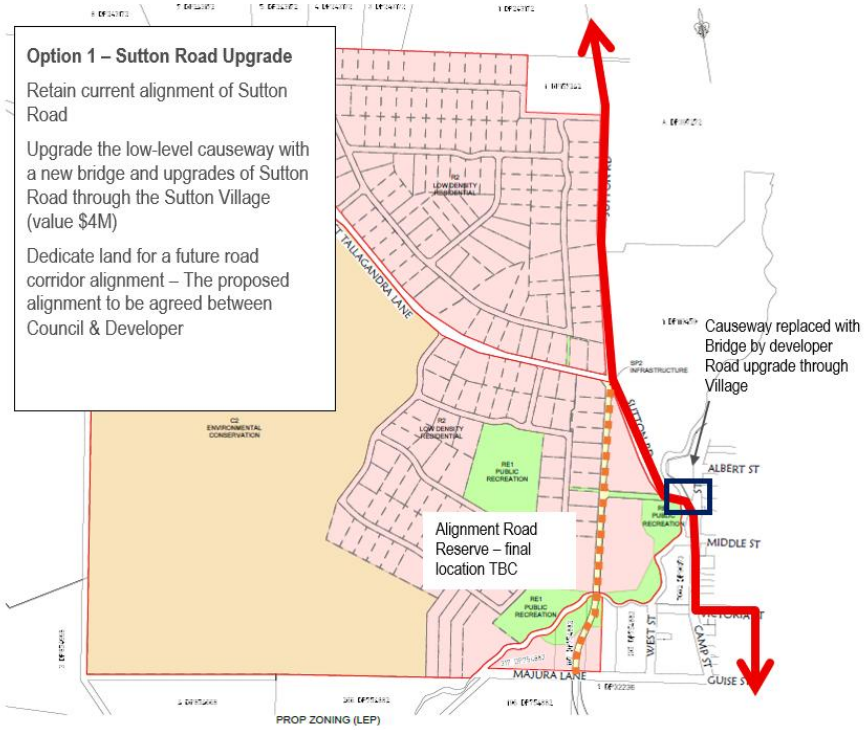
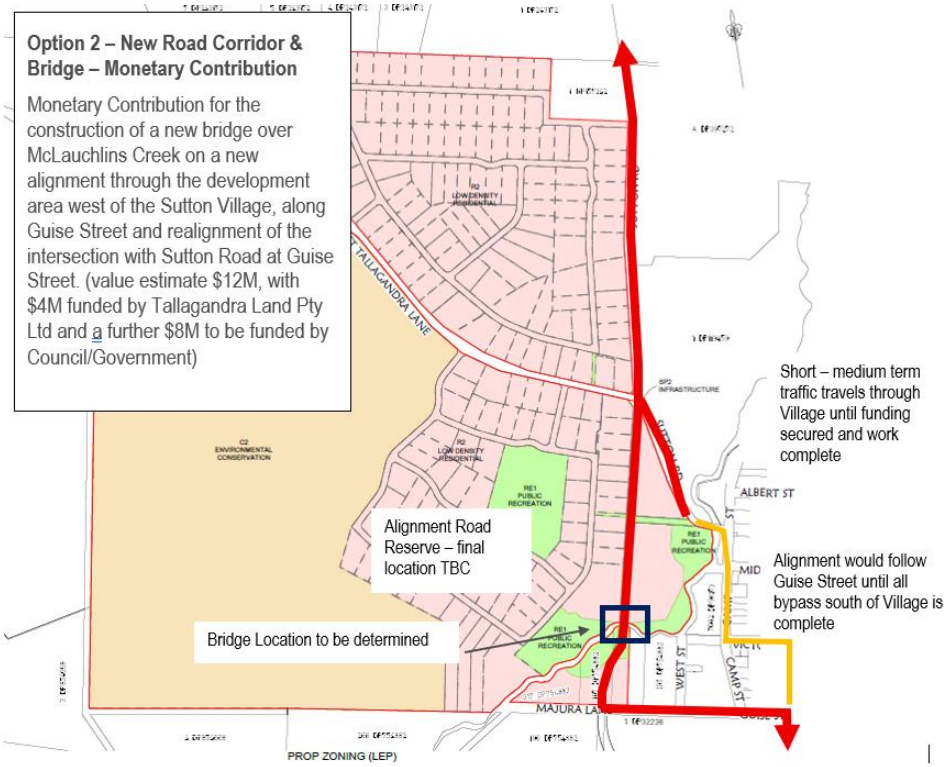


Figure 13 Option 2 – New Road Corridor & Bridge



The Option 1 works are of significant public benefit. The current causeway at McLaughlins Creek is subject to regular flooding, isolating parts of the village and creating safety risks for vehicles and pedestrians. Sutton Road is a major commuter traffic route through to the Federal Highway and Canberra. Replacing the causeway with a bridge was one of the highest priorities coming out of the early community engagement for this project. It was also flagged as a priority during the development of the original Sutton Village Master Plan. Replacing this infrastructure will provide all-weather access, improve emergency response capability, and enhance safety for residents and road users.

Pedestrian connectivity is a key consideration in the Planning Proposal. The pedestrian link will further strengthen connectivity and safety by removing the need for a separate footbridge crossing associated with The Fields Stage 1 at 2402 Sutton Road and relocating it in a more accessible location.

It is anticipated that the bridge replacement and pedestrian link will be delivered in the first stage of the development.

The Option 2 proposal will divert heavy vehicles away from the Sutton Village centre and the school precinct, reducing traffic congestion and greatly improving safety and amenity for children, parents and the broader community. However, this proposal can only go so far in the delivery of the bypass. Consideration needs to be given to the long-term acquisition of land to complete the project. Preliminary investigations and feasibility demonstrate that the interim solution, being a connection via Guise Street, will improve traffic outcomes in the medium term. The Option will also require a co-contribution from Council and Government.

The detailed terms of the Planning Agreement will be the subject of negotiation with Council and will be executed concurrently with the rezoning of the land. It is anticipated that development will be delivered in stages, and the Planning Agreement will be structured to align with the timing of subdivision delivery.

This represents a once-in-a-generation opportunity for Council, the NSW Government and landowners to partner in resolving long-standing infrastructure challenges for Sutton while delivering lasting safety, connectivity and community benefits.

5. Strategic Planning Context

5.1 South East and Tablelands Regional Plan

The *South East and Tablelands Regional Plan 2036*, and the *Draft South East and Tablelands Regional Plan 2041*, provide the strategic framework for managing growth, housing, environment and infrastructure across the Canberra–Southern Tablelands corridor. Both plans emphasise cross-border collaboration with the ACT, the need for diverse and affordable housing, the protection of biodiversity and natural assets, and the delivery of enabling infrastructure to support sustainable communities.

The Planning Proposal is strongly aligned with these priorities, as demonstrated in the table below.

Table 3 Regional Plan Relevant Directions

Regional Plan Direction / Action	Relevance to Sutton Proposal	Consistency
South East & Tablelands Regional Plan 2036		
Direction 19 – Strengthen cross-border connectivity	Emphasises the integration of ACT and NSW for housing, jobs and services.	The proposal provides housing supply in Sutton, within 15 minutes of Canberra, directly supporting cross-border workforce and housing needs.
Direction 24 – Deliver greater housing supply and choice	Focus on providing a mix of housing types in accessible locations.	The proposal will deliver 190–200 large residential lots, expanding housing options in Yass Valley consistent with identified growth areas.
Direction 25 – Focus housing growth in locations that maximise infrastructure and services	Directs growth to areas where infrastructure can be efficiently delivered.	Sutton is identified in the Yass Valley Settlement Strategy; the proposal incorporates land for the future bypass and provides for local open space.
Direction 14 & 15 – Protect environmental assets and biodiversity connections	Requires high environmental value land to be retained and managed.	The proposal sets aside ~1/3 of the site for conservation under a Biodiversity Stewardship Agreement, protecting Box-Gum Woodland and species habitat.
Direction 28 – Manage rural lifestyles	Recognises rural lifestyle demand while balancing environmental management.	Large lot subdivision (5000m²–2ha) provides for rural residential living while retaining significant natural areas.
Draft South East & Tablelands Regional Plan 2041		
Housing Priority – Boost supply, diversity and affordability	Strong emphasis on addressing the housing crisis across the region.	The proposal directly increases supply in Sutton, meeting demand driven by ACT growth and housing affordability pressures.

Climate Change & Environment – Embed nature-positive outcomes	Requires climate adaptation, biodiversity protection and resilient settlement patterns.	Proposal balances development with conservation through the BCAR, flood management (FIRA) and bushfire planning.
Cross-border Planning – Coordinate growth with ACT	The Draft 2041 Plan reinforces cross-border planning as critical.	The proposal provides housing close to Canberra, supporting the regional economy while relieving pressure on ACT greenfield supply.
Infrastructure Alignment – Protect corridors and plan for transport	Calls for coordination of major transport and community infrastructure.	Land for the Sutton bypass is incorporated, offering an opportunity for State and Local Government co-contribution.
Resilient Settlements – Manage natural hazards	New growth must avoid flood, bushfire and climate risks.	The proposal responds to flooding (supported by Flood Impact and Risk Assessment), bushfire and biodiversity constraints, ensuring safe development.

The proposal gives statutory effect to all levels of the NSW strategic planning framework:

- At the local level, it implements the YVSS by delivering growth in an identified location while addressing environmental and infrastructure outcomes.
- At the regional level, it is consistent with both the 2036 and Draft 2041 Regional Plans, balancing housing supply with conservation, climate resilience and infrastructure planning.

Overall, the rezoning represents an orderly, sustainable and strategic response to population pressures in the ACT–Southern Tablelands corridor, and is fully aligned with the vision of creating a connected, resilient and environmentally responsible region.

5.2 ACT Planning Strategy 2018

The location of the site on the NSW/ACT border gives rise to consideration of the *ACT Planning Strategy 2018*. The strategy has a strong emphasis on urban infill and higher-density development around existing centres and transport corridors largely in response to the reduced capacity of the ACT to deliver greenfield development beyond 2036. This shortfall has implications for a strategic shift towards exploring future growth opportunities in peri-urban areas outside the ACT, particularly in nearby NSW localities like Sutton, Murrumbateman, and Googong.

Sutton is within commuting distance to Canberra and already identified in the YVSS and the Sutton Village Master Plan as being ideally positioned to absorb some of this growth. The area offers the potential for larger lots, more affordable housing options, and a rural residential lifestyle that continues to appeal to both traditional families and those seeking a post-pandemic shift towards working from home.

The ACT Planning Strategy explicitly supports collaboration with NSW to manage shared infrastructure, environmental values, and housing needs. This creates an opportunity for coordinated cross-border planning to ensure infrastructure, biodiversity conservation, and land use outcomes align with broader regional goals, as articulated in both the ACT Strategy the South East and Tablelands Regional Plan 2036 and Draft South East and Tablelands Regional Plan 2041.

In this context, the current rezoning proposal directly responds to both ACT and NSW strategic priorities. It provides a sustainable and well-serviced option to meet growing demand for rural residential housing, while protecting high biodiversity value areas through stewardship arrangements and maintaining the rural character of the locality. The site's proximity to Canberra, combined with its alignment with cross-border growth expectations, strengthens the strategic merit of the proposal and highlights the critical role that Sutton will play in the future housing landscape of the broader Canberra region.

5.3 Yass Valley Settlement Strategy

The YVSS (2019) identifies Sutton as a key growth location to accommodate the strong population pressures generated by Canberra's ongoing expansion. The Strategy recognises Sutton's unique role as a peri-urban settlement, noting its close proximity to the ACT border, its existing village character, and its ability to provide larger rural residential lots that respond to strong cross-border demand. Importantly, the Strategy stresses the need to carefully balance housing growth with the protection of environmental values and the delivery of critical infrastructure, including the proposed Sutton bypass.

The Strategy also identifies specific land, including the subject site, as appropriate for future urban expansion, subject to the retention of significant biodiversity areas and the incorporation of infrastructure corridors. This provides a strong strategic foundation for the proposal, which has been carefully designed to align with the objectives of the strategy.

The Planning Proposal directly responds to these priorities by:

- Delivering 190-200 large residential lots to provide additional housing supply in an identified growth location, directly contributing to Yass Valley's housing targets and addressing demand generated by the ACT's constrained housing market.
- Preserving high biodiversity value areas through their long-term protection under a Biodiversity Stewardship Agreement, ensuring conservation outcomes consistent with the Settlement Strategy's emphasis on balancing growth with environmental management.
- Incorporating land for the future Sutton bypass corridor, consistent with the Strategy's infrastructure objectives and long-term transport planning for the village and wider region.
- Maintaining the 5 km buffer to the ACT border, thereby ensuring that the proposal does not create cross-border land use conflicts or compromise the planning intent to retain a separation between new urban development in NSW and the ACT boundary.

The proposal demonstrates a balance between accommodating local and regional housing demand, safeguarding environmental values, and securing land for long-term infrastructure delivery. It is therefore consistent with the vision and directions of the YVSS.

5.4 Sutton Village Master Plan

The Sutton Village Master Plan (2017) was prepared to provide a framework for the future development of Sutton, recognising its role as a small rural village within the LGA. The Master Plan sought to protect the village character by directing most growth to Yass and Murrumbateman, while allowing for limited, well-managed expansion in Sutton. Key principles included:

- Ensuring growth is contiguous with the existing village footprint and consistent with Sutton's small-scale character.
- Supporting new residential rezonings only where they can demonstrate sustainable outcomes in relation to water supply, on-site sewage disposal, flood risk and biodiversity values.

- Providing opportunities for *approximately* 150 additional lots as a broad strategic estimate at the time, based on landowner interest.

The Master Plan also identified part of the 91 Guise Street site as a logical location for potential rezoning to R2 Low Density Residential, subject to further investigations.

The Planning Proposal is consistent with the objectives of the Sutton Master Plan for the following reasons:

- **Orderly expansion of the village**: The site is directly adjacent to the existing Sutton settlement area and represents a logical extension of the village footprint. This ensures new development is contiguous with existing housing and infrastructure.
- **Environmental management**: Part of the land identified in the Master Plan is significantly constrained by flooding and biodiversity. The proposal far exceeds the conservation vision of the Master Plan by permanently protecting approximately 50% of the site under a C2 Conservation zone and Biodiversity Stewardship Agreement, ensuring long-term conservation outcomes and strengthening ecological corridors.
- **Infrastructure planning**: The proposal safeguards land for the future Sutton bypass corridor, directly responding to the Master Plan's emphasis on integrating infrastructure and land use planning.
- **Lot sizes and servicing**: The subdivision is designed with lot sizes ranging from 5,000m² upwards, ensuring that development can be sustainably serviced by on-site water and effluent management systems.
- **Village character**: The proposal maintains Sutton's rural-residential identity by delivering large lots within a landscaped setting, ensuring the scale and character of development aligns with community expectations for the village.

It is acknowledged that the Master Plan referred to an indicative figure of 150 additional lots. However, this figure was never intended as a hard cap on growth. Rather, it was a strategic estimate based on landowner interest at the time and prepared without the benefit of a detailed supply and demand study. The Master Plan itself acknowledged that its assumptions were not supported by a land capability analysis, did not account for biodiversity and flooding constraints, and predated both the *Biodiversity Conservation Act 2016* and contemporary flood planning policy.

A *Population and Housing Demand Study* (HillPDA,2025) (**Attachment G**) has been prepared for the Planning Proposal. It reiterates that this number was a strategic estimate that is no longer reflective of current housing needs or market conditions.

Since 2017, the strategic and housing context has shifted dramatically, with Canberra's compact city strategy, finite greenfield capacity and the impacts of COVID-19 driving strong regional migration and increased demand for lifestyle housing in peri-urban NSW. HillPDA's analysis shows that only 69 additional dwellings can be delivered under current zonings, against a projected need of more than 1,000 by 2041. There is an opportunity for the 2017 Master Plan figure of 150 lots to be revisited to reflect changed conditions, with updated analysis supporting the need for at least 200 additional lots by 2030.

5.5 Local Strategic Planning Statement

The Yass Valley LSPS sets out the 20-year vision for how growth and development will be managed locally, consistent with the South East and Tablelands Regional Plan 2036. It identifies the importance of aligning housing supply, employment land and infrastructure delivery to accommodate ongoing cross-border growth pressures from the ACT. A central theme is that new development should be concentrated in existing towns and villages such as Yass, Murrumbateman, Sutton and Gundaroo, rather than through

isolated land release or ad hoc expansion at the ACT border. The LSPS also highlights the need to protect high-value agricultural land, maintain rural character, and secure a sustainable long-term water supply as the key constraint to growth in the LGA.

The Planning Proposal is consistent with the LSPS by directing housing growth to an established village within commuting distance of Canberra, providing additional housing choice while also incorporating environmental protection and open space areas. This approach supports the LSPS principles of sustainability, efficient infrastructure use, and strengthening the role and character of existing settlements

5.6 Community Strategic Plan

The Yass Valley CSP 2013–2030 articulates the long-term aspirations of the community and informs all of Council's strategies and delivery programs. The CSP identifies priorities such as maintaining the rural lifestyle and character of towns and villages, providing more diverse housing options, supporting local business and employment, and protecting the natural environment. It also places strong emphasis on infrastructure investment, particularly water security and the Barton Highway upgrade, as essential to supporting sustainable growth.

The Planning Proposal aligns with the CSP by responding to community aspirations for well-planned and sustainable growth. The provision of additional housing within Sutton will contribute to local choice and affordability while ensuring that growth is integrated with supporting infrastructure and environmental management. In this way, the proposal helps deliver the broader community outcomes of a prosperous, connected and sustainable Yass Valley.

6. Site-specific and Environmental Considerations

6.1 Biodiversity Assessment

Capital Ecology completed a *Stage 1 Biodiversity Assessment Method (BAM)* (**Attachment F**) survey across the whole site. The survey confirmed that the land contains areas of high biodiversity value, including Box-Gum Woodland and derived native grasslands, along with potential habitat for several threatened species such as the Striped Legless Lizard, Pink-tailed Legless Lizard, Golden Sun Moth, and Superb Parrot. Numerous hollow-bearing trees were mapped, providing further habitat for woodland birds and bats.

These findings demonstrated that any rezoning or subdivision would exceed clearing thresholds under the *Biodiversity Conservation Regulation 2017*, thereby requiring entry into the Biodiversity Offset Scheme (BOS).

To address this at the rezoning stage, the Planning Proposal is supported by preparation of a Biodiversity Certification Assessment Report (BCAR) under the *Biodiversity Conservation Act 2016*. This process allows all impacts associated with future subdivision and development (building envelopes, APZs, roads, on-site effluent, etc.) to be assessed and secured upfront.

Capital Ecology's proposed scope of works for the BCAR includes four phases:

» **Phase 1 – Review and Consolidation of Information**: Updating and consolidating all available biodiversity data, including searches of the EPBC Protected Matters Search Tool, NSW BioNet, and existing survey results, to build a comprehensive GIS-based dataset of values.

» **Phase 2 – Preparation of BCAR (BAM Stage 2):** Undertaking a full BAM Stage 2 assessment and preparing the BCAR. This will include vegetation community mapping, species habitat assessments, credit calculations, and a detailed impact assessment. Avoidance measures will be clearly demonstrated — principally the protection of 153 ha of high-value woodland in the western part of the site through a proposed Biodiversity Stewardship Agreement (BSA).

» **Phase 3 – Applications**: Preparation and lodgement of both the NSW Biodiversity Certification application and a concurrent EPBC Act referral. The BCAR will form the primary supporting document for both processes.

» **Phase 4 – Consultation and Negotiation**: Ongoing consultation with NSW DCCEEW, Council, and the Commonwealth, management of the statutory public exhibition process, preparation of a Submissions Report, and negotiation of the Biodiversity Certification Agreement (BCA).

This pathway provides a streamlined, whole-of-land approval mechanism. If certification is granted, no further biodiversity assessment will be required for future DAs within the certified area, providing certainty to both Council and the proponent.

Concurrent Commonwealth Approval (EPBC Act)

Given the presence of EPBC-listed species and communities, the BCAR will also directly inform a referral under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This ensures that NSW and Commonwealth biodiversity obligations are addressed concurrently, avoiding duplication and aligning offset outcomes across jurisdictions.

Consideration of Options

The combined BAM and BCAR investigations have directly informed the Master Plan with the initial area for consideration as presented in the Scoping Proposal significantly reduced following the BAM Assessment. The initial development area was largely based on available data and the YVLEP terrestrial biodiversity mapping rather than detailled survey. The initial concept area is illustrated below:

» Development is directed to the eastern portion of the site, where biodiversity values are lower and existing disturbance is greater.

» The western 153 ha containing Box-Gum Woodland and species habitat will be zoned for conservation and permanently protected under a Biodiversity Stewardship Agreement.

» Subdivision design has been refined to avoid riparian corridors, hollow-bearing trees, and other sensitive features.

The BAM Stage 1 findings provided the evidence base for identifying ecological constraints and opportunities. The BCAR process will translate these findings into a legally binding framework for avoidance, offsetting and certification. Running this concurrently with an EPBC referral ensures that both NSW and Commonwealth biodiversity requirements are met in a coordinated manner. Together, these processes have shaped the rezoning and subdivision layout, delivering a balance between housing supply and in-perpetuity conservation outcomes.

6.2 Cultural Heritage Due Diligence

A *Due Diligence Archaeological Assessment* was undertaken by Navin Officer Heritage Consultants, (**Attachment E**) has been undertaken for the subject site in accordance with the NSW *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*. The assessment confirms the presence of Aboriginal cultural values across parts of the land and provides an appropriate framework for their future management.

The assessment identified twelve previously recorded sites within the study area, together with twenty newly recorded sites and two Potential Archaeological Deposits (PADs). The majority of the artefact scatter sites are typical of the region and assessed as being of low scientific significance. However, the two PADs are considered to have high research potential and high scientific significance. The western portion of the site, which contains remnant vegetation and is proximate to McLaughlin's Creek and an ephemeral tributary, is considered to have higher archaeological potential and is proposed to be retained as an ecological conservation area. This ensures that areas of highest cultural and ecological value will be protected from future disturbance.

The eastern part of the site, which has been historically disturbed by agricultural activities, has lower potential for intact cultural sites but includes the majority of sites likely to be impacted by future development. The Planning Proposal has had regard to these values, and a conservation area has been identified to avoid impacts to the most significant Aboriginal cultural heritage features.

Future development applications will require the preparation of an Aboriginal Cultural Heritage Assessment Report (ACHAR) in accordance with the *Aboriginal cultural heritage consultation requirements for proponents (2010)*. This will include test excavation within PADs and consultation with Registered Aboriginal Parties. Where impacts cannot be avoided, an Aboriginal Heritage Impact Permit (AHIP) will be sought, supported by appropriate salvage and mitigation measures. An unanticipated discovery protocol will also be adopted for all works.

6.3 Contamination

A *Preliminary Site Investigation* (PSI) was undertaken by Agon Environmental Pty Ltd (August 2025) (**Attachment C**) to assess potential contamination at 91 Guise Street, Sutton. The investigation reviewed the site's history, environmental setting, and potential for contaminating activities in accordance with the NSW EPA *Contaminated Land Guidelines: Consultants Reporting on Contaminated Land (2020)*, the *National Environment Protection (Assessment of Site Contamination) Measure 2013 (NEPM)* and the *State Environmental Planning Policy (Resilience and Hazards) 2021*. The assessment included a review of historical aerial photography, database searches, a site inspection and consultation with the landowner.

The PSI found that the site has historically been used for low-intensity rural purposes, predominantly grazing, since the 1950s. A single dwelling and several farm dams were previously present on the property, with the dwelling removed by the 1980s. No potentially contaminating activities were identified on the site, and no records of contamination are listed on the NSW EPA Contaminated Land Register. Site inspection confirmed there were no visual or olfactory indications of contamination, no evidence of chemical or fuel storage, and no waste disposal activities. While the former dwelling footprint could contain buried demolition material, no evidence of asbestos or hazardous materials was observed at the surface.

Based on the findings, Agon Environmental concluded that the land is suitable for the proposed rezoning and subsequent rural-residential subdivision from a contaminated land perspective. No further investigation or remediation is required at this stage. To ensure appropriate management during any future earthworks, a site-specific Unexpected Finds Protocol (UFP) will be implemented to guide the response should any evidence of contamination be encountered during construction or excavation.

6.4 Flooding and Drainage

A comprehensive *Flood Impact and Risk Assessment* (FIRA) (**Attachment B**) has been prepared for the site to support the Planning Proposal. The assessment considered existing flood behaviour and modelled future development scenarios across a range of events including the 1% Annual Exceedance Probability (AEP), climate change adjusted 1% AEP, and the Probable Maximum Flood (PMF), consistent with Yass Valley Council's flood policy, the Sutton Floodplain Risk Management Study & Plan (2016), and the NSW Flood Risk Management Manual (2023).

The results demonstrate that the site is primarily affected by shallow, overland flows associated with an unnamed tributary of the Yass River and McLaughlin's Creek. Flood-prone land has been avoided in the indicative concept layout, with development areas located on higher ground that is not subject to mainstream flooding. The modelling confirms that impacts on flood behaviour are minimal and that flood hazard areas can be retained as part of conservation and open space networks.

The proposal adopts a precautionary approach by reserving flood-affected areas from development. The draft layout has been designed through an iterative process and can be further refined during the subdivision DA stage to ensure that all dwellings are located on flood-free land, that access and evacuation requirements are addressed in consultation with NSW SES, and that climate change impacts are managed.

Overall, the proposal addresses the requirements of Ministerial Direction 4.1 – Flooding, (refer Section 7) by demonstrating that flood risk has been avoided where possible, managed through site planning, and will be subject to detailed design controls at later stages.

6.5 Stormwater Management

The Planning Proposal has addressed stormwater management and potential water quality impacts as part of the environmental assessment. The site contains watercourses, including an unnamed tributary of the Yass River and McLaughlins Creek, which have been assessed in detail through a comprehensive Flood Impact and Risk Assessment (FIRA). The FIRA confirms that hydrologic and hydraulic modelling has been undertaken in accordance with Yass Valley Council's policies, Australian Rainfall and Runoff (2024) and the NSW Flood Risk Management Manual (2023). The findings demonstrate that both flooding and stormwater issues can be effectively managed through future subdivision design and appropriate mitigation measures.

In addition, the principles of WaterNSW's Neutral or Beneficial Effect (NorBE) assessment framework have been considered. Although a formal NorBE assessment is not required for the Planning Proposal, the subdivision stormwater management response is capable of meeting — and in many respects exceeding — the minimum NorBE objectives. Measures such as on-site detention, water sensitive urban design (WSUD), and drainage infrastructure consistent with Council's requirements will ensure that stormwater runoff is appropriately treated and managed to protect downstream water quality.

Table 4 NorBE Compliance

NorBE Objective	Planning Proposal Response
(a) No identifiable potential impact on water quality	The Planning Proposal is at a strategic rezoning stage and does not authorise physical works. No direct impacts on water quality arise from the rezoning itself.
(b) Contain any water quality impact on the site and prevent it from reaching watercourses	The FIRA demonstrates that stormwater can be managed through on-site detention, drainage design and WSUD measures, ensuring runoff is captured and treated before leaving the site.
(c) Transfer any water quality impact outside the site where it is treated and disposed of to approved standards	Future subdivision and development applications will include detailed stormwater designs consistent with Yass Valley Council and WaterNSW standards. Any discharge from the site will meet approved treatment requirements.

The Planning Proposal has considered stormwater and water quality outcomes in accordance with both Council's requirements and the NorBE framework. While a formal NorBE assessment is not required at this stage, the proposal demonstrates that water quality objectives can be achieved and that stormwater management will be satisfactorily addressed in subsequent development applications.

6.6 Traffic Transport and Access Assessment

A *Traffic Impact Assessment* (TIA) has been prepared by Metafora Consultants (October 2025) (**Attachment D**) to support the Planning Proposal. The TIA assesses the existing traffic conditions and potential impacts associated with the rezoning of approximately 319.32 hectares of land at 91 Guise Street, Sutton to enable subdivision into approximately 193 rural residential lots ranging in size from 5,000m² to 2 hectares.

The assessment identifies that the existing road network, including Sutton Road, East Tallagandra Lane and Camp Street, provides suitable connectivity and capacity to accommodate additional traffic generated

by the proposed development. Traffic surveys and SIDRA modelling confirm that all key intersections currently operate at Level of Service (LoS) A, indicating substantial spare capacity. Traffic generation associated with the proposal is estimated at approximately 203 vehicle trips in the AM peak and 205 in the PM peak, the majority of which (approximately 75%) are expected to travel south towards Canberra and Queanbeyan.

The proposal has been designed to ensure safe and efficient access via East Tallagandra Lane, with internal roads configured to staggered intersections and no direct lot access from Sutton Road. Importantly, a new southern road connection is proposed to extend Sutton Road to Majura Lane, providing an alternate route for heavy vehicles and enabling pedestrianisation of Sutton Road between East Tallagandra Lane and Camp Street to enhance safety and village amenity.

The TIA concludes that the existing and planned road network can adequately accommodate projected traffic volumes associated with the rezoning. Future detailed design and subdivision applications will include updated SIDRA modelling and intersection design plans, incorporating cumulative impacts from nearby developments and the planned speed limit reductions along Sutton Road and East Tallagandra Lane.

6.7 Groundwater Hydrology

Part of the subject land is identified on the YVLEP *Groundwater Vulnerability Map*. Clause 6.4 of the LEP seeks to maintain the hydrological functions of groundwater systems and to protect vulnerable groundwater resources from depletion and contamination.

The Planning Proposal has been informed by a range of technical studies, including a Stage 1 Biodiversity Assessment Method (BAM) survey, a Flood Impact and Risk Assessment, and the Preliminary Contamination Assessment, all of which recognise the presence of intermittent drainage lines and groundwater-related features on the site. Development is proposed on the eastern portion of the site, while significant areas of native vegetation, riparian corridors, and conservation land are to be retained and protected on the western portion.

In the context of Clause 6.4, the Planning Proposal has considered the following matters:

» **Likelihood of groundwater contamination**: Development has been designed and sited to avoid potential sources of contamination. On-site wastewater management will comply with Council's requirements and is located outside riparian corridors. The Preliminary Site Investigation did not identify any potential sources of contamination. Storage of fuels, chemicals or wastes will be strictly controlled through conditions at the DA stage.

» **Impacts on groundwater dependent ecosystems**: Ecological assessments have not identified significant groundwater dependent ecosystems within the developable area. Protection of watercourses and the dedication of a Public Recreation zone along the McLauchlins Creek riparian zone provide further assurance that groundwater-dependent habitats are not adversely impacted.

» **Cumulative impacts on groundwater supply**: The scale of the proposal (approximately 190–200 lots depending on final design) is not anticipated to place demand on groundwater extraction, particularly as water supply is expected to be secured primarily through rainwater tanks rather than relying on individual groundwater bores.

» **Mitigation measures**: Development controls and subdivision design ensure that appropriate site-specific wastewater management, erosion and sediment controls, and protection of riparian buffers are incorporated. These measures avoid and minimise risks to groundwater quality and function.

Having regard to Clause 6.4(4), the Planning Proposal demonstrates that the land can be developed while ensuring that the design and management of future development avoids significant adverse impacts on

groundwater. Accordingly, the proposal is consistent with the objectives of Clause 6.4 and ensures the long-term protection of groundwater resources.

6.8 Bushfire

The Planning Proposal has considered bushfire risk in accordance with the *Planning for Bush Fire Protection 2019* (PBP 2019). A review of the NSW Bush Fire Prone Land Map confirms that portions of the site are identified as bushfire prone, primarily associated with grassland vegetation and areas of remnant woodland along the western boundary.

A preliminary assessment undertaken by the bushfire consultant indicates that the land proposed to be zoned R2 Low Density Residential can be developed having regard to the performance requirements of PBP 2019. The concept site layout and lot sizes have been configured to allow an appropriate separation between dwellings and classified vegetation. In areas affected by grassland hazard, the proposed lot sizes (5000 m² and larger) provide sufficient space to accommodate individual Asset Protection Zones (APZs) of 10–15 metres within each allotment. This approach satisfies the intent of PBP 2019 by providing defendable space without the need for continuous perimeter roads.

Where lots are smaller or where a defined bushfire interface occurs, broader-scale APZs or interface treatments can be provided within open space corridors or road reserves to ensure compliance with PBP 2019. Access arrangements and internal roads will be designed to meet the egress and operational requirements for firefighting vehicles, and fire trails may be incorporated in locations of lower-intensity grassland hazard.

Overall, the Planning Proposal demonstrates that the land can be developed in a manner consistent with the Planning for Bush Fire Protection 2019 guidelines. Bushfire risk can be effectively managed through detailed subdivision design, the application of appropriate APZs, and adherence to the RFS development standards at the development application stage.

A Bushfire Report will be necessary to support the subdivision of the land and final layout at the DA stage.

7. The Planning Proposal

The Planning Proposal has been prepared in accordance with Section 3.33(2) of the *Environmental Planning and Assessment Act 1979* (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 7 Part 1)
- An explanation of the provisions that are to be included in the proposed instrument (refer Section 7 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 7 3)
- Maps to be adopted by the proposed instrument (refer Section 7 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 7 Part 5)
- Details on the proposed project timeframe for the completion of the Planning Proposal (refer Section 7 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 enable the development of land consistent with the local and state strategic planning framework.

The Planning Proposal has considered, in detail, the areas identified as suitable for low density residential development, recreation and conservation development under the YVSS.

Part 2 - Explanation of provisions

The YVLEP sets out the legislative framework for land use and development in the LGA through the application of land use zones and development controls.

The Planning Proposal results in an amendment to the mapping. There are no changes to any existing clauses and the proposal does not introduce any new provisions.

The proposal seeks to achieve the intended outcomes outlined in Part 1 above by amendments to the following Maps as described in Part 4 of the YVLEP.

- **Land Zoning Map** - Rezone part of the site R2 Low Density Residential, part RE1 Public Recreation, and part C2 Environmental Conservation
- **Lot Size Map** – Amend the MLS for the land proposed to be zoned R2 to 5000m^2. Amend the MLS for the C2 zoned land north of East Tallagandra Lane to AB2 – 16ha. No change to the MLS

for the land south of East Tallagandra Lane (retain as AB5 – 40ha). No MLS is proposed for the RE1.

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 Department the amendment has merit and enable the Planning Proposal to proceed to a Gateway Determination and through a Public Exhibition process.

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 following strategic plans and reports that have been prepared and endorsed by Council:

The Strategic Merit is considered in detail is **Section 5**.

Q2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A Planning Proposal seeking to amend YVLEP is considered the best means of achieving the objectives and intended outcomes set out in Part 1 of this Planning Proposal and the most effective way of providing certainty for Council and the local community for the delivery of the YVSS.

Section B – Relationships to Strategic planning framework

Q3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?

The proposal is consistent with the South East and Tablelands Regional Plan 2036 and the Draft South East and Tablelands Regional Plan 2041. Refer Section 5.

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 YVSS and Sutton Village Master Plan. Refer Section 5.

Q5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The Planning Proposal is consistent with the *relevant* State Environmental Planning Policies as follows:

Table 5 State Environmental Planning Policies

Policy	Applicability & Consistency Comment
State Environmental Planning Policy (Resilience and Hazards) 2021	Chapter 4 – Contaminated Land: The *Preliminary Site Investigation* (PSI) (**Attachment C**) confirms no potentially contaminating activities and no unacceptable risk. An Unexpected Finds Protocol will be implemented during works. The land is therefore suitable for residential use, satisfying Chapter 4 and Ministerial Direction 4.4. Flooding has been assessed in accordance with the *NSW Flood Risk Management Manual (2023)* and can be managed through subdivision design. Bushfire risk can be mitigated in accordance with *Planning for Bush Fire Protection 2019*. The proposal is consistent with the Resilience and Hazards SEPP.
State Environmental Planning Policy (Biodiversity and Conservation) 2021	The BC SEPP consolidates biodiversity, water, and heritage provisions. No mapped chapters (Sydney Harbour, Coastal Management, or Drinking Water Catchments) apply at Sutton. The BAM Stage 1 (**Attachment F**) and Capital Ecology investigations identify areas suitable for conservation and confirm that development can avoid and minimise biodiversity impacts. Future stewardship of high-value areas aligns with the objectives of the BC SEPP. The proposal is therefore consistent with the Biodiversity and Conservation SEPP.
State Environmental Planning Policy (Housing) 2021	The proposal facilitates low-density housing consistent with the Housing SEPP's aims to expand housing supply and choice. While the SEPP primarily regulates infill, affordable, and diverse housing types, its strategic objectives—to support supply in appropriate locations—are met. Detailed SEPP Housing provisions will be addressed at DA stage. The proposal is consistent with the Housing SEPP. The proposal is supported by a *Population and Housing Demand Study* (refer **Attachment G**)
State Environmental Planning Policy (Transport and Infrastructure) 2021	The SEPP applies to works by or on behalf of public authorities and certain infrastructure-adjacent development. The Planning Proposal incorporates future upgrades and realignment of Sutton Road and the village bypass, improving safety and accessibility. These outcomes support the SEPP's intent to integrate land use and transport infrastructure. The proposal is consistent with the Transport and Infrastructure SEPP.
State Environmental Planning Policy (Primary Production) 2021	The SEPP aims to protect agricultural resources and manage land-use conflict. The site is located within the Sutton Village growth area identified in the YVSS as the area for urban expansion. The proposed residential and conservation zoning provides an appropriate transition to adjoining rural lands and maintains buffers to agricultural activities.
State Environmental Planning Policy (Planning Systems) 2021	This SEPP consolidates procedural and administrative provisions (e.g., plan-making, infrastructure contributions). The Planning Proposal has been prepared in accordance with EP&A Act, relevant Ministerial Directions, and the *LEP Making Guideline (Aug 2023)*. Consistent.

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 6 9.1 Directions

Focus Area	Objective	Response
Focus Area 1 – Planning Systems		
1.1 Implementation of Regional Plans	To give effect to Regional and District Plans in local strategic planning and LEP making.	Consistent The proposal is consistent with the *South East and Tablelands Regional Plan 2036 and Draft Regional Plan*, which identifies Sutton as part of the Canberra-Yass growth corridor and encourages housing diversity and managed expansion of settlements near Canberra. The rezoning delivers additional low-density housing and a significant conservation outcome aligned with regional priorities for sustainable growth, biodiversity protection and cross-border infrastructure coordination.
1.3 Approval and Referral Requirements	To avoid introducing unnecessary concurrence or referral provisions.	Consistent. The Planning Proposal does not create any new concurrence or referral requirements. Development assessment will occur under existing statutory provisions.
1.4 Site-Specific Provisions	To ensure LEPs do not contain unnecessary or overly detailed site-specific provisions.	Consistent. The proposal relies on standard LEP zoning and minimum-lot-size controls only. No bespoke local clauses are proposed. Detailed design controls will be addressed through the DCP and future subdivision DA.
Focus Area 3 — Biodiversity and Conservation		
3.1 Conservation Zones	To ensure that land of high environmental value is identified and appropriately zoned for long-term protection.	Consistent. The majority of the land is currently zoned RU1 with smaller areas of RU2 and RE1. The land use table in the RU1 zone includes a number of residential uses as permissible, however, the objectives align with the use of the land for agriculture. Agriculture is permissible on the site without consent. Most forms of agriculture are

Focus Area	Objective	Response
		inconsistent with conservation of environmentally sensitive land. The Stage 1 BAM (2025) identified significant native vegetation and fauna habitat on the western portion of the site (Attachment F). A BCAR is also being prepared for the site. The proposal supports this direction through the inclusion of over 150ha of land in a C2 Environmental Conservation zone.
3.2 Heritage Conservation	To conserve Aboriginal and historic heritage significance.	The Aboriginal Due Diligence Assessment (2024) identified 20 sites and 2 PADs. The conservation area and open-space design enable avoidance of known items. Any unavoidable impacts will be managed through ACHAR/AHIP processes at the DA stage. Consistent.
Focus Area 4 – Resilience and Hazards		
4.1 Flooding	To ensure that rezonings avoid intensifying development on flood-prone land unless risk is appropriately managed.	A comprehensive Flood Impact and Risk Assessment (FIRA) (Attachment B) has been prepared in accordance with Council's Sutton Floodplain Risk Management Study & Plan (2016) and the NSW Flood Risk Management Manual (2023). The PP demonstrates alignment with the NSW Flood Prone Land Policy. Flood-prone areas have been excluded from the proposed development footprint. Residential lots are located on higher ground, ensuring dwellings are outside flood hazard areas. Hydraulic modelling (pre- and post-development) confirms no significant change to flood behaviour, with impacts contained within existing waterways and no increase in flood risk to adjoining land. The FIRA assessed multiple design storm events, including the 1% AEP and Probable Maximum Flood (PMF), ensuring that cumulative impacts are understood and mitigated through layout design and stormwater controls.

Focus Area	Objective	Response
		Climate change scenarios (1% AEP with IPCC SSP3-2100 projections) have been modelled. Results show flood-free land for residential development and no unacceptable increase in hazard. A preliminary emergency response strategy has been prepared. Evacuation and access requirements will be refined at DA stage in consultation with NSW SES to ensure public safety.
4.3 Planning for Bush Fire Protection	To ensure rezoned land can achieve *Planning for Bush Fire Protection 2019* outcomes.	Consistent (subject to detailed subdivision layout). The R2-zoned land can be designed to satisfy *PBP 2019* requirements via either perimeter roads or individual asset-protection setbacks. Grassland interfaces can be managed internally without unacceptable risk.
4.4 Remediation of Contaminated Land	To ensure land is suitable or can be made suitable for the proposed use.	Consistent. The Preliminary Site Investigation (**Attachment C**) found no Potentially Contaminating Activities or EPA notices. The site is suitable for residential use with an *Unexpected Finds Protocol* recommended.
Focus Aea 5 – Transport and Infrastructure		
5.1 Integrating Land Use and Transport	To ensure transport and land-use planning are integrated to improve accessibility and safety.	Consistent. The Traffic Impact Assessment (Attachment D) confirms capacity of Sutton Road and local streets, and supports the concept of the future Sutton Bypass. The proposed Planning Agreement will facilitate road realignment and improve safety and heavy-vehicle separation near the school and village.
5.2 Reserving Land for Public Purposes	To ensure land required for public purposes is appropriately identified.	Consistent. The proposal incorporates land for open space, drainage corridors and the potential Sutton Bypass corridor. These can be secured via zoning or acquisition mapping

Focus Area	Objective	Response
		and delivered through the Planning Agreement.
Focus Area 6 – Housing		
6.1 Residential Zones	To encourage a variety of housing types in suitable locations with adequate infrastructure.	Consistent. The rezoning introduces an R2 Low Density Residential zone with minimum lot sizes of ≈5000 m², consistent with Sutton's role in providing village-edge rural-residential living. Servicing, traffic and environmental constraints have been assessed and are manageable.
Focus Area 8 - Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	To protect resources and avoid land-use conflict.	Consistent. No mapped or known extractive or mineral resources occur on or adjacent to the site. The proposal will not constrain resource access or existing operations.
Focus Area 9 – Primary Production		
9.1 Rural Zones	To protect agricultural resources, maintain rural character, and manage the transition between rural and village areas.	Consistent. The proposal converts marginal grazing land at the village fringe to a low-density residential and conservation outcome consistent with the *Sutton Village Master Plan* and *Yass Valley Settlement Strategy (2019)*. The transition from rural land to village core is managed through lot size, vegetation retention and open-space buffers.
9.2 Rural Land	(a) Protect the agricultural production value of rural land. (b) Facilitate the orderly and economic use and development of rural lands for rural and related purposes. (c) Assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State. (d) Minimise the potential for land fragmentation and land use conflict in rural areas.	The Planning Proposal satisfies the intent of this Direction. The proposal applies to land currently zoned RU1 Primary Production and RU2 Rural Landscape and seeks to rezone only those areas identified through detailed environmental and strategic assessment as suitable for low-density and large-lot residential development, with extensive areas of high environmental and agricultural value retained in conservation and open space zones.

Focus Area	Objective	Response
	(e) Encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land. (f) Support the delivery of the actions outlined in the NSW Right to Farm Policy.	The proposal has been informed by agricultural, environmental, and infrastructure assessments demonstrating that the land subject to rezoning has limited productive agricultural capacity and is already influenced by existing village and residential interfaces. The design minimises rural land fragmentation by clustering development adjacent to the existing Sutton village, maintaining larger rural and conservation holdings to the west. The proposal aligns with the Regional Plan 2036 (and draft Regional Plan 2041) and the YVSS both of which identify Sutton as a focus area for managed rural lifestyle and village expansion. The proposal therefore supports the orderly transition of marginal rural land to residential use while maintaining the rural character, protecting high-value land and biodiversity, and reducing conflict between rural and residential uses through appropriate buffers and zoning.

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?

The Stage 1 Biodiversity Assessment Method (BAM) survey program undertaken by Capital Ecology included comprehensive vegetation mapping, 46 BAM plots across 13 vegetation zones, a remnant hollow-bearing tree assessment, and targeted surveys for relevant BC Act/EPBC Act listed species (including Superb Parrot, Golden Sun Moth, Striped Legless Lizard, Pink-tailed Legless Lizard, Key's Matchstick Grasshopper, forest owls and other woodland birds). This field effort spanned late winter 2024 to early autumn 2025 and totalled ~200+ person-hours of targeted survey work. The work identified areas of higher biodiversity value (including hollow-bearing trees and native woodland/grassland habitats) and confirmed that potential species-credit species habitat is largely concentrated in the less-disturbed western part of the land.

The Planning Proposal layout has been designed to avoid and protect those higher-value areas. Development is confined to the more modified eastern/central portions of the site that are predominantly cleared/grazed, while the western portion (supporting the highest biodiversity values and key habitat features) is to be retained and managed for conservation, with the proponent intending to establish a Biodiversity Stewardship Site over that balance land. Consistent with the BAM Stage 1 mapping and constraints, riparian corridors and drainage lines are buffered, hollow-bearing trees and habitat features are retained where practicable, and future road/residential footprints focus on already-disturbed areas.

On this basis, the proposal is not expected to adversely affect "critical habitat" (noting that declared critical habitat is rare in NSW and none has been identified for the site), and the likelihood of adverse effects on threatened species, populations, ecological communities or their habitats has been minimised through:

- **Avoidance**—zoning/layout that keeps the highest-value vegetation and habitat outside the developable area;
- **Protection/management**—committing the retained western area to in-perpetuity conservation management; and
- **Refinement at DA**—applying BAM-C at the DA stage (as required) to finalise impact footprints, offsets (if any), tree retention, and targeted micro-siting.

Residual risks (e.g., localised vegetation loss within the developable envelope, potential disturbance near drainage lines, or removal of isolated habitat trees) are able to be managed through standard safeguards: mapped biodiversity buffers, tree retention and pre-clearing protocols, fauna handling, erosion/sediment controls, lighting and fencing design to maintain fauna movement, and (where needed) offsetting consistent with the Biodiversity Offset Scheme.

The avoidance-led layout and conservation of the highest-value habitats, there is low likelihood of adverse effects on threatened species or ecological communities. Any residual, site-edge impacts can be mitigated and managed through detailed design and approvals at the DA stage, consistent with BAM and *Biodiversity Conservation Act*.

Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Section 6 (above) provides an overview of the technical and supporting documentation addressing the potential impact of the development. This documentation has been prepared to demonstrate the suitability of the R2 Low Density Residential zone and C2 Environmental Conservation for the areas proposed to be avoided.

The potential for impact of future development can be mitigated and will be addressed in detailed DAs.

Q9. Has the Planning Proposal adequately addressed any social and economic effects?

The Sutton Population and Housing Demand Study, prepared by HillPDA (**Attachment G**) to support the Planning Proposal assesses demographic trends, housing supply, and demand across Sutton and the broader Yass Valley LGA. The study identifies a clear and growing need for additional housing in Sutton, driven by population growth, regional migration, and limited local land supply.

The analysis finds that Sutton forms part of a wider cross-border housing market with the ACT, with many residents commuting to Canberra for employment. Canberra's constrained land supply and rising housing costs are generating strong spill-over demand for larger rural residential lots in surrounding NSW towns such as Sutton. The locality's proximity to Canberra (approximately 20 minutes' drive) makes it highly desirable for families and professionals seeking rural living with access to urban services and employment.

Sutton's housing supply is limited, with few new subdivisions in recent years and rapid sales absorption for projects such as Woodbury Ridge and The Fields Stage 1. Market evidence demonstrates a strong and continuing appetite for lots between 5,000 m² and 2 ha, consistent with the rural village character.

The study concludes that:

- Demand for rural residential housing in Sutton exceeds current supply, leading to affordability pressures and constrained choice.

- Population growth is expected to continue, influenced by internal migration and lifestyle preferences for rural living near Canberra.
- The proposed rezoning would help address a demonstrable housing shortfall, providing appropriately sized lots in line with community expectations and market trends.
- The proposal aligns with the directions of the South East and Tablelands Regional Plan 2036 and the YVSS, both of which identify Sutton as a suitable location for managed growth.

Overall, the study supports the Planning Proposal on the basis that it will deliver social and economic benefits by expanding housing choice, supporting local construction and services employment, and reinforcing Sutton's role as a sustainable rural village within the Canberra region housing market.

Q10. Is there adequate public infrastructure for the Planning Proposal?

The existing public infrastructure in Sutton is limited and reflects the village's small rural character. The community has previously indicated that it does not support smaller 2000m^2 lots requiring reticulated sewer. Accordingly, the Planning Proposal provides for larger rural-residential lots (generally 5,000m^2 – 2 ha) that can be serviced by on-site wastewater management systems, in line with the community's preferences and the capacity of local infrastructure.

While the development will rely on on-site services for water and sewer, the proposal includes significant upgrades to local and regional road infrastructure. This includes the provision of new internal subdivision roads and the delivery of the Sutton bypass and new bridge crossing to replace the existing flood-prone causeway on Sutton Road. These works will improve road safety, resilience, and connectivity, divert heavy vehicles away from the village and school precinct, and provide improved pedestrian infrastructure and linkages.

The Planning Proposal provides for self-contained on-site servicing and delivers essential transport and access upgrades that will result in a net positive infrastructure outcome for the village and the broader community.

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.

Initial consultation has been undertaken with relevant State Government agencies and issues raised have been satisfactorily addressed in the initial Scoping Proposal and the Planning Proposal documentation.

Part 4 - Maps

The proposal will amend the zone and lot size maps. The YVLEP have adopted digital mapping for the Land Zoning Map. The PDF maps remain in-force for all other layers.

The following Map Sheets require an amendment:

Table 6 Maps

Planning Control	Description
Land Zoning Map (digital map)	Amed the Map to reflect the R2 Low Density Residential, C2 Environmental Conservation and RE1 Public Recreation zones
Lot Size Map (Map Sheets LSZ_005 and LSZ_005F)	Apply a MLS of 5000m^2 to the corresponding R2 zoned land. Apply a MLS code AB2 16ha to the C2 zone north of East Tallagandra Lane. Retain the MLS code AB5 40ha to the C2 zone south of East Tallagandra Lane. Exclude the RE1 zone from the MLS Map.

The current and proposed Land Use Zone and Lot Size map comparisons are shown in **Figures** below.

Figure 14 Proposed Land Use Zone Map

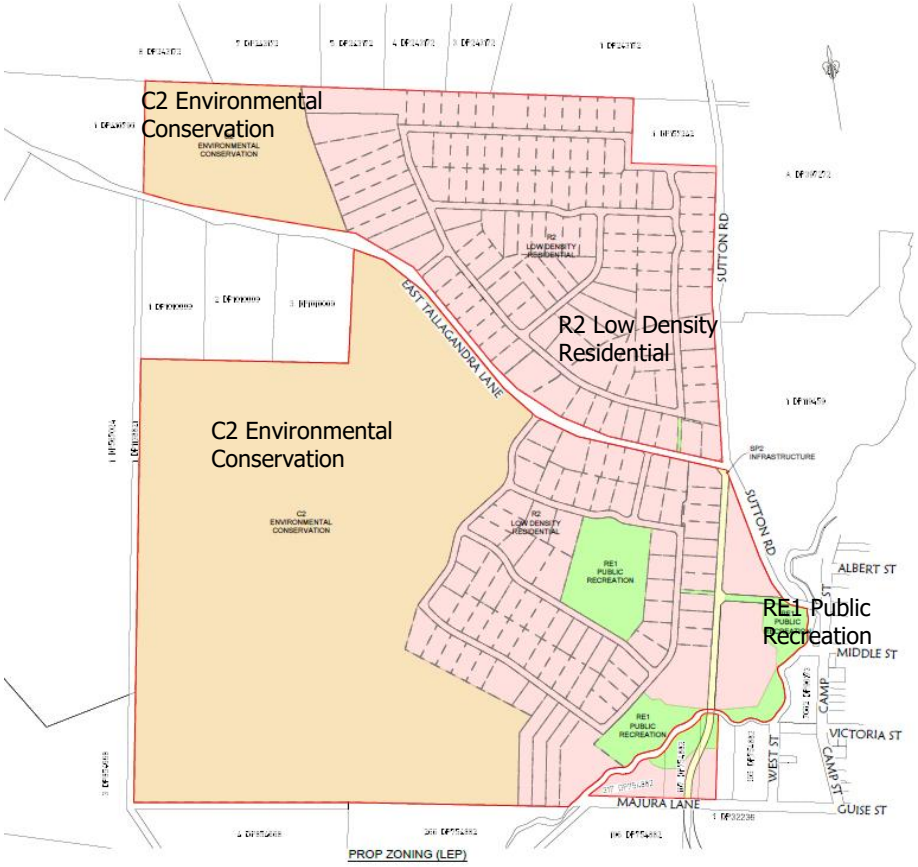
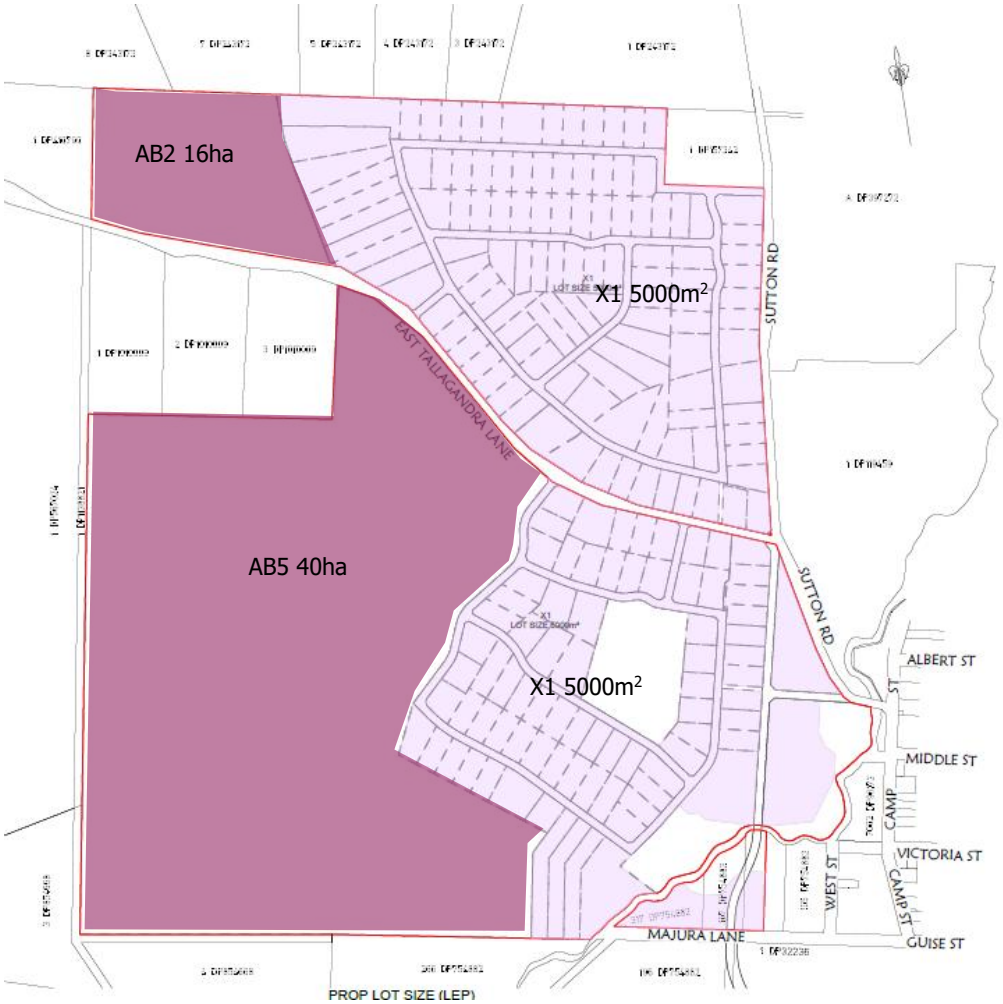


Figure 15 Proposed Lot Size Map



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 likely to require further concurrence with agencies throughout the process.

8. Conclusion

The Planning Proposal for 91 Guise Street, Sutton represents a well-considered and strategically justified opportunity to facilitate rural-residential growth consistent with the Sutton Village Master Plan and YVSS. It responds directly to the NSW Government's focus on accelerating housing delivery under the *National Housing Accord and Housing 2041*, while maintaining the village's character, environmental values and community expectations.

The proposal has been guided by comprehensive technical investigations addressing biodiversity, flooding, traffic, heritage, contamination, and servicing. These studies confirm that:

- development can occur safely and sustainably within identified environmental constraints;
- areas of high biodiversity and Aboriginal cultural significance are avoided and protected through a conservation zoning and future Biodiversity Stewardship Agreement;
- flooding and bushfire risks can be managed in accordance with contemporary NSW policies and guidelines; and
- there is adequate capacity to provide essential on-site infrastructure without reliance on reticulated sewerage.

Importantly, the proposal will deliver a range of public benefits through a Planning Agreement, including the dedication of over 50% of the land for open space and conservation, the provision of land for the Sutton bypass and bridge realignment, and improved pedestrian and safety outcomes for the village.

The development will support the regional housing market identified in the HillPDA Population and Housing Demand Study, contributing new supply of larger-lot housing suited to local demand and the cross-border workforce of the ACT. In doing so, it will enhance housing choice within Yass Valley while strengthening Sutton's role as an attractive, low-density rural village.

On balance, the proposal demonstrates strong strategic merit, sound environmental management, and clear public benefit. It is consistent with the objectives of the *Environmental Planning and Assessment Act 1979*, relevant SEPPs, Ministerial Directions, and the *Local Environmental Plan Making Guideline*.

Accordingly, the Planning Proposal is suitable for progression to Gateway Determination and subsequent community consultation.

Attachments

A. General Arrangement & Concept Layout

B. Flood Impact and Risk Assessment Report

C. Preliminary Site Investigation

D. Traffic Impact Assessment

E. Aboriginal Cultural Heritage Due Diligence

F. BAM Stage 1

G. Population and Housing Demand Study

A. General Arrangement & Concept Layout

B. Flood Impact and Risk Assessment Report

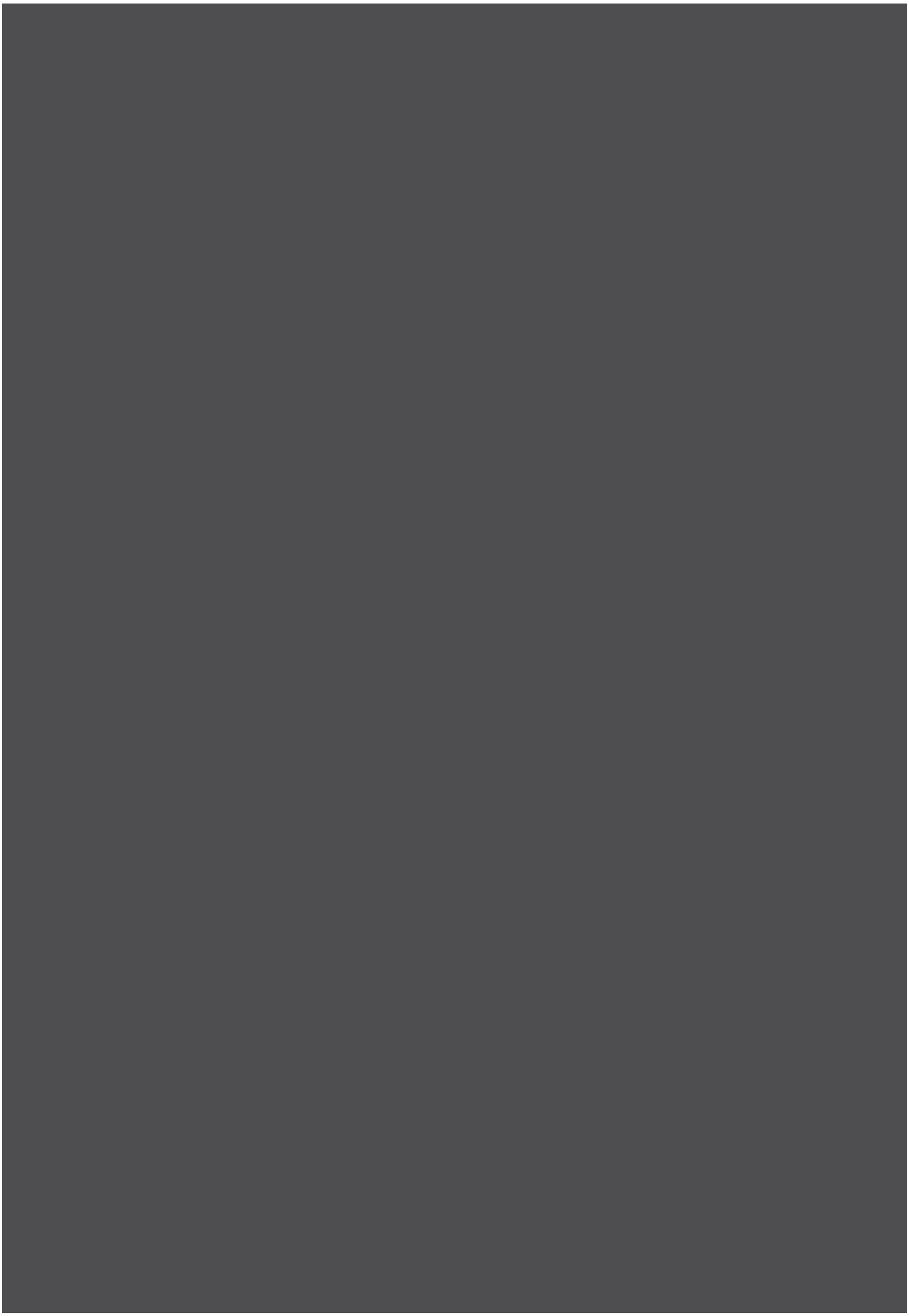
C. Preliminary Site Investigation

D. Traffic Impact Assessment

E. Aboriginal Cultural Heritage Due Diligence

F. BAM Stage 1

G. Population and Housing Demand Study



2025 Strategic Plan
Sutton Recreation Ground

This strategy guides the future development of Sutton Recreation Ground within the Yass Valley

Adopted by Council XXXXX

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1. BACKGROUND

The Yass Valley local government area is home for multiple recreational facilities which each host a range of various passive and dynamic activities.

The facilities are:

- Binalong Recreation Ground
- Bookham Recreation Ground
- Bowning Recreation Ground
- Gundaroo Recreation Ground
- Murrumbateman Recreation Ground
- Sutton Recreation Ground
- Wee Jasper Recreation Ground
- Joe O'Connor Park, Yass
- Victoria Park, Yass
- Walker Park, Yass

Each facility is uniquely identified by its own features (including but not limited to) playgrounds, sporting fields, community halls, swimming pools, skate parks and passive open spaces.

It is important that Council owned/managed facilities are well managed, maintained and developed to meet the growing needs and expectations of both community members and visitors to Yass Valley.

To provide a methodical approach Council will develop site specific strategic plans to assist with development activities.

2. PURPOSE

The strategic plan will provide direction and support delivery of planning, development, and management of the Sutton Recreation Ground.

Sutton Recreation Ground is a multi-use facility located on West Street within the town of Sutton. The facility includes a sporting field, tennis courts, playground, equestrian area, community hall, amenities building, water wise gardens and passive open space areas. The strategic plan seeks to:

- Provide quality sporting and recreational space for the community
- Provide a management approach that delineates and integrates activities within the site and surrounding recreational areas
- Provide a priority program for the development of the site
- Enhance the aesthetics for the natural environment of the Sutton Recreation Ground.

3. CONSULTATION

Public consultation is a critical component of strategic planning, ensuring that decisions are informed by the perspectives and needs of the community. Engaging stakeholders throughout the process promotes transparency, inclusivity, and shared ownership of outcomes. By incorporating diverse insights and feedback, the organisation can identify opportunities, anticipate challenges, and develop strategies that are both practical and broadly supported. This collaborative approach enhances accountability, builds trust, and strengthens the overall effectiveness and sustainability of the strategic plan.

Yass Valley Council will consult with internal and external stakeholders to understand and develop assets that are identified within the strategic plan.

Council has worked extensively with the community and local sporting bodies to gain an understanding of the requirements for the Sutton Recreation Grounds. This is reflected in the actions list within this strategic plan.

Yass Valley Council acknowledges, encourages and supports the initiatives from community/sporting groups in delivering community-led projects that provides long-lasting positive benefits for the area.

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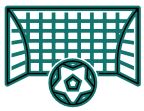
4. CURRENT FACILITIES

Sutton Recreation Ground is a multiuse facility comprising of the following infrastructure:

- Community Hall
- Amenities building
- Sporting oval
- Tennis courts
- 24/7 Recycling facility
- Township/district category playground
- Waterwise gardens
- Equestrian area
- Seating/table setting

Sutton Recreation Ground is a facility that is used for active and passive recreation. The key local activities undertaken include:

Soccer



Tennis

Junior Cricket

Equestrian Activities

Community Events

Christmas Carols

The recreation ground has a designated passive recreation area which includes local waterwise gardens and granite pathways, a township/district park category playground and significant open space area.

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5. STRATEGIC MAPPING

Figure 1 – Aerial Overview

6.8 Draft Sutton Recreation Ground Strategic Plan 2025
Attachment A DRAFT Sutton Recreation Ground Strategic Plan 2025

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6. PLAN OF MANAGEMENT

Under Section 36 of the Local Government Act 1993, Council must prepare Plans of Management for community land.

Management actions relating to Council owned/managed facilities will be identified under a Plan of Management which will include:

- Identify the category of the land
- The condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management
- A current description of the natural and cultural resources
- Planning considerations relevant to the land
- A statement of the long-term objectives for the reserve and the associated management targets for the specified period
- Method of assessment of organised objectives and targets
- Authorises leases, licences and other estates

7. COUNCIL POLICIES, STRATEGIES AND PLANS

Yass Valley Council has implemented the following documents to assist with its management and operation of recreational facilities.

These are:

Policies

- Community Sports Facility Booking Policy
- Sports Facility Closure Policy
- Access Through Parks Policy
- Waste Management Policy

Policies are located on Councils website:

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

Strategies

- Yass Valley Open Space Strategy 2024-2036
- Park and Playground Strategy 2017

Strategies are located on Councils website:

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

Plans

- Parks and Recreation Asset Management Plan
- Sutton Village Master Plan

Plans may be accessed from Councils website:

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

Documents under development

- 2025 Parks and Play Strategy
- Tree Management Strategy

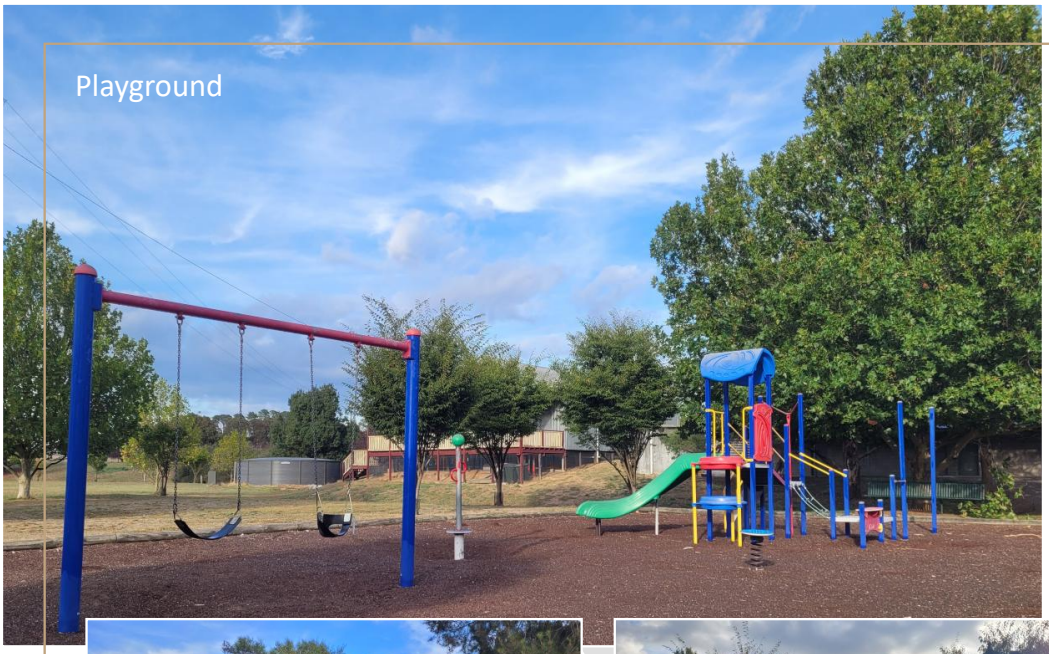
8. MANAGEMENT ZONES

Sporting and Active Zones

These areas can be used for both sporting and active recreation and includes a playing field, tennis courts and an equestrian arena.

Passive Recreational Zone

This zone includes a township/district park category playground, which was installed in 2012. There is also a large passive recreational open space area and local waterwise gardens with granite pathways.

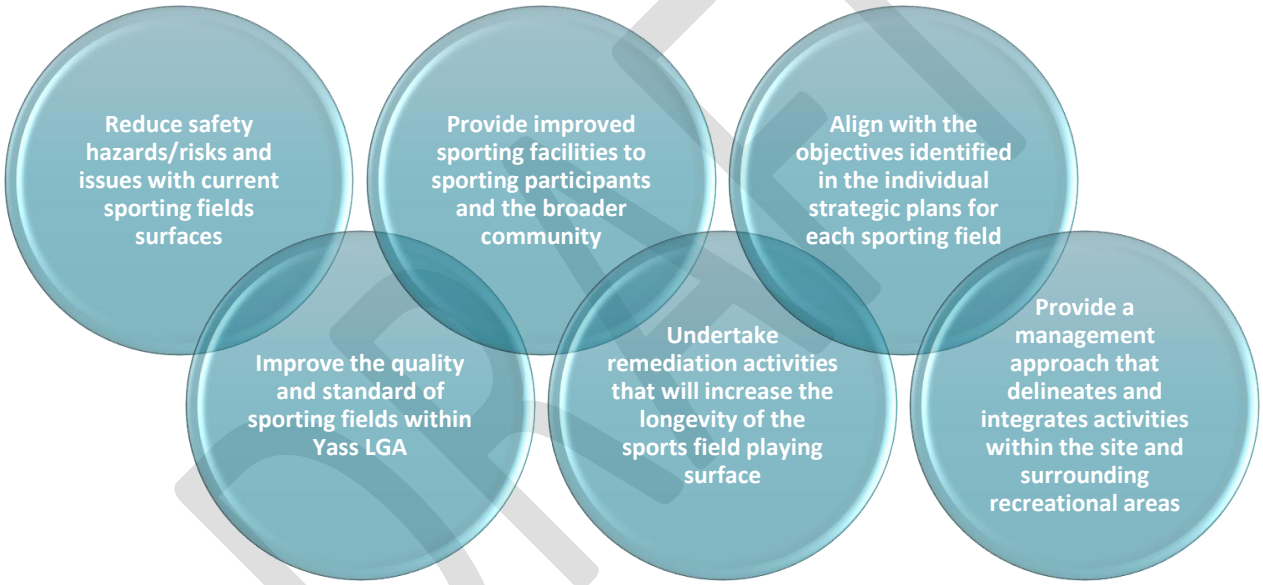


9. SPORTS FIELD REMEDIATION PROGRAM

Council has implemented a Sports Field Remediation Program which outlines Council's vision for maintaining sports fields within the Yass Valley Local Government Area (LGA).

Yass Valley Council has multiple established sporting fields that form an integral part of the LGA and essential to the quality of life of its residents. They are a key community asset bringing everyone together, encouraging social interaction and providing the community with opportunities for social and physical development.

The program aims to:



The program provides long-term cost efficiencies and long-lasting benefits for Council, sporting participants and the broader community.

The program will contribute to the reduction of Council's maintenance costs by undertaking a methodical approach to turf renovations and improvements.

10. VEGETATION AND TREE MANAGEMENT

We as a Council value our vegetation and trees as they improve our urban environment, provide shade, habitat and assist in air purification.

Development of a Tree Management Strategy is identified in Councils 2025/26 Operational Plan.

The Tree Management Strategy will outline how Yass Valley Council plans to manage and maintain trees located on council owned/managed land including road reserves, open space and recreation facilities.

Currently council proactively and reactively manages trees and vegetation with routine maintenance tasks carried out by qualified Council staff and/or a Council appointed contractor.

11. ACTION PLAN

It is important to develop Sutton Recreation Ground in a sequential and detailed approach. This allows the proposed activities to be identified, resourced and programmed as appropriate. Priority projects will be considered annually by Council through its Operational Plan Process and identified for grant funding where applicable.

The proposed actions as outlined below will provide guidelines for the enhancement and development of Sutton Recreation Ground and its immediate surrounds.

Item	Activity	Priority	Project Owner
Sporting Precinct:			
1	Upgrade playing surface of sports field (including cricket pitch	HIGH	SDCA
2	Install irrigation to playing field	HIGH	SDCA
3	Install LED lighting to playing field and tennis courts	MEDIUM	YVC/User Groups
4	Renovation of tennis courts	MEDIUM	YVC/SDCA
5	Install cricket nets	LOW	YVC/User Groups
6	Install multipurpose hard court	LOW	YVC/User Groups
7	Installation of rabbit resistant oval fencing	LOW	YVC/SDCA
8	Install portable grandstands	LOW	YVC/User Groups
9	Install portable soccer goals	LOW	User Groups
10	Install AFL and Rugby League goal posts	LOW	YVC/User Groups
General Purpose:			
1	Upgrade bore	HIGH	SDCA
2	Develop open space areas (i.e. BBQ)	MEDIUM	YVC/SDCA
3	Installation of shade cover over playground	MEDIUM	YVC/SDCA
4	Upgrade recycling facilities	MEDIUM	YVC
5	Install outdoor fitness equipment	LOW	YVC/SDCA

NB: priorities and funding will be subject to consideration annually by Council in its Operational Plan Process.

Action Plan revised October 2025.

Approval History

Review Date	Report to Council	Minute No.	Exhibition Period	Adoption
October 2025				

DRAFT

[redacted]

From: [redacted]
Sent: Wednesday, 21 January 2026 4:30 PM
To: [redacted]
Subject: [NOTE SENDER] New feedback on Sutton Recreation Ground Strategic Plan 2025

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

Hi [redacted]

You have received new feedback on the Guestbook on project **Sutton Recreation Ground Strategic Plan 2025** on your site,

-

This strategic plan for Sutton needs to be adopted. The state of the pot holes in sutton village urgently require attention. The small bridge is totally inadequate for the huge amount of traffic for which it caters. A ring road would be the answer.

-

Added by [redacted]

Click here to view the feedback

This is an auto-generated email sent when a contribution is added to your site on EngagementHQ. If you do not wish to receive this email in the future, you can configure your tool to not send emails.

Message protected by MailGuard: e-mail anti-virus, anti-spam and content filtering.
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WALKER PARK REGIONAL SPORTING COMPLEX

2017 STRATEGIC PLAN

yass valley council

the country the people

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1.0 Introduction

Walker Park is a multi-use sporting complex located within the township of Yass. The complex includes four levels of playing fields and two amenities buildings.

The purpose of this strategic plan is to provide Yass Valley Council and the community with a direction for structured development of Walker Park Regional Sporting Complex as well as meeting the legislative requirements of the *Local Government Act 1993.*

The objectives of the plan are to identify the current uses of the area and outline the long term direction of the development of the sporting complex.

2.0 Aims & Objectives

The aims and objectives of the strategic plan are**:**

- To provide a management approach that delineates and integrates activities within the site and surrounding recreational areas.
- To provide a proposed priority program for development of the site to a regional or national sporting level.
- Identify the need to develop a Plan of Management that will meet legislative requirements and be a supporting document for any grant funding applications.
- To enhance the aesthetics for the natural environment of Walker Park.
- To provide quality sporting and recreational space for the community.

3.0 Current Uses of Walker Park

Walker Park is a multipurpose complex that is utilised for active and passive recreation. The key local sports undertaken include:

- Soccer
- Rugby League
- Touch Football
- Junior Cricket
- Fitness Activities

The current sporting users of Walker Park participate at Local, Regional, State and National levels. Club games hosted at Walker Park include Canberra Region Rugby League and Canberra Football regional competitions. Walker Park also hosts one of the largest annual touch football competitions engaging 120 teams from around Australia with elite players included.

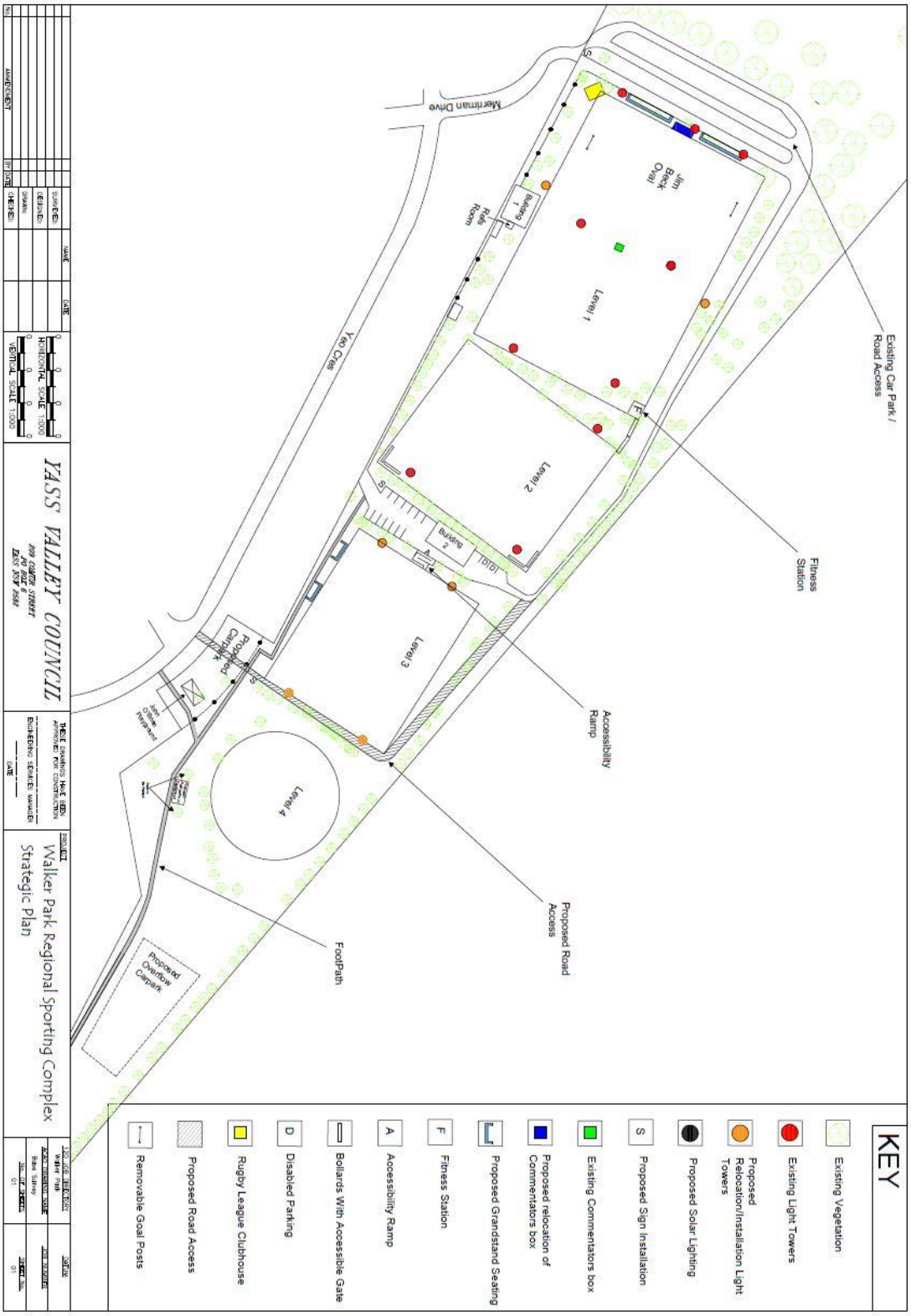
Walker Park has a designated passive recreation area which includes a category 2 playground and significant open space area.

4.0 Regional Sporting Hub

Walker Park is recognized as a regional sporting complex and as such requires facilities to adhere to these requirements. This would involve significant improvements to cater for large visitor numbers. User groups have been in consultation with Council to improve the site to increase sporting participation and ability to host major events. The strategic plan outlines the proposed future development of the site to upgrade the facility to be more in keeping with the standard of a regional facility.

5.0 Consultation

Yass Valley Council has worked extensively within the community and with local sporting bodies to develop the strategic direction in which Walker Park needs to move towards to formalise a regional sporting facility.


KEY
Existing Vegetation
Existing Light Towers
Proposed Relocation/Installation Light Towers
Proposed Solar Lighting
Proposed Sign Installation
Existing Commentators box
Proposed relocation of Commentators box
Proposed Grandstand Seating
Fitness Station
Accessibility Ramp
Bollards With Accessible Gate
Disabled Parking
Rugby League Clubhouse
Proposed Road Access
Removable Goal Posts
Existing Car Park / Road Access
Fitness Station
Accessibility Ramp
Proposed Road Access
FootPath
Proposed Overflow Carpark
Merriman Drive
Yass Creek
Level 1
Level 2
Level 3
Level 4
Jim Beck Oval
Building 1
Building 2
Proposed Carpark
YASS VALLEY COUNCIL
Walker Park Regional Sporting Complex
Strategic Plan

7.0 Description of Management Zones

7.1 Sporting and Active Zone

This zone provides an area which can be utilised for both sporting and active recreation. The site includes four levels of playing fields and a fitness station located on level two.

Figure 1 – Level one playing field

Figure 2 – Fitness Station

7.2 Passive Recreational Zone

This zone includes John O'Brien Park, a category 2 playground, which was installed in 2009 and a passive recreational open space area.

Figure 3- John O'Brien Park Playground

Figure 4- Passive open space area

8.0 Plan of Management Program

Under Section 36 of the Local Government Act 1993, Council must prepare Plans of Management for community land.

All Council owned sporting facilities will be incorporated in a generic Plan of Management. This will provide management actions that relate to all sporting facilities and will comprise the following:

- A plan of management for community land must identify the category of the land
- A current description of the natural and cultural resources.
- Planning considerations relevant to the land.
- A statement of the long term objectives for the reserve and the associated management targets for the specified period.
- Method of assessment of organized objectives and targets.
- The condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management.

9.0 Proposed Actions

It is important to develop Walker Park in a sequential and detailed approach. This allows the various tasks to be identified, resourced and programmed as appropriate. Projects can be considered annually by Council in the development of its Operational Plan and also identified for grant funding where applicable.

The proposed actions as outlined hereunder will provide the guidelines for the enhancement and development of Walker Park and its immediate surrounds into a regional sporting facility.

10.0 Action Plan

Item	Activity
1	Installation of lighting to Level 3
2	Upgrade existing fixed goalposts to removable goalposts
3	Retrofitting LED lighting to existing light towers
4	Relocation of light towers from center of Jim Beck oval to side of field (subject to advice from lighting expert)
5	Grandstand seating at Jim Beck Oval
6	Relocation of Commentators Box from center of Jim Beck oval to side of field
7	Redevelop irrigation system on Level 1 playing field
8	Refurbish building 1 & incorporate referee facilities
9	Accessibility ramp from Level 2 amenities building to Level 3
10	Bollards around Level 2 playing field with accessible gate
11	Redevelop carpark and road access
12	Relocation of John O'Brien Park Playground
13	Internal ground signage i.e. remote supervision, road signage, site information
14	Develop water supply system from Yass River for irrigation of playing fields
15	Line mark existing carpark
16	Solar lighting around carpark and building 1 and 2
17	Install irrigation system for Level 4
18	Develop landscaping features
19	Designated overflow carpark

NB: priorities and funding will be subject to consideration annually by Council in its Operational Plan Process.

Walker Park

Regional Sporting Complex

2025 Strategic Plan

Adopted by Council XXXXX

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1. BACKGROUND

The Yass Valley local government area is home for multiple recreational facilities which each host a range of various passive and dynamic activities.

The facilities are:

- Binalong Recreation Ground
- Bookham Recreation Ground
- Bowning Recreation Ground
- Gundaroo Recreation Ground
- Murrumbateman Recreation Ground
- Sutton Recreation Ground
- Wee Jasper Recreation Ground
- Joe O'Connor Park, Yass
- Victoria Park, Yass
- Walker Park, Yass

Each facility is uniquely identified by its own features (including but not limited to) playgrounds, sporting fields, community halls, swimming pools, skate parks and passive open spaces.

It is important that Council owned/managed facilities are well managed, maintained and developed to meet the growing needs and expectations of both community members and visitors to Yass Valley.

To provide a methodical approach Council will develop site specific strategic plans to assist with the development activities.

2. PURPOSE

The strategic plan will provide direction and support delivery of planning, development, and management of the Walker Park sporting complex.

Walker Park is recognised as a regional sporting complex and as such requires facilities to adhere to these requirements. This would involve significant improvements to cater for large visitor numbers. User groups in consultation with Council will look to improve the site to increase sporting participation and ability to host major events. The strategic plan outlines the proposed future development of the site to upgrade the facility to the standard of a regional facility.

The strategic plan seeks to:

- Provide quality sporting and recreational space for the community
- Provide a management approach that delineates and integrates activities within the site and surrounding recreational areas
- Provide a priority program for the development of the site
- Enhance the aesthetics for the natural environment of the Walker Park sporting complex.

3. CONSULTATION

Public consultation is a critical component of strategic planning, ensuring that decisions are informed by the perspectives and needs of the community. Engaging stakeholders throughout the process promotes transparency, inclusivity, and shared ownership of outcomes. By incorporating diverse insights and feedback, the organisation can identify opportunities, anticipate challenges, and develop strategies that are both practical and broadly supported. This collaborative approach enhances accountability, builds trust, and strengthens the overall effectiveness and sustainability of the strategic plan.

Yass Valley Council will consult with internal and external stakeholders to understand and develop assets that are identified within the strategic plan.

Council has worked extensively with the community and local sporting bodies to gain an understanding of the requirements for the Walker Park Regional Sporting Complex. This is reflected in the actions list within this strategic plan.

Yass Valley Council acknowledges, encourages and supports the initiatives from community/sporting groups in delivering community-led projects that provides long-lasting positive benefits for the area.

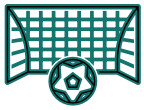
4. CURRENT FACILITIES

Walker Park is a multiuse facility comprising of the following infrastructure:

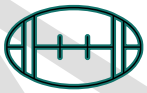
- Four sporting field levels (with lighting and irrigation)
- Grandstand
- Clubhouse
- Amenities building (top level)
  Referee/officials Changerooms
- Accessible toilet (top level)
- Two storage sheds (level 1 and 2)
- Amenities building (lower level)
- Fitness station
- Local/village category playground

Walker Park is a facility that is used for active and passive recreation. The key local sports undertaken include:

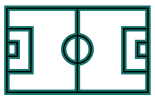
Soccer



Rugby League



Touch Football



Cricket

Fitness activities

The current sporting users of Walker Park participate at Local, Regional, State and National levels. Club games hosted at Walker Park include Canberra Region Rugby League and Canberra Football regional competitions. Walker Park also hosts one of the largest annual touch football competitions engaging 120 teams from around Australia with elite players included.

Walker Park has a designated passive recreation area which includes John O'Brien Park a local/village park playground, significant open space and an off-leash dog exercise area, details of which can be found on Council's website here.

DRAFT

5. STRATEGIC MAPPING

Bollards with accessible gate

Proposed soccer shed

Proposed playground relocation site

6.9 Draft Walker Park Strategic Plan 2025
Attachment B Draft - Walker Park Strategic Plan 2025

Attachments to Reports – Page 650 of 816

6. PLAN OF MANAGEMENT

Under Section 36 of the Local Government Act 1993, Council must prepare Plans of Management for community land.

Management actions relating to Council owned/managed facilities will be identified under a Plan of Management which will include:

- Identify the category of the land
- The condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management
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Plans

- Parks and Recreation Asset Management Plan

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Documents under development

- 2025 Parks and Play Strategy
- Tree Management Strategy

DRAFT

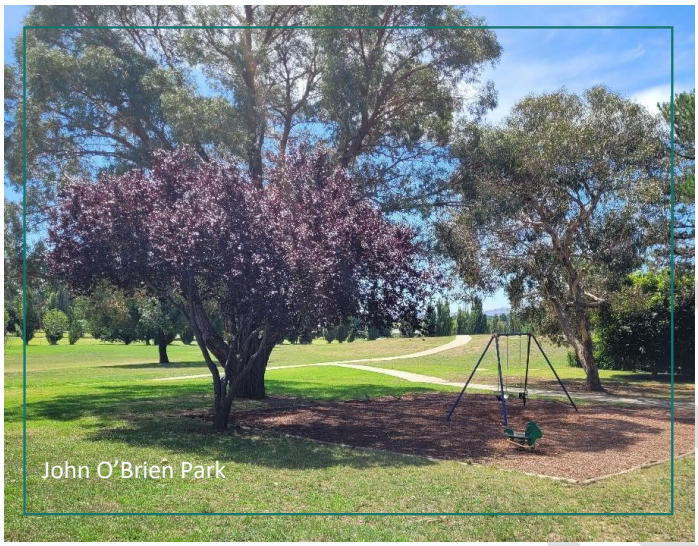
8. MANAGEMENT ZONES

Sporting and Active Zones

These areas can be used for both sporting and active recreation and includes four levels of playing fields and a fitness station located on level two.

Passive Recreational Zone

This zone includes John O'Brien Park, a local/village park playground, which was installed in 2009. There is also a large passive recreational open space area and an off-leash dog exercise area



John O'Brien Park

Large passive recreational area

9. SPORTS FIELD REMEDIATION PROGRAM

Council has implemented a Sports Field Remediation Program which outlines Council's vision for maintaining sports fields within the Yass Valley Local Government Area (LGA).

Yass Valley Council has multiple established sporting fields that form an integral part of the LGA and essential to the quality of life of its residents. They are a key community asset bringing everyone together, encouraging social interaction and providing the community with opportunities for social and physical development.

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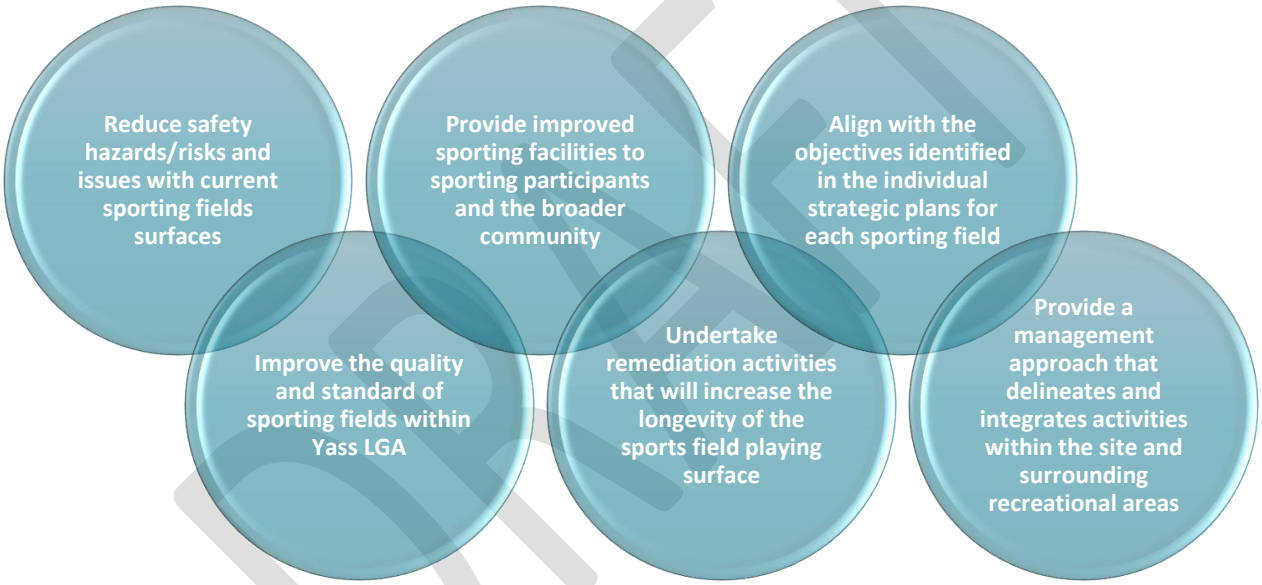

The program provides long-term cost efficiencies and long-lasting benefits for Council, sporting participants and the broader community.

The program will contribute to the reduction of Council's maintenance costs by undertaking a methodical approach to turf renovations and improvements.

N.B -The sports fields within Walker Park were recently renovated in 2025 as part of the remediation program.

10. VEGETATION AND TREE MANAGEMENT

We as a Council value our vegetation and trees as they improve our urban environment, provide shade, habitat and assist in air purification.

Development of a Tree Management Strategy is identified in Councils 2025/26 Operational Plan.

The Tree Management Strategy will outline how Yass Valley Council plans to manage and maintain trees located on council owned/managed land including road reserves, open space and recreation facilities.

Currently council proactively and reactively manages trees and vegetation with routine maintenance tasks carried out by qualified Council staff and/or a Council appointed contractor.

11. ACTION PLAN

It is important to develop Walker Park in a sequential and detailed approach. This allows the various tasks to be identified, resourced and programmed as appropriate. Projects can be considered annually by Council in the development of its Operational Plan and identified for grant funding where applicable.

The proposed actions as outlined hereunder will provide the guidelines for the enhancement and development of Walker Park and its immediate surrounds into a regional sporting facility.

Item	Activity	Priority	Project owner
Sporting Precinct:			
1	Develop Level 4 into rectangle playing field	Medium	YVC
2	Install irrigation system for Level 4	Medium	YVC
3	Redevelop irrigation system on Level 1 playing field	Medium	User Groups
4	Top dress ovals	Medium	YVC/User Groups
5	Bollards around Level 2 playing field with accessible gate	Low	YVC
General Purpose:			
1	Internal ground signage i.e. remote supervision, road signage, site information	High	YVC
2	Upgrade power sub-station (to eliminate power restrictions)	Medium	YVC
3	Redevelop carpark and road access	Medium	YVC
4	Relocation of John O'Brien Park Playground	Low	YVC
5	Develop landscaping features	Low	YVC
6	Future installation of 200 lux lighting on level 3 (upon completion of power upgrade)	Low	YVC

NB: priorities and funding will be subject to consideration annually by Council in its Operational Plan Process.

Action Plan revised July 2025

DRAFT

Approval History

Review Date	Report to Council	Minute No.	Exhibition Period	Adoption
	22 November 2017	314/2017	28 days	28 February 2018

DRAFT

Outlook

Re: Fw: For Review - DRAFT 2025 Strategic Plan Walker Park

From [redacted]
Date Mon 7/21/2025 9:29 PM
To Parks and Recreation Assets <parks.assets@yass.nsw.gov.au>

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

Dear council,

Car parking is a considerable issue on heavy use days and regularly sees members of the public park along the top access road behind the canteen and touch sheds. This creates a considerable choke point and potential high risk for pedestrian or vehicle collision as cars navigate a thightened space. Additionally we see flow over traffic start to flow out onto the main access rounds and residential Spaces that approach walker park. Where we can maxiamise parking within the bounds of the park I believe that we may be able to reduce these traffic issues.

The only concerns I raise are the impact of the proposed soccer shed. The location is the access point to additional parking along the golf course which we want to ensure is maintained and not closed due to the size or position of the shed.

Additionally the access bollards would see a further reduction in car spaces at the corners of level 2 and the reopening of the parking area between level 1 and 2 would benefit aaccess to car parkspaces on the lower levels which is critical to minimiseing the impact on surrounding streets and and poor parking practice along the top access road.

Parking and access are key factors for any sporting facility and contribute to the safety and enjoyment of participants and spectators. The walker park strategic plan should have more discussion or consider how this aspect of the park can be enhanced as the population and sports participation grows in the town.

The Ares adjacent to playground level 3 and the areas across the road behind on the scoreboard side level 1 (runs along the farm land) should be considered for additional car spaces to anticipate and manage the parking challenges for walker park.

Regards,

[redacted]

[redacted]

Outlook

Re: Fw: For Review - DRAFT 2025 Strategic Plan Walker Park

From [redacted]
Date Mon 7/21/2025 6:27 AM
To Parks and Recreation Assets <parks.assets@yass.nsw.gov.au>
Cc [redacted]

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

Good afternoon Team,

We appreciate the opportunity to provide feedback on the Draft Strategic Plan for the development of the Walker Park Sporting Complex. [redacted] is broadly supportive of the strategic direction and acknowledges the value in a staged and considered approach to development. However, we would like to raise a few key points for further consideration:

Priority of Level 4 Field Development (Sporting Precinct Items 3 & 4 - Action Plan)

While we acknowledge the current prioritisation of Level 4 as 'low', we strongly believe that the development of this area into a rectangular playing field, with appropriate irrigation, should be reassessed and given higher priority.

Our club has experienced consistent growth and anticipates further expansion next season. Importantly, we have recently been approached by [redacted] to host a [redacted] competition in 2026, which is projected to bring an additional 100+ players to our club from the surrounding region to our fields on a regular basis. The development of Level 4 into a functional playing space will be vital to accommodate this increase and to support the continued growth of [redacted] and other field sports in the area.

Car Parking Concerns (General Purpose Item 5 – Action Plan)

The issue of car parking remains a critical concern. On our regular home rounds, we host up to 24 games every second week, attracting large numbers of visitors. Current parking capacity is routinely exhausted, leading to vehicles parking in areas not designated for parking, including the future site of the soccer shed & where bollards are expected to be installed around level 2.

The proposed overflow parking area below Level 4 is unlikely to be effective in addressing this issue due to its distance from the primary fields of use. We recommend that additional parking solutions be considered closer to the main playing areas to support current use and accommodate future growth.

We also note that these observations reflect typical game days. Should [redacted] host a carnival or gala day, all existing and proposed parking areas would be insufficient. This underscores the importance of re-evaluating parking infrastructure in the immediate term, not just for future growth but for the current demands.

Clarification on Power Upgrade (General Item 2 – Action Plan)

We note the "Upgrade power sub-station (to elevate power issues)" in the Action Plan.

Could Council please clarify whether this proposed power upgrade would support a future installation of 200 Lux game lighting on Level 3?

This upgrade would represent a significant benefit for our club and other user groups, particularly with Level 3 offering access to change rooms and a canteen making it an ideal location for hosting our regular night games and competitions. We are keen to understand whether the power upgrade is being scoped with this future usage and capacity in mind.

Thank you for all your work on this strategic plan and look forward to seeing Walker Park developed into a more safe, accessible, and functional regional sporting facility for all user groups.

Kind regards,

yass valley council
the country the people

PESTICIDE USE NOTIFICATION PLAN

2026

DRAFT

yass valley council
the country the people

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PESTICIDE USE NOTIFICATION PLAN

1. Introduction

This pesticide use notification plan (the Plan) has been prepared in accordance with the requirements of the *Pesticides Regulation 1997* (the Regulation). The plan sets out how Yass Valley Council (the Council) will notify members of the community of pesticide applications it makes or allows to be made to outdoor public places that it owns or controls.

The aim of this plan is to meet the community's general right to know about pesticide applications made to outdoor public places that are owned or controlled by public authorities. The Plan allows members of the community to take action to avoid or minimize contact with pesticides, if they wish.

The Council ensures that pesticides are applied to public places in a safe, responsible manner, minimising potential harm to the community and the environment. Pesticides are used in public places when necessary to eliminate weeds, to protect public property from pest damage, to protect the users of public places from nuisance or danger.

The Council is committed to ensure that pesticide use is justified, minimised and the lowest toxicity of pesticides necessary are applied to achieve the desired outcome.

The Plan sets out how the Council will notify members of the community of pesticide applications made by Council and its contractors in public places.

The Plan describes:

- the public places that are covered by the Plan
- the types of users and visitors to these public places and their estimated level of use
- how and when the Council will provide the community with information about its pesticide applications in public spaces (i.e. notification methods)
- how the community can access this Plan to obtain further information
- how future reviews of the Plan will be conducted
- contact details for anyone wishing to discuss the Plan with Council

The majority of pesticide use consists of applying herbicides for weed control and applying insecticides to manage certain insect pests. Pesticide use on Council controlled land includes programmed and reactive applications. A small proportion of pesticide is used to control vertebrate pest animals and other irregular applications.

Frequency of programmed applications range from 2-6 times per year for sports fields, 2-6 times per year for parks and gardens and 2-3 yearly passes for public thoroughfares, parks and public reserves occurs annually.

Application of insecticides, fungicides, rodenticides and algaecides is also applied reactively to control pests on an as need basis. Baits are used to control outbreaks of vermin in public open spaces and to protect buildings and structures from damage by termites and soil pests.

2. Public places covered by this plan

The Yass Valley Council proposes to use or allow the use of pesticides in the following public places:

2.1. Outdoor public Places

- outdoor public thoroughfares and easements accessible to the public
- sporting fields, ovals and sporting facilities
- other outdoor places owned or controlled by Yass Valley Council, including,
    - undeveloped reserves, including vacant Crown Lands
    - showgrounds and ovals
    - camping grounds
    - cemeteries
    - landfills and waste transfer stations

- sale yards
- rural fire service stations
- water and wastewater facilities
- council depots and operational lands
- public parks, gardens, playgrounds, skate parks and picnic areas
- civic spaces, road verges and streetscape planting

2.2. Council buildings and leased properties

- community halls
- libraries
- council offices and depot buildings
- visitor centres
- public toilets
- caravan parks
- swimming pools

Table 1: Yass Valley Council's estimate of the level of community use, regular user groups and types of pesticide use in each of these categories of public places is summarised in the following table.

Public places	Regular user groups	Level of use	Type of pesticide use
Thoroughfares and easements accessible to the public (e.g. roads, lanes, water, sewer, drains, pathways, lake and river foreshore areas)	Local residents and people who work in the area. Local residents living adjacent to a drain Recreational users, fishermen, families, joggers, picnickers	Low to medium	Spot herbicides Broadscale selective and non-selective herbicides Insecticides Rabbit control Insect control e.g. Ants, European Wasps
Sporting fields, ovals and sporting facilities	Sporting clubs and associations School sports groups General recreational users (e.g. joggers, dog-walkers, horse riders)	High	Spot herbicides Spot insecticides Broadscale selective and non-selective herbicides Broadscale insecticides Spray or bait termiticides Rodenticides near facilities Bait rabbit control
Undeveloped Reserves	General recreation users (e.g. joggers, dog-walkers, mountain bike riders, horse riders).	Low to medium multiple users, with shot to medium length stays) mainly on weekends	Spot herbicides Spot insecticides Broadscale selective and non-selective herbicides Broadscale insecticides Spray termiticides, wasps and ant control Bait termiticides, ant control Bait rabbit, fox, feral pig, bird control

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Public places	Regular user groups	Level of use	Type of pesticide use
Public Parks, Gardens, Playgrounds, Skateparks and Picnic Areas, Civic spaces	Children Families Elderly people Social groups Religious groups School groups Sporting groups General recreational users (jogger, dog-walkers, picnickers)	High	Spot herbicides Spot insecticides Bait rodenticides Broadscale selective and non-selective herbicides Fungicide (usually garden beds) Spray termiticides Spray and control Bait termiticides Bait ant and wasp control Bait rabbit/bird control
Council's Operational Lands	Visitors of all age groups Council Staff Contractors	Low to medium	Spot herbicides Spot insecticides Bait rodenticides Broadscale selective and non-selective herbicides Fungicide (usually garden beds) Spray termiticides Spray ant control Bait termiticides, Bait ant and wasp control Bait rabbit/bird control
Cemeteries, landfill, transfer stations	Visitors Local residents	Low to medium	Spot herbicide Rabbit control Wasp control
Crown Land	Local residents Recreational users	Low	Spot herbicide Broadscale selective and non-selective herbicides
Council buildings, swimming pools, caravan parks and leased premises	Local residents Council employees Childcare and playgroups/parent groups Sporting groups Community associations School groups General members of the public	High	Spot insecticides Spot herbicides Bait rodenticides Spray termiticides Spray ant control Bait termiticides Bait ant control Bait termiticides Bait ant control Bait bird control Wasp and insect control Vertebrate Pest control

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Public places	Regular user groups	Level of use	Type of pesticide use
Residential complexes	Caravan parks with long term (>8wks) residencies	High	Spot herbicides Spot insecticides Bait rodenticides Broadscale selective and non-selective herbicides Fungicide (usually garden beds) Spray termiticides Spray ant control Bait termiticides, Bait ant and wasp control Bait rabbit/bird control

3. Notification Arrangements

This section of the plan describes how and when Council will provide notice of pesticide use in public places, including special measures for sensitive places, arrangements for emergency pesticide applications and circumstances where notice will not be given.

3.1. How and when notice of pesticide use will be provided

These notification requirements are based on Council's assessment of:

- the level of usage of public places where pesticides may be used
- the extent to which members of the public who are most likely to be sensitive to pesticides (e.g. young children, pregnant and elderly people) and are likely to regularly use the areas
- the extent to which activities generally undertaken in these areas could lead to some direct contact with pesticides (such as picnic areas where food is consumed, sporting or other recreational activities that result in contact with the ground)
- the type of pesticides used

Notice of pesticide use will be provided by a combination of:

- signs erected at entrances to treatment areas
- information on Council's website and/or social media accounts

The notification arrangements described below will apply to the outdoor public place categories owned or controlled by Council within the local government area (LGA) as detailed in Table 1

3.1.1. Outdoor public thorough fares and easements accessible to the public

In these public places, information on Council's pesticide use program will be advertised at lease annually within local newspapers. Regular updates will be posted on Council's website and social media accounts advising of Council's routine activities in relation to pesticide use. Signage may be erected where high risk sites are identified.

3.1.2. Sporting fields, ovals, sporting facilities, public parks, gardens, playgrounds, skate parks and picnic areas

In these public places, notification will be given on Council's website and/or social media accounts or in a local newspaper that circulates generally within the LGA. Notification, including signage will also be erected at main entries to treatment sites to advise of pesticide use. Notification, including signage will be given at the time of application and remain for the duration of any relevant re-entry or withholding period as stipulated on the product label, or for a minimum period of 24 hours irrespective.

Sporting group organisers, other known high volume user groups and occupiers of adjacent sensitive places will be contacted by either telephone, email or other recognised forms of media.

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3.1.3.Other outdoor public places

In these public places, notification will be given on Council's website and/or social media accounts or in a local newspaper that circulates generally within the LGA. Signage will also be erected at main entries to the treatment site and will remain for the duration of any relevant re-entry or withholding period, or for a minimum period of 48 hours irrespective.

3.1.4.Council buildings, swimming pools, caravan parks and leased premises

In these public places, notification will be given on Council's website and/or social media accounts or in a local newspaper that circulates generally within the LGA. Signage will also be erected at main entries to treatment sites to advise of pesticide use. Notification, including signage will be given at least 48 hours prior to application and remain for the duration of any relevant re-entry withholding period as stipulated on the product label, or for a minimum period of 48 hours irrespective.

Lessees, residents and other known high volume users shall be contacted either by telephone, email or other recognised forms of media.

3.2. Special measures for sensitive places

As defined in the Pesticide Regulation 2017 in part 5, a sensitive place means any of the following:

a. a school, pre-school, kindergarten or childcare centre,
b. a hospital, community health centre or nursing home,
c. any place declared to be a sensitive place by the Environment Protection Authority by order published in the Gazette.

Prior to undertaking any pesticide use on a public area adjacent (less than 20m) to a sensitive place, Council must notify the person or organisation by way of a nominated method. Notification must be given at least 5 working days prior to application in accordance with Section 48 of the *Pesticides Regulation 2017* and as outlined in this plan.

Additional sensitive places may also be nominated by the Community upon written application to Council. Applications from individuals and organisations must include a contact name, address and nominate a preferred method of notification. Applicants may also be required to demonstrate to Council that a proposed pesticide application is likely to have an adverse impact on their health or enterprise.

3.3. Notification of emergency pesticide applications

When Council is applying pesticides reactively in response to infestations or emergencies in public places, Council will, where possible, provide notice by erecting signage at the time of application or shortly thereafter, and by notifying the community via Council's website and/or social media accounts.

3.4. Pesticide contractors and lessees of public places

Where Yass Valley Council uses contractors to apply pesticides on its behalf, Council will ensure that notification is made in accordance with the notification requirements of this plan.

Where persons or organisations hold an existing lease on Council land that remains a public place and if they use pesticides in this area, Council will not give notice of pesticide use on behalf of those persons or organisations.

In public areas where multiple agencies have responsibility for pesticide application on their land, and where there are no physically defined boundaries, where Council is undertaking the pesticide application it will follow this Pesticide Notification plan unless it is operating under contract to another authority. This will include incidental applications in areas that are controlled by other authorities.

3.5. Instances where Council will not give notice of pesticide application

Council uses small quantities of some pesticides that are widely available in retail outlets and ordinarily used for domestic purposed (including home gardening). Council does not provide notice of such pesticide applications. This will apply to minor control of indoor and outdoor insect pests

using bates or aerosol spray cans and spot weed control using a wand or backpack/hand-held spray bottle with a pesticide identified by the signal words WARNING or CAUTION.

3.6. Signage Notification

Notice of pesticide use will be given by way of signage in accordance with this plan. Information will be provided in accordance with clause 41(1)(h) of the *Pesticides Regulation 2017.*

Signage will be placed at major entrances to public places. Signage must remain in situ for the duration of any relevant re-entry or withholding period as stipulated on the product label, or for a minimum period of 48 hours irrespective.

3.7. Additional public notification for restricted pesticide uses

Pesticides used to control vertebrate pests often require the use of ready prepared baits. Some baits contain "restricted pesticides" (i.e. Sodium monofluoroacetate or 1080) which have a Pesticide Control Order (PCO). PCO and conditions of use apply to restricted pesticides.

The notification requirements of this plan will be provided in addition to the public notification requirements stipulated by the conditions of use that applies to the restricted pesticide products, except where duplication in signage may exist.

3.8. What information will be provided

In accordance with clause 41(1)(h) of the *Pesticides Regulation 2017*, notice of pesticide uses will include the following information:

- the full product name of the pesticide to be used,
- the purpose for which the pesticide is to be used,
- the proposed date/s or date range of the pesticide use,
- the places where the pesticide is to be used,
- contact telephone number and email address of the council officer who people can contact to discuss the notice and
- any warnings regarding re-entry to, or use of the place if specified on the pesticide product label or relevant minor-use permit.

Signs will be of a standardised design that will be easily recognisable to the public. Council's website will have a dedicated area that describes its pesticide use activities and a link to this notification plan.

4. How the community will be informed of this plan

Council will advise residents of this plan and its content by:

- placing a copy of the plan on the Council website at www.yassvalley.nsw.gov.au
- in hard copy available at Council's main office

5. Future reviews of the plan

The notification plan will be reviewed every 5 years or when circumstances require a review of the plan. If Council deems the amendment to be of sufficient substance to warrant public consultation the following steps will be taken:

- the reviewed plan to be placed on public exhibition for at least 28 days
- place the plan on public exhibition on the Council's website calling for submissions.
- in the light of public submissions, making recommendations for alterations (if applicable) to the plan
- on finalisation of the plan notice will be given in writing to the Environmental Protection Agency and in a newspaper which circulates generally throughout the Yass Valley LGA.

6. Contact Details

Anyone wishing to contact Council to discuss the notification plan or to obtain specific details of pesticide applications in public places should contact:

Yass Valley Council

Phone: (02) 6226 1477
Email: council@yass.nsw.gov.au
Website: www.yassvalley.nsw.gov.au

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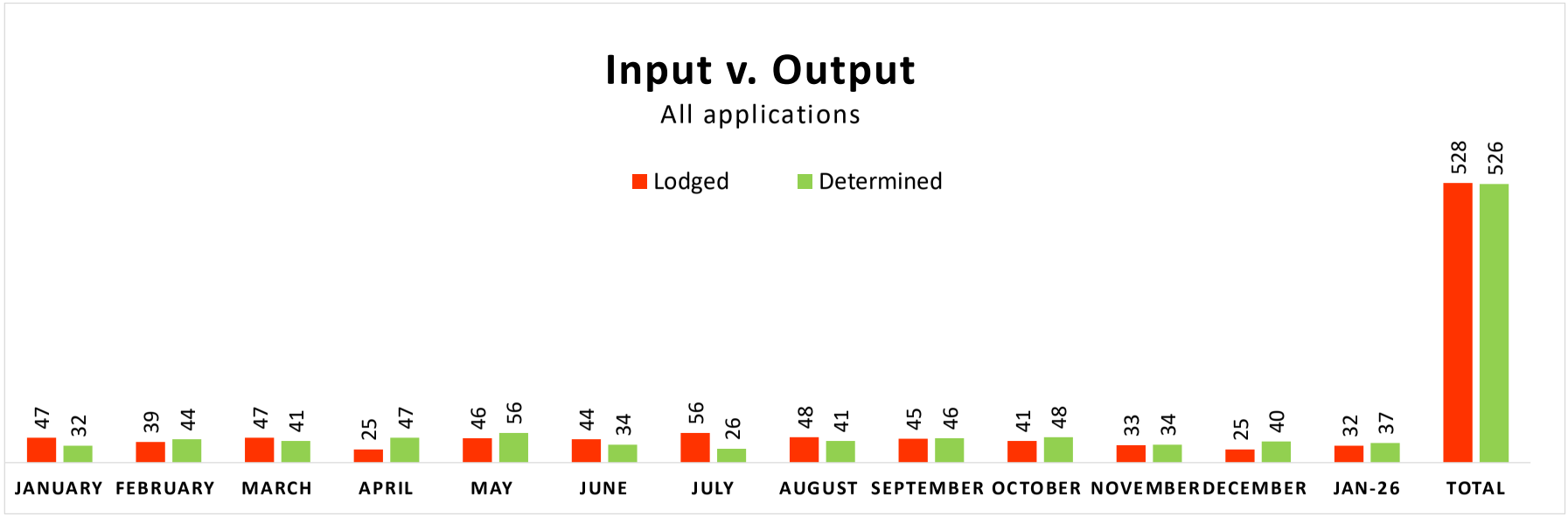
Applications Update – December 2025 and January 2026

Summary

Active Applications (as of 09 February 2026)	Applications Lodged December 2025 and January 2026	Applications Determined December 2025 and January 2026
160	57	77

Year to Date Overview



Details of applications lodged and determined in previous months are published on council's website here.

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Applications Determined
December 2025

Total 37

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					
Building Information Certificates (1)											
15 September 2025	BP250404	$1,066.00	Nita Hook/ Jodi McGrath	75 Comur street, Yass NSW	LOT:1 DP:744979	57 Church Street	Yass	Dwelling	Withdrawn	1 December 2025	77
Development Applications (23)											
15 June 2024	DA240159	$9,934.08	ACEnergy ACEnergy / Mr J A Ghirardello & Ms B M Collins	60-62 MCNamara Street Orange NSW 2800	LOT:23 DP:248413	3 Turton place 3 Turton Place	Yass	Other	Deferred Commencement	1 December 2025	534
14 May 2025	DA250380	$3,743.20	Elizabeth Slapp / Joshua Leahy & Kelsey Walford	PO Box 261 Merimbula NSW 2548	Lot 56 DP 271494	93 Harcourt Close	Sutton	Dwelling	Approved	2 December 2025	202
5 June 2025	DA250402	$1,965.80	Acrow Investments/Lafmac Pty Ltd	4/19 Newbridge Rooad Berkeley Vale	Lot 29 DP 667610	4 Raven Street	Yass	Dual Occupancy Dwelling	Approved	19 December 2025	197
11 June 2025	DA250415	$5,695.76	Elizabeth Slapp/M & V R Soneri	PO Box 261 Merimbula	Lot 28 DP 271494	126 Woodbury Drive	Sutton	Dual Occupancy Dwelling	Withdrawn	16 December 2025	188
24 July 2025	DA250469	$4,303.20	Elizabeth Slapp/ David and Sonya Jackson	Po Box 261 Merimbula NSW 2548	LOT 14 DP 271494	18 Blakleys Close	Sutton	Dwelling	Approved	10 December 2025	139
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	Approved	23 December 2025	151
8 August 2025	DA250516	$2,560.45	Ashley Saxon/ Tim Strugiss	1 16 Lexington Drive, Bella Vista	LOT 36 DP 1265259	9 Mannifera Drive	Gundaroo	Dwelling	Approved	18 December 2025	132
21 August 2025	DA250525	$3,818.68	Elizabeth Slapp for CM Briggs		Lot 382 DP 754882	56 Victoria Street	Sutton	Dwelling	Approved	16 December 2025	117
28 August 2025	DA250545	$641.22	Jenene Forlonge	16 Laidlaw Street, Yass	LOT 7001 DP 94643	16 Laidlaw Street, Yass	Yass	Signage	Approved	12 December 2025	106
28 August 2025	DA250540	$514.27	Melissa Grayson	16 Merlot Circuit, Murrumbateman	LOT 135 DP 1268670	16 Merlot Circuit, Murrumbateman	Murrumbateman	Storage Shed	Approved	17 December 2025	111
4 September 2025	DA250520	$2,096.03	SIMPLE SITE PLANS PTY LTD/ Matthew Turner and Jenna Williams	Unit 2 48 Hoskins Street Mitchell ACT 2911	LOT 2 DP 271286	97 Kirkton Road	Marchmont	Dual Occupancy Dwelling	Approved	5 December 2025	92

8 September 2025	DA250553	$372.52	Grant Robinson	11 Grenache Way, Murrumbateman	LOT:120 DP:1268670	11 Grenache Way	Murrumbateman	Storage Shed	Approved	18 December 2025	101	
11 September 2025	DA250565	$2,568.65	David Knowles	220 GLENCOE ROAD NANIMA 2618	Lot 2 Dp 1015337	220 Glencoe Road	Gundaroo	Dwelling	Approved	24 December 2025	104	
15 September 2025		$1,105.24		32 Rowland Street, West MacGregor	LOT:2 DP:1304857	914 Marked Tree Road	Gundaroo	Dwelling	Approved	18 December 2025	94	
18 September 2025	DA250576	$279.52	Christopher Harrison	123 Harcourt Close, Sutton	Lot 61 DP 271494	123 Harcourt Close	Sutton	Storage Shed	Approved	2 December 2025	75	
22 September 2025	DA250573	$985.20	Darren Mellross for Craig Lovel	4 326 Boorowa Street, Young	Lot 1 DP 1277698	1102 Murrumbateman Road	Nanima	Farm Building	Approved	18 December 2025	87	
29 September 2025		$2,119.43		1120 DOG TRAP ROAD MURRUMBATEMAN 2582	LOT:4 DP:832497	1120 Dog Trap Road	Murrumbateman	Alterations & Additions	Approved	23 December 2025	85	
15 October 2025	DA250580	$812.30	Nick Gleeson	6 Franklin Close, Yass 2582	LOT 15 DP 1263262	6 Franklin Close	Yass	Subdivision - Community Title	Approved	23 December 2025	69	
29 October 2025	DA250606	$1,661.48	Mrunal Barad 28 Rosamel Street, Gundaroo	28 Rosamel Street, Gundaroo	Lot 6 Section 21 DP 758488	52 Cork Street	Gundaroo	Other	Approved	15 December 2025	47	
19 November 2025	DA250587	$2,242.76		142 LAKE ENTRANCE ROAD OAK FLATS 2529	Lot 45 DP 1265259	100 Lute Street	Gundaroo	Dwelling	Approved	23 December 2025	34	
26 November 2025	DA250638	$3,862.56	MJH Group Elizabeth Slapp	PO Box 261 Merimbula NSW 2548	Lot 38 DP 271494	187 Woodbury Drive	Sutton	Dwelling	Approved	23 December 2025	27	
27 November 2025	DA250649	$783.18	Richard Sculthorpe/ Steven Hensgen	42 Darce Street, Mitchell ACT	Lot 1 DP 1253570	840 Marked Tree Road	Gundaroo	Storage Shed	Approved	18 December 2025	21	
15 December 2025	DA250647	$360.52		52/70 Little River Rd Braidwood	Lot 6 DP 1306267	495 Parkwood Road	Wallaroo	Demolition	Approved	19 December 2025	4	
Modifications of Development Consent (6)												
23 December 2024	DA250669	$528.00	Kristy Moyle					Modification	Approved	17 December 2025	359	
18 July 2025	DA230257B	$858.80	Trevor Fitzpatrick/ Nicholas & David Gruen	155 Rolfe Road	Lot 31 Dp 837132	155 Rolfe Road	Wallaroo	Modification	Approved	17 December 2025	152	
18 September 2025	DA230458B	$248.29	Holly Rixon	25 BRYANT DRIVE TUGGERAH 2259	LOT:44 DP:1079585	40 Discovery Drive	Yass	Modification	Approved	4 December 2025	77	
1 October 2025	DA210296B	$94.54	Philip Williams & Carolyn Jack	196 Brooklands Road, Wallaroo	Lot 200 DP 1304809	196 Brooklands Road	Wallaroo	Modification	Approved	4 December 2025	64	
15 October 2025	DA180040B	$94.54	DPS/ Margaret & John Buckmaster	7 ADELE STREET YASS 2582	LOT 2 DP 1172616	186 Manton Road	Manton	Modification	Approved	4 December 2025	64	
	DA210242B		Rhonda and Jeremy Tompson	14 MCCARTHY ROAD WALLAROO 2618	Lot 11 Dp 253616	14 McCarthy Road	Wallaroo	Modification	Approved	2 December 2025	48	

27 November 2025	DA2401488	$858.80	Erin Rogers/ Michael Ieemhuis and Anita Sander	55 Callister Crescent	Lot 117 Dp 1268670	16 Cabernet Way	Murrumbateman	Modification	Approved	10 December 2025	13		
Subdivision Certificates (7)													
21 August 2025	DA250537	$717.50	Sam Hodson	51 Brooklands Road, Wallaroo	Lot 3 DP 1261120	537 Wallaroo Road	Wallaroo	Subdivision - Torrens title - 2 to 5 lots	Approved	5 December 2025	106		
7 September 2025	DA99401 7E	$1,435.00	Michael Merriman	452 Fifeshire Road. Yass	LOT:4 DP:1222538	452 Fifeshire Road	Yass	Subdivision - Torrens title - 5 to 10 lots	Approved	17 December 2025	101		
6 October 2025	DA250592	$717.50	DPS/ Barry Walker	ADELE STREET YASS 2582	LOT:113 DP:751834	1577 Mountain Creek Road	Mullion	Subdivision - Torrens title - 2 to 5 lots	Approved	5 December 2025	60		
1 October 2025	DA180040	$717.50	DPS/ Margaret & John Buckmaster	7 ADELE STREET YASS 2582	LOT 2 DP 1172616	186 Manton Road	Manton	Subdivision - Torrens title - 2 to 5 lots	Approved	9 December 2025	69		
29 October 2025	DA240223	$820.00	51 Brooklands Road, Wallaroo	51 Brooklands Road, Wallaroo	Lot 2 DP 1290348	110 Southwell Road	Wallaroo	Subdivision - Torrens title - 2 to 5 lots	Approved	3 December 2025	35		
6 November 2025	DA240265	$820	Jonathan Ferguson	c/- 7 Adele Street, Yass	Lot 1 DP 133497	712 Sheldricks Lane	Manton	Subdivision - Torrens title - 2 to 5 lots	Approved	1 December 2025	25		

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Applications Determined
January 2026

Total 37

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					
Building Information Certificates (2)											
22 September 2025	BP250414	$1,066.00	Davis Faulkner & Co. / Stephen Fahey		Lot 4 DP 1063630	442 Wargeila Road	Yass	Dwelling	Certificate Issued	29 January 2026	129
30 October 2025	BP250479	$512.50	Cheryl O'Brien	5 Weemilah Street, Yass	LOT:1 DP:203771	5 Weemilah Street	Yass	Dwelling	Approved	27 January 2026	89
Development Applications (20)											
16 July 2025	DA250477	$403.27	Keith Allen/ Kristine Schilling	18C WINTER STREET TINONEE 2430	LOT:2 DP:248210	429 Wallaroo Road	Wallaroo	Other	Approved	27 January 2026	195
22 July 2025	DA250458	$2,883.12	Andys Design and Drafting/ Rowland and Michelle Lee	18 WEDDIN STREET GRENFELL 2810	LOT:5 DP:1298891	120 Cattle Street	Binalong	Dwelling	Approved	12 January 2026	174
1 August 2025	DA250505	$2,047.85	Holly Gresekowski & Nick Parry	127 Rossi Street, Yass	Lot 12 Dp 263544	127 Rossi Street	Yass	Alterations & Additions	Approved	7 January 2026	159
18 August 2025	DA250521	$2,220.48	Sam Askew/ Rick Mumberson and Jenny Mumberson	302 Keirs Road, Murrumbateman	Lot 101 Dp 1264914	302 Keirs Road	Murrumbateman	Dwelling	Approved	7 January 2026	142
21 August 2025	DA250526	$492.65	Simon Webb	1270 Marked Tree Road, Gundaroo	LOT 2 DP 592296	1270 Marked Tree Road, Gundaroo	Gundaroo	Subdivision - Torrens title - 2 to 5 lots	Approved	27 January 2026	159
27 August 2025	DA250542	$833.20	Melinda Jamieson	1300 Mountain Creek Road, Mullion	LOT 2 DP598957	1300 Mountain Creek Road, Mullion	Mullion	Subdivision - Torrens title - 2 to 5 lots	Approved	8 January 2026	134
21 August 2025	DA250529	$4,429.59	Robert Jukic	3 Prosecco Place, Murrumbateman	LOT 19 DP 1301590	3 Prosecco Place, Murrumbateman	Murrumbateman	Dual Occupancy Dwelling	Approved	28 January 2026	160
27 August 2025	DA250541	$833.20	Cameron Pierce	2129 Yass River Road, Yass River	LOT 6 DP 1094026	2129 Yass River Road, Yass River	Yass	Subdivision - Torrens title - 2 to 5 lots	Approved	27 January 2026	153
5 September 2025	DA250551	$780.20	Peter Sekuless	Glenrock Road, CAVAN	LOT 1 DP 1291518	336 Glenrock Road	Cavan	Subdivision - Torrens title - 2 to 5 lots	Approved	20 January 2026	137
24 September 2025	DA250574	$2,990.95	Lorraine Domingo for Jamie Luff & Bethany Cleaves	Unit 2 48 Hoskins Street, Mitchell	Lot 1 DP 1251623	98 Old Gap Road	Manton	Dual Occupancy Dwelling	Approved	15 January 2026	113

23 September 2025	DA250578	$4,844.88	Rene Hvejsel for R Hvejsel & B Burcher	c/- RD Planning & Development, PO Box 495, Yass	Lot 288 DP 753591	Garryowen Road	Binalong	Other	Approved	27 January 2026	126
11 October 2025		$2,714.20	RD Planning/ Andrew Mills/ Guy & Candice Glendening	C/- RD Planning & Development P/L PO Box 495, YASS NSW 2582	LOT 109 DP 1064675	350 Beralson Road	Gundaroo	Alterations & Additions	Approved	13 January 2026	94
	DA250585										
10 October 2025	DA250591	$1,661.48	Anthony Worm/ Stephanie Dakin	PO BOX 4184 Geelong 3220	LOT:1 DP:522048	363 Rolfe Road	Wallaroo	Storage Shed	Approved	27 January 2026	109
15 October 2025		$1,637.27		C/- RD Planning & Development PO Box 495, YASS NSW 2582	LOT:16 SEC:17 DP:758488	67 Cork Street	Gundaroo	Alterations & Additions	Approved	27 January 2026	104
	DA250602		Azure Hermes/ DPS								
16 October 2025		$8,415.84	Elizabeth Slapp/ Rajay and Melissa Rampersad	PO Box 261 Merimbula NSW 2548	LOT 58 DP 271494	105 Harcourt Lane	Sutton	Dwelling	Approved	29 January 2026	105
	DA250601			142 LAKE ENTRANCE ROAD OAK FLATS 2529	LOT 49 DP 1269136	8 Woods Street	Yass	Dwelling	Approved	20 January 2026	96
16 October 2025		$2,321.10									
	DA250611		MJH Group								
29 October 2025		$428.81	Leesa Scanes	76 Pollux Street, Yass	Lot 6 DP 246412	76 Pollux Street	Yass	Alterations & Additions	Approved	15 January 2026	78
30 October 2025	DA250595										
	DA250617	$3,179.96	James Eriksson	4 326 BOOROWA STREET YOUNG 2594	LOT 48 DP 1265259	12 Kyeema Drive	Gundaroo	Dwelling	Approved	30 January 2026	92
27 November 2025	DA250657	$2,215.37	Doug Tonge/ Anne Collins	4 Judd Place, Lyons ACT	Lot 1 DP 1281171	233 Brooks Creek Lane	Gundaroo	Dwelling	Approved	29 January 2026	63
1 December 2025	DA250657	$2,215.37	Doug Tonge	233 Brooks Creek Lane, Gundaroo	Lot 1 DP 1281171	233 Brooks Creek Lane	Gundaroo	Dwelling	Approved	29 January 2026	59
Modifications of Development Consent (3)											
28 November 2025	DA2101508	$858.80	Jeffrey Davies	140 Good Hope Road 2582	Lot 14 DP 1132530	140 Good Hope Road	Good Hope	Modification	Approved	12 January 2026	45
4 December 2025		$858.80	Lewis Pedersen and Donna Luff	Unit 8/9 The Causeway Kingston ACT	Lot 101 DP 1137114	3 MacDonald St	Yass	Modification	Approved	8 January 2026	35
	DA2504568										
15 January 2026	DA240182B	$858.80	Carlie Brisbourne	16 River Road ELDERSLIE NSW 2570	Lot 6 DP 1269136	7 Gorrell Place	Yass	Modification	Approved	22 January 2026	7
Occupation Certificates (1)											
20 October 2023	BP171109	$251.50	Dianne Hore	1 Buckley Road, Marchmont	LOT 36 DP 270631	1 Buckely Road	Marchmont	Carport	Certificate Issued	29 January 2026	832
s.68 - Plumbing Works (3)											
30 October 2025	PP250162	$305.70	Hugh McDonald	176 JONES LANE SPRINGRANGE 2618	LOT 1 DP 1300364	176 Jones Lane	Springrange	Dwelling	Approved	12 January 2026	74
18 December 2025	PP250194	$266.50	AK Homes	11 Henry Kendall St	Lot 29 DP 179696	5 Watson Street	Yass	Dwelling	Approved	12 January 2026	25
18 December 2025	PP250190	266.5	Katrina Mewburn	37 Orion Street Yass	Lot 17 Sec 35 DP 759136	37 Orion street	Yass	Dwelling	Approved	12 January 2026	25

s.68 – Solid Fuel Heater (2)											
4 December 2025	BP250550	$281.88	Karl Lehelma	182 John Jobbins Road Nanima	LOT 6 DP 839986	182 John Jobbins Rd Nanima	Nanima	Solid Fuel Heater	Approved	12 January 2026	39
16 December 2025	BP250563	$281.88	Liam Constance	7 Werong Place Yass	Lot 19 DP 1268710	7 Werong Place	Yass	Solid Fuel Heater	Approved	12 January 2026	27
Subdivision Certificates (2)											
5 January 2026	DA230531B	$5,656.80	Jack Walker	Yass Valley Way, Yass	Lot 2 DP 853358	Yass Valley Way	Yass	Subdivision - Community Title	Approved	12 January 2026	7
18 December 2025	DA230333	$820.00	Brock Fayle	N/A	Lot 40 DP 1268710	2 Krui Place	Yass	Subdivision - Community Title	Approved	21 January 2026	34

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Applications Lodged
December 2025

Total 24

Lodgement Date	Application No.	Fees Payable	Owner / Applicant	Applicant Address	Development Site Description		Locality	Development Description	Status
					Folio Identifer	Street Number and Name			
Building Information Certificates (1)									
16 December 2025	BP250562	$1,066.00	Nita Hook	75 Comur St Yass	Lot 7 DP 1265264	8 Acacia Street	Gundaroo	Dwelling	Under Assessment
Development Applications (14)									
2 December 2025	DA250661	$1,643.96	Bruce Brown	7 Adele Street Yass	Lot 24 DP 248413	5 Turton Pl	Murrumbateman	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
2 December 2025	DA250667	$636.75	Craig McGaffin/ Matthew and Kathryn Davis	PO Box 422 Hamilton NSW 2303	Lot 22 Dp 1092801	6 Rayner Place	Yass	Subdivision - Torrens title - 2 to 5 lots	Distributed to Assessing Officer - Awaiting Assessment
3 December 2025	DA250630	$1,249.97	Renee Stals/ Ameer Awan and Zahra Ahmed	GPO Box 1817, CANBERRA	Lot 54 Dp 1171318	27 Marquess Place	Murrumbateman	Alterations & Additions	Distributed to Assessing Officer - Awaiting Assessment
9 December 2025	DA250671	$366.52	Lorraine Domingo for Patrick Thomas and Alexandra Hill	2/48 Hoskins St Mitchell ACT	LOT 2 DP 1265264	18 Acacia St	Gundaroo	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment
8 December 2025	DA250670	$1,260.02	Le Thuong Nguyen	Suite 10, 68 Jardine St Kingston ACT	LOT 4 DP 526119	31 Laidlaw Street	Yass	Laterations and Additions to existng dwelling	Distributed to Assessing Officer - Awaiting Assessment
8 December 2025	DA250676	$4,436.01	Samantha Willimott for Dearne and Peter Marrapodi	187 Chuculba Cres Giralang ACT	LOT 24 DP 255065	10 Woodleigh Dr	Murrumbateman	Alterations & Additions	Distributed to Assessing Officer - Awaiting Assessment
16 December 2025	DA250688	$768.62	Fernleigh Drafting	2 Hall Place Murrumbateman	Lot 77 DP 258762	2 Hall Place	Murrumbateman	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment
16 December 2025	DA250685	$2,919.20	Wenhui Huang	17 Glider Cct Throsby	Lot 107 DP 1268670	9 McIntosh Circuit	Murrumbateman	Dual Occupancy Dwelling	Distributed to Assessing Officer - Awaiting Assessment

16 December 2025		$3,243.92		32 Esplin St Taylor	Lot 13 DP 1265264	6 mannifera Drive	Gundaroo	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
18 December 2025	DA250683	$4,711.48	Sidney Raper Alessandro D'Ambrosio	Shop 5 24 Torrens Place Torrens	Lot 3 DP 271494	56 harcourt Close	Sutton	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
16 December 2025	DA250681	$805.02	Jelena Cuk	25 Lucille Cres Casula	Lot 1 DP 248210	453 Wallaroo Road	Wallaroo	Other	Distributed to Assessing Officer - Awaiting Assessment
15 December 2025	DA250679	$3,314.03	Jason Pusparajan	PO Box 1410 Fyshwick	Lot 34 DP 1265259	18 Mannifera Drive	Gundaroo	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
15 December 2025	DA250677	$360.52	Kristy Moyle	52/70 Little River Rd Braidwood	Lot 6 DP 1306267	495 Parkwood Road	Wallaroo	Demolition	Approved
11 December 2025	DA250669	$677.62	W & B Vertucci	110 Hannell St Wickham	Lot 2 DP 1222751	72 Morning Street	Gundaroo	Building Inspection - Swimming Pool	Distributed to Assessing Officer - Awaiting Assessment
Modifications of Development Consent (6)									
4 December 2025	DA250456B	$858.80	Lewis Pedersen and Donna Luff	Unit 8/9 The Causeway Kingston ACT	Lot 101 DP 1137114	3 MacDonald St	Yass	Modification	Distributed to Assessing Officer - Awaiting Assessment
5 December 2025		$858.80	Brendon Agnew and Kathleen Walsh	741 Kaveneys Rd Jeir	Lot 1 DP 1301590	1 Prosecco Pl	Murrumbatema n	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
8 December 2025	DA240329B	$858.80	Liz Densley	9/23 Thrupp St Neutral Bay	Lot 1 DP 119459	2402 Sutton Road	Sutton	Building Envelope Modification	Distributed to Assessing Officer - Awaiting Assessment
16 December 2025	DA240276B	16/12/20 25	Alessandro D'Ambrosio	Shop 5 24 Torrens Place	Lot 116 DP 1268670	14 Cabernet Way	Murrumbatema n	Modification	Distributed to Assessing Officer - Awaiting Assessment
12 December 2025	DA230295B	$376.75		13 Gibraltar St Bungendore	Lot 1 DP 717073	927 Marked Tree Road	Gundaroo	Modification	Distributed to Assessing Officer - Awaiting Assessment
16 December 2025	DA200277D	$508.00	Nicholas Drew			8 Minclong Close	Gundaroo	Modification	Distributed to Assessing Officer - Awaiting Assessment
	DA200057C		Claere Scroope	2 Glebe Street Yass	Lot 46 DP 239674				
s.68 - Plumbing Works (2)									
18 December 2025		$266.50			Lot 29 DP 179696	5 Watson Street	Yass	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
18 December 2025	PP250194	266.5	AK Homes	11 Henry Kendall St		37 Orion street	Yass	Dwelling	Distributed to Assessing Officer - Awaiting Assessment
18 December 2025	PP250190		Katrina Mewburn	37 Orion Street Yass	Lot 17 Sec 35 DP 759136				
s.68 – Solid Fuel Heater (1)									
16 December 2025	BP250563	$281.88	Liam Constance	7 Werong Place Yass	Lot 19 DP 1268710	7 Werong Place	Yass	Solid Fuel Heater	Additional Information Requested

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Applications Lodged
January 2026

Total 32

Lodgement Date	Application No.	Fees Payable	Owner / Applicant	Applicant Address	Development Site Description			Locality	Development Description	Status
					Folio Identifer	Street Number and Name				
Building Information Certificates (5)										
5 January 2026	BP250522	$1,066.00	Lee Candice Ingold	19 Broughton Circuit, Murrumbateman	Lot 25 DP 285351	19 Broughton Circuit	Murrumbateman	Building Inspection - Building Information Certificate	Under Assessment	
27 January 2026	BP260023	$1,066.00	Kylie Eggins	553 Boutchers Drive, Yass	Lot 12 DP 1176435	553 Boutchers Drive	Yass	Dwelling	Under Assessment	
5 January 2026	BP260041	$1,066.00	Janine Bright	19 Archer Close, Yass	Lot 10 DP 1080171	19 Archer Close	Yass	Building Inspection - Building Information Certificate	Under Assessment	
Development Applications (16)										
5 January 2026	DA250693	$4,378.08	Alex Edwards	68 Woodbury Drive, Sutton	Lot 23 DP 271494	68 Woodbury Drive	Sutton	Dwelling	Under Assessment	
5 January 2026	DA250692	$5,361.36	Lorraine Domingo	PO Box 174 Mawson ACT	Lot 2 DP 1117927	2504 Barton Highway	Springrange	Storage Shed	Under Assessment	
5 January 2026	DA250668	$5,950.56	James Cooper	43 Malbec Drive, Murrumbateman	Lot 194 DP 1269930	43 Malbec Drive	Murrumbateman	Dwelling	Under Assessment	
5 January 2026	DA250636	$5,950.56	Jamie Craig	3 Blakelys Close, Sutton	Lot 18 DP 271494	3 Blakelys Close	Sutton	Dwelling	Under Assessment	
8 January 2026	DA250704	$533.04	Chelsea Lemon/ Dylan Wallace	12 Grenache Way, Murrumbateman	Lot 150 DP 1268670	12 Grenache Way	Murrumbateman	Storage Shed	Distributed to Assessing Officer - Awaiting Assessment	
15 January 2026	DA250705	$1,057.92	Chris and Maggie Orgill	C/- RD Planning & Development P/L PO Box 495 YASS NSW 2582	Lot 7 DP 714051 Lot 2 DP 1317177	21 Birril Close	Springrange	Storage Shed	Under Assessment	
14 January 2026	DA260004	$3,921.93	Gareth Bowering	2 Mckay Drive, Bungendore	Lot 2 DP 229072	99 Meehan Street	Yass	Dwelling	Under Assessment	
15 January 2026	DA250691	$1,869.74	Tristan Ryall/ Tenille Chapman	PO Box 1572 Bowral NSW 2576	Lot 1 Sec 127 DP 758488	8 Lot Street	Gundaroo	Alterations & Additions	Under Assessment	

12 January 2026	DA250673	$6,580.50	Elizabeth Slapp/ Joshua potts and Catherine Power	PO Box 261 Merimbula NSW 2548	Lot 16 DP 270586	2 Rattenbury Close	Murrumbatema n	Dwelling		Under Assessment
20 January 2026	DA260008	$2,937.65	Alex Machkevitch	PO Box 1062 Bondi Junction NSW 1355	Lot 1 DP 85484	98 Comur Street	Yass	Commercial		Under Assessment
17 January 2026	DA260006	$833.20	Sharon Jones	7 Adele Street, Yass	Lot 1 DP 847957	468 Fairy Hole Road	Bango	Subdivision - Community Title		Under Assessment
13 January 2026	DA260003	$665.07	Alan Carmody	PO Box 495 Yass	Lot 7 DP 714051	728 Marked Tree Road	Gundaroo	Subdivision - Community Title		Under Assessment
18 January 2026	DA250695	$582.02	Claire Bremner	54 Meehan Street Yass	Lot 1 DP 713278	54 Meehan Street	Yass	Swimming Pool / Deck / Fencing		Under Assessment
27 January 2026	DA260009	$624.02	Micheal and Jaclyn Green	21 Mont Street, Yass	Lot 16 Dp 13132	21 Mont Street	Yass	Alterations & Additions		Approved
29 January 2026	DA260016	$3,281.44	Kayla Rummukainen	MURRUMBATEMAN ROAD NANIMA 2582	Lot1 DP 1258070	687 Murrumbateman Road	Nanima	Dwelling		Distributed to Assessing Officer - Awaiting Assessment
27 January 2026	DA260007	$2,487.06	Liz Densley	9/23 Thrupp St Neutral Bay	Lot 1 DP 1320884	2402 Sutton Road	Sutton	Dwelling		Distributed to Assessing Officer - Awaiting Assessment
Modifications of Development Consent (6)										
13 January 2026	DA240150B	$203.00	Emily Dawe	137 Cattle Street, Binalong	Lot 6 Sec 14 DP 758109	25 Camden Street	Binalong	Modification		Under Assessment
15 January 2026	DA250099B	$1,099.89	Robert Jukic	39 Frances Burke Street, Gungahlin, ACT, 2912	Lot 35 DP 271494	209 Woodbury Drive	Sutton	Modification		Under Assessment
12 January 2026	DA230025B	$474.03	Fariss Ghazag	7 ADELE STREET YASS 2582	Lot 2 DP 1262140	58 Vivian Lane	Murrumbatema n	Modification		Under Assessment
15 January 2026	DA240182B	$858.80	Carlie Brisbourne	16 River Road ELDERSLIE NSW 2570	Lot 6 DP 1269136	7 Gorrell Place	Yass	Modification		Approved
27 January 2026	DA230080C	$0	Neil Mumme	PO Box 491 Narooma	Lot 2 DP 1274094	244 Back Creek Road	Gundaroo	Modification		Approved
28 January 2026	DA250638B	$858.80	MJH Group	142 Lake Entrance Road Oak Flats 2529	Lot 45 DP 1265259	100 Lute Street	Gundaroo	Modification		Distributed to Assessing Officer - Awaiting Assessment
Occupation Certificate (1)										
13 January 2026	BP250078	$358.75	Robyn Hardy	39 Victoria Street Sutton	Lot 376 DP 754882	39 Victoria Street	Sutton	Building Inspection - Building Information Certificate		Under Assessment
s.68 - Plumbing Works (1)										
28 January 2026	PP260011	$266.50	McDonald Jones Homes Pty Ltd	142 Lake Entrance Road Oak Flats 2529	Lot 72 DP 1273537	26 Woods Street	Yass	Dwelling		Distributed to Assessing Officer - Awaiting Assessment
s.68 – Solid Fuel Heater (1)										
29 January 2026	BP260033	$281.88	Ross Clarke	27 Ballantyne Crescent Franklin ACT 2913	Lot 1 DP 1305054	179 Jones Lane	Springrange	Solid Fuel Heater		Approved
Subdivision Certificates (4)										

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5 January 2026	DA230531B	$5,656.80	Jack Walker	Yass Valley Way, Yass	Lot 2 DP 853358	Yass Valley Way	Yass	Subdivision - Community Title	Approved
28 January 2026	DA240243	$820.00	Aaron Kitson	7 ADELE STREET YASS 2582	Lot 5 DP 624377	127 Corregans Street	Yass	Subdivision - Torrens title - 2 to 5 lots	Distributed to Assessing Officer - Awaiting Assessment
30 January 2026	DA240194	$820.00	Bryan Leeming	74 VICTORIA STREET SUTTON 2620	Lot 3 DP 1263262	71 hume Street	Yass	Subdivision - Torrens title - 2 to 5 lots	Distributed to Assessing Officer - Awaiting Assessment
28 January 2026	DA210093	$4,407.50	Peter Evans	454 DENLEY DRIVE WAMBOIN 2620	Lot 6 DP 1220039	46 Hillview Drive	Murrumbatemen	Subdivision - Torrens title - 2 to 5 lots	Distributed to Assessing Officer - Awaiting Assessment

	COMMUNITY STRATEGIC PLAN	DELIVERY PROGRAM	OPERATIONAL PLAN	ACTION (OP)	UPDATE DUE	INDICATOR	PERIOD (QUARTERS)	PERFORMANCE MEASURE PROGRESS
1	Our Community	CO. 1 Our community can access health and community services that support physical health and mental wellbeing	CO. 1.1 Support current and emerging programs to deliver physical health and mental wellbeing to our community	CO. 1.1.1 Promote NSW Health community-based initiatives for wellbeing programs and events	31/12/2025	Number of Events promoted	Quarter 2	Working with NSW Health on community based initatives to engage with the Yass Valley Community and networks to host a calendar of events for both education and information on key themes identified for the Yass Valley region (e.g. Vaping, Drugs, Pregnancy, Mobility and Aging.)
2	Our Community	CO. 1 Our community can access health and community services that support physical health and mental wellbeing	CO. 1.1 Support current and emerging programs to deliver physical health and mental wellbeing to our community	CO. 1.1.2 Advocate to the NSW Government to ensure the regions medical infrastructure is aligned with the region's needs	31/12/2025	Number of Advocacy actions	Quarter 2	Ongoing. Met with NSW State Government about the Yass Maternity services redevelopment in September 2025.
3	Our Community	CO. 1 Our community can access health and community services that support physical health and mental wellbeing	CO. 1.2 Support organisations to provide needs-based assistance to vulnerable members of our community	CO. 1.2.1 Promote community organisations servicing vulnerable members of our community	31/12/2025	Number of organisations promoted	Quarter 2	Met with the Office of Youth, NSW Government and supported the travelling workshop for NSW Government's Youth Policy consultation in Yass Valley. Supported 6 community organisations in Yass Valley and their endeavours.
4	Our Community	CO. 1 Our community can access health and community services that support physical health and mental wellbeing	CO. 1.3 Improve access to information and lifelong learning through access to library services and information technology	CO. 1.3.1 A variety of library program and activities designed and delivered for adult, youth and children audiences	31/12/2025	% participation increased Monitor and increase mobile library usage	Quarter 2	Library continues to offer youth & senior programs to the community
5	Our Community	CO. 1 Our community can access health and community services that support physical health and mental wellbeing	CO. 1.3 Improve access to information and lifelong learning through access to library services and information technology	CO. 1.3.2 Funding sought for appropriate programs for that aim to increase the community's engagement with the Library.	31/12/2025	Grants identified and applications submitted	Quarter 2	Ongoing. The library was successful in obtaining a grant to create a citizen science corner in the new library. Further grant opportunitys are being investigated
6	Our Community	CO. 1 Our community can access health and community services that support physical health and mental wellbeing	CO. 1.3 Improve access to information and lifelong learning through access to library services and information technology	CO. 1.3.3 Provides free access to information technology and internet	31/12/2025	Monitor usage	Quarter 2	Ongoing. There has been an increase in internet usage.
7	Our Community	CO. 1 Our community can access health and community services that support physical health and mental wellbeing	CO. 1.3 Improve access to information and lifelong learning through access to library services and information technology	CO. 1.3.4 Complete the Library relocation to the Crago Mill Precinct	31/12/2025	Relocation completed	Quarter 2	Library relocation to the Crago Mill Precinct has been delayed.
8	Our Community	CO. 1 Our community can access health and community services that support physical health and mental wellbeing	CO. 1.3 Improve access to information and lifelong learning through access to library services and information technology	CO. 1.3.5 Develop Library engagement strategy	31/12/2025	Strategy Developed	Quarter 2	Not Yet Commenced. Library commenced service review to understand future community needs which will assist with developing this strategy
9	Our Community	CO. 2 Events celebrate the identity of our towns, villages and suburbs, heritage and culture.	CO. 2.1 Support community events and activities which celebrate local identity, heritage, and culture	CO. 2.1.1 Coordinate and host Australia Day event for Yass Valley	31/12/2025	Event delivered	Quarter 2	Grant funded Australia Day event delivered and acquitted.
10	Our Community	CO. 2 Events celebrate the identity of our towns, villages and suburbs, heritage and culture.	CO. 2.1 Support community events and activities which celebrate local identity, heritage, and culture	CO. 2.1.2 Support local RSL Sub-Branch and community with coordination of Anzac Day	31/12/2025	Events delivered	Quarter 2	Supported 2025 Remembrance Day and work is underway for support coordination of Anzac Day 2026.
11	Our Community	CO. 2 Events celebrate the identity of our towns, villages and suburbs, heritage and culture.	CO. 2.1 Support community events and activities which celebrate local identity, heritage, and culture	CO. 2.1.3 Seek funding and deliver annual community 'Christmas on Comur' event.	31/12/2025	Funding secured Event delivered	Quarter 2	Applied for the OpenRoads grant funding 24/25 FY, notified 'unsuccessful' July 2025. Work on the 2026 event with reduced budget and seeking sponsorship from local businesses, organisations and corporations is underway with the Christmas on Comur Street Working Group. Expression of interests for Working Group Members closed August 1st - first meeting held August 21st. Event date confirmed 11th December 2025. Event delivered.
12	Our Community	CO. 2 Events celebrate the identity of our towns, villages and suburbs, heritage and culture.	CO. 2.1 Support community events and activities which celebrate local identity, heritage, and culture	CO. 2.1.4 Installation of flags on all flag poles in Comur Street for NAIDOC, Christmas, Australia Day.	31/12/2025	Flags installed	Quarter 2	Flags for NAIDOC Week, Christmas & Australia Day 2026 were installed and removed as per schedule.
13	Our Community	CO. 2 Events celebrate the identity of our towns, villages and suburbs, heritage and culture.	CO. 2.1 Support community events and activities which celebrate local identity, heritage, and culture	CO. 2.1.1 Continue to work with Southern Tablelands Arts (STA) to support community participation in STA's events	31/12/2025	STArts Events promoted	Quarter 2	Supported STA's events and activities in quarter one including the Oddfellow's Hall Mural work (completed December 2025), Kim Nelson's art exhibition, industry meetings and Coronation Park's table mural project (completed December 2025)
14	Our Community	CO. 3 Creative expression through arts and culture is encouraged.	CO. 3.1 Promote creative arts groups and organisations to support and celebrate creative expression through arts and culture.	CO. 3.1.2 Support local arts and community organisations to take advantage of grant funding opportunities	31/12/2025	Support letters provided	Quarter 2	Letter of Support request completed for the Binalong Community Club, Onerwal LALC and Highclere Farm. Grants opportunities supported and circulated include Rye Park Wind Farm Community Enhancement Funds, Transgrid HumeLink East Community Funding, and access to Grant Guru via Council's website. Organisation enquiries about grant support, 4.
15	Our Community	CO. 3 Creative expression through arts and culture is encouraged.	CO. 3.1 Promote creative arts groups and organisations to support and celebrate creative expression through arts and culture.	CO. 3.1.3 Commence Crago Mill restoration and community and commercial hub construction within Crago Mill Precinct	31/12/2025	Restoration/construction commenced	Quarter 2	Remove from OP- Resolution not to progress with Stage Two made at August 2025 Council Meeting.
16	Our Community	CO. 4 Traditional owners and First Nations to Country is recognised and supported	CO. 4.1 Respect and promote our cultural heritage and diversity and partner with and acknowledge Traditional Owners and First Nations people	CO. 4.1.1 Provide an opening ceremony with Traditional Owners and First Nations to Country for NAIDOC Week	31/12/2025	Ceremony delivered	Quarter 2	Ceremony event held 7th of July, attendance by community estimated 200-300 attendees and the expansion project of including local artists, schools, elders and community was a success. Grant acquittal submitted and notification of acceptance September 2025.
17	Our Community	CO. 4 Traditional owners and First Nations to Country is recognised and supported	CO. 4.1 Respect and promote our cultural heritage and diversity and partner with and acknowledge Traditional Owners and First Nations people	CO. 4.1.2 Review Council Reconciliation Action Plan	31/12/2025	Plan reviewed	Quarter 2	Not Yet Commenced
18	Our Community	CO. 5 Community development is supported to enhance resilience and connection	CO. 5.1 Support the development and implementation of a Statewide framework for social infrastructure and cohesion with a focus on disaster risk reduction	CO. 5.1.1 Advocate for CRJO Resilience Blueprint to be considered in State community development programs	31/12/2025	Advocacy undertaken	Quarter 2	Discussions with Regional Development Australia, ACT & Southern NSW to support the Yass Valley Connect event in November 2025, as a program of the CRJO Blueprint and planning.
19	Our Community	CO. 6 Community connectivity and informal support networks support participation in a broad range of activities.	CO. 6.1 Council lobbies telecommunications providers and State Government to improve community connectivity	CO. 6.1.1 Council advocates to improve community connectivity	31/12/2025	Advocacy completed	Quarter 2	Met with Telstra & NBN to work through regional review of connectivity. Will continue to work with them on actions.Supported outreach programs with community.
20	Our Community	CO. 6 Community connectivity and informal support networks support participation in a broad range of activities.	CO. 6.2 Council works with Canberra Regional Joint Organisation to create a regional telecommunication working party	CO. 6.2.1 Engage with Canberra Regional Joint Organisation, to lobby State Government and telecommunications providers for improved regional telecommunications	31/12/2025	Participate in CRJO advocacy	Quarter 2	Continue to met with CRJO working group and support advocacy - specific connectivity working group yet to be started.
21	Our Community	CO. 7 We support and promote services, community groups and local initiatives as a way of including new residents and supporting existing residents	CO. 7.1 Council works to promote services and access to various community groups to help include new residents and support existing residents	CO. 7.1.1 Incorporate a 'residents' guide section onto the Yass Valley Council website	31/12/2025	Website updated	Quarter 2	Project underway. Current information from guide being populated Discussion with YVC areas on information and input. Project due quarter 4.

2	Our Community	CO. 7 We support and promote services, community groups and local initiatives as a way of including new residents and supporting existing residents	CO. 7.1 Council works to promote services and access to various community groups to help include new residents and support existing residents	CO. 7.1.2 Advocate for the volunteer sector by supporting volunteer recruitment expos	31/12/2025	Volunteer Expo promoted	Quarter 2	Discussed with Yass Rotary, event planned for 2026. Continue to support Rotary with their planning.
3	Our Community	CO. 7 We support and promote services, community groups and local initiatives as a way of including new residents and supporting existing residents	CO. 7.1 Council works to promote services and access to various community groups to help include new residents and support existing residents	CO. 7.1.3 Undertake Seniors Week event where funding is secured	31/12/2025	Funding secured Events delivered	Quarter 2	Applied for the NSW Seniors Festival Grant Program 2026. Notification of success due December 2025. Events schedule to be held March 2026
4	Our Community	CO. 7 We support and promote services, community groups and local initiatives as a way of including new residents and supporting existing residents	CO. 7.1 Council works to promote services and access to various community groups to help include new residents and support existing residents	CO. 7.1.4 Undertake Youth Week and School Holiday events where funding is secured	31/12/2025	Funding secured Events delivered	Quarter 2	Applied for Spring School Holidays Program with NSW Government. Notified unsuccessful - supported Library in community events. Applied for Summer School Holiday Program with NSW Government. Notified successful - events organised for January 2026. Acquittal submitted
5	Our Community	CO. 7 We support and promote services, community groups and local initiatives as a way of including new residents and supporting existing residents	CO. 7.1 Council works to promote services and access to various community groups to help include new residents and support existing residents	CO. 7.1.5 Deliver the Community Enhancement Funding Program (on behalf of renewable energy initiatives) for the community in line with the agreements with each relevant funding provider (Wind farms etc.)	31/12/2025	Programs delivered	Quarter 2	Committee established and advertised Grants funding availability. Rye Park Wind Farm Community Enhancement Funds delivered November 2025. Bango Wind Farm Community Enhancement Funds scheduled for release in February-March 2026
6	Our Community	CO. 7 We support and promote services, community groups and local initiatives as a way of including new residents and supporting existing residents	CO. 7.1 Council works to promote services and access to various community groups to help include new residents and support existing residents	CO. 7.1.6 Review and update community services directory	31/12/2025	Directory reviewed and updated	Quarter 2	Directory spreadsheet drafted. Collaborating with other areas of YVC for input and addition. Project due quarter 3.
7	Our Community	CO. 7 We support and promote services, community groups and local initiatives as a way of including new residents and supporting existing residents	CO. 7.1 Council works to promote services and access to various community groups to help include new residents and support existing residents	CO. 7.1.7 Promote responsible pet ownership through social media, public events and markets	31/12/2025	2 events or campaigns/year	Quarter 2	Commenced
8	Our Community	CO. 7 We support and promote services, community groups and local initiatives as a way of including new residents and supporting existing residents	CO. 7.1 Council works to promote services and access to various community groups to help include new residents and support existing residents	CO. 7.1.8 Provide a free working dog microchipping day	31/12/2025	1 event/year	Quarter 2	Commenced
9	Our Community	CO. 8 We support our community partners to foster respect and safety	CO. 8.1 Council actively works with stakeholders and community partners to enhance safety and foster respect across the region.	CO. 8.1.1 Undertake retail food business inspection program in accordance with NSW Food Authority Food Regulation Partnership (FRP)	31/12/2025	FRP requirements met	Quarter 2	Commenced
0	Our Community	CO. 8 We support our community partners to foster respect and safety	CO. 8.1 Council actively works with stakeholders and community partners to enhance safety and foster respect across the region.	CO. 8.1.2 Undertake inspection programs in accordance with the Public Health Act and the Local Government Act	31/12/2025	100% inspections completed	Quarter 2	Commenced
1	Our Community	CO. 8 We support our community partners to foster respect and safety	CO. 8.1 Council actively works with stakeholders and community partners to enhance safety and foster respect across the region.	CO. 8.1.3 Council supports the NSW Local Government Road Safety Program (LGRSP) and operates the Local Transport Forum	31/12/2025	Meetings held quarterly LGRSP projects completed	Quarter 2	August and Nov 2025 and Feb 2026 forums held. All LGRSP projects on track for completion by June 2026
2	Our Community	CO. 8 We support our community partners to foster respect and safety	CO. 8.1 Council actively works with stakeholders and community partners to enhance safety and foster respect across the region.	CO. 8.1.4 Council provides a LEMO and supports the LEMC, providing coordinated support to combat agencies	31/12/2025	LEMO provided LEMC support provided	Quarter 2	Director I&A is the LEMO and chair of the LEMC. Meetings held quarterly.
3	Our Community	CO. 8 We support our community partners to foster respect and safety	CO. 8.1 Council actively works with stakeholders and community partners to enhance safety and foster respect across the region.	CO. 8.1.5 Complete the outstanding projects associated with the Aug- Nov 2022 Natural Disaster declarations	31/12/2025	# Projects complete Funding finalised	Quarter 2	Progressing well. All projects scheduled to be completed by June 2026.
4	Our Community	CO. 8 We support our community partners to foster respect and safety	CO. 8.1 Council actively works with stakeholders and community partners to enhance safety and foster respect across the region.	CO. 8.1.6 Advocate to NSW and Australian governments for betterment/asset upgrades to strengthen resilience when undertaking natural disaster repair work	31/12/2025	# Advocacy actions	Quarter 2	
5	Our Community	CO. 8 We support our community partners to foster respect and safety	CO. 8.1 Council actively works with stakeholders and community partners to enhance safety and foster respect across the region.	CO. 8.1.7 Council provides an effective and efficient after hours call out system and emergency response to provide safe out-of-hours services to the community	31/12/2025	After hours services available	Quarter 2	After hours services are in place and available.

	COMMUNITY STRATEGIC PLAN	DELIVERY PROGRAM	OPERATIONAL PLAN	ACTION (OP)	UPDATE DUE	INDICATOR	PERIOD (QUARTERS)	PERFORMANCE MEASURE PROGRESS
16	Our Economy	EC. 1 Enable business and industry growth and development	EC. 1.1 Develop business planning strategy to work with local businesses to strengthen local economy	EC. 1.1.1 Promoting Yass Valley as an ideal location for businesses and industry	31/12/2025	Promotions undertaken	Quarter 2	Draft business pack information for new business support and education. New businesses engaged - 2
17	Our Economy	EC. 1 Enable business and industry growth and development	EC. 1.1 Develop business planning strategy to work with local businesses to strengthen local economy	EC. 1.1.2 Continue to build partnership and recognition of the 'Shop Local Shop Yass Valley' gift card program.	31/12/2025	Increase partnership by 10% Increase gift card purchases by 15%	Quarter 2	11 Gift Cards sold - Project plan of partnership engagement drafted. Statisics and partnerships reviewed. 10 marketing posts promoting the program to increase gift card purchases.
18	Our Economy	EC. 1 Enable business and industry growth and development	EC. 1.1 Develop business planning strategy to work with local businesses to strengthen local economy	EC. 1.1.3 Promote the Crago Mill Precinct rental space.	31/12/2025	Crago Mill Precinct rental spaces occupied	Quarter 2	Not required following the changes made t othe delivery of Stage 2.
19	Our Economy	EC. 1 Enable business and industry growth and development	EC. 1.1 Develop business planning strategy to work with local businesses to strengthen local economy	EC. 1.1.4 Promote initiatives for programs and events aimed at boosting employment in Yass Valley.	31/12/2025	Programs promoted Interagency meetings attended	Quarter 2	Programs supported and circulated to community from Interagency Groups. 2 Interagency Meetings attended.
10	Our Economy	EC. 2 Promote the region as an ideal location for businesses and industry.	EC. 2.1 Promote Yass Valley as a destination of choice for business and visitors	EC. 2.1.1 Connect with local organisations for combined initiatives and support - including the CDWIA, MOM, Yass Valley Business Chamber.	31/12/2025	Yass Valley promoted	Quarter 2	Yass Valley promoted, and businesses/industry engaged in support. Attended Business Chamber Breakfasts, Makers of Murrumbateman events and liaised with CDWIA on projects/marketing initiatives to promote the area. 6 Industry catch-ups and support to businesses.
11	Our Economy	EC. 2 Promote the region as an ideal location for businesses and industry.	EC. 2.1 Promote Yass Valley as a destination of choice for business and visitors	EC. 2.1.2 Revise Yass Valley Destination Management Plan	31/12/2025	Revision completed	Quarter 2	Underway - review of the released NSW Visitor Economy Strategy 2035 in July 2025 for alignment to new Destination Management Plan. Attended the Southern Tablelands Steering Committee meeting 8th September in Boorowa to work with members on the revision of the Destination Management Plan.
12	Our Economy	EC. 2 Promote the region as an ideal location for businesses and industry.	EC. 2.1 Promote Yass Valley as a destination of choice for business and visitors	EC. 2.1.3 Support and contribute to partnerships with the Destination Network and Southern Tablelands Steering Committee – including opportunities for cross-border regional destination programs	31/12/2025	4 meetings attended Associated campaigns/participation	Quarter 2	Attend 3 meetings. - 28/08/25 - Destination Southern NSW - Southern Yarns - 8/09/25 - Southern Tablelands Steering Committee - 25/09 - NSW Accredited Visitor Information Centres Meeting
13	Our Economy	EC. 3 Foster a diverse, adaptive and innovative agricultural industry.	EC. 3.1 Work with Yass Valley's agriculture industry to identify challenges and opportunities facing the industry, and develop a strategy to foster innovation, including agritourism	EC. 3.1.1 Support and collaborate on efforts to promote Yass Valley as an ideal location for agricultural businesses and industry	31/12/2025	Programs promoted	Quarter 2	Program supported and circulated. Destination Southern NSW AgriTourism Workshop - 17th September 2025
14	Our Economy	EC.4 Support businesses to develop by streamlined processes and business support.	EC. 4.1 Work with businesses to identify opportunities for simplified processes and business support including education for small businesses	EC. 4.1.1 Actively consider how to make council and business interactions as simple and user friendly.	31/12/2025	Process reviewed	Quarter 2	Not yet commenced. Project plan discussed.
15	Our Economy	EC. 5 Businesses are supported and resilient to adapt and respond to shocks and natural disasters	EC. 5.1 Implement CRJO Resilience Blueprint to assist economic response to natural, economic, or medical disasters	EC. 5.1.1 Establish new Emergency Operations Centre (EOC) in Crago Mill Precinct	31/12/2025	Centre Establish	Quarter 2	The Council chambers will double as YVC's Emergency Operations Centre. Completion delayed.
16	Our Economy	EC. 5 Businesses are supported and resilient to adapt and respond to shocks and natural disasters	EC. 5.1 Implement CRJO Resilience Blueprint to assist economic response to natural, economic, or medical disasters	EC. 5.1.2 Participate in project control group to further develop the Regional Drought Resilience Plan	31/12/2025	Participation in Control Group	Quarter 2	Met with the Control Group to discuss future plans. Verdict was to continue to seek funding and support NSW Government Programs.
17	Our Economy	EC. 5 Businesses are supported and resilient to adapt and respond to shocks and natural disasters	EC. 5.1 Implement CRJO Resilience Blueprint to assist economic response to natural, economic, or medical disasters	EC. 5.1.3 Actively seek funding to further develop the Regional Drought Resilience Plan	31/12/2025	Funding opportunities identified Applications submitted	Quarter 2	Continue to seek funding that aligns with the plan.
18	Our Economy	EC. 6 The local and regional tourism offering is expanded, increasing visitation to the region	EC. 6.1 Collaborate with Destination Southern NSW and others to deliver tourism business development initiatives for the Yass Valley	EC. 6.1.1 Provide destination marketing, information services and access to customer service operations.	31/12/2025	Visitation increased	Quarter 2	Visitation increased on 2024/2025 for Quarter 2 2025/2026 - 3,255 People through the door (YVIC) - 325 Phone enquiries answered - 1,439 Tourism email enquiries answered - Facebook - 432,811 reach - Google reviews - 4, 5 star reviews - Instagram - 91,451 reach - Website - 37, 622 views
19	Our Economy	EC. 6 The local and regional tourism offering is expanded, increasing visitation to the region	EC. 6.1 Collaborate with Destination Southern NSW and others to deliver tourism business development initiatives for the Yass Valley	EC. 6.1.2 Provide regional marketing of Yass Valley both online and direct	31/12/2025	Yass Valley Destination Social Media Strategy updated	Quarter 2	Yass Valley Destination Social Media Strategy updated. Yass Valley Spring Event Campaign 2025 - Business Partners Engaged: 6 - $2,223.69 income generated to YVC Quarter 2 update - Featured in Caravanning Australia and 'This Week in Canberra'
20	Our Economy	EC. 6 The local and regional tourism offering is expanded, increasing visitation to the region	EC. 6.1 Collaborate with Destination Southern NSW and others to deliver tourism business development initiatives for the Yass Valley	EC. 6.1.3 Provide regional showcase of products through the Yass Valley Information Centre	31/12/2025	Products promoted	Quarter 2	Yass Valley Information Centre Sales Quarter 2 - Sales Target - $25,000 - YVIC Sales - $27,189.55 - Purchase Orders raised (local products) - 31 - New local producers engaged - 2
21	Our Economy	EC. 6 The local and regional tourism offering is expanded, increasing visitation to the region	EC. 6.1 Collaborate with Destination Southern NSW and others to deliver tourism business development initiatives for the Yass Valley	EC. 6.1.4 Review accreditation requirements for the Visitor Information Centre	31/12/2025	Review completed	Quarter 2	Not yet commenced. Project due quarter 3.
22	Our Economy	EC. 6 The local and regional tourism offering is expanded, increasing visitation to the region	EC. 6.1 Collaborate with Destination Southern NSW and others to deliver tourism business development initiatives for the Yass Valley	EC. 6.1.5 Foster strategic partnerships with tourism industry and network bodies.	31/12/2025	Partnerships developed	Quarter 2	Successful engagements held with the Tourism Group and Makers Of Murrumbateman as industry boards. Engaged 6 tourism business as part of the Spring Events Campaign 2025. Meetings Attended - 08/10 - Community Social Impacts of Tourism - 5/11 - Visitor Economy Stratergy 2035 with Destinaiton CEO Karen Jones - 6/11 - Inbound Stratergy Workshop - 6/11 - Yass Valley History Centre - Exhibition launch - 13/11 - Met with Yass Railway Museum - 19/11 - 2025 Southern NSW & ACT Tourism Round table - RDASNA - 26/11 - Southerntablelands Steering Committee - 10/12 - NSW AVIC Meeting
23	Our Economy	EC. 6 The local and regional tourism offering is expanded, increasing visitation to the region	EC. 6.1 Collaborate with Destination Southern NSW and others to deliver tourism business development initiatives for the Yass Valley	EC. 6.1.6 Service Review to identify potential alternate models of operation for Destination Information Services including the location of VIC and services provided	31/12/2025	Service Review conducted	Quarter 2	Currently tracking People Through The Door and times related for service review. Documents being updated and plan finalised for start in 2026.
24	Our Economy	EC. 6 The local and regional tourism offering is expanded, increasing visitation to the region	EC. 6.1 Collaborate with Destination Southern NSW and others to deliver tourism business development initiatives for the Yass Valley	EC. 6.1.7 Continue to collaboration with Destination NSW on the growth of the Southern Tablelands as a regional destination.	31/12/2025	Meetings attended	Quarter 2	Collaboration with Destination Southern NSW. Attended 2 meetings.
25	Our Economy	EC. 7 Delivery of diverse educational programs within the community, from early childhood through to higher education	EC. 7.1 Advocate for new or expanded education and training infrastructure as the community grows.	EC. 7.1.1 Advocate for appropriate range of courses at Yass TAFE and from other service providers to meet the community's demands.	31/12/2025	Advocacy undertaken	Quarter 2	Met with NSW Tafe to discuss engagement with local businesses and community needs.
26	Our Economy	EC. 7 Delivery of diverse educational programs within the community, from early childhood through to higher education	EC. 7.1 Advocate for new or expanded education and training infrastructure as the community grows.	EC. 8.1.1 Support the school sector by meeting with local school representatives and advocate for needs as appropriate – advocate for inclusion in school opportunities (CSIRO STEM Program etc.)	31/12/2025	Meetings attended	Quarter 2	Met with CSIRO & Yass High School to discuss the current STEM Program and future engagement/showcase of the project. STEM Presentation in December 2025 from CSIRO
27	Our Economy	EC. 9 Foster job creation and equip employers to develop a skilled and capable workforce	EC. 9 Support local business networks to provide training and resource support to develop and promote Yass Valley as an accessible business community	EC. 9.1.1 Promote Service NSW Business Bureau	31/12/2025	service promoted	Quarter 2	Promoted grant support for direct business support from Service NSW to Industry.

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58	Our Environment	EN. 1 Protect and enhance the existing natural environment, including flora and fauna native to the region	EN. 1.1 Collaborate with community and Government to protect and enhance the natural environment	EN. 1.1.1 Participate in ACT and Region Catchment Management Coordination Group	31/12/2025	# Meetings attended	Quarter 2	Participation ongoing
59	Our Environment	EN. 1 Protect and enhance the existing natural environment, including flora and fauna native to the region	EN. 1.1 Collaborate with community and Government to protect and enhance the natural environment	EN. 1.1.2 Develop Review of Environmental Factors Framework	31/12/2025	Framework complete	Quarter 2	To be commenced
60	Our Environment	EN. 1 Protect and enhance the existing natural environment, including flora and fauna native to the region	EN. 1.1 Collaborate with community and Government to protect and enhance the natural environment	EN. 1.1.3 Develop and implement a self-funding program for inspection of onsite sewage management facilities in accordance with the NSW OLG Onsite Wastewater Management Guidelines and plumbing under the Local Government Act	31/12/2025	Inspection program developed Inspection program implemented	Quarter 2	Commenced
61	Our Environment	EN. 1 Protect and enhance the existing natural environment, including flora and fauna native to the region	EN. 1.1 Collaborate with community and Government to protect and enhance the natural environment	EN. 1.1.4 Revise the existing Onsite Sewage Management Strategy in accordance with the NSW OLG Wastewater Management Guidelines Model Strategy	31/12/2025	Strategy/adopted	Quarter 2	Commenced
62	Our Environment	EN. 1 Protect and enhance the existing natural environment, including flora and fauna native to the region	EN. 1.1 Collaborate with community and Government to protect and enhance the natural environment	EN. 1.1.5 Finalise draft Contaminated Land Policy	31/12/2025	Policy/adopted	Quarter 2	Draft exists - report to EMT to be drafted.
63	Our Environment	EN. 1 Protect and enhance the existing natural environment, including flora and fauna native to the region	EN. 1.1 Collaborate with community and Government to protect and enhance the natural environment	EN. 1.1.6 Respond to unlawful activity in accordance with the Enforcement Policy	31/12/2025	Activity/managed	Quarter 2	commenced - ongoing
64	Our Environment	EN. 2 Implement effective integrated weed management	EN. 2.1 Priority weed management is identified and implemented	EN. 2.1.1 Undertake priority weed spraying of roadside reserves and Council managed land in accordance with annual program	31/12/2025	Annual program/completed	Quarter 2	To be commenced
65	Our Environment	EN. 2 Implement effective integrated weed management	EN. 2.1 Priority weed management is identified and implemented	EN. 2.1.2 Undertake priority weed spraying on Crown land where grants are obtained for this work	31/12/2025	Spraying/completed	Quarter 2	ongoing - physical works to commenced late spring/summer - succesful in getting $25 850 in grant funding from crown lands for weed control at Lake George Escarpment, Sutton Village & Kangara Village
66	Our Environment	EN. 2 Implement effective integrated weed management	EN. 2.1 Priority weed management is identified and implemented	EN. 2.1.3 Complete high risk pathways and identified high risk site inspections for priority weed	31/12/2025	2 inspections of each: High Risk Pathways (list at 800kms) High Risk Sites (total 80 sites)	Quarter 2	ongoing
67	Our Environment	EN. 2 Implement effective integrated weed management	EN. 2.1 Priority weed management is identified and implemented	EN. 2.1.4 Complete property inspections for new, emerging and priority weeds	31/12/2025	400 inspections/year	Quarter 2	Commenced
68	Our Environment	EN. 2 Implement effective integrated weed management	EN. 2.1 Priority weed management is identified and implemented	EN. 2.1.5 Weed awareness posts on social media	31/12/2025	10 posts/year	Quarter 2	commenced
69	Our Environment	EN. 2 Implement effective integrated weed management	EN. 2.1 Priority weed management is identified and implemented	EN. 2.1.6 Participate in Field Days/markets etc, providing education on priority weed identification and management	31/12/2025	2 events / year	Quarter 2	ongoing
70	Our Environment	EN. 3 Protect and rehabilitate waterways, catchments, and groundwater.	EN. 3.1 Continue providing support for Yass Dam and Yass River improvement program, to address water quality issues and improve water supply for the growing community	EN. 3.1.1 Provide financial assistance to ensure the maintenance of natural vegetation surrounding Yass Dam and Yass River	31/12/2025	Financial assistance provided	Quarter 2	To be commenced
71	Our Environment	EN. 3 Protect and rehabilitate waterways, catchments, and groundwater.	EN. 3.1 Continue providing support for Yass Dam and Yass River improvement program, to address water quality issues and improve water supply for the growing community	EN. 4.1.1 Service review of Council's commercial and recreational fleet, with a focus on reducing emissions and costs.	31/12/2025	Review commenced	Quarter 2	commenced - ongoing
72	Our Environment	EN. 4 Investigate and implement approaches to reduce our carbon footprint.	EN. Advocate for additional electric vehicle charging locations throughout Yass Valley	EN. 4.2.1 Engage with EV charging organisations to encourage installation of additional charging stations.	31/12/2025	Increased number of EV charging stations	Quarter 2	New EV charging stations at Craigo mill is aimed to be installed and completed early 2026.
73	Our Environment	EN. 4 Investigate and implement approaches to reduce our carbon footprint.	EN. 4.3 Investigate and install renewable power generation systems and energy reducing technologies in Council facilities.	EN. 4.3.1 Consider opportunities for renewable power generation and energy reducing technologies in Council facilities.	31/12/2025	Opportunities considered	Quarter 2	Information has been compiled and provided to the NSW Gov. Compass tool to track carbo emissions. key areas of emmisions are know been tracked and council is looking at cost efficiencies projects that are in reach of council current fiscial situation.
74	Our Environment	EN. 4 Investigate and implement approaches to reduce our carbon footprint.	EN. 4.3 Investigate and install renewable power generation systems and energy reducing technologies in Council facilities.	EN. 4.3.2 Installation of energy efficient and sustainability technology in Craigo Mill Precinct	31/12/2025	Installation completed	Quarter 2	New solar system has been installed on the craigo mill and will be commissioned before occupation.
75	Our Environment	EN. 5 Mitigate and adapt to the impact of climate change and adopt environmentally sustainable	EN. 5.1 Council will work with others to reduce tree and biodiversity loss, while streamlining development processes	EN. 5.1.1 Compliance with Biodiversity Conservation Act	31/12/2025	Compliance/achieved	Quarter 2	All development applications (as applicable) assessed pursuant to the Act.
76	Our Environment	EN. 8 Plan for the provision of a variety of affordable and quality and housing types	EN. 8.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.	EN. 6.1.11 Completion of the Parkwood Development Control Plan.	31/12/2025	Plan completed	Quarter 2	Draft nearing completion. To be presented to council early 2026
77	Our Environment	EN. 8 Plan for the provision of a variety of affordable and quality and housing types	EN. 8.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.	EN. 6.1.10 Participate in the Steering Committee for the Parkwood Urban Release Area Governance Framework	31/12/2025	Meeting/attended	Quarter 2	Participation ongoing
78	Our Environment	EN. 8 Plan for the provision of a variety of affordable and quality and housing types	EN. 8.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.	EN. 6.1.2 Ensure satisfactory arrangements for delivery of designated State public infrastructure and public utility infrastructure for Parkwood is agreed in accordance with Yass Valley Local Environmental Plan (Parkwood) 2020	31/12/2025	Satisfactory arrangements/agreed	Quarter 2	Regular meetings held with Department Planning, Housing and Infrastructure to facilitate required provisions.
79	Our Environment	EN. 8 Plan for the provision of a variety of affordable and quality and housing types	EN. 8.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.	EN. 6.1.3 Commence new settlement strategy	31/12/2025	Strategy complete	Quarter 2	commenced - ongoing
80	Our Environment	EN. 8 Plan for the provision of a variety of affordable and quality and housing types	EN. 8.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.	EN. 6.1.4 Complete community infrastructure needs assessment to inform development of North Murrumbateman	31/12/2025	Assessment/completed	Quarter 2	Drafting of RFQ commenced
81	Our Environment	EN. 8 Plan for the provision of a variety of affordable and quality and housing types	EN. 8.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.	EN. 6.1.5 Commence Murrumbateman Masterplan to inform development of North Murrumbateman	31/12/2025	Masterplan/commenced	Quarter 2	Not commenced
82	Our Environment	EN. 8 Plan for the provision of a variety of affordable and quality and housing types	EN. 8.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.	EN. 6.1.6 Review the Regional Economic Development Strategy in line with Yass Valley's aspirations	31/12/2025	Review undertaken	Quarter 2	Quotes received for consultants to undertake the Economic Development Strategy in Quarter 3 - project continues.
83	Our Environment	EN. 8 Plan for the provision of a variety of affordable and quality and housing types	EN. 8.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.	EN. 6.1.7 Provision of Development Engineering Advice and undertake infrastructure inspections in accordance with Development Consents	31/12/2025	Number of DA's processed Number of asset inspections	Quarter 2	Not commenced
84	Our Environment	EN. 8 Plan for the provision of a variety of affordable and quality and housing types	EN. 8.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.	EN. 6.1.8 Completion of the Active Transport Strategy	31/12/2025	Strategy complete	Quarter 2	RFQ finalised
85	Our Environment	EN. 8 Plan for the provision of a variety of affordable and quality and housing types	EN. 8.1 Forward planning is undertaken to integrate environmental, social, and economic factors for the benefit of the community and region.	EN. 6.1.9 Engage with NSW and ACT Government to plan and coordinate growth in the region	31/12/2025	Number of Engagement	Quarter 2	Ongoing

86	Our Environment	EN 9 Our local character is maintained through the protection and preservation of our built, cultural and natural heritage	EN 9.1 We will encourage and implement progressive urban design, sensitive to environmental and heritage issues and maintaining local character.	EN 9.1.1 Develop a tree management policy	31/12/2025	Policy/completed	Quarter 2	Procurement underway to engage consultant
87	Our Environment	EN 9 Our local character is maintained through the protection and preservation of our built, cultural and natural heritage	EN 9.1 We will encourage and implement progressive urban design, sensitive to environmental and heritage issues and maintaining local character.	EN 9.1.2 Complete a strategic tree management plan for Council managed land and road reserves	31/12/2025	Plan/completed	Quarter 2	Procurement underway to engage consultant
88	Our Environment	EN 9 Our local character is maintained through the protection and preservation of our built, cultural and natural heritage	EN 9.1 We will encourage and implement progressive urban design, sensitive to environmental and heritage issues and maintaining local character.	EN 9.1.3 Provide a heritage advisory service	31/12/2025	Service/provided	Quarter 2	Implemented – Average of 6 stakeholder engagements per month
89	Our Environment	EN 9 Our local character is maintained through the protection and preservation of our built, cultural and natural heritage	EN 9.1 We will encourage and implement progressive urban design, sensitive to environmental and heritage issues and maintaining local character.	EN 9.1.4 Provide a Local Heritage Fund	31/12/2025	Fund/provided	Quarter 2	Application process underway

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90	Our Infrastructure	IN. 1 Deliver improved and increased public and community transport services within the region	IN. 1.1 Advocate through relevant authorities to ensure adequate public and community transport services	IN. 1.1.1 Engage with relevant authorities to advocate for improved public and community transport services	31/12/2025	Advocacy complete		Ongoing advocacy in progress.
91	Our Infrastructure	IN. 10 Design functional streetscapes that enhance local character, promote walking and create a sense of place	IN. 10.1 Work with business and community to make our streetscapes more vibrant and accessible	IN. 10.1.1 Advocate for grants to undertake works identified in the Yass and villages masterplans	31/12/2025	Advocacy/completed	Quarter 2	Council assisting Bookham Community Association who have a Humelink grant for Stage 1 footpath works in Fagan Street
92	Our Infrastructure	IN. 11 Ensure high quality water supply options for the towns in the region	IN. 11.1 Ensure high quality water supply options for the towns in the region and confirm ACT agreement to supply water	IN. 11.1.1 Work with ACT and NSW governments to finalise cross border agreement for water supply	31/12/2025	Agreement confirmed	Quarter 2	Cross border water supply negotiations are progressing well and the draft agreement is under legal review.
93	Our Infrastructure	IN. 11 Ensure high quality water supply options for the towns in the region	IN. 11.1 Ensure high quality water supply options for the towns in the region and confirm ACT agreement to supply water	IN. 11.1.2 Operate and maintain water supply network in Yass, Bowning, Binalong and Murrumbateman	31/12/2025	Water supply system is maintained	Quarter 2	Water supply system is maintained without any major incidents.
94	Our Infrastructure	IN. 11 Ensure high quality water supply options for the towns in the region	IN. 11.1 Ensure high quality water supply options for the towns in the region and confirm ACT agreement to supply water	IN. 11.1.3 Deliver Morton Avenue Low Level Reservoir	31/12/2025	Reservoir design complete	Quarter 2	Reservoir design and tender package final draft was received at the end of December 2025 and is being reviewed. Community information will begin prior to tendering and construction.
95	Our Infrastructure	IN. 11 Ensure high quality water supply options for the towns in the region	IN. 11.1 Ensure high quality water supply options for the towns in the region and confirm ACT agreement to supply water	IN. 11.1.4 Plan for water reservoir at the Old Saleyards site	31/12/2025	Planning commenced	Quarter 2	Planning is subject to the progress of Integrated Water Cycle Management Plan to be finalised by the end of 2026. In the interim, water main along Yass Valley Way was upgraded in October 2025 to improve supply to the area.
96	Our Infrastructure	IN. 11 Ensure high quality water supply options for the towns in the region	IN. 11.1 Ensure high quality water supply options for the towns in the region and confirm ACT agreement to supply water	IN. 11.1.5 Implement Reservoirs and Pump Stations Upgrade Program	31/12/2025	Program implemented	Quarter 2	installation and commissioning of electrical switch board and telemetry was completed at the following sites 1) Bowning-Binalong Pump Station 2) Binalong Reservoir & Pump Station. Raw Water Pump (Super Titan) was replaced and old pump was refurbished and kept as a spare.
97	Our Infrastructure	IN. 11 Ensure high quality water supply options for the towns in the region	IN. 11.1 Ensure high quality water supply options for the towns in the region and confirm ACT agreement to supply water	IN. 11.1.6 Implement water distribution mains upgrade program	31/12/2025	Upgrade complete	Quarter 2	Water mains in Sheans by Crescent, Yass Valley Way and Browne Street were upgraded. Design and tender document were completed for water main upgrade of Cooks Hill Road, Orion Street, Ford Street, Demestre Street and Grand Junction Road under NSW Government Election-funded component. Tendering will commence in March after tender packages are agreed with funding agency. Design for the Meehan Street water main upgrade will be finlised by March 2026 and will be followed by tendering and construction.
98	Our Infrastructure	IN. 11 Ensure high quality water supply options for the towns in the region	IN. 11.1 Ensure high quality water supply options for the towns in the region and confirm ACT agreement to supply water	IN. 11.1.7 Upgrade Telemetry System (water)	31/12/2025	System upgraded	Quarter 2	Upgraded telemetry systems of Murrumbateman Deep and Shallow Bores, and Binalong Balance Tank.
99	Our Infrastructure	IN. 11 Ensure high quality water supply options for the towns in the region	IN. 11.2 Complete upgrade of Yass Water Treatment Plant	IN. 11.2.1 Design Yass Water Treatment Plant Upgrade Project	31/12/2025	Design completed	Quarter 2	Consultant was engaged and design is in progress. Reference Design was completed in Feruary 2026. Expression of interest to short-list tenderers commenced.
100	Our Infrastructure	IN. 12 Provide safe and efficient sewerage services across the region	IN. 12.1 Secure funding for augmentation of Yass Sewerage Treatment Plant	IN. 12.1.1 Advocate NSW Government for funding for project	31/12/2025	Advocacy undertaken	Quarter 2	Concept Design is in the final draft. Funding advocacy to commence once design and gateway reviews are completed.
101	Our Infrastructure	IN. 12 Provide safe and efficient sewerage services across the region	IN. 12.2 Maintain sewerage facilities	IN. 12.2.1 Complete Integrated Water Cycle Management Strategy (Water)	31/12/2025	Strategy complete	Quarter 2	Ultimate scenario modelling is being updated following the workshop with Councillors. finalising the issues paper, paper will follow.
102	Our Infrastructure	IN. 12 Provide safe and efficient sewerage services across the region	IN. 12.2 Maintain sewerage facilities	IN. 12.2.2 Implement sewer main upgrade program	31/12/2025	Upgrade program implemented	Quarter 2	RFQ for condition assessment is scheduled in Q2 and Q3.
103	Our Infrastructure	IN. 12 Provide safe and efficient sewerage services across the region	IN. 12.2 Maintain sewerage facilities	IN. 12.2.3 Implement sewage pump station upgrade program	31/12/2025	Upgrade program implemented	Quarter 2	Electrical switchboard and telemetry system were upgraded at Pertl Street SPS(sewage pump station), Primary School SPS and Willow Creek SPS. Project was completed by December 2025.
104	Our Infrastructure	IN. 12 Provide safe and efficient sewerage services across the region	IN. 12.2 Maintain sewerage facilities	IN. 12.2.4 Upgrade Telemetry System (sewer)	31/12/2025	System upgraded	Quarter 2	Planning is underway for the Stage 3 SCADA upgrade.
105	Our Infrastructure	IN. 12 Provide safe and efficient sewerage services across the region	IN. 12.2 Maintain sewerage facilities	IN. 12.2.5 Complete decommissioning of Laidlaw Sewage Pump Station (SPS)	31/12/2025	Pump Station decommissioned	Quarter 2	Design and tender documents are complete and reached final stages of UGL approval for work in the railway corridor.
106	Our Infrastructure	IN. 12 Provide safe and efficient sewerage services across the region	IN. 12.2 Maintain sewerage facilities	IN. 12.2.6 Complete Integrated Water Cycle Management Strategy (Sewer)	31/12/2025	Strategy complete	Quarter 2	Ultimate scenario modelling is being updated following the workshop with Councillors. finalising the issues paper, paper will follow.
107	Our Infrastructure	IN. 13 Our waste management practices are accessible and efficient	IN. 13.1 Implement Food Organics and Garden Organics	IN. 13.1.1 Advocate for funding for Food Organics and Garden Organics implementation as per EPA requirements	31/12/2025	Advocacy complete	Quarter 2	Waste audit has been completed in-house. External advice to be sought in coming months.
108	Our Infrastructure	IN. 13 Our waste management practices are accessible and efficient	IN. 13.2 Conduct a waste audit and a review of waste transfer stations	IN. 13.2.1 Review waste transfer stations and conduct waste audit	31/12/2025	Audit conducted	Quarter 2	Waste audit has been completed in-house. External advice to be sought in coming months.
109	Our Infrastructure	IN. 13 Our waste management practices are accessible and efficient	IN. 13.2 Conduct a waste audit and a review of waste transfer stations	IN. 13.2.2 Complete Murrumbateman Landfill remediation/closure	31/12/2025	Remediation and closure complete	Quarter 2	Murrumbateman Landfill remediation is nearing completion. Scheduled for completion early 2026.
110	Our Infrastructure	IN. 13 Our waste management practices are accessible and efficient	IN. 13.2 Conduct a waste audit and a review of waste transfer stations	IN. 13.2.3 Complete transfer station safety upgrades at Yass and Murrumbateman	31/12/2025	Safety upgrades complete	Quarter 2	Safety upgrades are in planning.
111	Our Infrastructure	IN. 14 Mobile telephone blackspot areas are removed	IN. 14.1 Advocate with government and telecommunications peak bodies for elimination of communication blackspots	IN. 14.1.1 Engage with government and telecommunications peak bodies to address the issue of blackspots	31/12/2025	Black spots reduced	Quarter 2	Not yet commenced
112	Our Infrastructure	IN. 15 Deliver a reliable telephone and high speed internet communication network	IN. 15.1 Advocate for improved internet and phone services to meet the growing population and demand.	IN. 15.1.1 Advocate for improvements to connectivity with government and telecommunications peak bodies	31/12/2025	Advocacy undertaken	Quarter 2	Advocacy meetings have occurred
113	Our Infrastructure	IN. 2 Plan for, maintain and improve road networks	IN. 2.1 Transport Asset Management Plan meets community needs	IN. 2.1.1 Maintain and Update Council's Transport AMP, asset register and condition assessments, ensuring that assets align with agreed standards of service	31/12/2025	Asset Register updated	Quarter 2	Currently working with asset owners to ensure their Asset Management Plans are up to date
114	Our Infrastructure	IN. 2 Plan for, maintain and improve road networks	IN. 2.1 Transport Asset Management Plan meets community needs	IN. 2.1.2 Provide road users with road information to support road users including road closures and heavy vehicle permits etc	31/12/2025	Number of NHVR permit requests processed Number of Service requests completed	Quarter 2	All NHVR reuqest and Service request processed on time

115	Our Infrastructure	IN. 2 Plan for, maintain and improve road networks	IN. 2.1 Transport Asset Management Plan meets community needs	IN. 2.1.3 Continuously maintain accurate and quality assured GIS information on Council assets, to allow users to visualise, analyse and understand spatial relationships.	31/12/2025	GIS system is current and updated	Quarter 2	Currently working with ICT to transfer GIS platforms
116	Our Infrastructure	IN. 2 Plan for, maintain and improve road networks	IN. 2.2 Support NHVR to manage the efficient and effective movement of goods within the LGA	IN. 2.2.1 Support provided to NHVR to manage the efficient and effective movement of goods within the LGA	31/12/2025	NHVR permit requests processed Service requests completed	Quarter 2	All NHVR request and Service request processed on time 490 NHVR requests process in first half of 2025/26
117	Our Infrastructure	IN. 3 Seek funding to improve road conditions and connectivity	IN. 3.1 Continue advocacy in regional forums and collaboration with key stakeholders to improve public transport and highway connectivity	IN. 3.1.1 Advocate for increased funding for public transport and highway connectivity	31/12/2025	# Advocacy Undertaken	Quarter 2	Ongoing advocacy in progress
118	Our Infrastructure	IN. 3 Seek funding to improve road conditions and connectivity	IN. 3.2 Advocate for funding of the Barton Highway duplication, Murrumbateman Bypass, Binalong Bypass and Sutton Bypass	IN. 3.2.1 Engage with relevant Transport authorities to advocate to prioritise funding for the Barton Highway duplication, Murrumbateman Bypass, Binalong Bypass and Sutton Bypass.	31/12/2025	Engagement completed	Quarter 2	Currently working with TfNSW to complete the missing section of Stage 1 of Barton Highway duplications
119	Our Infrastructure	IN. 4 Expand and connect footpaths, trails and cycleways to encourage walking, cycling and other forms of sustainable transportation	IN. 4.1 Improve the amenity of our roads, pathways and drainage network	IN. 4.1.1 Complete annual maintenance programs	31/12/2025	Maintenance programs completed	Quarter 2	Bitumen road resealing and Heavy Patching program for 25/26 FY has commenced and is programmed for completion in April. Gravel road resheeting planned to commence in April 2026 following recent RFQ process and planned for completion in June.
120	Our Infrastructure	IN. 4 Expand and connect footpaths, trails and cycleways to encourage walking, cycling and other forms of sustainable transportation	IN. 4.1 Improve the amenity of our roads, pathways and drainage network	IN. 4.1.2 Annual sealed and unsealed road maintenance program	31/12/2025	General Maintenance Complete	Quarter 2	Maintenance works for sealed and unsealed road network is ongoing
121	Our Infrastructure	IN. 4 Expand and connect footpaths, trails and cycleways to encourage walking, cycling and other forms of sustainable transportation	IN. 4.1 Improve the amenity of our roads, pathways and drainage network	IN. 4.1.3 Stormwater maintenance	31/12/2025	Stormwater maintenance undertaken	Quarter 2	Reactive maintenance works being undertaken when required
122	Our Infrastructure	IN. 4 Expand and connect footpaths, trails and cycleways to encourage walking, cycling and other forms of sustainable transportation	IN. 4.1 Improve the amenity of our roads, pathways and drainage network	IN. 4.1.4 Seek funding for transport asset rehabilitation	31/12/2025	Funding opportunities explored	Quarter 2	Ongoing- applying for grants as they become available Received funding for:: * upgrade of path in Grampian Street from Laidlaw to Hume Streets * safety improvements for Binalong Public School including kiss & drop * safety improvements Buckmaster Bridge Yass River Road Manton Applied for funding for: * paths from West Street to Murrumbateman Public School including raised pedestrian crossing * path upgrade and new path on Laidlaw St from Hume Bridge to Community Centre * safety improvements Yass Valley Way from Wargeila to Bellevale Roads * safety improvements Murrumbateman Road from Dicks Creek Road to Nowes Lane
123	Our Infrastructure	IN. 4 Expand and connect footpaths, trails and cycleways to encourage walking, cycling and other forms of sustainable transportation	IN. 4.1 Improve the amenity of our roads, pathways and drainage network	IN. 4.1.5 Complete current grant funded projects connecting footpath, trails and cycleways to provide safe and usable active transport options from Crago Street to Berinba Public School	31/12/2025	Petit and Shaw Streets pathways construction completed	Quarter 2	40% of paths installed. Planning commenced to undertake path in Petit Street form Comur to Church Steets during school holidays
124	Our Infrastructure	IN. 4 Expand and connect footpaths, trails and cycleways to encourage walking, cycling and other forms of sustainable transportation	IN. 4.2 Advocate for Rail Trail Project	IN. 4.2.1 Complete the design for Rail Trail Project	31/12/2025	Design Completed	Quarter 2	Draft design 100% complete and 3rd and final phase of community consultation due to commence March 2026 Final detailed design due prior to 30 June 2026
125	Our Infrastructure	IN. 4 Expand and connect footpaths, trails and cycleways to encourage walking, cycling and other forms of sustainable transportation	IN. 4.2 Advocate for Rail Trail Project	IN. 4.2.2 Seek external funding opportunities for Rail Trail Project	31/12/2025	Funding opportunities sought	Quarter 2	Currently awaiting completion of detailed design and a subsequent report to council to obtain support before proceeding to applying for grant funding for construction
126	Our Infrastructure	IN. 5 Ensure community facilities are comfortable, accessible and meet diverse residents' needs	IN. 5.1 Maintain community facilities to be safe and functional.	IN. 5.1.1 Development of the Yass Valley Cemeteries Masterplan and Strategic Plan	31/12/2025	Plans developed	Quarter 2	Plans have been developed and approved by Council
127	Our Infrastructure	IN. 5 Ensure community facilities are comfortable, accessible and meet diverse residents' needs	IN. 5.1 Maintain community facilities to be safe and functional.	IN. 5.1.2 Implement an electronic program to track and file the interments of ashes and burials across our Cemeteries	31/12/2025	System implemented	Quarter 2	RFQ to be sent out to industry specialist with the implementation of new program to be up and running in 1rst Quarter on 2026
128	Our Infrastructure	IN. 5 Ensure community facilities are comfortable, accessible and meet diverse residents' needs	IN. 5.1 Maintain community facilities to be safe and functional.	IN. 5.1.3 Develop an Annual Cemetery maintenance plan that meets requirements of current legislation and the management plan.	31/12/2025	Maintenance Plan developed	Quarter 2	Cemetery master and management plan has been adopted by Council
129	Our Infrastructure	IN. 5 Ensure community facilities are comfortable, accessible and meet diverse residents' needs	IN. 5.1 Maintain community facilities to be safe and functional.	IN. 5.1.4 Completed Crago Mill Precinct construction	31/12/2025	Project Complete	Quarter 2	Project is delayed. Programmed for completion of stage 1 in Feb 2026. Revised stage 2 to be completed by Mid 2026.
130	Our Infrastructure	IN. 5 Ensure community facilities are comfortable, accessible and meet diverse residents' needs	IN. 5.2 Manage and facilitate the use of community, sport, recreation and open space facilities through Plans of Management	IN. 5.2.1 Complete the Murrumbateman Recreation Grounds Plan of Management	31/12/2025	PoM completed	Quarter 2	Seeking endorsement from NSW Minister for Lands and Property to publicly exhibit the draft plan
131	Our Infrastructure	IN. 5 Ensure community facilities are comfortable, accessible and meet diverse residents' needs	IN. 5.2 Manage and facilitate the use of community, sport, recreation and open space facilities through Plans of Management	IN. 5.2.2 Complete review of the Victoria Park Plan of Management and Masterplan to accommodate YassFM at this facility	31/12/2025	Review/completed	Quarter 2	Awaiting Crown Land consent for additional permitted use
132	Our Infrastructure	IN. 6 Preserve and enhance green open spaces, ensuring accessibility, maintenance and natural beauty	IN. 6.1 Plan for community facility, sport, recreation, play, open space infrastructure provision and support project delivery	IN. 6.1.1 Commence planning proposal for rezoning and reclassification of Council land as recommended by the Open Space Strategy	31/12/2025	Planning proposal/commenced	Quarter 2	Commenced and ongoing
133	Our Infrastructure	IN. 6 Preserve and enhance green open spaces, ensuring accessibility, maintenance and natural beauty	IN. 6.1 Plan for community facility, sport, recreation, play, open space infrastructure provision and support project delivery	IN. 6.1.2 Review the Walker Park Strategic Plan 2017	31/12/2025	Review/completed	Quarter 2	Draft 2025 strategic plan developed. Consultation with user groups underway.
134	Our Infrastructure	IN. 6 Preserve and enhance green open spaces, ensuring accessibility, maintenance and natural beauty	IN. 6.1 Plan for community facility, sport, recreation, play, open space infrastructure provision and support project delivery	IN. 6.1.3 Commence a business plan for the Yass Caravan Park	31/12/2025	Plan/commenced	Quarter 2	Development underway
135	Our Infrastructure	IN. 6 Preserve and enhance green open spaces, ensuring accessibility, maintenance and natural beauty	IN. 6.1 Plan for community facility, sport, recreation, play, open space infrastructure provision and support project delivery	IN. 6.1.4 Source Grants to deliver community facility and recreation projects	31/12/2025	Grants secured	Quarter 2	Ongoing
136	Our Infrastructure	IN. 6 Preserve and enhance green open spaces, ensuring accessibility, maintenance and natural beauty	IN. 6.1 Plan for community facility, sport, recreation, play, open space infrastructure provision and support project delivery	IN. 6.1.5 Complete the upgrades of the Community Centre	31/12/2025	Refurbishment complete	Quarter 2	Works have been completed
137	Our Infrastructure	IN. 6 Preserve and enhance green open spaces, ensuring accessibility, maintenance and natural beauty	IN. 6.1 Plan for community facility, sport, recreation, play, open space infrastructure provision and support project delivery	IN. 6.1.6 Advocate for funding for Yass heated pool	31/12/2025	Advocacy completed	Quarter 2	New heating installed in Nov-25. Power upgrade to support heating underway.

138	Our Infrastructure	IN. 6 Preserve and enhance green open spaces, ensuring accessibility, maintenance and natural beauty	IN. 6.1 Plan for community facility, sport, recreation, play, open space infrastructure provision and support project delivery	IN. 6.1.7 Complete Yass Caravan Park cabin upgrades	31/12/2025	Upgrades completed	Quarter 2	Condition assessment to be undertaken
139	Our Infrastructure	IN. 6 Preserve and enhance green open spaces, ensuring accessibility, maintenance and natural beauty	IN. 6.1 Plan for community facility, sport, recreation, play, open space infrastructure provision and support project delivery	IN. 6.1.8 Review the Park and Playground Strategy 2017	31/12/2025	Review/completed	Quarter 2	Draft 2025 strategic plan developed.
140	Our Infrastructure	IN. 7 Encourage community pride through the beautification and upkeep of our villages and towns	IN. 7.1 Improve the amenity of our public spaces	IN. 7.1.1 Maintain parks, gardens and recreational facilities in accordance with scheduled maintenance program	31/12/2025	Maintenance program delivered	Quarter 2	Maintenance program is in progress.
141	Our Infrastructure	IN. 8 Invest in quality sports and recreation facilities that promote active lifestyles across all ages	IN. 8.1 Undertake projects to improve recreation facilities, public toilets and sporting grounds and facilities	IN. 8.1.1 Construction of a Category 1 playground in Murrumbateman	31/12/2025	Construction complete	Quarter 2	Procurement underway.
142	Our Infrastructure	IN. 8 Invest in quality sports and recreation facilities that promote active lifestyles across all ages	IN. 8.1 Undertake projects to improve recreation facilities, public toilets and sporting grounds and facilities	IN. 8.1.2 Maintain parks, gardens and recreational facilities in accordance with scheduled maintenance program	31/12/2025	Maintenance program completed	Quarter 2	Maintenance program is in progress.
143	Our Infrastructure	IN. 8 Invest in quality sports and recreation facilities that promote active lifestyles across all ages	IN. 8.1 Undertake projects to improve recreation facilities, public toilets and sporting grounds and facilities	IN. 8.1.3 Site for the Murrumbateman pump track	31/12/2025	Site/selected	Quarter 2	Strategic analysis of proposed sites underway as per Murrumbateman Pump Track project plan.
144	Our Infrastructure	IN. 8 Invest in quality sports and recreation facilities that promote active lifestyles across all ages	IN. 8.1 Undertake projects to improve recreation facilities, public toilets and sporting grounds and facilities	IN. 8.1.4 Complete design for the Murrumbateman pump track	31/12/2025	Design/completed	Quarter 2	Ongoing
145	Our Infrastructure	IN. 8 Invest in quality sports and recreation facilities that promote active lifestyles across all ages	IN. 8.1 Undertake projects to improve recreation facilities, public toilets and sporting grounds and facilities	IN. 8.1.5 Construct new public toilet in Wee Jasper	31/12/2025	Toilet constructed	Quarter 2	Work complete facility open
146	Our Infrastructure	IN. 9 Develop and maintain parks, gardens, and playgrounds that offer safe inclusive spaces for relaxation and play	IN. 10 Operate and maintain safe and inclusive recreation facilities, public toilets, sporting facilities and natural assets with community committees and groups	IN. 9.1.1 Implement Sports Facility Field Remediation Program	31/12/2025	Remediation Program implemented	Quarter 2	Contractor engaged to undertake works commencing Mar-26
147	Our Infrastructure	IN. 8 Invest in quality sports and recreation facilities that promote active lifestyles across all ages	IN. 8.1 Undertake projects to improve recreation facilities, public toilets and sporting grounds and facilities	IN. 9.1.2 Undertake annual comprehensive playground audit in accordance with adopted Parks and Play Strategy	31/12/2025	Audit completed	Quarter 2	Audit report received and under review
148	Our Infrastructure	IN. 9 Develop and maintain parks, gardens, and playgrounds that offer safe inclusive spaces for relaxation and play	IN. 10 Operate and maintain safe and inclusive recreation facilities, public toilets, sporting facilities and natural assets with community committees and groups	IN. 9.1.3 Develop and install signs of remote supervision at Riverbank Park, Victoria Park, Murrumbateman Recreation Ground, Binalong Recreation Ground, Bookham Rec Ground, Sutton Recreation Ground and Bowning Rec Ground	31/12/2025	Signs/installed	Quarter 2	Signs installed at Murrumbateman Recreation Ground, Riverbank Park, Victoria Park.

	COMMUNITY STRATEGIC PLAN	DELIVERY PROGRAM	OPERATIONAL PLAN	ACTION (OP)	UPDATE DUE	INDICATOR	PERIOD (QUARTERS)	PERFORMANCE MEASURE PROGRESS
149	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.4 Manage Council's systems, processes and projects in a sustainable way that maximises value for money for ratepayers.	CL 1.1.4.7 ICT Planning enables the Head Office and Library relocation to the Craigo Mill Precinct	30/09/2025	Project plan develop Relocation complete	Quarter 2	Network Equipment is being configured by 3rd party's. Installation depends on lockup stage, activation of the internet connection and power to the site.
150	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.3 Develop a WHS Management System	CL 1.1.3.1 Progress the development and implementation of WHS Management System	30/12/2025	20% of the WHS Management System development and implemented	Quarter 2	1/4 complete - New Policies developed
151	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.1 Develop a WHS Management System	CL 1.1.1.2 Develop action plan to implement findings and recommendations of the Culture review	30/09/2025	Action plan developed	Quarter 2	Ongoing, Culture Team Established.
152	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.2.2 Support and drive the identification of business improvement opportunities and service reviews	CL 1.2.2.1 Develop and implement a service review schedule	30/09/2025	Service review schedule developed and implemented	Quarter 2	Ongoing. A number of Service Reviews have commenced.
153	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.2.2 Support and drive the identification of business improvement opportunities and service reviews	CL 1.2.10 Complete housekeeping review of the Yass Valley Development Control Plan	30/09/2025	Review completed	Quarter 2	Cannot be undertaken until February 2026 (18 months after adoption)
154	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.2.2 Support and drive the identification of business improvement opportunities and service reviews	CL 1.2.11 Measure and monitor Customer Service charter standards	30/09/2025	Quarterly report to EMT	Quarter 2	Quarterly reports have been commenced and will continue.
155	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.2.2 Support and drive the identification of business improvement opportunities and service reviews	CL 1.2.2.2 Internal Business Systems improvement working group completing continuous improvement projects	30/09/2025	10 Continuous Improvement Projects completed	Quarter 2	Ongoing
156	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.2.2 Support and drive the identification of business improvement opportunities and service reviews	CL 1.2.3 Review Customer Service Charter	30/09/2025	Charter reviewed and updated	Quarter 2	This hasn't commenced. Project will need other department feedback to ensure Charter times are met and agreed upon.
157	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.2.3 Support and drive the identification of business improvement opportunities and service reviews	CL 1.2.4 Digitisation of Council records prior to relocation to Craigo Mill Precinct	30/09/2025	Digitisation complete	Quarter 2	Provider sourced and project is on track.
158	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.2.3 Support and drive the identification of business improvement opportunities and service reviews	CL 1.2.5 Undertake development assessment assessment in accordance with NSW League Table expectations	30/09/2025	Expectations/met	Quarter 2	Report presented to Council bi-monthly on DA assessment times
159	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.2.3 Support and drive the identification of business improvement opportunities and service reviews	CL 1.2.6 Complete review of Council's Building Certification service	30/09/2025	Review completed	Quarter 2	Ongoing
160	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.2.3 Support and drive the identification of business improvement opportunities and service reviews	CL 1.2.7 Issue 10.7 certificates within 5 days of receipt	30/09/2025	All Certificates issued within 5 Days of receipt	Quarter 2	Ongoing
161	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.2.3 Support and drive the identification of business improvement opportunities and service reviews	CL 1.2.8 Finalise draft Enforcement Policy	30/09/2025	Policy adopted	Quarter 2	Draft Policy exists, requires report to EMT.
162	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.2.2 Support and drive the identification of business improvement opportunities and service reviews	CL 1.2.9 Commence housekeeping review of the Yass Local Environmental Plan 2013	30/09/2025	Review commenced	Quarter 2	Full review scheduled for 2026 after adoption of Settlement Strategy
163	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.3 Manage Council's assets to minimise risk, reflect lifecycle costs and meet community needs	CL 1.3.1 Review and improve Council Asset Management Strategy, Policies and Plans	30/09/2025	Strategy, Policies and Plans reviewed and improved	Quarter 2	Update Special Schedule 7 finalised and presented to Council AMP's to be updated art the time of ext major revaluation.
164	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.3 Manage Council's assets to minimise risk, reflect lifecycle costs and meet community needs	CL 1.3.2 Develop and implement Fleet Management replacement program	30/09/2025	Replacement Program implemented	Quarter 2	Audit of the plant and fleet completed. Excess plant has been identified and has been sold. Replacement Program is update, and implementation commenced.
165	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.3 Manage Council's assets to minimise risk, reflect lifecycle costs and meet community needs	CL 1.3.3 Complete recreational assets revaluations	30/09/2025	Revaluations completed	Quarter 2	Development of RFQ to engage consultant underway.
166	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.4 Manage Council's systems, processes and projects in a sustainable way that maximises value for money for ratepayers.	CL 1.4.1 Deliver monthly financial reports to council	30/09/2025	Reporting delivered	Quarter 2	Ongoing
167	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.4 Manage Council's systems, processes and projects in a sustainable way that maximises value for money for ratepayers.	CL 1.4.10 Commence remediation of identified sites for preparation to market	30/09/2025	Remediation commenced	Quarter 2	Remediation program commenced, resource and funding dependent.
168	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.4 Manage Council's systems, processes and projects in a sustainable way that maximises value for money for ratepayers.	CL 1.4.11 Enhance technology systems usability and integration to enable effective and efficient operations	30/09/2025	8 improvements implemented	Quarter 2	Continuous improvements constantly being made in daily operations.
169	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.4 Manage Council's systems, processes and projects in a sustainable way that maximises value for money for ratepayers.	CL 1.4.2 Deliver quarterly financial reporting obligations to ensure compliance with statutory requirements	30/09/2025	Reporting delivered	Quarter 2	On Track
170	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.4 Manage Council's systems, processes and projects in a sustainable way that maximises value for money for ratepayers.	CL 1.4.3 Deliver annual financial reporting obligations to ensure compliance with statutory requirements	30/09/2025	Reporting delivered	Quarter 2	On Track
171	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.4 Manage Council's systems, processes and projects in a sustainable way that maximises value for money for ratepayers.	CL 1.4.4 Review grants and commitments to ensure compliance with statutory requirements	30/09/2025	Grants use reviewed and compliant.	Quarter 2	On Track
172	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.4 Manage Council's systems, processes and projects in a sustainable way that maximises value for money for ratepayers.	CL 1.4.5 Implement Grants process which ensures prudent decision making and positive outcomes for our community	30/09/2025	Grant application procedure developed	Quarter 2	On Track
173	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.4 Manage Council's systems, processes and projects in a sustainable way that maximises value for money for ratepayers.	CL 1.4.6 Provide education opportunities to key position holders to build internal capacity and capability with respect to financial management	30/09/2025	Education provided Capability improved	Quarter 2	Not yet commenced
174	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.4 Manage Council's systems, processes and projects in a sustainable way that maximises value for money for ratepayers.	CL 1.4.8 Review internal costing model used to allocate overheads from Water, Sewer and Waste funds to the general fund.	30/09/2025	Review completed	Quarter 2	Commenced, not yet finalised.
175	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.4 Manage Council's systems, processes and projects in a sustainable way that maximises value for money for ratepayers.	CL 1.4.9 Discovery Drive progressed to Market	30/09/2025	Land sold Land on the market	Quarter 2	The DA modification has been submitted. Once approved, will be progressed to sale.
176	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.5 Council Financial Sustainability Improvement Strategy to ensure improvement in the short and long term	CL 1.5.1 Develop and implement Council Financial Sustainability Roadmap	30/09/2025	Strategy developed and implementation commenced	Quarter 2	On Track for Year 1. Work has commenced
177	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.1.5 Council Financial Sustainability Improvement Strategy to ensure improvement in the short and long term	CL 1.5.2 Investigate and consider the need for an increase in rates revenue through a Special Rate Variation (SRV)	30/09/2025	Recommendation to Council by 30 November 2025	Quarter 2	

178	Our Civic Leadership	CL 1. Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.5 Council Financial Sustainability Improvement Strategy to ensure improvement in the short and long term	CL 1.5.3 Improve methodology used by Council to determine Fees and Charges to support the optimal outcomes of Council and the community	30/09/2025	Fees and Charges methodology improved	Quarter 2	Project work has commenced.
179	Our Civic Leadership	CL 1 Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.5 Council Financial Sustainability Improvement Strategy to ensure improvement in the short and long term	CL 1.5.4 Complete a Property Portfolio Review	30/09/2025	Review complete	Quarter 2	Commenced
180	Our Civic Leadership	CL 1. Council resources, practices and processes are undertaken in a manner that meets legislative requirements.	CL 1.5 Council Financial Sustainability Improvement Strategy to ensure improvement in the short and long term	CL 1.5.5 Review Procurement Framework including Policies and Processes to ensure compliance and cost effectiveness	30/09/2025	Review complete	Quarter 2	Commenced, not yet finalised
181	Our Civic Leadership	CL 2 Governance provides a sound basis for decision making.	CL 2.1 Decisions made in accordance with LG Act and Regulations	CL 2.1.1 Council Delegations are reviewed and updated	30/09/2025	Delegations reviewed and update complete	Quarter 2	Commenced with P&E
182	Our Civic Leadership	CL 2 Governance provides a sound basis for decision making.	CL 2.1 Decisions made in accordance with LG Act and Regulations	CL 2.1.2 Develop action plan for development and implementation of Governance Frameworks identified by the ARIC	30/09/2025	Action Plan developed and implementation commenced	Quarter 2	Not yet commenced
183	Our Civic Leadership	CL 2 Governance provides a sound basis for decision making.	CL 2.1 Decisions made in accordance with LG Act and Regulations	CL 2.1.3 Review and improve Information Management Framework	30/09/2025	Review conducted 20% improvements implemented	Quarter 2	Not yet commenced
184	Our Civic Leadership	CL 2 Governance provides a sound basis for decision making.	CL 2.1 Decisions made in accordance with LG Act and Regulations	CL 2.1.4 Develop a Cyber Security Framework	30/09/2025	Framework developed	Quarter 2	Not yet commenced
185	Our Civic Leadership	CL 2 Governance provides a sound basis for decision making.	CL 2.1 Decisions made in accordance with LG Act and Regulations	CL 2.1.5 Provide education opportunities to key position holders to build internal capacity and capability with respect to governance and the associated frameworks	30/09/2025	Education provided Capability improved	Quarter 2	Not yet commenced
186	Our Civic Leadership	CL 2 Governance provides a sound basis for decision making.	CL 2.2 Ensure our Integrated Planning and Reporting responsibilities are met	CL 2.2.1 Develop and deliver IP&R requirements in line with Local Government Act	30/09/2025	IP&R documents enhanced	Quarter 2	Commenced work on this with the use of ReliancSys
187	Our Civic Leadership	CL 2 Governance provides a sound basis for decision making.	CL 2.2 Ensure our Integrated Planning and Reporting responsibilities are met	CL 2.2.2 Implement Council Workforce Management Strategy	30/09/2025	Activities identified in strategy implemented	Quarter 2	Work on planning for this has commenced
188	Our Civic Leadership	CL 2 Governance provides a sound basis for decision making.	CL 2.2 Ensure our Integrated Planning and Reporting responsibilities are met	CL 2.2.3 Provide education opportunities to key position holders to build internal capacity and capability with respect to P&R Processes and the associated frameworks to improve compliance	30/09/2025	Education provided Capability improved Compliance achieved	Quarter 2	Ongoing
189	Our Civic Leadership	CL 3 Council actively participates in regional bodies such as CRJO to identify innovations and opportunities for our region.	CL 3.1 Council actively participates in CRJO and regional interest groups to identify and action opportunities for our region	CL 3.1.1 Attend CRJO meetings and participate in CRJO sub-committees/network meetings	30/09/2025	Number of Meetings attended	Quarter 2	Commenced - CEO and Network meetings are being attended by Council officers
190	Our Civic Leadership	CL 4 Our community is empowered to access engagement opportunities and provide input into the future direction of the region.	CL 4.1 Community Engagement Strategy and Guidelines are informed by best practice and community needs	CL 4.1.1 Review and revise the Community Engagement Strategy and Public Participation Plan to ensure it is current and meets P&R requirements	30/09/2025	Community Engagement Strategy and Public Participation Plan reviewed	Quarter 2	Commenced
191	Our Civic Leadership	CL 4 Our community is empowered to access engagement opportunities and provide input into the future direction of the region.	CL 4.1 Community Engagement Strategy and Guidelines are informed by best practice and community needs	CL 4.1.2 Implement Community engagement tools to help increase community interest, understanding and engagement with Council	30/09/2025	Enhanced opportunities for the Community to engage with council	Quarter 2	Implemented Your Voice Counts with Engagement HQ
192	Our Civic Leadership	CL 4 Our community is empowered to access engagement opportunities and provide input into the future direction of the region.	CL 4.2 Engage with the community with respect to service reviews and discuss options to ensure future financial sustainability	CL 4.2.1 Develop and implement a community engagement plan with respect to the service reviews	30/09/2025	Develop Service review community engagement plan	Quarter 2	Draft developed.
193	Our Civic Leadership	CL 5 Residents have access to timely, relevant and accurate information about issues that affect them	CL 5.1 Ensure our community is actively informed about Council's news and activities	CL 5.1.1 Increase Community Engagement to meets the community needs and expectations	30/09/2025	Feedback Community Engagement improved	Quarter 2	Ongoing
194	Our Civic Leadership	CL 5 Residents have access to timely, relevant and accurate information about issues that affect them	CL 5.2 Provide a quality customer experience through face-to-face and online contact in line with the customer promise	CL 5.2.1 Develop and implement an action plan from the recommendations of the 2024 Yass Valley Council Community Satisfaction Survey	30/09/2025	Action plan developed and implementation commenced	Quarter 2	Action Plan developed.

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Guidelines for Advisory Committees and Committees of Council

October 2025

Endorsed by Council on 23 October 2025

Attachment A – Council's Committees

Committee Constitution

1. INTRODUCTION

Councils can form Committees and determine their functions, powers, membership and voting rights. Membership of a Council Committee is not restricted to Councillors.

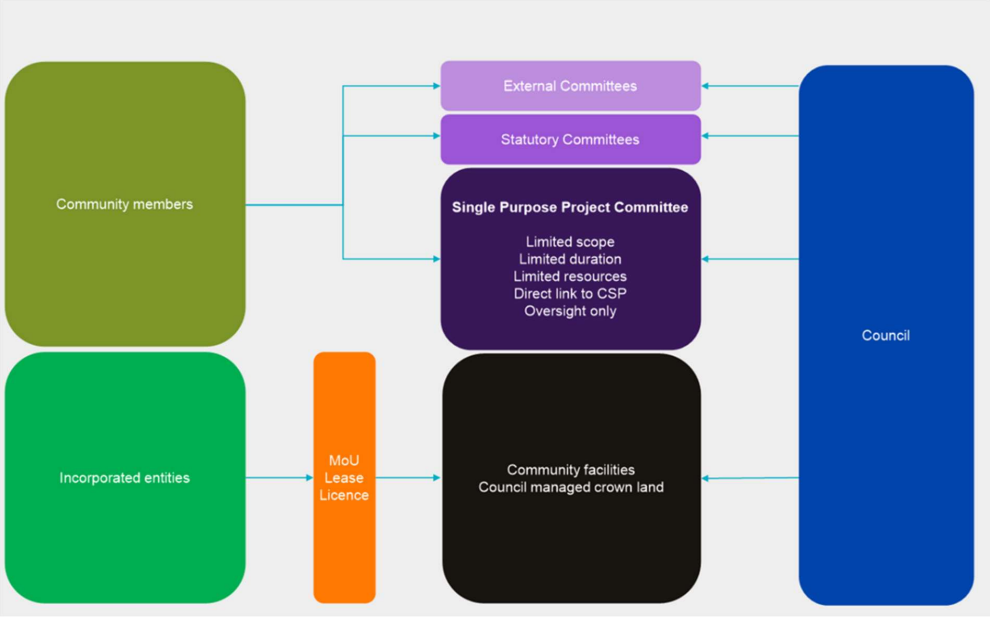
A Council Committee can be either:

- A Committee with decision-making powers as delegated by the Council. A Committee may exercise a Council function and a Council may delegate to the Committee any of its functions other than those outlined in s377 *Local Government Act 1993*. However, a Committee can exercise a Council's regulatory functions under Chapter 7 of the Act only if all its members are either Councillors or Council employees, or
- A Committee which only has the capacity to 'advise' or 'refer' matters to Council for a decision. These Committees are common and only have the delegated authority to make recommendations but not to make decisions. Such Committees often consist of experts, professional persons, government employees, community representatives and Council staff. The recommendations of this sort of Committee can assist a Council in making informed decisions on complex matters. At Yass Valley Council, these Committees are referred to as 'Advisory' Committees.

All Yass Valley Council Committees, are advisory in nature making recommendations to Council. No Committee have delegated decision making responsibilities other than procedural decisions of the Committee (e.g. adopting minutes).

Council has adopted the following framework for its Committees

Simplified committee and facility management framework



Under this framework the Committees include:

1. **Committees of Council**
   - Internally focused
2. **Advisory Committees**
   - Provide advice to Council
   - Undertake projects as directed by Council or as endorsed by Council
   - Have an external focus
3. **Focus Groups**
   - Forums (generally annually) to provide feedback to Council and staff on priorities within their terms of reference
4. **Project Working Parties/Steering Committees**
   - Established to oversee a Council project
   - Operates only for the duration of the project
   - Provides guidance to the project at key milestones in accordance with the project brief to staff and/or consultants
5. **External/Statutory Committees**
   - External to Council
   - Established under separate legislation
   - Council provides a representative (and in some instances may be required to provide administrative support to the Committee)

The Office of Local Government have advised that these Advisory Committees should be provided with Guidelines on how to conduct their meetings and related issues. This Guide has been written to provide this guidance to Council's Committee members.

Council values the contributions of individuals and community representatives who become members of Advisory Committees. The primary purpose of these Committees is to advise Council on the needs or issues of a particular community and to inform Council's decision making relating to this community. Typically, the Committee will provide advice and recommendation to Council that relate to the particular community or issue that the Committee is concerned with.

This document provides a guideline on the responsibilities of Committee members in Advisory Committees at Yass Valley. The appointed Committee members are required to observe and adhere to these Guidelines.

A list of Council's Advisory Committees, Focus Groups and Project Working Parties/Steering Committees are included in **Attachment A**. External/Statutory Committee are not covered by these Guidelines.

Members of Committees who require clarification on any matter included in these Guidelines should contact Council's Senior Advisor Governance on 6226 1477.

2. PURPOSE, OBJECTIVES AND SCOPE OF COMMITTEES

2.1 Why does Council have Advisory Committees?

Advisory Committees provide a mechanism by which interested residents and experts can play an active role in the formulation of Council policy, direction and practice. Advisory Committees are an important link in Council's *Communication Engagement Strategy* with the community and are supported via other community consultative methods.

Advisory Committees can be established for the entire term of Council. The term of the Committee ends at the Council election.

Separate to Advisory Committees Council may establish a Project Working Party, Focus Group or Steering Committee for the duration of a project (e.g. Yass Valley Settlement Strategy). The Working Party or Steering Committee is disbanded at the completion of the project. These Working Parties or Steering Committees will have their own terms of reference which is generally aligned with the project brief. They will meet with the project consultants at key stages and provide general guidance. The Working Party or Steering Committee will not supervise the consultants. The input of the group will assist the consultant and Council staff in presenting the final outcomes for the project to Council for determination.

2.2 Objectives

Advisory Committees are established by Council to:

- Harness the views and expertise of the wider community
- Assist Council in its understanding of, and approach to, specific or localised issues, initiatives or community assets
- Provide a structured approach to the ongoing involvement of community members in Council affairs and the democratic process

2.3 Scope and Limitation of Powers

The scope of each Advisory Committee is outlined in its Terms of Reference. As Advisory Committees are established by Council – they do not have the authority to instruct staff or to make decisions on Council's behalf. They also have no financial delegation.

The Advisory Committees will observe any rules and regulations made by the Council including all adopted Council policies.

2.4 Delegation of Functions and Decision Making

Under section 355 of *Local Government Act 1993*, Council is able to delegate some of its functions to a Committee of Council. However, all of the Advisory Committees as outlined in this guideline have not been granted any delegated authority and therefore, they serve to provide recommendations and advice to Council. In other words, Advisory Committees do not have the power to make a final determination on any matter referred to them.

2.5 How are Advisory Committees established?

Advisory Committees are established by a Council resolution in accordance with clause 260 *Local Government (General) Regulation 2005*.

The Committees and delegates are established by Council following each Local Government Election and remain in place until the next election.

Prior to establishing an Advisory Committee, Council will set out the following criteria and draft a Terms of Reference for the Committee which will include:

- The expertise or relevant background which community members should possess
- The size (minimum and maximum) of the Committee
- Quorum
- Frequency of meetings (minimum and regularity)
- Any specific interest groups that are to be represented on the Committee (e.g. government departments, community organisations, user groups etc)
- The term and tenure of members (if misaligned to the election term)

2.6 Terms of Reference

The Advisory Committee will be responsible for providing advice to Council in accordance with the Committee's Terms of Reference. Details of the Terms of Reference of each Committee are presented in **Attachment B** of this Guide.

2.7 Code of Conduct

Council has adopted a *Code of Conduct* that is applicable to all Council officials – that is Councillors, administrators, staff, volunteers, members of Council Committees and delegates of the Council. This Code sets the minimum requirements of conduct for Council officials in carrying out their functions.

Breaches of the Code by Advisory Committee members may result in:

- Censure
- Dismissal from Committee membership

As Council Committees are operating in conjunction with Council, it is important for Committee members to be aware of and comply with the contents of the Code. Your obligations as an Advisory Committee member are outlined in Part 3 of the *Code of Conduct*. Training on the Code will be provided as part of the induction process for all Advisory Committee members.

It is the responsibility of the Chair of the meeting to inform and take necessary action with respect to the members in relation to this Code.

2.8 Council Obligations

In constituting an Advisory Committee, Council agrees to:

- Give due and proper consideration to all recommendations and suggestions put forward.
- Give members feedback on how their recommendations have been used.
- Encourage member participation and meeting attendance.
- Respond within a reasonable timeframe to requests for relevant information.
- Provide administrative resources to assist in the smooth operation of the Committee.
- Accurately record and represent the views of the Committee.

2.9 Member Obligations

The obligations of Committee members are to:

- Attend meetings and participate in discussions.
- Adequately review any agenda attachments or documents as required prior to meetings.
- Report their views constructively and, where known, those of the wider Yass Valley community.
- Give feedback from meetings to the wider community where possible.
- Allow other Committee members to present their views and opinions.
- Suggest future agenda items.
- Make suggestions regarding improvements.
- Work within the timeframe of the Terms of Reference.
- Clearly declare any conflict of interest regarding any issue under discussion.

- Maintain confidentiality where appropriate.
- Not speak publicly to the media on behalf of Council.
- Only maintain membership to one Committee during each term.

The obligations as a Council Committee member are outlined in the Office of Local Government's publication titled *Your obligations as a Council Committee member* dated March 2013.

3 MEMBERSHIP - ADVISORY COMMITTEES

The current Advisory Committees are detailed in **Attachment A**. The terms of reference and membership details for each Advisory Committees are detailed in **Attachment B**.

3.1 Term

The term for Advisory Committees will typically be four years or until the end of the Council term.

Should the Chairperson wish to change the membership at any time, this would then be a matter for Council consideration and resolution.

At the time of the Local Government elections, all Advisory Committee members will cease to hold office.

3.2 Councillor Membership

Councillors will be appointed to Advisory Committees at a Council meeting following the Local Government elections.

Two Councillors (unless otherwise determined) are to be appointed to each of the Advisory Committees for the four-year term of office. This would also include a Chairperson for each Committee (with the exception of the Audit, Risk & Improvement Committee).

All other Councillors are able to attend Advisory Committee meetings in an observation only capacity.

3.3 Community Membership

Community membership will vary according to the Committee and its Terms of Reference. Representatives shall reflect areas such as the objectives, expertise, experience, demographics, special interest groups that exist within or are able to contribute to the Committee and relevant government authorities.

Current staff members are not permitted to be appointed to Committees as a member unless specified in the Terms of Reference. Council staff are able to attend in a supporting capacity.

Council must appoint all Advisory Committee members. Appointment must take place prior to a member being conferred the responsibilities and rights as set out in this document following a robust Expression of Interest process.

Council may release individual members from the Committee at any time by a resolution of Council.

Council may also appoint any new members to a Committee at any time by a resolution of Council following a transparent process.

All nominations for appointment to Committees are formally submitted in writing to Council. Applicants will be reviewed against their expertise and experience and ability to contribute to the Committee in relation to its objectives and terms of reference.

3.4 Dissolution of Committee

The Council may dissolve a Committee at any time by a resolution of Council.

All Committee members are eligible for re-appointment on another Committee.

3.5 Arising Vacancy

Membership of the Committee will become vacant in the following circumstances:

- If the member resigns membership by notice in writing to the Committee
- If the member is absent for more than three consecutive meetings without prior leave of absence or an apology being accepted by the Committee, subject to confirmation by the elected Council of the resignation
- If the member ceases to be a member of the organisation which he/she represents
- Upon the death of the member
- If a member is found to be in breach of the Code of Conduct

Council shall advertise for nominations for vacancies, unless otherwise decided by Council.

3.6 Chairperson

There is only one formal position on Committees – Chairperson. This position will be held by the Councillor delegate (or their alternate) appointed to each Committee.

The Chairperson is the spokesperson for the Committee and therefore needs to be certain that the Committee is running smoothly and achieving its aims and objectives.

3.6.1 Responsibilities of the Chairperson

The Chairperson generally has the following specific duties, which make up the majority of their responsibility:

(i) Before a meeting:

- To consult with the relevant Director or Manager for the preparation of an agenda setting out the terms of business to be considered
- Ensures the meeting is properly convened in accordance with the Code of Meeting Practice, such as proper notice of meeting is given and that a quorum is present.

(ii) During the meeting:

- Chairs all meetings, opens meeting, welcomes and introduces members and guests keeps individuals and the meeting focused on the topics being discussed and encourages all members to participate, ensure adequate opportunity is given to members who wish to speak
- Ensures correct meeting procedures are followed and control of the meeting is maintained, keeping track of time makes sure members are aware of recommendations being made and that the minute taker has recorded recommendations of the meeting.
- Acts impartially and uses discretionary powers in the best interests of members and in accordance with the meeting practices

- Ensures all statutory regulations and organisation's rules (such as policies) are observed
- Closes meetings after business at hand without digression.

(iii) Other responsibilities:

- Be aware of certain issues and procedures and the importance of establish and maintaining a working relationship with the Council
- Endorse the meeting minutes prior to them being reported to Council
- Advise and report to Council on the ongoing suitability of current and potential members
- Speak on behalf of the Committee where appropriate

4 MEETING PROCEDURES FOR ADVISORY COMMITTEES

The Office of Local Government takes the view that Council Committees have members who are not Councillors (that is Council staff and/or community representatives), the Committee's meeting procedures are to be determined by the Council. It may, but does not have to, follow the procedures outlined in the Code of Meeting Practice. Therefore, meeting procedures for Advisory Committees are not officially bound by the Regulation.

However, as the Code of Meeting Practice contains many essential elements to what is considered good meeting practices, this guide to Committee meeting procedures therefore has used the Regulation as a basis for its development. Elements of the Regulation that have been included in this guide for the purpose of facilitating Committee meetings are:

- Due notice of meetings to Committee members
- Entitlement to attend meetings
- Voting
- Minutes
- Quorum
- Audio recording of meetings

Although not specifically bound by the Regulation in relation to meeting procedures, the Chair may find it useful to use the Regulation as a basis.

4.1 Notice of Meetings

Notice of Advisory Committee meetings will be provided to members electronically, along with all Councillors, at least three days prior to the meeting. The notice will specify the time, place and date of the meeting and the business proposed to be transacted. Notice of less than three days may be given of a meeting in an emergency.

4.2 Attendance

Members of Advisory Committee must be either in attendance at the meeting to be eligible of vote or alternatively may participate in the meeting (including voting) via an online meeting platform.

4.3 Non-Members Entitled to Attend Committee Meetings

Councillors who are not members of the Advisory Committee are entitled to attend a Committee meeting. However, such Councillors are observers only and are not entitled to add items to the meeting agenda, move or second a motion or vote at the meeting.

4.4 Quorum/Starting Time for Meetings

Meetings are to commence at the time designated for the meeting. The quorum for an Advisory Committee will be half plus one unless otherwise resolved by Council. The quorum will comprise of members present at the meeting venue and those via an online meeting platform. If a quorum is not present within 10 minutes of the designated commencement time, then the meeting must be adjourned.

Members who select to participate in the meeting remotely via an online meeting platform will be included in the quorum.

4.5 Agenda

The agenda is an organised list of the business, in order, that will be transacted at the meeting. A copy of the agenda will be distributed to all the Committee members at least three days before the commencement of the meeting.

Each item of business to be discussed at the meeting needs to be placed on the agenda. Committee members may request the Chairperson or the assigned staff member for a matter to be included in the agenda prior to its distribution.

Agenda items must relate to the Committee's Terms of Reference.

The Agenda Template is included in **Attachment C**.

4.6 Annual Report

At the end of each financial year the Advisory Committee is to prepare an Annual Report. The format for the Annual Report is included in **Attachment E**.

4.7 Conduct of Business

Advisory Committees are to be conducted more informal than Council Meetings and will not strictly follow the meeting procedures in the *Local Government (General) Regulation 2005*. The Regulation will be used merely as a guide.

Each item of business is discussed in the order in which it appears on the agenda. Adequate time is to be allowed for discussion on important issues.

All conflicts of interests must be disclosed as soon as members become reasonably aware of such.

For some matters, it will be necessary to attach other relevant information to the agenda (as an attachment) to inform and direct discussion. Such information is to be circulated with the agenda to all members and Councillors.

While voting can be used as a mechanism for members to express their agreement or disagreement, voting is only needed in circumstances in which consensus is not clear. The meeting minutes will record the mover and seconder for each decision / recommendation of the Committee.

A member who is present but who abstains from voting on a motion is counted as having voted against the motion. Members who are not present may not vote by proxy or any other means.

4.8 Minutes of Meetings

Minutes of the Committee meeting will only record the procedural decisions (e.g. adoption of minutes) and recommendations of the Committee to Council. The minutes are not a record of the debate / discussion at the meeting.

Endorsed committee minutes will be presented to the next available Council meeting for noting or consideration of any recommendations.

It will be the responsibility of Council staff attending the meeting to record the minutes of the meeting.

The minutes will be distributed to Committee members within five working days of the meeting.

The Minute Template is included in **Attachment D**.

4.9 Chief Executive Officer and Staff Attendance at Meetings

The Chief Executive Officer is entitled to attend Advisory Committee meetings.

The Chief Executive Officer shall ensure that appropriate staff attend the meetings.

The role of staff attending will be to offer advice and to answer questions within their individual fields of expertise and experience. Council staff are not permitted to vote.

4.10 Working Groups

The Advisory Committee may appoint Working Groups to report to the Committee. The Working Group must include a member of the Advisory Committee, who will act as the Chair, however persons from outside the Committee may be invited to participate.

These Working Groups have no formal standing and must report any suggestions back to the Committee for its determination and/or ratification.

The Working Groups should take meeting notes of their discussions (rather than formal minutes) which can be the basis of a report to the Advisory Committee.

4.11 Absence from Committee Meetings

All Advisory Committee members are required to advise the Chair when they are unable to attend Committee meetings. The absence of Committee members from the meeting is to be recorded in the minutes. A member (other than the Mayor) ceases to be a member of a Committee if the member:

- Has been absent from three consecutive meetings of the Committee without having given reasons acceptable to the Committee for the member's absences, or
- Has been absent from at least half of the meetings of the Committee held during the immediately preceding year without having given to the Committee acceptable reasons for the member's absences.

4.12 Recording of Committee Meetings Prohibited without Permission

A person may use a recording device to record the proceedings of a meeting of a Committee only with the authority of the Committee.

A person may be expelled from a Committee meeting for using or having used a device to record the meeting in contravention of this clause.

Meetings will not be recorded for viewing at a later time.

5. MEETING PROCEDURES FOR FOCUS GROUPS

Focus Groups provide a forum for issues around a Council facility (e.g. Murrumbateman Recreation Grounds Focus Group) or subject (e.g. Crago Mill Precinct Project Focus group).

Membership of Focus Groups for facilities will be the existing or prospective user groups.

Community membership of a Focus Group on a subject will be recruited similar to the process of recruiting members for Advisory Committees.

Focus Groups are not decision-making forums.

Terms of Reference for Focus Groups are included in **Attachment B**.

Meeting notes of proceedings at a Focus Group meeting will be taken rather than formal minutes.

6. MISCELLANEOUS ISSUES

6.1 Insurance Issues

6.1.1 Public Liability

Committee members are considered Volunteers of Council and are covered by the public liability policy of Council. There is no provision of Workers Compensation Insurance to members.

6.1.2 Personal Accident

Committee members are covered by Council's Personal Accident insurance when injured whilst undertaking actions authorised by Council relating to their role in the Committee.

6.1.3 Motor Vehicle

In the event that a Committee member utilises a Council vehicle, Council's Motor Vehicle insurance will provide cover.

6.2 Legal Issues

Committees do not have delegated decision-making powers other than procedural matters for the Committee (e.g. adoption of minutes).

The Committee will make recommendations to Council in accordance with their Terms of Reference and it is up to Council to determine whether or not to accept the recommendations of the Committee.

Committees sometimes believe they are responsible in their own right and that their actions are independent of Council. This is not correct. Council has resolved to constitute the Advisory Committee and Council can dissolve the Committee at any time, if deemed necessary.

6.3 Conflict of Interest

All Committee members are required to declare conflict of interests and then manage that conflict accordingly.

A conflict of interest exists where a reasonable and informed person could perceive that you could be influenced by a private interest when carrying out a public duty. Advisory Committee members must avoid, or appropriately manage, any conflict of interest. The onus is on the Committee member taking the most appropriate action to identify and manage the conflict of interest to ensure proper probity and good governance.

There are two types of interests – pecuniary and non-pecuniary.

A Pecuniary interest is defined as an interest that a Committee member has in a matter, as a member, or employee, of a company or other body, because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person, or another person with whom the person is associated. Such other persons may include the spouse or de-facto partner or relative of the Committee member.

The proper procedure to be followed for the disclosure of pecuniary interests is for the Committee member to disclose to the meeting any agenda item(s) that the member has a pecuniary interest in as well as the nature of the interest. The Committee member must leave the meeting before discussion, debate and voting on

that matter. The Chairperson must ensure that the minutes of the Committee meeting will record the disclosure of the interest and how it was managed.

Non-pecuniary interests are private or personal interests that do not amount to a pecuniary interest. These commonly arise from family, personal relationships, involvement in sporting, social or other cultural groups and associations. Non-pecuniary interests are managed according to their significance. The interest is classified as either significant or non-significant and there are different ways to manage each category.

The proper procedure to be followed for the disclosure of non-pecuniary interests is for the Committee members to disclose to the meeting any agenda item(s) that a member has an interest in as well as the nature of that interest.

In the event of a pecuniary interest or significant, non-pecuniary interest, Councillors must leave the meeting before discussion, debate and voting on the matter. In the event of a non-significant, non-pecuniary interest the Councillors must provide an explanation of why the conflict of interest does not prevent them leaving the meeting or participating in the discussion.

For non-Councillor members are often recruited because of their interests and expertise in the focus area of the committee/group. This is likely to lead to a potential or actual conflict of interest arising from time to time. However, as the Committees are advisory only and not making decisions on behalf of Council, members may participate in the discussion and decision making despite the conflict. In considering any recommendations from an Advisory Committee, Council will take into account the nature of the conflicts declared.

The Chairperson must ensure that the minutes of the Committee meeting record the disclosure of all interests and how these were managed.

Advisory Committee members should familiarise themselves with the Office of Local Government's publication *Your obligations as a Council Committee member*, Council's adopted *Code of Conduct* and *Code of Meeting Practice* for further information relating to the proper identification, disclosure and subsequent management of conflicts of interest.

6.4 Induction

All representatives will be required to participate in an induction process within 12 months of appointment to the Committee. The Chairperson of the Committee will coordinate with the CEO in relation to the induction process.

6.5 Terms of Reference for Advisory Committees including Sustainability principles

All Advisory Committees are to embed sustainability principles into their consideration of all matters and this has been reflected in the individual Terms of Reference.

Sustainability considers social, environmental, and economic connections, civic leadership, environmental health, and economic prosperity to be maintained in the interests of meeting current and future generation's needs equitably.

Consistent with NSW legislation, Council's consideration of sustainability is also guided by:

'The precautionary Principle' – that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. In the application of the precautionary principle, decisions should be guided by measures such as avoiding irreversible damage to the environment, improved valuation and pricing to reflect

polluter pays principles, prices reflect full lifecycle of costs including disposal, intergenerational inequity, and conservation of biological diversity.

Committees have been grouped into the following categories:

- Committees of Council (statutory)
  - Internally focused
- Advisory Committees
  - Provide advice to Council
  - Undertake projects as directed by Council or as endorsed by Council
  - Have an external focus
  - Embed and consider Sustainability principles (as above) in all considerations of the Committee
- Focus Groups
  - Forums to provide feedback to Council and staff on priorities within their Terms of Reference
- Project Working Parties/Steering Committees
  - Established to oversee a Council project
  - Operates only for the duration of the project
  - Provides guidance to the project at key milestones in accordance with the project brief to staff and/or consultants
- External Committees
  - External to Council
  - Established under separate legislation or guidelines
  - Council has no input into Terms of Reference

A list of the current Committees under these categories are provided in the following table:

Committees of Council	Committees	External Committees
• General Manager Performance Review Committee • Audit, Risk & Improvement Committee	**Advisory Committees** • Economic Development Advisory Committee • First Nations Advisory Committee • Access and Age-Friendly Advisory Committee • Sport and Open Space Advisory Committee **Focus Groups** • Murrumbateman Recreation Grounds Focus Group • Murrumbateman Pump Track Focus Group • Yass Pool Redevelopment Focus Group **Project Working Parties / Steering Committees** • Crago Mill Precinct Project Committee • Yass Water Treatment Plant Upgrade Focus Group *Note*: other committees will be formed as required	• Canberra Region Joint Organisation • Southern Region Joint Planning Panel • Local Emergency Management Committee • Local Rescue Committee • Regional Emergency Management Committee • Local Transport Forum • Ginninderry Conservation Trust • ACT & Region Catchment Management Coordination Group • Southern Tablelands Regional Arts • South East Australia Transport Strategy • South East Weight of Loads Group • South West Regional Waste Management Group • Community Consultative Committees – Coppabella Wind Farm – Rye Park Wind Farm – Bango Wind Farm – HumeLink

These guidelines only relate to Council Advisory Committees, Focus Groups and Project Working Parties/Steering Committees.

Committees of Council will continue to operate in accordance with the *Model Code of Meeting Practice*. Terms of reference for these Committees are included in these guidelines for convenience.

External Committees have their own procedures set by the organisation responsible for their operation and any applicable legislation.

Attachment B – Terms of Reference

Committee of Council

General Manager's Performance Review Committee

1	Name of Committee	General Manager's Performance Review Committee
2	Terms of Reference	• Review General Manager's performance • Recommend outcomes in relation to Performance Agreement and prepare minutes for Council records
3	Policies and legislation the Committee is required to comply with	• *Local Government Act 1993* • Standard Employment Contract for General Managers • Annual Performance Agreement
4	Maximum number for make-up of Committee members	Mayor Deputy Mayor Councillor nominated by Council Councillor nominated by CEO
5	Council employees	General Manager
6	Area assigned to Committee and/or map	Yass Valley
7	Additional clauses or amendments to *Guidelines for Advisory Committees and Committees of Council*	Nil
8	Minimum number of meetings per annum	1

Committee of Council

Audit, Risk & Improvement Committee

1	Name of Committee	Audit, Risk & Improvement Committee
2	Terms of Reference	• To provide independent assurance and assistance to Council on risk management, the control framework, legislative compliance, internal audit and external accountability responsibilities
3	Policies and legislation the Committee is required to comply with	• *Local Government Act 1993*
4	Maximum number for make-up of Committee members	• 3 Independent Members + Chairperson • 1 Councillor (non-voting)
5	Council employees	• General Manager • Executive Management Team • Senior Advisor Governance
6	Area assigned to Committee and/or map	Yass Valley
7	Additional clauses or amendments to *Guidelines for Advisory Committees and Committees of Council*	Nil
8	Minimum number of meetings per annum	4

Advisory Committee

Economic Development Advisory Committee

1	Name of Committee	Economic Development Committee
2	Terms of Reference	• To provide advice and support to Council on long term sustainable economic growth within the context of generating, attracting and maintaining business activity and/or employment in Yass Valley • Provide advice on economic development strategy • Provide advice on tourism strategy • Provide a forum to engage with the local business community • Support, attract and grow local businesses • Projects to be determined by the Committee • To make recommendations consistent with the Community Strategic Plan in relation to economic development and tourism • Advise on future development of main street incorporating the heritage aspects • Provide advice and recommendations on maintaining, protecting and enhancing sustainability consistent with the Yass Valley Council Community Strategic Plan
3	Policies and legislation the Committee is required to comply with	• *Local Government Act 1993*
4	Maximum number for make-up of Committee members	• 1 Councillor with 1 alternate • 2 ex-officio positions for Yass Valley Business Chamber members • Up to 4 community members, prioritising business owners in tourism, viticulture and hospitality. • 1 non-voting representative each from: – Regional Development Australia Southern Inland (RDASI) to provide data, grant-funding expertise and strategic direction. – Destination Southern NSW
5	Council employees	Chief Executive Officer Director Corporate & Community Any other staff at the discretion of the CEO
6	Area assigned to Committee and/or map	Yass Valley
7	Additional clauses or amendments to *Guidelines*	Quorum – 3 community members and 1 Councillor

	for Advisory Committees and Committees of Council	
8	Minimum number of meetings per annum	4

Advisory Committee

Access and Age-Friendly Advisory Committee

1	Name of Committee	Access and Age-Friendly Advisory Committee
2	Terms of Reference	• To provide a forum for Council to consult with and receive advice from representative youth in Yass Valley • To provide a forum for Council to consult with and receive advice from representative seniors in Yass Valley • To provide a forum for Council to consult with and receive advice from community members who identify as living with a disability in Yass Valley. • Provide advice and recommendations on maintaining, protecting and enhancing sustainability consistent with the Yass Valley Council Community Strategic Plan
3	Policies and legislation the Committee is required to comply with	• *Local Government Act 1993*
4	Maximum number for make-up of Committee members	1 Councillor with 1 alternate Up to 10 community representatives from diverse demographics
5	Council employees	Director Corporate & Community Director Infrastructure & Assets Any other staff at the discretion of the CEO
6	Area assigned to Committee and/or map	Yass Valley
7	Additional clauses or amendments to *Guidelines for Advisory Committees and Committees of Council*	Quorum - 5 community members and 1 Councillor
8	Minimum number of meetings per annum	4

Advisory Committee

First Nations Advisory Committee

1	Name of Committee	First Nations Advisory Committee
2	Terms of Reference	• To provide a forum for support, communication and understanding between the First Nations community and Council • To consider and make recommendations to Council on First Nations issues • Provide advice and recommendations on maintaining, protecting and enhancing sustainability consistent with the Yass Valley Council Community Strategic Plan
3	Policies and legislation the Committee is required to comply with	• *Local Government Act 1993*
4	Maximum number for make-up of Committee members	• 1 Councillor with 1 alternate • Up to 8 First Nations residents of Yass Valley • 1 representative from Local Aboriginal Land Council
5	Council employees	Director Planning & Environment Director Corporate & Community Any other staff at the discretion of the CEO
6	Area assigned to Committee and/or map	Yass Valley
7	Additional clauses or amendments to *Guidelines for Advisory Committees and Committees of Council*	Quorum - 5 community members and 1 Councillor
8	Minimum number of meetings per annum	4

Focus Group

Murrumbateman Recreation Grounds Focus Group

1	Name of Committee	Murrumbateman Recreation Grounds Focus Group
2	Terms of Reference	• To identify maintenance priorities and standards • To identify priorities for new or upgraded facilities
3	Policies and legislation the Committee is required to comply with	• *Local Government Act 1993* • *Crown Lands Management Act 2016* • *Murrumbateman Recreation Grounds Strategic Plan*
4	Maximum number for make-up of Committee members	2 Councillors All user groups and prospective user groups 1 member Murrumbateman Community Association
5	Council employees	Director Infrastructure & Assets Director Planning & Environment Any other staff at the discretion of the CEO
6	Area assigned to Committee and/or map	Murrumbateman Recreation Grounds
7	Additional clauses or amendments to *Guidelines for Advisory Committees and Committees of Council*	No quorum required for a meeting to proceed
8	Minimum number of meetings per annum	1

Advisory Committee

Sport and Open Space Advisory Committee

1	Name of Committee	Sport and Open Space Advisory Committee
2	Terms of Reference	• To recommend priorities for maintenance and capital improvements and to advise on use of sporting facilities • To provide feedback into any specific Strategy development. • Provide advice and recommendations on maintaining, protecting and enhancing sustainability consistent with the Yass Valley Council Community Strategic Plan
3	Policies and legislation the Committee is required to comply with	• *Local Government Act 1993*
4	Maximum number for make-up of Committee members	1 Councillor with 1 alternate 10 representatives from local sporting groups and user groups
5	Council employees	Director Planning & Environment Director Infrastructure & Assets Any other staff at the discretion of the CEO
6	Area assigned to Committee and/or map	Yass Valley
7	Additional clauses or amendments to *Guidelines for Advisory Committees and Committees of Council*	Quorum - 5 community members and 1 Councillor
8	Minimum number of meetings per annum	4

Focus Group

Murrumbateman Pump Track Focus Group

1	Name of Committee	Murrumbateman
2	Terms of Reference	• 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 the Committee is required to comply with	• *Local Government Act 1993* • *Crown Land Management Act 2016* • *NSW Everyone Can Play Guidelines* • *Yass Valley Local Environmental Plan 2013* • *Yass Valley Open Space Strategy* • *Yass Valley Park and Playground Strategy 2017*
4	Maximum number for make-up of Committee members	2 Councillors 3 Community members, to be comprised of: - Youth representatives (Murrumbateman resident between ages 15-24) - Murrumbateman Recreation Ground Focus Group representative - Murrumbateman community member with experience in BMX/pump track design and/or use
5	Council employees	Director Planning & Environment Director Infrastructure & Assets Any other staff at the discretion of the CEO
6	Area assigned to Committee and/or map	Murrumbateman
7	Additional clauses or amendments to *Guidelines for Advisory Committees and Committees of Council*	No quorum required for a meeting to proceed The Focus Group will cease to exist once site selection and design works are complete.
8	Minimum number of meetings per annum	As required

Focus Group

Yass Pool Redevelopment

1	Name of Committee	Yass Pool Redevelopment Focus Group
2	Terms of Reference	• To provide advice to Council on the redevelopment of the 50m Olympic Yass pool and its supporting infrastructure until completion of an action plan • To provide advice to Council on the redevelopment for a future heated pool until completion of the proposal • To assist in drafting recommendation and actions for the implementation of the project • To act as champions for the project within the broader community
3	Policies and legislation the Committee is required to comply with	• *Local Government Act 1993* • *Crown Land Management Act 2016* • *Victoria Park Plan of Management* • *Victoria Park Masterplan* • *Yass Valley Open Space Strategy*
4	Maximum number for make-up of Committee members	3 Councillors 3 Community members to be comprised of: - Yass Swim Club - 2 Community Members (not associated with the Swim Club)
5	Council employees	Director Planning & Environment Director Infrastructure & Assets Any other staff at the discretion of the CEO
6	Area assigned to Committee and/or map	Yass Valley
7	Additional clauses or amendments to *Guidelines for Advisory Committees and Committees of Council*	No quorum required for a meeting to proceed
8	Minimum number of meetings per annum	As required

Project Committee

Crago Mill Precinct Project Committee

1	Name of Committee	Crago Mill Precinct Project Committee
2	Terms of Reference	• To receive and consider reports on progress of the Crago Mill Precinct Project against the work program • To oversee the construction phase of the project • To provide feedback to the project manager, Director Infrastructure & Assets on any significant project variations.
3	Policies and legislation the Committee is required to comply with	• *Local Government Act 1993*
4	Maximum number for make-up of Committee members	All Councillors
5	Council employees	Chief Executive Officer Director Planning & Environment Director Infrastructure & Assets Director Corporate & Community Chief Financial Officer Any other staff at the discretion of the CEO
6	Area assigned to Committee and/or map	Crago Mill Precinct Site
7	Additional clauses or amendments to *Guidelines for Advisory Committees and Committees of Council*	No quorum required for a meeting to proceed
8	Minimum number of meetings per annum	6 (bi-monthly meetings over the construction phase of the project).

Project Committee

Yass Water Treatment Plant Upgrade Project Committee

1	Name of Committee	Yass Water Treatment Plant Upgrade Project Committee
2	Terms of Reference	• To receive and consider reports on progress of the Yass Water Treatment Plant Project against the work program • To oversee the construction phase of the project • To provide feedback on issues within the community relating to water quality.
3	Policies and legislation the Committee is required to comply with	• *Local Government Act 1993*
4	Maximum number for make-up of Committee members	All Councillors
5	Council employees	Chief Executive Officer Director Infrastructure & Assets Manager Water and Wastewater Any other staff at the discretion of the CEO
6	Area assigned to Committee and/or map	Yass
7	Additional clauses or amendments to *Guidelines for Advisory Committees and Committees of Council*	No quorum required for a meeting to proceed The Project Committee will cease to exist once the project is complete
8	Minimum number of meetings per annum	Quarterly

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<Name> Advisory Committee

<Day> <Date>
<Time>pm
<Venue>
<Address>

Zoom Meeting ID: <Number>
Password: <Number>

Terms of Reference:

- <Insert>
- <Insert>

Members:

Cr <Name>, Chair
Cr <Name>
<Name> <Organisation>
<Name> <Community Representative>

<NAME> ADVISORY COMMITTEE

NOTICE OF MEETING

A meeting of the <Name> Advisory Committee will be held in <Venue>, <Address>, Yass, on <Day> <Date>, commencing at **<Time>pm**

AGENDA

Page No.

Acknowledgement of Country

1. Apologies

2. Declaration of Conflict of Interest

3. Confirmation of Minutes
Minutes of <Name> Advirory Committee held on <Date>

4. Presentation

5. Reports

5.1 Action List Update 3
5.2 Working Party Reports 4
5.3 <Report Name> 5
5.4 <Report Name> 6

6. Next Meeting

Close of Meeting Time

Councillor <Name>

CHAIR

5.1 ACTION LIST UPDATE

SUMMARY

To provide the Committee with an update on the operational activities undertaken by staff.

RECOMMENDATION
That the Action List Update Report be noted

FINANCIAL IMPLICATIONS

Operational activities are included within the <Name> budget.

POLICY & LEGISLATION

Nil.

REPORT

1. Background:

<Insert>.

2. <Insert>:

2.1 <Heading>

<Insert>

2.2 <Heading>

<Insert>

3. Projects 2021/22:

3.1 <Project>

<Insert>

3.1 <Project>

<Insert>

ATTACHMENTS: Nil

5.2 WORKING GROUP UPDATE REPORTS

SUMMARY

To provide the Committee with an update on working being undertaken by Working Groups.

RECOMMENDATION
That the Working Group Update Reports be noted

FINANCIAL IMPLICATIONS

Operational activities are included within the <Name> budget.

POLICY & LEGISLATION

Nil.

REPORT

1. <Name> Working Group

<Insert>

2. <Name> Working Group

<Insert>

ATTACHMENTS: Nil

5.3 <REPORT>

SUMMARY

To present a report on <insert>.

RECOMMENDATION

That <insert>

FINANCIAL IMPLICATIONS

<Insert>

POLICY & LEGISLATION

- <Insert>

REPORT

<Insert>

ATTACHMENTS: Nil

5.4 <REPORT>

SUMMARY

To present a report on <insert>.

RECOMMENDATION

That <insert>

FINANCIAL IMPLICATIONS

<Insert>

POLICY & LEGISLATION

- <Insert>

REPORT

<Insert>

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Minutes of the
<Name> Advisory Committee

<Day> <Date>
<Time>pm
<Venue>
<Address>, Yass

Terms of Reference:

- <Insert>
- <Insert>

Members:

Cr <Name>, Chair
Cr <Name>
<Name> <Organisation>
<Name> <Community Representative>

Minutes of the <Name> Advisory Committee held on <Date>

Table of Contents

1. Apologies 2
2. Declaration of Conflict of Interest 2
3. Confirmation of Minutes 2
4. Presentation 2
5. Reports 2
5.1 Action List Update 2
5.2 Working Group Update Reports 3
5.3 <Title> 3
6. Next Meeting 3

Minutes of the <Name> Advisory Committee held on <Date>

Present

Cr <Name> (Chair), <Member Name>, <Member Name>, <Member Name>, <Member Name>.

Also Present

<Name> and <Name>

Absent

<Member Name>

1. Apologies

Apologies were received from <Member Name> and <Member Name>.

2. Declaration of Conflict of Interest

<Name> declared a pecuniary interest/non-pecuniary, non-significant/non-pecuniary, significant interest as <Reason>.

3. Confirmation of Minutes

COMMITTEE DECISION

That the minutes of the <Name> Advisory Committee held on <Date> be confirmed.

(Mover/Seconder)

4. Presentation

4.1 <Subject>

<Insert presentation>

4.2 <Subject>

<Insert presentation>

5. Reports

5.1 ACTION LIST UPDATE

SUMMARY
To provide the Committee with an update on the operational activities undertaken by staff

COMMITTEE DECISION
That the Action List Update Report be noted.

(Mover/Seconder)

ACTION:
<Insert>

5.2 WORKING GROUP UPDATE REPORTS

SUMMARY
To provide the Committee with an update on working being undertaken by Working Groups.

COMMITTEE DECISION
That the Working Group Update Reports be noted

(Mover/Seconder)

ACTION:
<Insert>

5.3 <TITLE>

SUMMARY
<Insert>

COMMITTEE DECISION / RECOMMENDATION

That:

- ***<Insert>***
- ***<Insert>***

(Mover/Seconder)

ACTION:
<Insert>

6. Next Meeting

Next meeting will be held on <Date>.

The meeting closed at <Time>pm

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<NAME> Advisory Committee

Annual Report <Year>

Terms of Reference

1. <INSERT from Committee Guidelines>
2. <INSERT from Committee Guidelines>
3. <INSERT from Committee Guidelines>

Members

Member	Appointed	Resigned
<Name>	<Date>	<Date>

Meetings Attended

Member	<Date>	<Date>	<Date>	<Date>	<Date>
	✓	x	x	✓	x
	✓	✓	✓	✓	x
	✓	✓	✓	✓	✓
	✓	✓	x	✓	✓
	✓	✓	✓	✓	✓
	✓ **	✓ **	✓	✓	✓

* Extraordinary meeting

** Not a member

Committee Project Status

Project/Project Officer	Key Stages	Due Date	Status
	•	•	•
	•	•	•
	•	•	•
	•	•	•
	•	•	•

(02) 6226 1477
council@yass.nsw.gov.au

yass valley council
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209 Comur Street Yass
PO Box 6 YASS NSW 2582

TAX INVOICE

ABN: 50 119 744 650

Bellevale Cattle Company Pty Ltd
PO Box 639
YASS NSW 2582

Tax Invoice: 86661
Debtor No: 5907
Date: 12/06/2024

Quantity	Description	Rate	GST	Amount
1	Sundry Code Payment to finalise road closure and land transfer to Telegraph Close Yass. MAY 2024	1,000.00	0.00	1,000.00

SUBTOTAL	**1,000.00**
GST	**0.00**
TOTAL AMOUNT	**$1,000.00**

Yass Valley Council - Remittance Advice

Please email your remittance to receivable.accounts@yass.nsw.gov.au

Bellevale Cattle Company Pty Ltd
PO Box 639
YASS NSW 2582

BPAY **Biller Code:** 123745
Reference: 5907019

DUE DATE: 12/07/2024
DEBTOR No: 5907
AMOUNT DUE: $1,000.00
INVOICE No: 86661

NSW Land Registry Services
175 Liverpool Street
Sydney NSW 2000
T: 1300 396 076 02 87763575
www.nswlrs.com.au/Contact-Us

YASS VALLEY COUNCIL
PO Box 6Yass NSW 2582

Your Ref: 1/1293496
Our Ref: 2024-1030

12 June 2025

RE: Notice of intention to amend

I am writing to give notice of the intention to amend Title 1/1293496, as indicated in red in the attached copy. The attached Gazette confirms that the land was vested in Yass Valley Council, and it remains currently vested in the name of the Council.

I will make this amendment after **28 days** from today's date (being 12/06/2025) unless before that time you provide written objection to the amendment.

Please direct your enquiries or correspondence to Amendments Team via email amendments@nswlrs.com.au.

Yours sincerely
Jessica Burden
General Manager, Plans and Dealings Services
NSW Land Registry Services
per: JV

01/11/2024, 11:00

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1293496

SEARCH DATE	TIME	EDITION NO	DATE
1/11/2024	10:54 AM	2	21/6/2023

LAND

LOT 1 IN DEPOSITED PLAN 1293496
AT YASS
LOCAL GOVERNMENT AREA YASS VALLEY
PARISH OF YASS COUNTY OF KING
TITLE DIAGRAM DP1293496

FIRST SCHEDULE

~~BELLEVALE CATTLE COMPANY PTY LTD~~ Yass Valley Council

SECOND SCHEDULE (5 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 LAND ABOVE DESCRIBED IS PUBLIC ROAD
3 NOTIFICATION IN GOVERNMENT GAZETTE DATED 18.6.1937 FOL 2285 EASEMENT FOR TRANSMISSION LINE 30.48 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
~~4 BK 4514 NO 255 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED~~
5 DP1293496 EASEMENT FOR OVERHEAD POWER LINE(S) 20 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

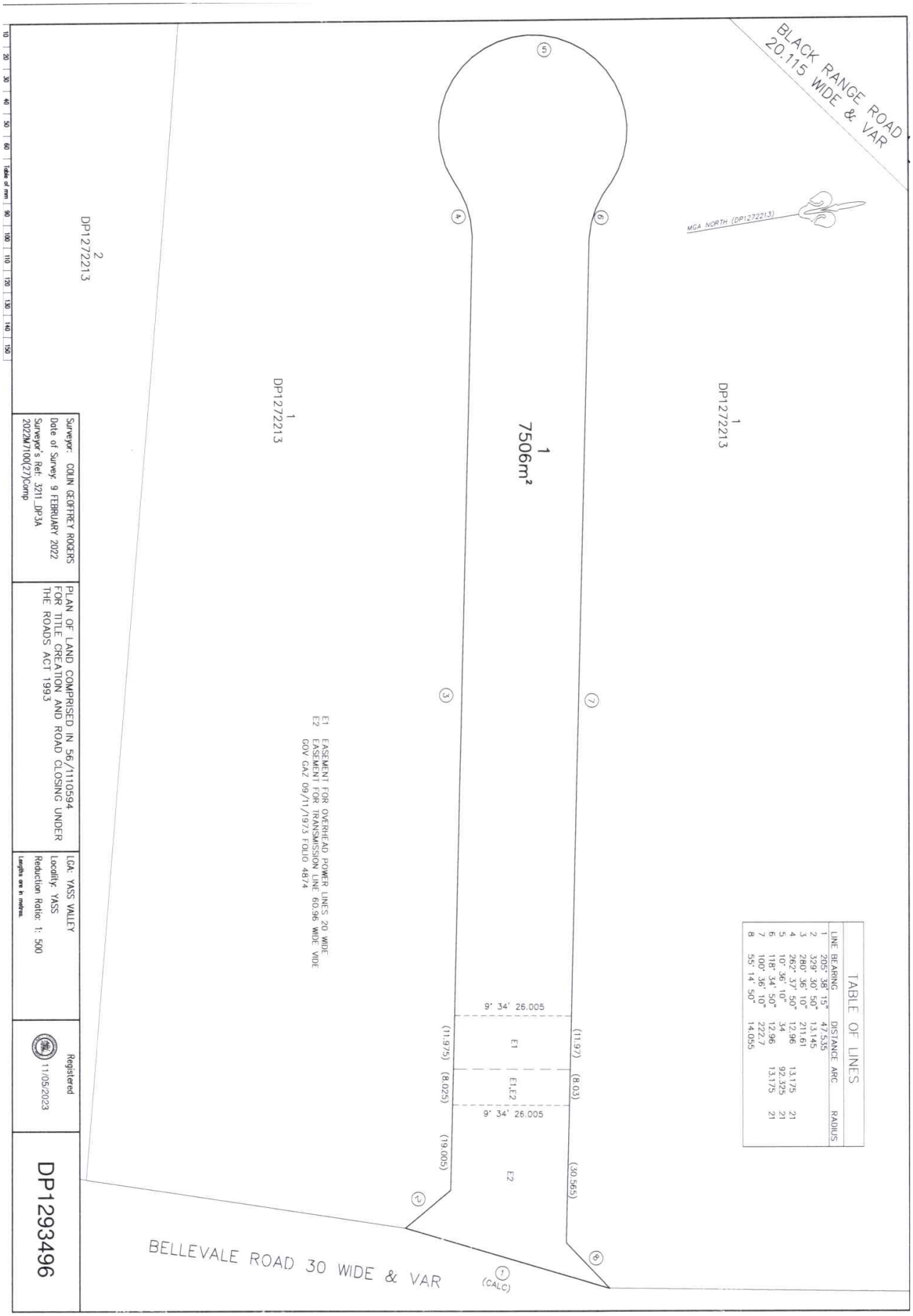
NOTE: CLOSED ROAD VIDE GOV. GAZ. 26.5.2023 (N2023-0819)

NB: DISPOSAL OF ANY LOT IN THIS TITLE MAY REQUIRE REGISTRATION OF A DEPOSITED PLAN OF SURVEY PURSUANT TO SEC 114 REAL PROPERTY ACT 1900

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lpi:syd-jvolunge PRINTED ON 1/11/2024


BLACK RANGE ROAD
20.115 WIDE & VAR
MGA NORTH (DP1272213)
1
DP1272213
1
7506m²
2
DP1272213
1
DP1272213
BELLEVALE ROAD 30 WIDE & VAR
(CALC)
E1 EASEMENT FOR OVERHEAD POWER LINES 20 WIDE
E2 EASEMENT FOR TRANSMISSION LINE 60.96 WIDE VIDE
GOV GAZ 09/11/1973 FOLIO 4874
9° 34' 26.005
E1
E1,E2
E2
(11.97)
(8.03)
(11.975)
(8.025)
(19.005)
(30.565)
TABLE OF LINES
LINE BEARING DISTANCE ARC RADIUS
1 205° 38' 15" 47.535
2 329° 30' 50" 13.145
3 280° 36' 10" 211.61
4 262° 37' 50" 12.96
5 10° 36' 10" 34 13.175 21
6 118° 34' 50" 12.96 92.325 21
7 100° 36' 10" 222.7 13.175 21
8 55° 14' 50" 14.055
Surveyor: COLIN GEOFFREY ROGERS
Date of Survey: 9 FEBRUARY 2022
Surveyor's Ref: 3211_DP3A
2022M7100(27)Comp
PLAN OF LAND COMPRISED IN 56/1110594
FOR TITLE CREATION AND ROAD CLOSING UNDER
THE ROADS ACT 1993
LGA: YASS VALLEY
Locality: YASS
Reduction Ratio: 1: 500
Lengths are in metres.
Registered
11/05/2023
DP1293496

YASS VALLEY COUNCIL

Roads Act 1993 Part 4 Division 3

NOTIFICATION OF ROAD CLOSURE

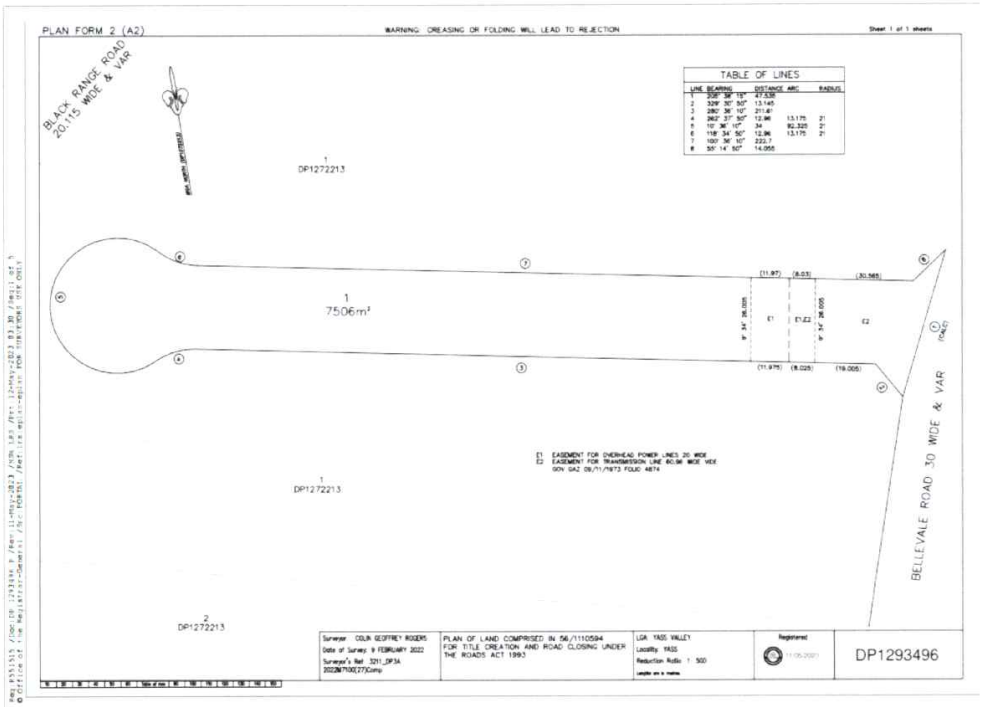
Notice is hereby given, under the provisions of the *Roads Act 1993*, that the road as set out in the Schedule below is closed and the lands comprised therein cease to be public road and the rights of passage and access that previously existed in relation to the road is extinguished. Upon closing, title to the land, comprising the former public road, will vest in Yass Valley Council, and is classified as operational land for the purposes of the *Local Government Act 1993*:

Chris Berry

General Manager

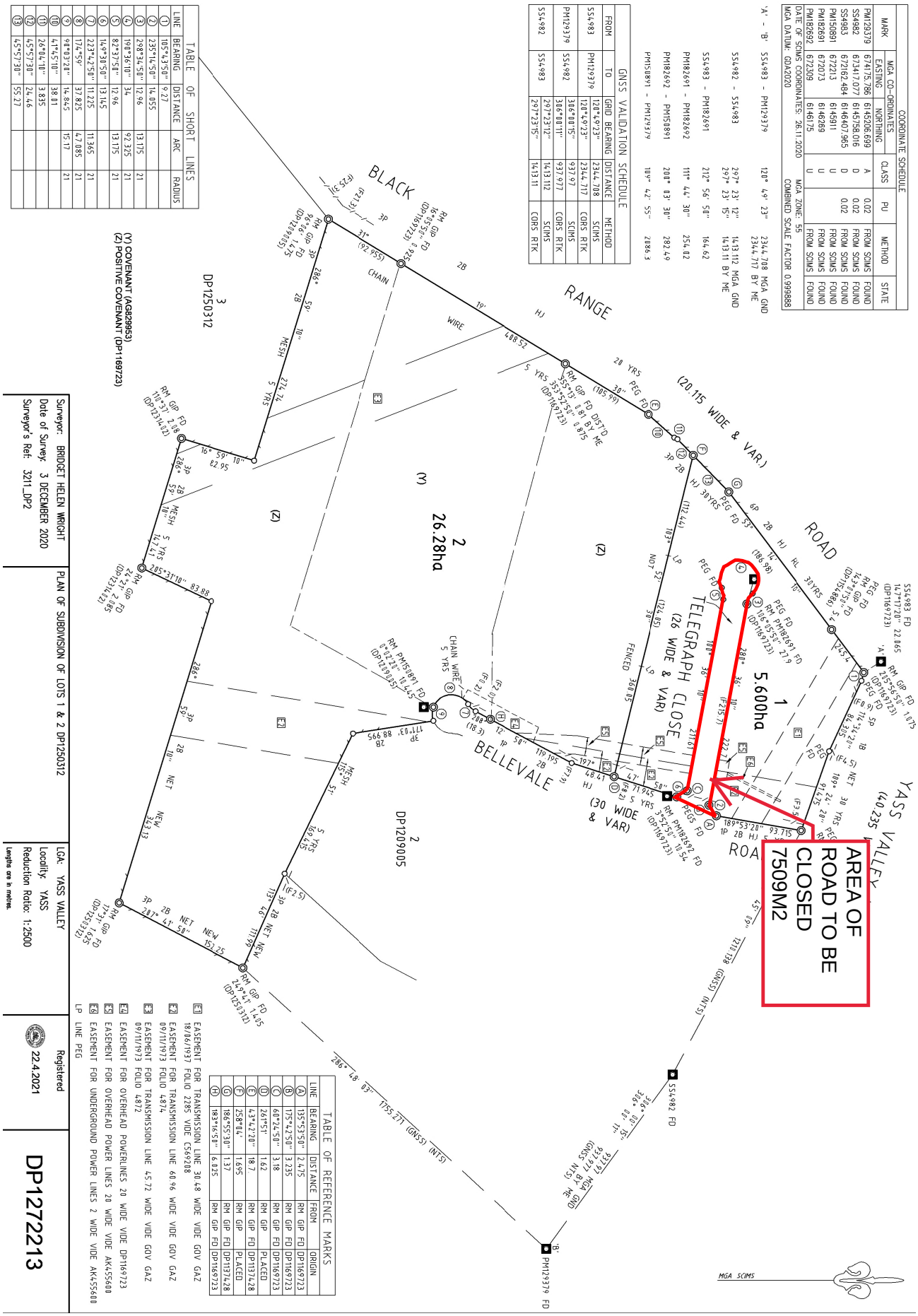
Yass Valley Council

PO Box 6, Yass, NSW 2582



Schedule

Parcel of land situated in Yass Valley Council LGA: Yass Valley, Locality: Yass, Parish: Yass, County: King, Lot 1 Deposited Plan 1293496.



COORDINATE SCHEDULE							
MARK	MGA CO-ORDINATES		CLASS	PU	METHOD	STATE
	EASTING	NORTHING				
PM129379	674175.786	6145206.699	A	0.02	FROM SCIMS	FOUND
SS4982	673417.077	6145758.016	D	0.02	FROM SCIMS	FOUND
SS4983	672162.484	6146407.965	D	0.02	FROM SCIMS	FOUND
PM150891	672213	6145911	U		FROM SCIMS	FOUND
PM182691	672073	6146289	U		FROM SCIMS	FOUND
PM182692	672309	6146175	U		FROM SCIMS	FOUND
DATE OF SCIMS COORDINATES: 26.11.2020			MGA ZONE: 55		COMBINED SCALE FACTOR 0.999888	
MGA DATUM: GDA2020						

'A' - 'B' SS4983 - PM129379 120° 49' 23" 2344.708 MGA GND
2344.717 BY ME

SS4982 - SS4983 297° 23' 12" 14.13.112 MGA GND
297° 23' 15" 14.13.11 BY ME

SS4983 - PM182691 212° 56' 58" 164.62

PM182691 - PM182692 111° 44' 30" 254.12

PM182692 - PM150891 200° 03' 30" 282.49

PM150891 - PM129379 109° 42' 55" 2086.3

GNSS VALIDATION SCHEDULE				
FROM	TO	GRID BEARING	DISTANCE	METHOD
SS4983	PM129379	120°49'23"	2344.708	SCIMS
		120°49'23"	2344.717	CORS RTK
PM129379	SS4982	306°00'15"	937.97	SCIMS
		306°00'11"	937.977	CORS RTK
SS4982	SS4983	297°23'12"	14.13.112	SCIMS
		297°23'15"	14.13.11	CORS RTK

TABLE OF SHORT LINES				
LINE	BEARING	DISTANCE	ARC	RADIUS
①	105°43'50"	9.27		
②	235°14'50"	14.055		
③	298°36'10"	34	13.175	21
④	298°36'10"	12.96	92.325	21
⑤	82°37'50"	12.96	13.175	21
⑥	14°38'50"	13.145		
⑦	223°42'50"	11.225	11.365	21
⑧	174°59'	37.825	42.085	21
⑨	98°03'20"	14.845	15.17	21
⑩	41°45'10"	38.81		
⑪	26°01'10"	3.835		
⑫	45°57'30"	24.46		
⑬	45°57'30"	55.27		

TABLE OF REFERENCE MARKS				
LINE	BEARING	DISTANCE	FROM	ORIGIN
Ⓐ	135°53'50"	2.475	RM GIP	FD DP1169723
Ⓑ	175°42'50"	3.235	RM GIP	FD DP1169723
Ⓒ	60°24'50"	3.18	RM GIP	FD DP1169723
Ⓓ	241°55'1	1.62	RM GIP	PLACED
Ⓔ	43°42'20"	18.7	RM GIP	FD DP1137428
Ⓕ	258°01'	1.695	RM GIP	PLACED
Ⓖ	186°55'30"	1.37	RM GIP	FD DP1137428
Ⓗ	183°16'50"	6.925	RM GIP	FD DP1169723

E1 EASEMENT FOR TRANSMISSION LINE 30 48 WIDE VIDE GOV GAZ 18/16/1937 FOLIO 2295 VIDE C569218
E2 EASEMENT FOR TRANSMISSION LINE 60 96 WIDE VIDE GOV GAZ 09/11/1973 FOLIO 4874
E3 EASEMENT FOR TRANSMISSION LINE 45 72 WIDE VIDE GOV GAZ 09/11/1973 FOLIO 4872
E4 EASEMENT FOR OVERHEAD POWERLINES 20 WIDE VIDE DP1169723
E5 EASEMENT FOR OVERHEAD POWER LINES 20 WIDE VIDE AK455601
E6 EASEMENT FOR UNDERGROUND POWER LINES 2 WIDE VIDE AK455601
LP LINE PEG

Surveyor: BRIDGET HELEN WRIGHT
Date of Survey: 3 DECEMBER 2020
Surveyor's Ref: 3211_DP2

PLAN OF SUBDIVISION OF LOTS 1 & 2 DP1250312

LGA: YASS VALLEY
Locality: YASS
Reduction Ratio: 1:2500
Lengths are in metres.

Registered
22.4.2021

DP1272213

10.1 UPDATE ON THE CLOSURE OF TELEGRAPH CLOSE YASS

This item is classified CONFIDENTIAL in accordance with Section 10A(2)(di) of the Local Government Act 1993, which permits the meeting to be closed to the public for business relating to commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and discussion of the matter in an open meeting would be, on balance contrary to the public interest.

SUMMARY

To provide Council with an update on the closure of Telegraph Close Yass and to determine an associated sale price.

RECOMMENDATION

That:

1. Council notes the information in the report.
2. The Telegraph Close closed road reserve (Lot DP1293496) be sold to the adjacent landowner for $1,000.
3. The Mayor and Chief Executive Officer be authorised to sign the documentation associated with the sale of the closed road reserve.

FINANCIAL IMPLICATIONS

All external costs are funded by the landowner.

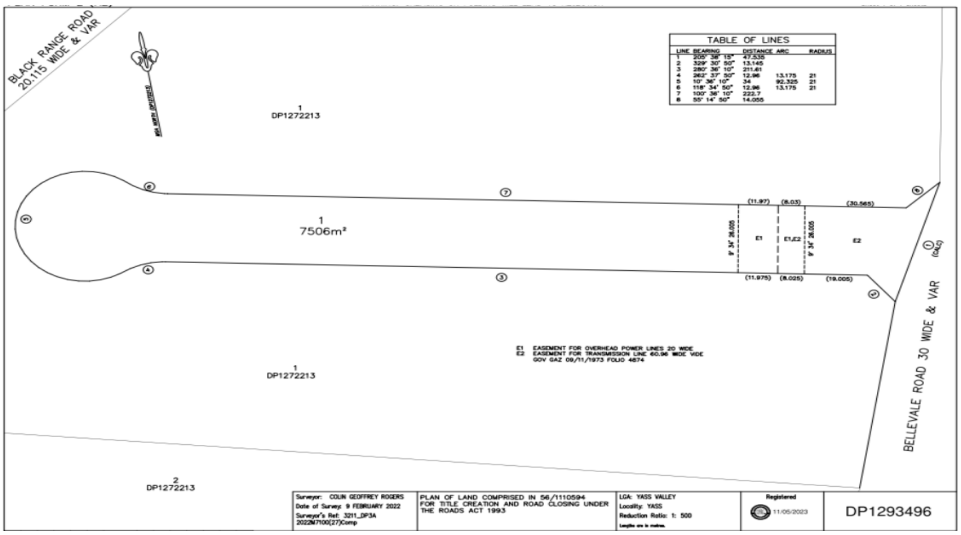
POLICY & LEGISLATION

Roads Act 1993

REPORT

Background

In 2010, Council received a subdivision development application (DA 223-2010) for a lot of land at the corner of Black Range Road and Yass Valley Way owned by the Bellevale Cattle Co. The subdivision would create two lots of land and two public roads, Telegraph Close and Bellevale Road.



This subdivision was registered with the New South Wales Land Registry Services (LRS).

In 2013, Bellevale Cattle Co. submitted a revised application (DA 127-2013 – now DA135127) to change this subdivision into industrial lots. The revised subdivision did not require Telegraph Lane road reserve as part of the revised design. Bellevale Cattle Co. commenced activity with DA135127 which had been subject to several modifications and is now known as Yass Industrial Park East.

The current approved modification (DA135127J) includes a consent condition to close Telegraph Close and to consolidate the land into the proposed new lots.

In 2021, Council received a request to close Telegraph Close. This was reported to Council at the October 2021 Council meeting, where the following was resolved:

1. ***The road closure of Telegraph Close, Yass be approved.***
2. ***The road closure process be commenced and notification be undertaken in accordance with the Roads Act 1993.***
3. ***The closed road be dedicated as Operational Land under the Local Government Act 1993 and be sold to the adjacent landowner at the unimproved land value.***
4. ***The General Manager and Mayor be authorised to sign documentation associated with the partial road closure.***

Council staff proceeded with a standard road closure process after Bellevale Cattle Co. paid Council's standard road closure fee.

When reviewing the LRS records, Council identified an error that identified the Bellevale Cattle Co. as the registered landowner of the Telegraph Close public road reserve instead of Yass Valley Council. Following discussions with both LRS and the developer, Council is unaware of how this error occurred. Council was now required to close the public road reserve owned by Bellevale Cattle Co. and then, as per the Council resolution, sell the closed road reserve to the current landowner for the unimproved land value of approximately $11,000.

Action Taken

This problem was discussed with Council's General Manager at the time (Chris Berry) and the resulting solution was to:

1. Work with LRS to change the land ownership of the Telegraph Close road reserve to Council.
2. Finalise the closure of the Telegraph Close road reserve.
3. Negotiate a notional sale price with Bellevale Cattle Co. for the purchase of the closed road reserve based on Bellevale Cattle Co. funding all costs associated with the road closure and land transfer.
4. Transfer land ownership to Bellevale Cattle Co. including consolidation into existing lots, direct payment of all costs outside those covered by Council's Road Closure fee and payment to Council of the notional cost.

Steps 1-3 have now been completed. Discussions with Bellevale Cattle Co. have been undertaken and the notional cost agreed to is $1,000, which has been estimated to cover Council additional staff costs associated with addressing this issue. Considering the creation of the road reserve has not been required and that all expenses to date have been the responsibility of the landowner, this notional cost of $1,000 is considered appropriate.

To complete the final step requires Council to resolve to accept a notional cost instead of the unimproved land value as per the October 2021 Council resolution.

As such it will be recommended that:

1. Council notes the information in the report.
2. The Telegraph Close closed road reserve (Lot DP1293496) be sold to the adjacent landowner for $1,000.
3. The Mayor and Chief Executive Officer be authorised to sign the documentation associated with the sale of the closed road reserve.

STRATEGIC DIRECTION

CSP Theme	Our Infrastructure (IN)
CSP Strategy Objective	We have transport links that connect towns within the region and increase access to significant centres.
Strategies	IN.2: Plan for, maintain and improve road networks
Delivery Program Action	IN.2.1: Transport Asset Management Plan meets community needs

ATTACHMENTS: Nil

Yass Valley Council

QBR2 Report

31/12/2025

Responsible Accounting Officer Statement

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2021.

It is my opinion that the Quarterly Budget Review Statement for Yass Valley Council for the quarter ended 31/12/2026 indicates that Council's projected financial position at 30/06/2026 will be satisfactory at year's end, having regard to the projected estimates of income and expenditure.

Signed:__ Date: 15/02/2026

Jason McGuire

Responsible Accounting Officer, Yass Valley Council

QBR Overview

QBRS FINANCIAL OVERVIEW

Yass Valley Council

Budget review for the quarter ended 31/12/25

DESCRIPTION	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q 1 $000's	Approved Changes Review Q 2 $000's	Approved Changes Review Q 3 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	VARIANCE ORIGINAL budget v PYE 2025/26 $000's	ACTUAL YTD 2025/26 $000's
General Fund	-2	-2,000	349	0	0	-1,651	177	-1,474	526	5,330
Water Fund	915	-33	-43	0	0	-76	0	-76	-43	1,037
Sewer Fund	1,025	267	-22	0	0	245	82	327	60	2,072
Consolidated	1,938	-1,766	284	0	0	-1,482	259	-1,223	543	8,440
Consolidated	**32,418**	**13,942**	**4,540**	**0**	**0**	**18,482**	**1,264**	**19,746**	**5,804**	**16,360**
Total borrowings	30,026	61,303	-14,541			46,762	0	46,762	-14,541	43,387
External restrictions	30,000	30,342	0	0	0	30,342	0	30,342	0	33,560
Internal Allocations	7,329	9,350	0	0	0	9,350	0	9,350	0	5,229
Unallocated	552	-6,297	0	0	0	-6,297	0	-6,297	0	-1,307
Total Cash, Cash Equivalents and Inve	**37,881**	**33,395**	**0**	**0**	**0**	**33,395**	**0**	**33,395**	**0**	**37,482**
Capital Funding	40,863	38,582	-30	0	0	38,552	2,842	41,394	2,812	16,881
Capital Expenditure	40,863	38,582	-30	0	0	38,552	2,842	41,394	2,812	16,399
Net Capital	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**482**

Developer Contribution	Opening Balance As at 1 July 2025 $000's	Total Cash Contributions Received As at this Q $000's	Total Interest Earned As at this Q $000's	Total Expended As at this Q $000's	Total Internal Borrowings (to)/from As at this Q $000's	Held as Restricted Asset As at this Q $000's	Cumulative balance of internal borrowings (to)/from As at this Q $000's
Total Developer Contributions	18,303	1,352	0	2,117	0	17,538	0

Summary of key changes

- **Net Operating Result before grants and contributions provided for capital purposes**
  - The Operating Result estimated at QBR2 is $1.223M deficit, a $0.259M improvement on the estimated deficit of $1.482M following QBR1.

- **Operating Income:**
  - Rates and Annual charges increased by $0.110M due to an estimated increase in Sewer Network Access Charges.
  - Grants and Contributions – Operating - reduced by $0.010M due to the recognition of operating grant funds for Safety Improvement Works, $0.040m, offset by a reduction of $0.050M due to the removal of duplicate recognition of grant income relating to the Bango Wind Farm Community Enhancement Fund.
  - Grants and Contributions – Capital - increased by $1.005M due to expected grant income relating to capital works in relation to the bridge replacement program.
- **Operating Expenses**
  - Employee benefits and on-costs decrease of $0.302M due to an underspend in salary and wages due to the timing of recruitment and filling of positions.
  - Materials and services increased by $0.194M, due to an increase of $0.097M in organisational development costs, including training, an increase of $0.030M in regional roads contractors, and increase of $0.040M in local roads contractors, and an increase in sewer network costs of $0.028M.
  - Other expenses reduced by $0.050M due to the duplicate recognition of estimated grant expenditure relating the Bango Wind Farm Community Enhancement Fund.

- **Capital Expenditure**
  - The capital expenditure budget has increased by $2.842M due to:
    - Estimated expenditure relating to the Murrumbateman Creek Bridge replacement, with the program of work continuing in 2025-26 from 2024-25.

Income and Expenses Budget Review Statement - Consolidated Fund

Income and Expenses Budget Review Statement

Yass Valley Council

Budget review for the quarter ended 31/12/2025

Consolidated Fund

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q 1 $000's	Approved Changes Review Q 2 $000's	Approved Changes Review Q 3 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	VARIANCE ORIGINAL budget v PYE 2025/26 $000's	ACTUAL YTD 2025/26 $000's
INCOME										
Rates and Annual Charges	23,156	24,038				24,038	110	24,148	110	24,216
User Charges and Fees	6,180	6,418	-85			6,333	1	6,334	-84	2,622
Other Revenue	680	464				464	0	464	0	167
Grants and Contributions - Operating	8,648	12,853	-35			12,818	-10	12,808	-45	703
Grants and Contributions - Capital	20,421	4,896	4,256			9,152	1,005	10,157	5,261	2,514
Interest and Investment Income	2,310	1,319				1,319	0	1,319	0	639
Other Income	418	751				751	0	751	0	211
Net gain from disposal of assets	0	1,000				1,000	0	1,000	0	309
Total Income from continuing operations	**61,813**	**51,739**	**4,136**	**0**	**0**	**55,875**	**1,106**	**56,981**	**5,242**	**31,382**
EXPENSES										
Employee benefits and on-costs	13,295	15,926	-386			15,540	-302	15,238	-688	6,819
Materials & Services	13,023	17,579	877			18,456	194	18,650	1,071	6,841
Borrowing Costs	717	3,225	-850			2,375	0	2,375	-850	912
Other Expenses	1,137	1,067	-45			1,022	-50	972	-95	451
Net Loss from Disposal of Assets	1,223					0	0	0	0	0
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**29,395**	**37,797**	**-404**	**0**	**0**	**37,393**	**-158**	**37,235**	**-562**	**15,022**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**32,418**	**13,942**	**4,540**	**0**	**0**	**18,482**	**1,264**	**19,746**	**5,804**	**16,360**
Depreciation, amortisation and impairment of non financial assets	10,059	10,812				10,812	0	10,812	0	5,406
Operating result from continuing Operations	**22,359**	**3,130**	**4,540**	**0**	**0**	**7,670**	**1,264**	**8,934**	**5,804**	**10,954**
Net Operating Result before grants and contributions provided for capital purposes	**1,938**	**-1,766**	**284**	**0**	**0**	**-1,482**	**259**	**-1,223**	**543**	**8,440**

Income and Expenses Budget Review Statement – General Fund

Income and Expenses Budget Review Statement
Yass Valley Council
Budget review for the quarter ended 31/12/2025
General Fund

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q 1 $000's	Approved Changes Review Q 2 $000's	Approved Changes Review Q 3 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	VARIANCE ORIGINAL budget v PYE 2025/26 $000's	ACTUAL YTD 2025/26 $000's
INCOME										
Rates and Annual Charges	18,173	18,889				18,889	0	18,889	0	18,803
User Charges and Fees	2,832	3,536	-85			3,451	1	3,452	-84	1,744
Other Revenue	667	464				464	0	464	0	167
Grants and Contributions - Operating	8,648	12,853	-35			12,818	-10	12,808	-45	703
Grants and Contributions - Capital	14,676	2,575	2,394			4,969	1,005	5,974	3,399	1,525
Interest and Investment Income	1,746	885				885	0	885	0	639
Other Income	418	740				740	0	740	0	211
Net gain from disposal of assets		1,000				1,000	0	1,000	0	309
Total Income from continuing operations	**47,160**	**40,942**	**2,274**	**0**	**0**	**43,216**	**996**	**44,212**	**3,270**	**24,103**
EXPENSES										
Employee benefits and on-costs	11,898	14,394	-445			13,949	-302	13,647	-747	6,200
Materials & Services	10,566	14,087	871			14,958	166	15,124	1,037	5,761
Borrowing Costs	103	2,650	-850			1,800	0	1,800	-850	751
Other Expenses	1,070	1,067	-45			1,022	-50	972	-95	451
Net Loss from Disposal of Assets	1,133					0	0	0	0	0
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**24,770**	**32,198**	**-469**	**0**	**0**	**31,729**	**-186**	**31,543**	**-655**	**13,163**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**22,390**	**8,744**	**2,743**	**0**	**0**	**11,487**	**1,182**	**12,669**	**3,925**	**10,940**
Depreciation, amortisation and impairment of non financial assets	7,716	8,169				8,169	0	8,169	0	4,084
Operating result from continuing Operations	**14,674**	**575**	**2,743**	**0**	**0**	**3,318**	**1,182**	**4,500**	**3,925**	**6,855**
Net Operating Result before grants and contributions provided for capital purposes	**-2**	**-2,000**	**349**	**0**	**0**	**-1,651**	**177**	**-1,474**	**526**	**5,330**

Income and Expenses Budget Review Statement – Water Fund

Income and Expenses Budget Review Statement
Yass Valley Council
Budget review for the quarter ended 31/12/2025
Water Fund

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q 1 $000's	Approved Changes Review Q 2 $000's	Approved Changes Review Q 3 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	VARIANCE ORIGINAL budget v PYE 2025/26 $000's	ACTUAL YTD 2025/26 $000's
INCOME										
ss Charges	2,229	2,273				2,273	0	2,273	0	2,409
Charges	3,206	2,737				2,737	0	2,737	0	735
	12					0	0	0	0	0
ts & Contributions - Operating						0	0	0	0	
st and Investment Income	306	235				235	0	235	0	
Income		12				12	0	12	0	
ain from disposal of assets						0	0	0	0	
Income from continuing operations	**5,753**	**5,257**	**0**	**0**	**0**	**5,257**	**0**	**5,257**	**0**	**3,145**
ENSES										
oyee benefits and on-costs	1,176	884	43			927	0	927	43	536
rials & Services	1,633	2,259				2,259	0	2,259	0	562
wing Costs	461	431				431	0	431	0	152
r purchase charges						0		0	0	
lated taxaxtion equivalents						0		0	0	
guarantee fee						0		0	0	
Expenses	67					0		0	0	
oss from Disposal of Assets	69					0		0	0	
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**3,406**	**3,574**	**43**	**0**	**0**	**3,617**	**0**	**3,617**	**43**	**1,249**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**2,347**	**1,683**	**-43**	**0**	**0**	**1,640**	**0**	**1,640**	**-43**	**1,895**
eciation, amortisation and impairment of non financial assets	1,432	1,716				1,716	0	1,716	0	858
Surplus / (Deficit) from continuing operations before capital amounts	**915**	**-33**	**-43**	**0**	**0**	**-76**	**0**	**-76**	**-43**	**1,037**
ts and Contributions - Capital	3,503	2,063	1,558			3,621	0	3,621	1,558	671
Surplus / (Deficit) from continuing operations after capital amounts	**4,418**	**2,030**	**1,515**	**0**	**0**	**3,545**	**0**	**3,545**	**1,515**	**1,708**

Income and Expenses Budget Review Statement – Sewer Fund

Income and Expenses Budget Review Statement
Yass Valley Council
Budget review for the quarter ended 31/12/2025
Sewer Fund

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q 1 $000's	Approved Changes Review Q 2 $000's	Approved Changes Review Q 3 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	VARIANCE ORIGINAL budget v PYE 2025/26 $000's	ACTUAL YTD 2025/26 $000's
INCOME										
Access charges	2,754	2,876				2,876	110	2,986	110	3,003
User charges	142	144				144	0	144	0	142
Liquid trade-waste charges	1					0		0	0	
Fees						0		0	0	
Grants and contributions - Operating						0		0	0	
Interest and Investment Income	258	199				199	0	199	0	
Other Income						0		0	0	
Net gain from disposal of assets						0		0	0	
Total Income from continuing operations	**3,155**	**3,219**	**0**	**0**	**0**	**3,219**	**110**	**3,329**	**110**	**3,145**
EXPENSES										
Employee benefits and on-costs	221	648	16			664	0	664	16	83
Materials & Services	824	1,232	6			1,238	28	1,266	34	517
Borrowing Costs	153	144				144	0	144	0	9
Calculated taxation equivalents						0		0	0	
Debt Guarantee fee						0		0	0	
Other Expenses	0					0		0	0	
Net Loss from Disposal of Assets	21					0		0	0	
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**1,219**	**2,024**	**22**	**0**	**0**	**2,046**	**28**	**2,074**	**50**	**609**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**1,936**	**1,195**	**-22**	**0**	**0**	**1,173**	**82**	**1,255**	**60**	**2,536**
Depreciation, amortisation and impairment of non financial assets	911	928				928	0	928	0	464
Surplus / (Deficit) from continuing operations before capital amounts	**1,025**	**267**	**-22**	**0**	**0**	**245**	**82**	**327**	**60**	**2,072**
Grants and Contributions - Capital	2,242	258	304			562	0	562	304	318
Surplus /(Deficit) from continuing operations after capital amounts	**3,267**	**525**	**282**	**0**	**0**	**807**	**82**	**889**	**364**	**2,391**

Capital Budget Review Statement

Capital Budget Review Statement
Yass Valley Council
Budget review for the quarter ended 31/12/2025

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q 1 $000's	Approved Changes Review Q 2 $000's	Approved Changes Review Q 3 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	VARIANCE ORIGINAL budget v PYE 2025/26 $000's	ACTUAL YTD 2025/26 $000's
CAPITAL FUNDING										
Rates & other untied funding		5,096	1,100			6,196	589	6,785	1,689	
Capital Grants & Contributions	13,588	4,896	3,305			8,201	1,005	9,206	4,310	2,514
Reserves - External Restrictions		3,270	973			4,243	1,248	5,491	2,221	
Reserves - Internally Allocated		1,500				1,500		1,500	0	
New Loans	17,727	22,099	-5,408			16,691		16,691	-5,408	14,058
Proceeds from sale of assets	251					0		0	0	309
Other	9,297	1,721				1,721		1,721	0	
Total Capital Funding	**40,863**	**38,582**	**-30**	**0**	**0**	**38,552**	**2,842**	**41,394**	**2,812**	**16,881**
CAPITAL EXPENDITURE										
WIP						0		0	0	
New Assets	10,448					0		0	0	
Asset Renewal	30,415					0		0	0	
Other		38,582	-30			38,552	2,842	41,394	2,812	16,399
Total Capital Expenditure	**40,863**	**38,582**	**-30**	**0**	**0**	**38,552**	**2,842**	**41,394**	**2,812**	**16,399**
Net Capital Funding - Surplus /(Deficit)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**482**

Cash and Investments Budget Review Statement

Cash and Investments Budget Review Statement
Yass Valley Council
Budget review for the quarter ended 31/12/2025

Description	Previous Year Actual 2024/25 $000's	Current Year Original Budget 2025/26 $000's	Approved Changes Review Q 1 $000's	Approved Changes Review Q 2 $000's	Approved Changes Review Q 3 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 2025/26 $000's	VARIANCE ORIGINAL budget v PYE 2025/26 $000's	ACTUAL YTD 2025/26 $000's
Total Cash, Cash Equivalents & Inves	37,881	33,395				33,395		33,395	0	37,482
EXTERNALLY RESTRICTED										
Water Fund	2,797	3,083				3,083		3,083	0	2,885
Sewer Fund	4,793	5,697				5,697		5,697	0	6,568
Developer contributions - *General*	6,291	11,321				11,321		11,321	0	4,537
Developer contributions - *Water*	8,496	6,119				6,119		6,119	0	3,834
Developer contributions - *Sewer*	3,516	2,534				2,534		2,534	0	9,168
Transport for NSW Contributions						0		0	0	
Domestic waste management	1,932					0		0	0	2,833
Stormwater management	19					0		0	0	77
Other	2,156	1,588				1,588		1,588	0	3,658
Total Externally Restricted	**30,000**	**30,342**	**0**	**0**	**0**	**30,342**	**0**	**30,342**	**0**	**33,560**
Cash, cash equivalents & investments not subject to external restrictions	**7,881**	**3,053**	**0**	**0**	**0**	**3,053**	**0**	**3,053**	**0**	**3,922**
INTERNAL ALLOCATIONS										
Employee entitlements	1,035					0		0	0	1,045
Financial Assistance Grant (received in advance)	2,249					0		0	0	0
Land Assets	1,452					0		0	0	1,452
Plant and vehicle replacement	1,174					0		0	0	1,256
Quary rehabilitation	766					0		0	0	766
Victoria park	202					0		0	0	259
Other	451	9,350				9,350		9,350	0	451
Total Internally Allocated	**7,329**	**9,350**	**0**	**0**	**0**	**9,350**	**0**	**9,350**	**0**	**5,229**
Unallocated	**552**	**-6,297**	**0**	**0**	**0**	**-6,297**	**0**	**-6,297**	**0**	**-1,307**

Developer Contribution Summary

Developer Contributions Summary

Yass Valley Council

Budget review for the quarter ended 31/12/2025

Purpose	Opening Balance	Developer Contributions Received									Interest Earned	Interest Earned	Interest Earned	Monetary Amounts Expended	Monetary Amounts Expended	Monetary Amounts Expended	Internal Borrowings (to)/from	Internal Borrowings (to)/from	Internal Borrowings (to)/from	Held as Restricted Asset	Cumulative balance of internal borrowings (to)/from
		Cash	Cash	Cash	Non-Cash Land	Non-Cash Land	Non-Cash Land	Non-Cash Other	Non-Cash Other	Non-Cash Other											
	As at 1 July 2025	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	As at this Q	As at this Q
	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's	$000's
Drainage																				0	
Roads	1,303	1																		1,304	
Traffic facilities																				0	
Parking																				0	
Open space																				0	
Community facilities																				0	
Other																				0	
Total S7.11 Under plans	**1,303**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,304**	**0**
S7.11 Not under plans																				0	
S7.12 Levies	4,988	178	183											1,287	830					3,232	
S7.4 Planning agreements																				0	
S64 Contributions	12,012	960	30																	13,002	
Other																				0	
Total Developer Contributi	**18,303**	**1,139**	**213**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,287**	**830**	**0**	**0**	**0**	**0**	**17,538**	**0**

*Interest earned on Developer Contributions is calculated at the End of Financial Year.

CAPITAL EXPENDITURE – 31 JANUARY 2026

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Capital Expenditure (CAPEX)	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	QBR1 YTD x Actuals $	QBR1 YTD x Actuals %	QBR1 Full Year x Actuals $	QBR1 Full Year x Actuals %
Capital work in progress	**38,552,874**	**27,728,609**	**17,108,481**	-10,620,128	-38.3%	-21,444,393	-55.6%
- Roads, Bridges, Footpaths	**9,015,397**	**6,075,678**	**3,498,547**	-2,577,131	-42.4%	-5,516,850	-61.2%
4910008 - Yass Valley Rail Trail Detailed Design	207,315	207,315	87,120	-120,195	-58.0%	-120,195	-58.0%
4910012 - Petit/Shaw Street pathways	843,000	337,200	305,007	-32,193	-9.5%	-537,993	-63.8%
5010013 - Yass River Bridge Replacement	883,960	883,960	0	-883,960	-100.0%	-883,960	-100.0%
5010014 - Murrumbateman Creek Bridge Replacement	647,347	647,347	2,377,809	1,730,462	267.3%	1,730,462	267.3%
5020104 - Back Creek Road Sealing - stage 2 Local Roads	209,334	209,334	0	-209,334	-100.0%	-209,334	-100.0%
5020116 - Detailed Design – Pedestrian $125K Cycling $40K	0	0	895	895		895	
5020118 - RERRF Local Road Programme	732,313	369,049	0	-369,049	-100.0%	-732,313	-100.0%
5020122 - 2025-26 - NSW LG Recovery Grant (Project Management)	410,000	205,000	3,485	-201,515	-98.3%	-406,515	-99.2%
5020126 - 2025-26 RTR Grant Program	999,063	582,787	0	-582,787	-100.0%	-999,063	-100.0%
5020129 - 2025-26 - RERRF - LOCAL Road HP and Resealing	0	0	11,865	11,865		11,865	
5020132 - 2025-26 - RTR - Culvert Replacement - Marked Tree Rd	0	0	150,574	150,574		150,574	
5020133 - 2025-26 - RTR - South Street - Rehabilitation	0	0	68,650	68,650		68,650	
5021024 - RERRF Regional Road Program	536,906	265,561	0	-265,561	-100.0%	-536,906	-100.0%
5021032 - 2025-26 RTR Grant Program	591,568	345,081	4,830	-340,251	-98.6%	-586,738	-99.2%
5021033 - 2025-26 - RTR - Yass Valley Way HP and Resealing CH 15-17	0	0	3,255	3,255		3,255	
5021034 - 2025-26 - Block Grant - Regional Road HP and Resealing	0	0	6,510	6,510		6,510	
5021035 - BLOCK Grant Capital Works FY 25-26	632,810	369,139	0	-369,139	-100.0%	-632,810	-100.0%
5021542 - Regional Roads - Block Grant - Sutton Rd Design Project	6,220	6,220	6,220		0.0%		0.0%
5021543 - Sutton Road Safety Works	0	0	-54,287	-54,287		-54,287	
6012002 - Flood event Oct 22 Emergency Task or Special Events	1,602,902	935,026	0	-935,026	-100.0%	-1,602,902	-100.0%
6012003 - DM01005 Burrinjuck Rd S24 Embankment erosion/slip	0	0	2,963	2,963		2,963	
6012004 - DM01326 Cavan Rd S10 Undermined lrge gabion wingwall 1700dia	80,464	80,464	1,984	-78,480	-97.5%	-78,480	-97.5%
6012005 - DM01327 Cavan R S8 Erosion underme strcture out/inlet blck	97,223	97,223	1,221	-96,002	-98.7%	-96,002	-98.7%
6012006 - DM01328 Cavan Rd S8 Outletscour inletdebris us erosion/slip	21,636	21,636	0	-21,636	-100.0%	-21,636	-100.0%
6012007 - DM01132 Dicks Creek Road S2 Shoulder & embankment washout	82,361	82,361	0	-82,361	-100.0%	-82,361	-100.0%
6012008 - DM01112 Fifeshire Rd S2 Landslip lost culvert concrete prot	49,835	49,835	4,864	-44,971	-90.2%	-44,971	-90.2%
6012009 - DM01358 Henderson Ln S1 Bridge Damage -scour of approaches	176,243	176,243	373	-175,870	-99.8%	-175,870	-99.8%
6012011 - DM01023 Illalong Road Seg 5 washed out	5,406	5,406	-21,833	-27,239	-503.9%	-27,239	-503.9%
6012012 - DM00980 McCarthy Rd Seg 2 land slip Council - Emergency Task	92,265	92,265	0	-92,265	-100.0%	-92,265	-100.0%
6012014 - DM01324 Wee Jasper Road Seg 11 Landslip Emergency task	0	0	267,313	267,313		267,313	
6012018 - DM00938 - Scanes Road - Seg 3	0	0	2,069	2,069		2,069	
6012019 - DM01004 - Burrinjuck Road - Seg 18	107,226	107,226	320	-106,906	-99.7%	-106,906	-99.7%
6012020 - AGRN 1034 - DM00925 - Bushs Lane	0	0	37,860	37,860		37,860	
6012022 - Dairy Creek Road	0	0	931	931		931	
6012023 - AGRN 1034 - DM01380 - Marked Tree Road	0	0	2,104	2,104		2,104	
6012024 - AGRN 1034 - DM00986 - Woolgarlo Road	0	0	773	773		773	
6012026 - AGRN 1034 - DM00984 - Sutton Grange Road	0	0	520	520		520	
6012030 - AGRN 1034 - DM01368 - Boutchers Drive - Seg 3	0	0	640	640		640	
6012031 - AGRN 1034 - DM01139 - Boutchers Drive - Seg 7	0	0	745	745		745	
6012032 - AGRN 1034 - DM01006 - Burrinjuck Road	0	0	1,240	1,240		1,240	
6012034 - AGRN 1034 - DM01371 - Caves Road - Ch 5.4 - Galvanised Culve	0	0	2,857	2,857		2,857	
6012036 - AGRN 1034 - DM01375 - Paynes Road - Culvert Scour Protection	0	0	6,487	6,487		6,487	
6012039 - Cookes Hill Road	0	0	1,990	1,990		1,990	
6012040 - AGRN 1034 - DM01099 - Cooks Hill Road - Seg 4 Culvert	0	0	758	758		758	
6012042 - AGRN 1034 - DM00992 - Black Range Road - Resheeting	0	0	1,280	1,280		1,280	
6012043 - Fifeshire Road	0	0	115,569	115,569		115,569	
6012046 - AGRN 1034 - Fifeshire Road - Seg 4,5	0	0	9,188	9,188		9,188	
6012052 - Good Hope Road	0	0	307	307		307	
6012054 - AGRN 1034 - DM01258 - Greenwood Road - Seg 2 Shoulder	0	0	40	40		40	
6012055 - AGRN 1034 - DM01185 - Greenwood Road - Seg 6 Drainage	0	0	2,975	2,975		2,975	
6012056 - AGRN 1034 - DM01084 - Lucernevale Road	0	0	160	160		160	
6012058 - AGRN 1034 - DM01078 - Hardwick Lane - Neville Dowling Bridge	0	0	1,544	1,544		1,544	
6012059 - Dicks Creek Road	0	0	39,309	39,309		39,309	
6012063 - AGRN 1034 - DM01039 - Hughstonia Road	0	0	1,889	1,889		1,889	
6012064 - Illalong Road	0	0	1,483	1,483		1,483	
6012070 - Majura Lane	0	0	1,196	1,196		1,196	
6012071 - AGRN 1034 - DM01269 - Mulligans Flat Road	0	0	2,468	2,468		2,468	
6012072 - AGRN 1034 - DM01075 - Morton Avenue	0	0	67	67		67	
6012074 - AGRN 1034 - DM01381 - Murrumbateman Road - Shoulder	0	0	2,400	2,400		2,400	
6012076 - AGRN 1034 - DM01377 - Shingle Hill Way	0	0	4,655	4,655		4,655	
6012079 - Walls Junction Road	0	0	1,483	1,483		1,483	
6012080 - Wargeila Road	0	0	3,567	3,567		3,567	
6012083 - AGRN 1034 - DM01346 - Longleys Road	0	0	133	133		133	
6012086 - Yass River Road	0	0	1,390	1,390		1,390	
6012088 - AGRN 1034 - DM01169 - Yass River Road - Buckmasters Bridge	0	0	3,464	3,464		3,464	
6012089 - AGRN 1034 - DM01140 - Yass River Road - Shoulder Repairs	0	0	12,885	12,885		12,885	
6012091 - AGRN 1034 - DM01367 - Scanes Road - Resheeting	0	0	2,984	2,984		2,984	

CAPITAL EXPENDITURE – 31 JANUARY 2026

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Capital Expenditure (CAPEX)	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	QBR1 YTD x Actuals $	QBR1 YTD x Actuals %	QBR1 Full Year x Actuals $	QBR1 Full Year x Actuals %
- Land & Buildings	**17,817,512**	**15,877,466**	**9,955,755**	-5,921,711	-37.3%	-7,861,757	-44.1%
1101007 - Crago Mill Precinct	16,690,046	14,750,000	9,466,892	-5,283,108	-35.8%	-7,223,153	-43.3%
1101018 - Yass Library part of Crago Mill precinct	0	0	35,399	35,399		35,399	
5014024 - Old sale yard remediation	250,000	250,000	0	-250,000	-100.0%	-250,000	-100.0%
5014028 - Yass Valley Community Centre Upgrade SCCF5 0232 Buildings	277,841	277,841	208,167	-69,674	-25.1%	-69,674	-25.1%
5014029 - Buildings Roof Resheeting Yass memorial LRCI P3	0	0	-30,295	-30,295		-30,295	
5014033 - Buildings Roof Resheeting Yass Liabary LRCI P4	327,625	327,625	253,695	-73,930	-22.6%	-73,930	-22.6%
6310016 - Discovery Drive Subdivision	72,000	72,000	21,896	-50,104	-69.6%	-50,104	-69.6%
6310017 - Old Gas Works EPA monitoring as per VMP & 2 extra wells	150,000	150,000	0	-150,000	-100.0%	-150,000	-100.0%
6310018 - Annual Fire Safety Statements	50,000	50,000	0	-50,000	-100.0%	-50,000	-100.0%
- Other Assets	**83,022**	**83,022**	**18,190**	-64,832	-78.1%	-64,832	-78.1%
4910009 - Bowning Village Active Circuit	18,022	18,022	18,190	168	0.9%	168	0.9%
5015013 - Yass Lawn Cemetery Improvement and Expansion works	65,000	65,000	0	-65,000	-100.0%	-65,000	-100.0%
- Other Open Space/Recreational Assets	**982,156**	**387,656**	**582,058**	194,402	50.1%	-400,098	-40.7%
4920015 - Wee Jasper Reserve Carpark Upgrade Recreational Assets	131,556	131,556	92,142	-39,414	-30.0%	-39,414	-30.0%
5012006 - 4 Cabin Replacements (32,34,3,4)	30,000	30,000	1,785	-28,215	-94.1%	-28,215	-94.1%
5013020 - 2025/26 -CRIF - Yass Pool Power Upgrades	11,100	11,100	310,562	299,462	2697.9%	299,462	2697.9%
5019018 - Signage Replacement - Sporting Facilities & Park Reserves	5,000	5,000	1,190	-3,810	-76.2%	-3,810	-76.2%
5019025 - Murrumbateman Adventure Playground	594,500	0	172,344	172,344		-422,156	-71.0%
5019030 - Sporting Facilities Internal Road Network Upgrades	0	0	3,985	3,985		3,985	
5019031 - Stage 1 'Signage as remote Supervision'	10,000	10,000	0	-10,000	-100.0%	-10,000	-100.0%
NCP30801 - Sporting Facilities Internal Road Network Upgrades	200,000	200,000	0	-200,000	-100.0%	-200,000	-100.0%
No Project Number	0	0	50	50		50	
- Plant & Equipment	**1,500,000**	**875,000**	**811,254**	-63,746	-7.3%	-688,746	-45.9%
PACQNEW - Plant Acquisition - New & Upgrade Assets	0	0	115,054	115,054		115,054	
PACQRENEW - Plant Acquisition - Renew & Replace Assets	1,500,000	875,000	696,200	-178,800	-20.4%	-803,800	-53.6%
- Sewerage Network	**1,909,581**	**1,494,581**	**525,833**	-968,748	-64.8%	-1,383,748	-72.5%
5022001 - Yass STP	0	0	42,946	42,946		42,946	
5022013 - Sewer Main Upgrade Program (Capital)	150,000	75,000	0	-75,000	-100.0%	-150,000	-100.0%
5022021 - Integrated Water Cycle Management Plan - Sewer (Capital)	60,000	60,000	0	-60,000	-100.0%	-60,000	-100.0%
5022026 - Wastewater Treatment Plant Upgrade Program (Capital)	100,000	50,000	29,110	-20,890	-41.8%	-70,890	-70.9%
5022027 - Wastewater Pump Station Upgrade Program (Capital)	797,344	757,344	348,635	-408,709	-54.0%	-448,709	-56.3%
5022028 - Telemetry Upgrade Sewer (Capital)	157,137	157,137	38,463	-118,674	-75.5%	-118,674	-75.5%
5022029 - Laidlaw Street SPS - decommissioning	326,789	326,789	9,943	-316,846	-97.0%	-316,846	-97.0%
5022030 - Yass STP Augmentation (Capital)	318,311	68,311	44,000	-24,311	-35.6%	-274,311	-86.2%
5022031 - Murrumbateman STP Irrigation System (Capital)	0	0	12,736	12,736		12,736	
- Stormwater	**528,000**	**528,000**	**290,237**	-237,763	-45.0%	-237,763	-45.0%
5023520 - Yass Flood Warning System Stage 2 - install infrastructure	528,000	528,000	290,237	-237,763	-45.0%	-237,763	-45.0%
- Waste	**304,504**	**224,504**	**2,000**	-222,504	-99.1%	-302,504	-99.3%
5025126 - Murrumbateman Landfill Closure Stage 2	104,504	104,504	2,000	-102,504	-98.1%	-102,504	-98.1%
5026013 - Landfill Closure	50,000	50,000	0	-50,000	-100.0%	-50,000	-100.0%
5026018 - Transfer Station Improvements Yass and Murrumbateman	150,000	70,000	0	-70,000	-100.0%	-150,000	-100.0%
- Water Supply Network	**6,412,702**	**2,182,702**	**1,424,607**	-758,095	-34.7%	-4,988,095	-77.8%
5027013 - Integrated Water Cycle Management Plan - Water (Capital)	138,899	138,899	9,117	-129,782	-93.4%	-129,782	-93.4%
5027015 - Village Water Main Extensions (Capital)	2,000	2,000	0	-2,000	-100.0%	-2,000	-100.0%
5027017 - Water Pump Station Upgrade Program (Capital)	369,783	259,783	243,156	-16,627	-6.4%	-126,627	-34.2%
5027018 - WTP Improvement (Capital)	100,000	50,000	0	-50,000	-100.0%	-100,000	-100.0%
5027025 - Developer Servicing Plan (DSP) (Capital)	30,000	30,000	0	-30,000	-100.0%	-30,000	-100.0%
5027026 - Telemetry System Upgrade Upgrade - Water (Capital)	140,000	140,000	39,427	-100,573	-71.8%	-100,573	-71.8%
5027028 - Water Reservoir Upgrade Program (Capital)	60,000	50,000	7,260	-42,740	-85.5%	-52,740	-87.9%
5027029 - Water Reticulation Upgrade Program (Capital)	1,000,000	440,000	425,832	-14,168	-3.2%	-574,168	-57.4%
5027033 - Morton Low Level Reservoir Repair	2,296,285	166,285	56,551	-109,734	-66.0%	-2,239,734	-97.5%
5027035 - WTP Upgrade Pre-Design and Tender Management	1,425,735	805,735	538,781	-266,954	-33.1%	-886,954	-62.2%
5027036 - Water Reticulation Upgrade -Election Fund (capital)	850,000	100,000	104,484	4,484	4.5%	-745,516	-87.7%
Total Capital Expenditure	**38,552,874**	**27,728,609**	**17,108,481**	-10,620,128	-38.3%	-21,444,393	-55.6%

Project Name: Crago Mill - New
Separable Portion A - SCM139861/2
PROJECT
CASHFLOW -
Progress Claim
Rev 1 - Updated
28/11/2025

Year	2024	2024	2024	2024	2024	2024	2024	2025	2025	2025	2025	2025	2025	2025	2025	2025	2026
Month	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26
FORECAST CASHFLOW																					
Monthly Contract Claim	$0.00		$1,504,322.00	$1,952,910.00	$2,106,872.00	$1,315,501.00	$1,696,313.00	$2,472,117.00	$1,601,98,3.00	$3,324,423.00	$3,262,1,724.00	$3,289,23 7.00	$2,678,509.00	$2,681,497.00	$3,245,975.00	$1,649,897.00	$0.00	$0.00			
Monthly Variation Claim	$0.00																				
Total Monthly Claim		$0.00	$1,504,322.00	$1,952,910.00	$2,106,872.00	$1,315,501.00	$1,696,313.00	$2,472,117.00	$1,601,98,3.00	$3,324,423.00	$3,262,1,724.00	$3,289,23 7.00	$2,678,509.00	$2,681,497.00	$3,245,975.00	$1,649,897.00					
Cumulative total	$0.00	$0.00	$1,504,322.00	$3,457,232.01	$5,564,104.01	$6,879,605.00	$8,576,,320.00	$11,048,,493.00	$12,650,4,74.00	$15,974,8,54.00	$19,236,6,78.00	$22,526,1,15.00	$25,204,,624.00	$27,886,,121.00	$31,132,,096.00	$32,782,,993.00					
ACTUAL CASHFLOW																					
Monthly Contract Claim	$0.00	$0.00	$1,818,130.00	$1,513,945.00	$915,701.00	$1,285,718.00	$997,947.00	$1,575,819.00	$1,312,1,559.59	$1,121,8,16.24	$2,836,,195.44	$2,065,,462.58	$2,720,095.16	$3,022,,629.22	$3,537,,208.17	$1,365,,745.10	$1,526,41 0.92	$1,526,41 0.92	$1,752,583.01	$1,383,,444.16	$466,,217.45
Monthly Variation Claim	$0.00	$0.00	$136,172.00	$85,697.00	$119,,116.00	$204,563.00	$40,063.00	$40,982.00	$14,921.42	$0.00	$30,,734.98	$355,739.82	$2,086.17	$7,,564.70	$29,039.42	$17,,533.33	$0.00	$191,,800.11	$ 355,297.29	$984,,199.90	$233,,149.38
Total Monthly Claim	$0.00	$0.00	$1,954,302.00	$1,599,642.00	$796,585.00	$1,490,281.00	$1,038,010.00	$1,625,801.00	$1,327,081.01	$1,121,8,16.24	$2,866,,930.42	$2,121,202.40	$2,722,181.33	$3,030,,193.92	$3,566,,342.59	$1,377,,299.43	$1,526,41 0.92	$1,526,41 0.92	$ 2,107,880.30	$2,371,,644.26	$699,,366.83
Cumulative total	$0.00	$0.00	$1,947,992.00	$3,547,634.00	$4,344,219.00	$5,834,500.00	$6,873,,310.00	$8,499,,111.00	$9,826,,192.01	$10,948,008.25	$13,814,938.67	$15,936,141.07	$18,658,322.40	$21,688,,516.32	$25,254,,858.91	$26,632,,158.34	$28,158,,568.26	$29,684,,978.18	$ 31,555,,909.89	$33,927,,554.15	$34,626,,920.98
VARIANCE																					
Monthly Variance	$0.00	$0.00	$44,,327.00	-$353,,268.00	-$1,310,,227.00	$174,,778.00	-$658,,303.00	-$847,,316.00	-$274,,927.58	-$2,,203,,601.76	-$574,,793.58	-$1,,010,,134.69	$44,,527.83	$340,,636.92	$101,,167.59	-$372,,598.57	$1,526,41 0.92	$1,526,41 0.92	$ 2,107,880.30	$ 2,371,,644.26	$699,,366.83
Total Variance	$0.00	$0.00	$44,,327.00	$90,,485.00	-$1,219,,835.00	-$1,045,,107.00	-$1,703,,410.00	-$2,550,,726.00	-$2,825,,653.58	-$5,029,,255.34	-$5,604,,049.13	-$6,614,,183.82	-$6,569,,655.99	-$6,228,,519.07	-$6,127,,351.48	-$6,499,,950.05	-$4,973,,539.13	-$3,446,,628.21	$ -1,338,747.91	$1,032,896.35	$1,732,263.18

Monthly Financial Report – December 2025

This report provides information about Council's financial position at the end of December 2025. The report also includes a variance analysis against the full-year budget and budget year to date (YTD). An Investment and Borrowing Report is prepared and is presented to Council as a separate report.

FINANCIAL IMPLICATIONS

This report shows the Council's year-to-date financial position for the 2025-26 Financial Year, as at the end of the reporting month.

POLICY AND LEGISLATION

Local Government Act 1993

REPORT

1. Consolidated Income Statement

Operating Result from Continuing Operations:
This result includes capital grants and contributions. The Actual Year to Date (YTD) result is $10.9M surplus and is $3.2M less (unfavourable) compared to the YTD budget.

Net Operating Result Before Capital Grants and Contributions:
This result does not include capital grants and contributions. The Actual YTD result is $8.4M surplus and marginally below the YTD budget.

Results are shown with the recognition of Rates and Annual Charges revenue for the full year. Calculating this revenue on a pro-rata basis to the end of December, the results would show a Net Operating Result Before Capital grants and Contributions as a deficit of $3.6M

yass valley council
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December 2025 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Consolidated	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	$	%	$	%
Income from continuing operations	-55,875,693	-39,430,302	-31,382,147	8,048,155	-20.4%	24,493,545	-43.8%
Rates and Annual charges	-24,038,021	-24,125,621	-24,215,564	-89,943	0.4%	-177,543	0.7%
User charges and fees	-6,332,339	-2,832,869	-2,621,567	211,302	-7.5%	3,710,772	-58.6%
Other revenues	-463,690	-256,297	-167,347	88,950	-34.7%	296,344	-63.9%
Grants and contributions provided for operating purposes	-12,818,676	-5,729,356	-703,134	5,026,222	-87.7%	12,115,542	-94.5%
Grants and contributions provided for capital purposes	-9,152,351	-5,600,851	-2,514,496	3,086,355	-55.1%	6,637,855	-72.5%
Interest and investment income	-1,318,989	-659,494	-639,405	20,090	-3.0%	679,584	-51.5%
Other income	-751,627	-225,814	-211,488	14,326	-6.3%	540,139	-71.9%
Net gain/loss from the disposal of assets	-1,000,000	0	-309,147	-309,147		690,853	-69.1%
Expenses from continuing operations	48,205,582	25,211,330	20,427,976	-4,783,354	-19.0%	-27,777,606	-57.6%
Employee benefits and on-costs	15,540,390	7,577,202	6,818,599	-758,603	-10.0%	-8,721,791	-56.1%
Materials and services	18,456,110	10,637,857	6,840,762	-3,797,095	-35.7%	-11,615,348	-62.9%
Borrowing costs	2,375,102	1,055,458	911,953	-143,504	-13.6%	-1,463,149	-61.6%
Depreciation, amortisation and impairment of non-financial assets	10,812,132	5,406,066	5,406,066		0.0%	-5,406,066	-50.0%
Other Expenses	1,021,847	534,747	450,595	-84,152	-15.7%	-571,252	-55.9%
Operating result from continuing operations	-7,670,111	-14,218,972	-10,954,171	3,264,801	-23.0%	-3,284,061	42.8%
Net Operating Result Before Capital Grants and Contributions	1,482,240	-8,618,122	-8,439,676	178,446	-2.1%	-9,921,916	-669.4%

All figures in this table are shown as they appear in the council's management accounting system. **Income is shown as negative**, and **expenses are shown as positive** numbers. The green figures indicate a favourable variance against the budget, while the red figures indicate an unfavourable variance against the budget. Note that favourable and unfavourable variances do not mean a change to the budget is required at this stage.

2. Income Statement Variance Analysis

a. Income

Operating Grants and Contributions are showing $5.1M below the YTD budget primarily due to $5.1M in transport grants budgeted not yet received or recognised.

Capital Grants and Contributions is $3.0M below the YTD budget due to $1.4M in transport grants and $1.4M in Water Supply grants that were budgeted but not received.

Other Income is $36k above the YTD budget from lease income of council properties.

Net gain/loss from disposal of assets is $0.4M above the YTD budget due mainly to the sale plant and equipment, including vehicles. Noting though, the actuals only include the proceeds from the sale of the council's plant and equipment; the calculation for the actual gain/loss will be updated as part of the preparation of Council's financial statements.

b. Expenses

Employee benefits and on-costs are $0.8M (0.5m in Salaries, Wages and Leave entitlements) YTD budget primarily due to vacant positions and the timing of recruitment.

Materials and Services are $3.7M below YTD budget due to timing of expenses.

- $1M for equipment hire
- $907k for Contractors
- $337k for Raw Materials and consumables
- $291k for Repairs and Maintenance
- $297k for Consultancy Costs
- $105k for Insurance.

Borrowing Costs are $144k below the YTD budget due to the timing of drawdowns of loans compared to the budgeted expectations and lower interest rate on loans than budgeted.

Other expenses are $85k below the YTD budget due to the timing of donations and grants to community groups ($105k).

3. Income Statement by fund

The following Income Statements are for each Council Fund.

General Fund

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December 2025 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
General fund	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	$	%	$	%
Income from continuing operations	-40,880,823	-28,269,715	-21,657,869	6,611,846	-23.4%	19,222,954	-47.0%
Rates and Annual charges	-16,552,996	-16,552,996	-16,358,468	194,528	-1.2%	194,528	-1.2%
User charges and fees	-3,451,517	-1,924,392	-1,744,075	180,316	-9.4%	1,707,442	-49.5%
Other revenues	-463,690	-256,297	-167,316	88,981	-34.7%	296,374	-63.9%
Grants and contributions provided for operating purposes	-12,818,676	-5,729,356	-703,134	5,026,222	-87.7%	12,115,542	-94.5%
Grants and contributions provided for capital purposes	-4,969,405	-3,150,405	-1,524,836	1,625,569	-51.6%	3,444,569	-69.3%
Interest and investment income	-884,911	-442,456	-639,405	-196,949	44.5%	245,506	-27.7%
Other income	-739,627	-213,814	-211,488	2,326	-1.1%	528,139	-71.4%
Net gain/loss from the disposal of assets	-1,000,000	0	-309,147	-309,147		690,853	-69.1%
Expenses from continuing operations	36,276,054	19,630,859	15,593,297	-4,037,562	-20.6%	-20,682,757	-57.0%
Employee benefits and on-costs	12,858,025	6,201,474	5,505,286	-696,189	-11.2%	-7,352,740	-57.2%
Materials and services	12,769,674	8,219,807	4,973,257	-3,246,549	-39.5%	-7,796,416	-61.1%
Borrowing costs	1,800,000	761,577	750,904	-10,672	-1.4%	-1,049,096	-58.3%
Depreciation, amortisation and impairment of non-financial assets	7,826,508	3,913,254	3,913,254		0.0%	-3,913,254	-50.0%
Other Expenses	1,021,847	534,747	450,595	-84,152	-15.7%	-571,252	-55.9%
Operating result from continuing operations	-4,604,769	-8,638,856	-6,064,572	2,574,284	-29.8%	-1,459,803	31.7%
Net Operating Result Before Capital Grants and Contributions	364,636	-5,488,451	-4,539,736	948,715	-17.3%	-4,904,373	-1345.0%

Sewer Fund

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December 2025 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Sewer	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	$	%	$	%
Income from continuing operations	-3,780,164	-3,398,426	-3,463,834	-65,408	1.9%	316,330	-8.4%
Rates and Annual charges	-2,875,956	-2,915,556	-3,003,062	-87,506	3.0%	-127,106	4.4%
User charges and fees	-144,000	-72,000	-142,319	-70,319	97.7%	1,681	-1.2%
Other revenues	0	0	0				
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	-561,532	-311,532	-318,453	-6,921	2.2%	243,079	-43.3%
Interest and investment income	-198,676	-99,338	0	99,338	-100.0%	198,676	-100.0%
Other income	0	0	0				
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	2,973,503	1,380,755	1,073,226	-307,529	-22.3%	-1,900,278	-63.9%
Employee benefits and on-costs	663,942	339,833	82,646	-257,187	-75.7%	-581,296	-87.6%
Materials and services	1,238,239	503,607	517,343	13,737	2.7%	-720,895	-58.2%
Borrowing costs	143,770	73,539	9,460	-64,079	-87.1%	-134,310	-93.4%
Depreciation, amortisation and impairment of non-financial assets	927,552	463,776	463,776		0.0%	-463,776	-50.0%
Other Expenses	0	0	0				
Operating result from continuing operations	-806,661	-2,017,671	-2,390,609	-372,937	18.5%	-1,583,948	196.4%
Net Operating Result Before Capital Grants and Contributions	-245,129	-1,706,139	-2,072,156	-366,016	21.5%	-1,827,027	745.3%

Water Fund

December 2025 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Water	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	$	%	$	%
Income from continuing operations	-8,878,706	-5,426,161	-3,815,738	1,610,423	-29.7%	5,062,968	-57.0%
Rates and Annual charges	-2,273,068	-2,321,068	-2,409,327	-88,259	3.8%	-136,259	6.0%
User charges and fees	-2,736,822	-836,478	-735,173	101,305	-12.1%	2,001,649	-73.1%
Other revenues	0	0	-31	-31		-31	
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	-3,621,414	-2,138,914	-671,207	1,467,707	-68.6%	2,950,207	-81.5%
Interest and investment income	-235,402	-117,701	0	117,701	-100.0%	235,402	-100.0%
Other income	-12,000	-12,000	0	12,000	-100.0%	12,000	-100.0%
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	5,333,793	2,501,416	2,107,282	-394,134	-15.8%	-3,226,511	-60.5%
Employee benefits and on-costs	927,327	485,347	535,846	50,499	10.4%	-391,481	-42.2%
Materials and services	2,259,349	937,836	561,955	-375,880	-40.1%	-1,697,394	-75.1%
Borrowing costs	431,332	220,342	151,589	-68,753	-31.2%	-279,743	-64.9%
Depreciation, amortisation and impairment of non-financial assets	1,715,784	857,892	857,892		0.0%	-857,892	-50.0%
Other Expenses	0	0	0				
Operating result from continuing operations	-3,544,913	-2,924,745	-1,708,455	1,216,290	-41.6%	1,836,458	-51.8%
Net Operating Result Before Capital Grants and Contributions	76,501	-785,831	-1,037,248	-251,417	32.0%	-1,113,749	-1455.9%

Stormwater Management Fund

December 2025 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Stormwater Management	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	$	%	$	%
Income from continuing operations	-60,000	-60,000	-59,501	499	-0.8%	499	-0.8%
Rates and Annual charges	-60,000	-60,000	-59,501	499	-0.8%	499	-0.8%
User charges and fees	0	0	0				
Other revenues	0	0	0				
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	0	0	0				
Interest and investment income	0	0	0				
Other income	0	0	0				
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	505,018	264,907	117,479	-147,428	-55.7%	-387,539	-76.7%
Employee benefits and on-costs	185,706	97,853	0	-97,853	-100.0%	-185,706	-100.0%
Materials and services	85,204	50,000	425	-49,575	-99.2%	-84,779	-99.5%
Borrowing costs	0	0	0				
Depreciation, amortisation and impairment of non-financial assets	234,108	117,054	117,054		0.0%	-117,054	-50.0%
Other Expenses	0	0	0				
Operating result from continuing operations	445,018	204,907	57,978	-146,929	-71.7%	-387,040	-87.0%
Net Operating Result Before Capital Grants and Contributions	445,018	204,907	57,978	-146,929	-71.7%	-387,040	-87.0%

Domestic Waste Management Fund

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December 2025 Report

Income Statement				QBR1 YTD x Actuals		QBR1 Full Year x Actuals	
Domestic waste management	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	$	%	$	%
Income from continuing operations	-2,276,000	-2,276,000	-2,385,206	-109,206	4.8%	-109,206	4.8%
Rates and Annual charges	-2,276,000	-2,276,000	-2,385,206	-109,206	4.8%	-109,206	4.8%
User charges and fees	0	0	0				
Other revenues	0	0	0				
Grants and contributions provided for operating purposes	0	0	0				
Grants and contributions provided for capital purposes	0	0	0				
Interest and investment income	0	0	0				
Other income	0	0	0				
Net gain/loss from the disposal of assets	0	0	0				
Expenses from continuing operations	3,117,214	1,433,393	1,536,693	103,299	7.2%	-1,580,521	-50.7%
Employee benefits and on-costs	905,390	452,695	694,822	242,127	53.5%	-210,568	-23.3%
Materials and services	2,103,644	926,608	787,781	-138,828	-15.0%	-1,315,863	-62.6%
Borrowing costs	0	0	0				
Depreciation, amortisation and impairment of non-financial asset	108,180	54,090	54,090		0.0%	-54,090	-50.0%
Other Expenses	0	0	0				
Operating result from continuing operations	841,214	-842,607	-848,513	-5,906	0.7%	-1,689,727	-200.9%
Net Operating Result Before Capital Grants and Contributions	841,214	-842,607	-848,513	-5,906	0.7%	-1,689,727	-200.9%

4. Statement of Financial Position

The council's consolidated statement of financial position as at 31 December 2025 shows the following;

- total cash and cash equivalents of $18.3M,
- investments of $19.2M
- and borrowings of $43M, which includes the $31.8M loan for the Crago Mill Project.

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December 2025 Report	
Statement of Financial Position	**Consolidated**
Asset	**758,647,712**
Current assets	**56,796,423**
Cash and cash equivalents	18,281,708
Investments	19,200,000
Receivables	15,351,049
Contract assets and Contract cost assets	3,852,042
Inventories	111,624
Non-current assets	**701,851,289**
Infrastructure, property, plant and equipmen	694,851,289
Capital work in progress	*53,830,592*
Plant and equipment	*4,033,304*
Land	*73,130,578*
Infrastructure	*562,205,302*
Other assets	*1,651,512*
Investment properties	7,000,000
Liabilities	**-54,116,714**
Current liabilities	**-8,209,715**
Payables	-1,695,552
Borrowings	-198,973
Contract Liabilities	-3,864,979
Employee benefit provisions	-2,450,211
Non-current liabilities	**-45,907,000**
Borrowings	-43,188,453
Employee benefit provisions	-298,326
Provisions	-2,420,221
Net Assets	**704,530,998**
Equity	**-704,530,998**
Accumulated surplus	**-345,959,258**
IPPE revaluation reserve	**-358,571,740**

5. Reserves Balances

The reserves balance report shows the current balance for each of the council's reserves.

Externally restricted reserves are those that are only available for specific use by the Council due to a restriction placed by legislation or third-party contractual agreement. Internally restricted reserves are internally allocated by the resolution or policy of the elected Council.

Total cash and investments totalled $37.5M at the end of December 2025. Total restricted (external and internal) reserves totalled $38.8M at the end of December. The Crago Mill Reserve was originally established to separately identify and report excess funds drawn down from the loan facility. These excess funds have now been fully utilised.

Total of Externally restricted, Crago Mill and internally restricted reserves is showing more than the level of cash on hand.

Reserve	$M
Externally restricted funds	$33.6*
Crago Mill Reserve	$0
Internally Restricted funds	$5.2
Total	**$38.8**

*External restricted funds include the recognition of $3.8M advanced annual charges for Sewer, Domestic Waste and Water. Calculating this revenue on a pro-rata basis to the end of December, the results would show $29.8M external restricted funds and $31.8M total Reserve, which is within the $37.5M total cash and investments.

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December 2025 Report

Reserves balance report	Balance	
	Jun-25	Dec-25
External restrictions	**29,999,746**	**33,560,413**
Domestic waste management	1,932,396	2,832,999
S64 Developer contributions – sewer fund	3,515,905	3,834,358
S64 Developer contributions – water fund	8,496,429	9,167,636
S7.11 Developer contributions – general	1,303,287	1,304,694
S7.12 Developer contributions – general	4,988,006	3,232,394
Sewer fund	4,793,470	6,568,103
Specific purpose unexpended grants – general fund	2,155,427	3,658,435
Stormwater Management	18,063	77,139
Water Fund	2,796,763	2,884,656
Crago Mill Reserve	**-2,552,791**	**0**
Internal restrictions	**7,329,045**	**5,228,871**
Binalong pool	21,475	21,475
Carry over works	0	0
Comur street rehabilitation	20,362	20,362
Electricity Savings Reserve	96,720	96,720
Employees leave entitlement	1,034,756	1,044,667
Land and assets	1,452,451	1,452,451
Murrumbateman Library School Ground	123,179	123,179
Plant and vehicle replacement	1,174,426	1,256,377
Quarry rehabilitation	766,203	766,203
Roads	44,818	44,818
Victoria Park	201,723	258,538
Financial Assistance Grant (received in advance)	2,248,851	0
Local Government Elections	57,934	57,934
Wind Farms Community Enhancement Fund	86,147	86,147
External + Internal restriction + Crago Mill	**37,328,791**	**38,789,284**
Total cash, cash equivalents and investments	**37,017,000**	**37,481,708**
Unrestricted and unallocated cash, cash equivalents and investments	**-311,791**	**-1,307,576**
External restriction + Crago Mill Reserve	**27,446,955**	**33,560,413**
Total cash, cash equivalents and investments less External restriction + Crago Mill Reserve	**9,570,045**	**3,921,295**

6. Capital Expenditure

The total capital expenditure (CAPEX) budgeted for the year is $38.5M. The year-to-date (YTD) budget for December 2025 was $25.4M, and the actual expenditure was $16.4M, which is $9.1M less than the YTD budget due to the timing of capital works. This includes the Crago Mill project, with a total budget of $16.7M for the year, a $13.1M YTD budget and a $9.4M actual expenditure.

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December 2025 Report

Capital Expenditure (CAPEX)	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	QBR1 YTD x Actuals $	QBR1 YTD x Actuals %	QBR1 Full Year x Actuals $	QBR1 Full Year x Actuals %
Capital work in progress	**38,552,874**	**25,470,581**	**16,399,075**	-9,071,505	-35.6%	-22,153,799	-57.5%
- Roads, Bridges, Footpaths	**9,015,397**	**5,756,816**	**3,136,912**	-2,619,905	-45.5%	-5,878,486	-65.2%
4910008 - Yass Valley Rail Trail Detailed Design	207,315	207,315	73,620	-133,695	-64.5%	-133,695	-64.5%
4910012 - Petit/Shaw Street pathways	843,000	337,200	305,007	-32,193	-9.5%	-537,993	-63.8%
5010013 - Yass River Bridge Replacement	883,960	883,960	0	-883,960	-100.0%	-883,960	-100.0%
5010014 - Murrumbateman Creek Bridge Replacement	647,347	647,347	2,117,489	1,470,142	227.1%	1,470,142	227.1%
5020104 - Back Creek Road Sealing - stage 2 Local Roads	209,334	209,334	0	-209,334	-100.0%	-209,334	-100.0%
5020116 - Detailed Design – Pedestrian $125K Cycling $40K	0	0	895	895		895	
5020118 - RERRF Local Road Programme	732,313	369,049	0	-369,049	-100.0%	-732,313	-100.0%
5020122 - 2025-26 - NSW LG Recovery Grant (Project Management)	410,000	205,000	3,485	-201,515	-98.3%	-406,515	-99.2%
5020126 - 2025-26 RTR Grant Program	999,063	499,532	0	-499,532	-100.0%	-999,063	-100.0%
5020129 - 2025-26 - RERRF - LOCAL Road HP and Resealing	0	0	11,865	11,865		11,865	
5020132 - 2025-26 - RTR - Culvert Replacement - Marked Tree Rd	0	0	150,574	150,574		150,574	
5021024 - RERRF Regional Road Program	536,906	265,561	0	-265,561	-100.0%	-536,906	-100.0%
5021032 - 2025-26 RTR Grant Program	591,568	295,784	4,830	-290,954	-98.4%	-586,738	-99.2%
5021033 - 2025-26 - RTR - Yass Valley Way HP and Resealing CH 15-17	0	0	3,255	3,255		3,255	
5021034 - 2025-26 - Block Grant - Regional Road HP and Resealing	0	0	6,510	6,510		6,510	
5021035 - BLOCK Grant Capital Works FY 25-26	632,810	316,405	0	-316,405	-100.0%	-632,810	-100.0%
5021542 - Regional Roads - Block Grant - Sutton Rd Design Project	6,220	6,220	6,220		0.0%		0.0%
5021543 - Sutton Road Safety Works	0	0	-54,287	-54,287		-54,287	
6012002 - Flood event Oct 22 Emergency Task or Special Events	1,602,902	801,451	0	-801,451	-100.0%	-1,602,902	-100.0%
6012003 - DM01005 Burrinjuck Rd S24 Embankment erosion/slip	0	0	2,963	2,963		2,963	
6012004 - DM01326 Cavan Rd S10 Undermined lrge gabion wingwall 1700dia	80,464	80,464	1,984	-78,480	-97.5%	-78,480	-97.5%
6012005 - DM01327 Cavan R S8 Erosion underme strcture out/inlet blck	97,223	97,223	1,221	-96,002	-98.7%	-96,002	-98.7%
6012006 - DM01328 Cavan Rd S8 Outletscour inletdebris us erosion/slip	21,636	21,636	0	-21,636	-100.0%	-21,636	-100.0%
6012007 - DM01132 Dicks Creek Road S2 Shoulder & embankment washout	82,361	82,361	0	-82,361	-100.0%	-82,361	-100.0%
6012008 - DM01112 Fifeshire Rd S2 Landslip lost culvert concrete prot	49,835	49,835	4,864	-44,971	-90.2%	-44,971	-90.2%
6012009 - DM01358 Henderson Ln S1 Bridge Damage -scour of approaches	176,243	176,243	373	-175,870	-99.8%	-175,870	-99.8%
6012011 - DM01023 Illalong Road Seg 5 washed out	5,406	5,406	-21,833	-27,239	-503.9%	-27,239	-503.9%
6012012 - DM00980 McCarthy Rd Seg 2 land slip Council - Emergency Task	92,265	92,265	0	-92,265	-100.0%	-92,265	-100.0%
6012014 - DM01324 Wee Jasper Road Seg 11 Landslip Emergency task	0	0	267,313	267,313		267,313	
6012018 - DM00938 - Scanes Road - Seg 3	0	0	1,613	1,613		1,613	
6012019 - DM01004 - Burrinjuck Road - Seg 18	107,226	107,226	0	-107,226	-100.0%	-107,226	-100.0%
6012020 - AGRN 1034 - DM00925 - Bushs Lane	0	0	36,020	36,020		36,020	
6012022 - Dairy Creek Road	0	0	931	931		931	
6012023 - AGRN 1034 - DM01380 - Marked Tree Road	0	0	1,554	1,554		1,554	
6012024 - AGRN 1034 - DM00986 - Woolgarlo Road	0	0	93	93		93	
6012026 - AGRN 1034 - DM00984 - Sutton Grange Road	0	0	280	280		280	
6012030 - AGRN 1034 - DM01368 - Boutchers Drive - Seg 3	0	0	640	640		640	
6012031 - AGRN 1034 - DM01139 - Boutchers Drive - Seg 7	0	0	387	387		387	
6012032 - AGRN 1034 - DM01006 - Burrinjuck Road	0	0	360	360		360	
6012034 - AGRN 1034 - DM01371 - Caves Road - Ch 5.4 - Galvanised Culve	0	0	2,621	2,621		2,621	
6012036 - AGRN 1034 - DM01375 - Paynes Road - Culvert Scour Protection	0	0	5,827	5,827		5,827	
6012039 - Cookes Hill Road	0	0	1,350	1,350		1,350	
6012043 - Fifeshire Road	0	0	115,569	115,569		115,569	
6012040 - AGRN 1034 - DM01099 - Cooks Hill Road - Seg 4 Culvert	0	0	358	358		358	
6012046 - AGRN 1034 - Fifeshire Road - Seg 4,5	0	0	9,188	9,188		9,188	
6012052 - Good Hope Road	0	0	307	307		307	
6012054 - AGRN 1034 - DM01258 - Greenwood Road - Seg 2 Shoulder	0	0	40	40		40	
6012055 - AGRN 1034 - DM01185 - Greenwood Road - Seg 6 Drainage	0	0	2,535	2,535		2,535	
6012056 - AGRN 1034 - DM01084 - Lucernevale Road	0	0	80	80		80	
6012058 - AGRN 1034 - DM01078 - Hardwick Lane - Neville Dowling Bridge	0	0	358	358		358	
6012059 - Dicks Creek Road	0	0	39,109	39,109		39,109	
6012063 - AGRN 1034 - DM01039 - Hughstonia Road	0	0	1,489	1,489		1,489	
6012064 - Illalong Road	0	0	1,323	1,323		1,323	
6012070 - Majura Lane	0	0	956	956		956	
6012071 - AGRN 1034 - DM01269 - Mulligans Flat Road	0	0	1,594	1,594		1,594	
6012072 - AGRN 1034 - DM01075 - Morton Avenue	0	0	67	67		67	
6012074 - AGRN 1034 - DM01381 - Murrumbateman Road - Shoulder	0	0	1,240	1,240		1,240	
6012076 - AGRN 1034 - DM01377 - Shingle Hill Way	0	0	3,215	3,215		3,215	
6012079 - Walls Junction Road	0	0	1,243	1,243		1,243	
6012080 - Wargeila Road	0	0	1,957	1,957		1,957	
6012083 - AGRN 1034 - DM01346 - Longleys Road	0	0	133	133		133	
6012086 - Yass River Road	0	0	1,390	1,390		1,390	
6012088 - AGRN 1034 - DM01169 - Yass River Road - Buckmasters Bridge	0	0	3,464	3,464		3,464	
6012089 - AGRN 1034 - DM01140 - Yass River Road - Shoulder Repairs	0	0	11,453	11,453		11,453	
6012091 - AGRN 1034 - DM01367 - Scanes Road - Resheeting	0	0	1,821	1,821		1,821	

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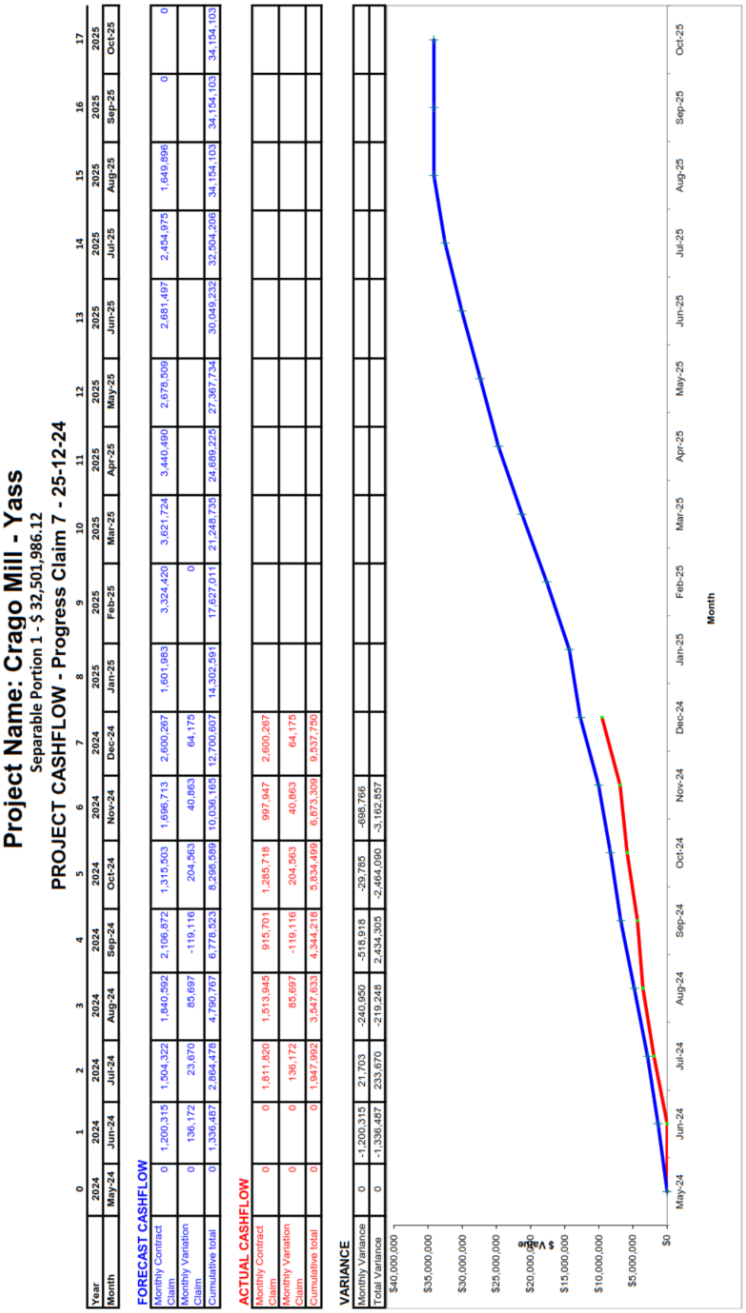
December 2025 Report

Capital Expenditure (CAPEX)	QBR1 25-26 Full Year	QBR1 25-26 YTD	Actual 25-26	QBR1 YTD x Actuals $	QBR1 YTD x Actuals %	QBR1 Full Year x Actuals $	QBR1 Full Year x Actuals %
- Land & Buildings	**17,817,512**	**14,110,799**	**9,951,047**	-4,159,752	-29.5%	-7,866,465	-44.2%
1101007 - Crago Mill Precinct	16,690,046	13,083,333	9,464,639	-3,618,694	-27.7%	-7,225,407	-43.3%
1101018 - Yass Library part of Crago Mill precinct	0	0	35,399	35,399		35,399	
5014024 - Old sale yard remediation	250,000	150,000	0	-150,000	-100.0%	-250,000	-100.0%
5014028 - Yass Valley Community Centre Upgrade SCCF5 0232 Buildings	277,841	277,841	205,713	-72,128	-26.0%	-72,128	-26.0%
5014029 - Buildings Roof Resheeting Yass memorial LRCI P3	0	0	-30,295	-30,295		-30,295	
5014033 - Buildings Roof Resheeting Yass Liabary LRCI P4	327,625	327,625	253,695	-73,930	-22.6%	-73,930	-22.6%
6310016 - Discovery Drive Subdivision	72,000	72,000	21,896	-50,104	-69.6%	-50,104	-69.6%
6310017 - Old Gas Works EPA monitoring as per VMP & 2 extra wells	150,000	150,000	0	-150,000	-100.0%	-150,000	-100.0%
6310018 - Annual Fire Safety Statements	50,000	50,000	0	-50,000	-100.0%	-50,000	-100.0%
- Other Assets	**83,022**	**83,022**	**18,022**	-65,000	-78.3%	-65,000	-78.3%
4910009 - Bowning Village Active Circuit	18,022	18,022	18,022	0	0.0%	0	0.0%
5015013 - Yass Lawn Cemetery Improvement and Expansion works	65,000	65,000	0	-65,000	-100.0%	-65,000	-100.0%
- Other Open Space/Recreational Assets	**982,156**	**387,656**	**351,616**	-36,040	-9.3%	-630,540	-64.2%
4920015 - Wee Jasper Reserve Carpark Upgrade Recreational Assets	131,556	131,556	92,142	-39,414	-30.0%	-39,414	-30.0%
5012006 - 4 Cabin Replacements (32,34,3,4)	30,000	30,000	1,785	-28,215	-94.1%	-28,215	-94.1%
5013020 - 2025/26 - CRIF - Yass Pool Power Upgrades	11,100	11,100	160,885	149,785	1349.4%	149,785	1349.4%
5019018 - Signage Replacement - Sporting Facilities & Park Reserves	5,000	5,000	1,190	-3,810	-76.2%	-3,810	-76.2%
5019025 - Murrumbateman Adventure Playground	594,500	0	95,564	95,564		-498,936	-83.9%
5019031 - Stage 1 'Signage as remote Supervision'	10,000	10,000	0	-10,000	-100.0%	-10,000	-100.0%
NCP30801 - Sporting Facilities Internal Road Network Upgrades	200,000	200,000	0	-200,000	-100.0%	-200,000	-100.0%
No Project Number	0	0	50	50		50	
- Plant & Equipment	**1,500,000**	**750,000**	**811,254**	61,254	8.2%	-688,746	-45.9%
PACQNEW - Plant Acquisition - New & Upgrade Assets	0	0	115,054	115,054		115,054	
PACQRENEW - Plant Acquisition - Renew & Replace Assets	1,500,000	750,000	696,200	-53,800	-7.2%	-803,800	-53.6%
- Sewerage Network	**1,909,581**	**1,492,081**	**522,755**	-969,326	-65.0%	-1,386,826	-72.6%
5022001 - Yass STP	0	0	42,946	42,946		42,946	
5022013 - Sewer Main Upgrade Program (Capital)	150,000	75,000	0	-75,000	-100.0%	-150,000	-100.0%
5022021 - Integrated Water Cycle Management Plan - Sewer (Capital)	60,000	60,000	0	-60,000	-100.0%	-60,000	-100.0%
5022026 - Wastewater Treatment Plant Upgrade Program (Capital)	100,000	50,000	29,110	-20,890	-41.8%	-70,890	-70.9%
5022027 - Wastewater Pump Station Upgrade Program (Capital)	797,344	757,344	348,635	-408,709	-54.0%	-448,709	-56.3%
5022028 - Telemetry Upgrade Sewer (Capital)	157,137	154,637	38,463	-116,174	-75.1%	-118,674	-75.5%
5022029 - Laidlaw Street SPS - decommissioning	326,789	326,789	6,865	-319,924	-97.9%	-319,924	-97.9%
5022030 - Yass STP Augmentation (Capital)	318,311	68,311	44,000	-24,311	-35.6%	-274,311	-86.2%
5022031 - Murrumbateman STP Irrigation System (Capital)	0	0	12,736	12,736		12,736	
- Stormwater	**528,000**	**528,000**	**290,237**	-237,763	-45.0%	-237,763	-45.0%
5023520 - Yass Flood Warning System Stage 2 - install infrastructure	528,000	528,000	290,237	-237,763	-45.0%	-237,763	-45.0%
- Waste	**304,504**	**214,504**	**2,000**	-212,504	-99.1%	-302,504	-99.3%
5025126 - Murrumbateman Landfill Closure Stage 2	104,504	104,504	2,000	-102,504	-98.1%	-102,504	-98.1%
5026013 - Landfill Closure	50,000	50,000	0	-50,000	-100.0%	-50,000	-100.0%
5026018 - Transfer Station Improvements Yass and Murrumbateman	150,000	60,000	0	-60,000	-100.0%	-150,000	-100.0%
- Water Supply Network	**6,412,702**	**2,147,702**	**1,315,233**	-832,469	-38.8%	-5,097,469	-79.5%
5027013 - Integrated Water Cycle Management Plan - Water (Capital)	138,899	138,899	9,117	-129,782	-93.4%	-129,782	-93.4%
5027015 - Village Water Main Extensions (Capital)	2,000	2,000	0	-2,000	-100.0%	-2,000	-100.0%
5027017 - Water Pump Station Upgrade Program (Capital)	369,783	239,783	239,374	-409	-0.2%	-130,409	-35.3%
5027018 - WTP Improvement (Capital)	100,000	50,000	0	-50,000	-100.0%	-100,000	-100.0%
5027025 - Developer Servicing Plan (DSP) (Capital)	30,000	15,000	0	-15,000	-100.0%	-30,000	-100.0%
5027026 - Telemetry System Upgrade Upgrade - Water (Capital)	140,000	140,000	39,427	-100,573	-71.8%	-100,573	-71.8%
5027028 - Water Reservoir Upgrade Program (Capital)	60,000	50,000	6,153	-43,847	-87.7%	-53,847	-89.7%
5027029 - Water Reticulation Upgrade Program (Capital)	1,000,000	440,000	425,832	-14,168	-3.2%	-574,168	-57.4%
5027033 - Morton Low Level Reservoir Repair	2,296,285	166,285	56,551	-109,734	-66.0%	-2,239,734	-97.5%
5027035 - WTP Upgrade Pre-Design and Tender Management	1,425,735	805,735	538,781	-266,954	-33.1%	-886,954	-62.2%
5027036 - Water Reticulation Upgrade -Election Fund (capital)	850,000	100,000	0	-100,000	-100.0%	-850,000	-100.0%
Total Capital Expenditure	**38,552,874**	**25,470,581**	**16,399,075**	-9,071,505	-35.6%	-22,153,799	-57.5%

7. Crago Mill Progress Report



Project Name: Crago Mill - Yass

Separable Portion 1 - $ 32,501,986.12

PROJECT CASHFLOW - Progress Claim 7 - 25-12-24

Year		0 2024	1 2024	2 2024	3 2024	4 2024	5 2024	6 2024	7 2024	8 2025	9 2025	10 2025	11 2025	12 2025	13 2025	14 2025	15 2025	16 2025	17 2025
Month		May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25
FORECAST CASHFLOW																			
Monthly Contract Claim		0	1,200,315	1,504,322	1,840,592	2,106,872	1,315,303	1,696,713	2,600,267	1,601,983	3,324,420	3,621,724	3,440,490	2,678,509	2,681,497	2,454,975	1,649,896	0	0
Monthly Variation Claim		0	136,172	23,670	85,697	-119,116	204,563	40,863	64,175		0								
Cumulative total		0	1,336,487	2,864,479	4,790,767	6,778,523	8,298,589	10,036,165	12,700,607	14,302,591	17,627,011	21,248,735	24,689,225	27,367,734	30,049,232	32,504,206	34,154,103	34,154,103	34,154,103
ACTUAL CASHFLOW																			
Monthly Contract Claim		0	0	1,811,820	1,513,945	915,701	1,285,718	997,947	2,600,267										
Monthly Variation Claim		0	0	136,172	85,697	-119,116	204,563	40,863	64,175										
Cumulative total		0	0	1,947,992	3,547,633	4,344,218	5,834,499	6,873,309	9,537,750										
VARIANCE																			
Monthly Variance		0	-1,200,315	21,703	-240,950	-518,918	-29,785	-698,766											
Total Variance		0	-1,336,487	233,670	-219,248	2,434,305	-2,464,060	-3,162,857											

Strategic Direction

CSP Theme	Our Civic Leadership
CSP Strategy Objective	CL2: Council is a financially sustainable organisation that can meet community needs
Strategies	CL2.1 - Manage resources in a responsible manner that supports the ongoing viability of Council
Delivery Program Action	Abide by Accounting Standards and Office of Local Government accounts regulations

Investment and Borrowing Report – December 2025

In accordance with clause 212 *Local Government (General) Regulation 2005*, this report provides a summary of Council's investments for the period 1 to 31 December 2025. In accordance with paragraph (1) (b), it can be certified that the investments listed have been made in accordance with the Act, the Regulations and Council's Investment Policy.

FINANCIAL IMPLICATIONS

This report shows the Council's investment portfolio and balance of loans as at the end of December 2025.

REPORT

1. Council Loans

Council has five loans with a balance of $43.64M owing on 31 December 2025. Refer Table A for details.

Table A – Council Loans

General Loan	Principal as at	Interest rate	Comment
*Sewer - CBA Loan for Sewer Infrastructure	2,872,129.91	4.82%	20 years, repaid in 2035/36
*Water - NAB Westpac Dam Wall	7,462,958.38	5.36%	20 years amortisation, 10 years term Aug 2032
*Water - Yass to Murrumbateman water supply (Tcorp)	919,670.55	2.55%	10 years, full repaid in 2029
*Water main and pump station upgrades (Tcorp)	502,500.53	2.55%	10 years, full repaid in 2029
Crago Mill funding facility (Westpac)	31,885,008.54	5.80%	20 years, full repaid 2043 - Variable rate (2.17%+BBSR)
Total balance as at 31/12/2025	**43,642,267.91**		
*Interest Rates are fixed			

2. Summary of movements in Council Investments

Council Cash, Cash Equivalent, and Term Deposit Investments at **31 December 2025** are detailed in Table B.

Table B – Council Investments

Investment Type	Acc/Deal	Market Value $	Credit rating	Date Lodged	Maturity date	Term (Days)	Rate
Cash Working Accounts	**Ref.**						
NAB Working Account1	082-939 51-	13,838,276.07	A1+/AA-	n/a	n/a	at call	RBA Cash Rate
Tcorp Strategic Cash Facility	778	5,682,267.71	AAA	n/a	n/a	3 day call	4.55%
		19,520,543.78					
Term Deposits < 12 Months							
Investment Type	**Acc/Deal**	**Market Value $**	**Credit rating**	**Date Lodged**	**Maturity date**	**Term (Days)**	**Rate**
Heartland Bank	CN094933	1,000,000.00	A-3/BBB	16/07/25	12/01/26	180	4.40%
Bank of Queensland	CN095880	1,000,000.00	A2	28/08/25	24/02/26	180	4.20%
NAB	10989493	1,000,000.00	A1+	31/10/25	02/03/26	122	4.15%
NAB	10977607	1,000,000.00	A1+	04/09/25	03/03/26	180	4.15%
NAB	10977609	1,000,000.00	A1+	04/09/25	03/03/26	180	4.15%
Credit Union Australia	CN096802	1,000,000.00	A2	13/10/25	13/04/26	182	4.28%
Heartland Bank	CN095281	1,000,000.00	A-3/BBB	30/07/25	27/04/26	271	4.20%
Bank of Queensland	CN097497	1,000,000.00	A2	12/11/25	13/05/26	182	4.25%
NAB	10974278	1,000,000.00	A1+	18/08/25	15/05/26	270	4.10%
Heartland Bank	CN095881	1,000,000.00	A-3/BBB	28/08/25	25/05/26	270	4.20%
NAB	10960550	1,000,000.00	A1+	26/05/25	26/05/26	365	4.20%
NAB	10960551	1,000,000.00	A1+	26/05/25	26/05/26	365	4.20%
NAB	10960552	1,000,000.00	A1+	26/05/25	26/05/26	365	4.20%
Bank of Queensland	CN096143	1,000,000.00	A2	08/09/25	05/06/26	193	4.05%
Credit Union Australia	CN096711	1,000,000.00	A2	07/10/25	07/07/26	273	4.28%
Heartland Bank	CN095882	1,000,000.00	A-3/BBB	28/08/25	28/08/26	365	4.20%
NAB	10982974	1,200,000.00	A1+	30/09/25	30/09/26	365	4.25%
Mystate Bank	CN098058	1,000,000.00	A2/BBB+	08/12/25	09/06/26	183	4.60%
Mystate Bank	CN098263	1,000,000.00	A2/BBB+	17/12/25	16/09/26	273	4.60%
		19,200,000.00					
Total Short Term		**38,720,543.78**					

The value of term deposits in December decreased by $2,000,000 with the following movements:

- Two term deposits with a value of $2,000,000 matured and were re-invested with the same institution.
- Two further term deposits with a value of $2,000,000 matured and were not re-invested due mainly to the timing of the maturity.

The summary of term deposit movements is outlined in Table C.

Table C – Term Deposit Movements

Term Deposit Movements November 2025 to December 2025				**$**
Balance as at 30 November 2025			**%**	21,200,000.00
	Term Deposits Reinvested			
	Old Ref	**New Ref**		
Mystate Bank	CN094246	CN098058	4.60%	1,000,000.00
Mystate Bank	CN094449	CN098263	4.60%	1,000,000.00
				2,000,000.00
	Term Deposits Matured			
Mystate Bank	CN094085			1,000,000.00
Judo Bank	CN094787			1,000,000.00
				2,000,000.00
	New Term Deposit			
				-
Balance as at 31 December 2025				**19,200,000.00**

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Managing Unreasonable Conduct towards YVC and its Employees Policy

PURPOSE

The purpose of this policy is to provide people and our employees of Yass Valley Council (YVC) with the framework for managing unreasonable conduct towards YVC and/or its employees.
Council is committed to being accessible and responsive to all persons regardless of ethnic identity, national origin, religion, linguistic background, sex, age, gender expression, sexual orientation, physical ability or other cultural or personal factors.
At the same time, the success of our organisation depends on:

- Our ability to do our work and perform our functions in the most effective and efficient ways possible;
- The health, safety, and security of our employees; and
- Our ability to allocate our resources fairly across all requests we receive.

When people behave unreasonably in their dealings with us, their conduct can significantly affect our success. As a result, YVC will proactively and decisively manage conduct that negatively and unreasonably affects us and will support our staff to do the same in accordance with this policy.

SCOPE

This policy applies to the management of unreasonable conduct towards YVC and its employees.

DEFINITIONS

- **Contractors** – A company or person engaged by YVC to manage or deliver services
- **People/Person** – Residents, visitors, patrons and businesses who engage with YVC and its services.
- **Employees** – For the purposes of this policy, ''employees'' refers to all YVC staff including permanent (whether full-time or part-time), temporary, casual staff, apprentices together with agency contractors (labour hire), work experience students and volunteers.
- **Workers** – All employees, contractors, work experience students and volunteers.

RELEVANT LEGISLATION

- Government Information (Public Access) Act 2009 (NSW)
- Health Records and Information Privacy Act 2002 (NSW)
- Local Government Act 1993 (NSW)
- Ombudsman Act 1974 (NSW)
- Privacy and Personal Information Protection Act 2998 (NSW)
- Public Interest Disclosures Act 2002 (NSW)

POLICY STATEMENT

Most people act reasonably and respectfully in their interaction with us, even when they are experiencing high levels of distress, frustration and anger about their request or complaint.

However, despite our best efforts to help them, in a very small number of cases some people display inappropriate and unacceptable behaviour. They can be aggressive and verbally abusive towards our employees, threaten harm and violence or bombard our offices with unnecessary and excessive phone calls, texts and emails. They make inappropriate demands on our time and resources or refuse to accept our decisions and recommendations in relation to their requests or complaints. When people behave in these ways, we consider their conduct to be 'unreasonable.'
Communications which do not adhere to, or meaningfully engage with, the values, standards and goals to which YVC has committed, and in particular communications which include racist, discriminatory or offensive language, may not be responded to and may be reported to external agencies where appropriate.

Defining unreasonable conduct toward YVC and its employees
Any behaviours by a person which, because of its nature or frequency, raises substantial health, safety, resource or equity issues for YVC, our employees, other service users or the person themselves.
Unreasonable behaviour can be divided into five categories of conduct:

1. Unreasonable persistence
2. Unreasonable demands
3. Unreasonable lack of cooperation
4. Unreasonable arguments
5. Unreasonable behaviours

Unreasonable Persistence
Unreasonable persistence is conduct by a person that has a disproportionate and unreasonable impact on YVC's employees, services, time and/or resources.
Some examples of unreasonably persistent behaviour include:

- An unwillingness to accept reasonable and logical explanations including final decisions made by YVC;
- Persistently contacting YVC about the same matter when it has been comprehensively considered and dealt with;
- Targeting YVC with multiple request about a range of issues, whether related or not, which separately or together require an unreasonable or unfair allocation of YVC resources.
- Refusing to accept YVC's position when told that further action cannot or will not be taken on their requests or complaints;
- Reframing a request or a complaint with the same information to get it reconsidered.
- Persistently demanding a review simply because it is available, and without arguing or presenting a case;
- Multiple and repeated phone calls, visits, letters and emails (including cc'd correspondence) after repeatedly being asked not to do so;
- Getting other members of the public to raise the same issue on the complainants behalf;
- Contacting different people within our organisation and/or externally to get a different outcome or more sympathetic response to their request or complaint – this is known as internally and externally forum shopping.

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Unreasonable Demands

Unreasonable demands are demands (express or implied) that are made by a person that have a disproportionate or unreasonable impact on our organisation, staff, services, time and/or resources. Some examples of unreasonable demands include:

- Issuing instructions and making demands about how we have/should handle their request or complaint, the priority it was/should be given, or the outcome that was/should be achieved.
- Insisting on talking to a senior manager, Director or the CEO personally when the reasons for a decision have been carefully explained to the complainant.
- Emotional blackmail and manipulation resulting in intimidation, harassment, shaming or portraying themselves as being victimised – when this is not the case.
- Insisting on outcomes that are not possible or appropriate in the circumstances – eg: for someone to be fired or prosecuted, or for an apology and/or compensation when there is no reasonable basis for expecting this.
- Demanding services that are of a nature or scale that we cannot provide when this has been explained to them repeatedly.
- Expecting responses to requests which separately or together require an unreasonable or unfair allocation of YVC resources.

Unreasonable Lack of Cooperation

Unreasonable lack of cooperation is an unwillingness and/or inability by a person to cooperate with YVC's employee's or request and complaints system processes – resulting in a disproportionate and unreasonable use of our services, time and/or resources.

Some examples of unreasonable lack of cooperation include:

- Sending a constant stream of comprehensive and/or disorganised information without clearly defining any issues of complaint or explaining how they relate to the core issues being complained about – only where the person is clearly capable of doing this.
- Providing little or no detail with a request or complaint or presenting information in an ad hoc manner.
- Refusing to follow or accept our instructions, suggestions, or advice without a clear or justifiable reason for doing so.
- Arguing frequently and/or with extreme intensity that a particular solution is the correct one in the face of valid contrary arguments and explanations.
- Displaying unhelpful behaviour – such as withholding information, acting dishonestly, mis-quoting others, and so forth.

Unreasonable Arguments

Unreasonable arguments include arguments that are not based on reason or logic, that are incomprehensible, false or inflammatory, trivial, or incoherent and disproportionately and unreasonably impact upon our organisation, employees, services, time or resources. Arguments are unreasonable when they:

- Follow an illogical sequence
- Are not supported by any evidence and/or are based on theories or speculation.
- Lead a person to reject all other valid and contrary arguments

- Are trivial when compared to the amount of time, resources and attention that the person demands
- Are false, inflammatory or defamatory.

Unreasonable Behaviour

Unreasonable behaviour is conduct that is unreasonable in any circumstance – regardless of how stressed, angry or frustrated a person is – because it unreasonably compromises the health, safety and security of our staff, other service users or the person themselves. Some examples of unreasonable behaviours include:

- Acts of aggression, verbal abuse or derogatory, racist or grossly defamatory remarks.
- Harassment, intimidation or physical violence
- Rude, confronting and/or threatening face to face or phone contact or correspondence
- Threats of harm to self or third parties, threats with a weapon or threats to damage property including bomb threats
- Stalking (in person or online)
- Emotional manipulation

YVC has a zero-tolerance policy towards any harm, abuse or threats directed towards employees.

MANAGING UNREASONBALE CONDUCT TOWARDS YVC AND ITS EMPLOYEES

Changing or restricting a person's access to YVC

Unreasonable conduct incidents will generally be managed by limiting or adapting the ways we interact with and/or deliver services to people by restricting:

- **Who they have contact with** – for example, limiting a person to a sole contact person/staff member in our organisation
- **What they can raise with us** – for example, restricting the subject matter of communications that we will consider and respond to.
- **When they can have contact** – limiting a person's contact with our organisation to, for example, a particular time, day or length of time, or curbing the frequency of their contact with us.
- **How they can make contact** – for example, limiting or modifying the forms of contact that the person can have with us. This can include modifying or limiting face to face interviews, telephone and written communications, prohibiting access to our premises, contact through a representative only, taking no further action or terminating our services altogether.

When using the restrictions provided in this section, we recognise that discretion will need to be used to adapt them to suit a person's personal circumstances. In this regard, we also recognise that more than one strategy may need to be used in individual cases to ensure their appropriateness and efficacy.

Who – limiting the person to a sole point of contact

Where a person tries to forum shop internally within our organisation, changes their issues or request or complaint repeatedly, reframes their request to complaint, or raises an excessive number of requests or complaints, it may be appropriate to restrict their access to a single staff member (a sole contact point) who will exclusively manage their complaint(s) and interactions with YVC. This may ensure they are dealt with consistently and may minimise the chances for misunderstandings, contradictions and manipulation.

People who are restricted to a sole contact person will be given the contact details of one additional staff member who they can contact if their primary contact is unavailable due to taking leave or is otherwise unavailable for an unextended period of time.

What – restricting the subject matter of communications that YVC will consider
Where a person repeatedly requests information that has already been provided, YVC may refuse to respond to further requests, unless required to do so under the GIPA Act. The person will be advised that future correspondence requesting information that has already been provided will be read and filed without acknowledgement.
How – applying the *Government Information (Public Access) Act 2009* (GIPA Act)
Under the GIPA Act:

- A person requesting information from YVC cannot be prohibited from contacting YVC.
- YVC is not required to consider an informal request, or to provide information in response to such a request.
- YVC must consider all section 41 access applications (Formal GIPA) it receives.

Where a request for information causes concern for an employee because the person demonstrates unreasonable conduct, the employee should refer the request to the Governance and Risk team.
If the Governance and Risk team decide not to deal with the information request, it will advise the person that they have the option of lodging a Formal GIPA. Access applications are managed by the Governance and Risk team in accordance with the GIPA Act. The GIPA Act (section 60) allows for refusal to deal with a Formal Access Application on the following grounds:

- Unreasonable and substantial diversion of resources
- Applicant has previously been provided with the information
- Applicant has previously applied for the same information, and the earlier application has been decided, and there are no reasonable grounds to believe revisiting the matter would result in a different decision.

It is preferable for the Governance and Risk team, rather than the business units, to provide advice to persons regarding access applications to ensure consistency and correct application.

ALTERNATE DISPUTE RESOLUTION

Using alternate dispute resolution strategies to manage conflicts with people
If YVC determines that services to a person cannot be terminated in a particular case or that we bear some responsibility for causing or exacerbating their conduct, YVC may consider using alternative dispute resolution strategies (ADRs) such as mediation and conciliation to resolve the conflict with the person and attempt to rebuild our relationship with them. If an ADR is considered to be an appropriate option in a particular case, it will be conducted by an independent third party to ensure transparency and impartiality.
A decision as to whether or not to participate in ADR is entirely at the discretion of YVC and on a case-by-case basis.

PROCEDURE WHEN CHANGING A PERSON'S ACCESS TO YVC

Consulting with relevant employees
When determining if a person's access should be changed, we will consult with relevant employees on the following:

- The circumstances that gave rise to the incident(s) including the person's situation and perspective.
- The impact of the person's conduct on our organisation, relevant staff, our time, resources etc.
- The person's response to the staff member's warning or requests to stop the unreasonable behaviour
- The actions relevant employees have taken to manage the person's conduct, if any.
- Any suggestions made by relevant employees on ways that the situation could be managed.

Criteria to be considered

The following criteria will be considered:

- Whether the conduct in question involved overt anger, aggression, violence or assault (which is unacceptable in any circumstances).
- Whether the person's case or complaint has merit
- The likelihood that the person will modify their unreasonable conduct if they are given a formal warning about their conduct.
- Whether changing or restricting access to our services will be effective in managing the person's behaviour.
- Whether changing or restricting access to our services will affect the person's ability to meet their obligations, such as reporting obligations.
- Whether changing or restricting access to our services will have an undue impact on the person's welfare, livelihood or dependants etc.
- Whether the person's personal circumstances have contributed to the behaviour? For example, the person is a vulnerable person who is under significant stress as a result of one of more of the following:
  - Homelessness
  - Physical disability
  - Illiteracy or other language or communication barrier
  - Mental or other illness
  - Personal crises
  - Substance or alcohol abuse
- Whether the person's response or conduct was moderately disproportionate, grossly disproportionate or not at all disproportionate in the circumstances.
- Whether there are any statutory provisions that would limit the types of limitations that can be put on the person's contact or access to our services.

Once YVC has considered these factors a decision will be made on the appropriate course of action.

Providing a Warning Letter

Unless a person's conduct poses a substantial risk to the health and safety of staff or other third parties, they will be provided with a written warning about their conduct in the first instance. If the person is unable to read the letter, it will be accompanied by a telephone call, unless an interpreter is necessary.

The warning letter will:

- Specify the date(s), time(s), and locations of the incident(s).
- Explain why the person's conduct/incident is problematic

- List the types of access changes and/or restrictions that may be imposed if the behaviour continues. (Note: not every possible restriction should be listed but only those that are most relevant).
- Provide clear and full reasons for the warning being given.
- Include an attachment of the Individual Right and Mutual Responsibilities of Parties to a Complaint document.
- Provide the name and contact details of the staff member who they can contact about the letter
- Be signed by the Manager Governance and Risk, Director or CEO.

Providing a Notification Letter

If a person's conduct continues, after they have been given a written warning or in extreme cases of overt aggression, violence, assault or other unlawful/unacceptable conduct, the CEO has the discretion to send a notification letter immediately restricting the complainant's access to our services (without prior or further written warning).

If the person is unable to read the letter (due to literacy issues, non-English speaking, etc) the letter will be followed or accompanied by a telephone call using an interpreter if necessary.

This notification letter will:

- Specify the date, time and location of the incident(s)
- Explain why the person's conduct is problematic
- Identify the change and/or restriction that will be imposed and what it means for the complainant
- Provide clear and full reasons for this restriction
- Specify the duration of the change or restriction imposed, which will not exceed 12 months.
- Indicate a time period for review
- Provide the name and contact details of the senior officer who they can contact about the letter and/or request a review of the decision
- Be signed by a Director or CEO.

Where necessary, Police will be notified.

Continued monitoring/oversight responsibilities

Once a person has been issued a warning letter and/or notification letter, YVC will review the person's record/restriction every 6 months, on request by a staff member, or following any further incidents that involve the particular person to ensure that they are complying with the restrictions and the arrangement is working. If YVC determines that the restrictions have been ineffective in managing the person's conduct or are otherwise inappropriate, it may decide to either modify the restrictions, impose further restrictions or terminate the person's access to our services altogether.

REVIEWING A DECISION TO CHANGE OR RESTRICT ACCESS TO YVC

Right of Review

People are entitled to one review of a decision to change or restrict their access to our services. This review will be undertaken by an appropriately delegated Manager, Director or CEO who was not involved in the original decision to change or restrict a person's access. This person will consider the person's arguments along with all relevant records regarding the person's past conduct. The person will be advised of the outcome of their review by letter.

If a person continues to be dissatisfied after the review process, they may seek an external review from an oversight agency such as the NSW Ombudsman. The NSW Ombudsman may accept the review (in accordance with its administrative jurisdiction) to ensure that we have acted fairly, reasonably and consistently and have observed the principles of good administrative practice, including procedural fairness.
Note: People making Formal GIPA applications under the GIPA Act have review rights under that Act. The rights of review described in this section do not apply to people making Formal Access Applications under the GIPA Act.

PERIODIC REVIEW OF ALL CASES WHERE A CHANGE OR RESTRICTION TO ACCESS IS APPLIED

Period for review

All cases where this policy is applied will be reviewed every 6 months and not more than 12 months after the service change or restriction was initially imposed or continued/upheld.

Notifying the person of an upcoming review

YVC will invite all people who have received a Notification Letter to participate in the review process unless they determine that:

- The invitation is reasonably likely to provoke a negative response from the person (ie further incidents)
- The original issue or concern is resolved.

The invitation will be given, and the review will be conducted in accordance with the person's access restrictions (eg: if contact has been restricted to writing only then the invitation to participate will be done in writing).

Criteria to be considered during a review

When conducting a review, YVC will consider:

- Whether the person has had any contact with the organisation during the restriction period
- The person's conduct during the restriction period
- Any information/arguments put forward by the person
- Any other information that may be relevant in the circumstances

Note: Sometimes a person may not have a reason to contact our office during their restriction period. As a result, a review decision that is based primarily on the fact that the person has not contacted our organisation during their restriction period (apparent compliance without restriction) may not be an accurate representation of their level of compliance/reformed behaviour. This should be taken into consideration, in relevant situations.

NOTIFYING A PERSON OF THE OUTCOME OF A REVIEW

YVC will notify the person of the outcome of their review using the appropriate/relevant method of communication as well as a written letter explaining the outcome, as applicable.

RESPONSIBILITES

To effectively administer this policy, there is a reliance on employees within this process to review and analyse a person's contact with YVC. To enable this process staff are responsible for recording all contacts or incidents that they have with a person, regardless of the person being designated an unreasonable complainant. To facilitate the recording of a person's contacts, staff members are to use YVC's enterprise system.

Employees will:

- Familiarise themselves with the policy as well as the *Individual Rights and Mutual Responsibilities for the Parties to a Complaint.*
- Speak with their Manager about how this policy relates to any business units specific procedures regarding managing person's behaviours.
- Explain the contents of this document to all people particularly those who engage in unreasonable behaviour or who exhibit the early warning signs of falling within the scope of this policy.
- Report the incident(s) of people exhibiting unreasonable behaviours to their Manage and Director.
- Record and report all incidents they experience or witness (as appropriate) to their Manager within 24 hours of the incident occurring and ensuring details of contacts are recorded.
- Maintain accurate records of contacts with people using YVC's record keeping systems.

While effective application of this policy relies on all staff identifying and reporting incidents, it must be emphasised that any strategies that effectively change or restrict a person's access to our services must be considered at Director level or higher as provided in this policy.

All Managers will:

- Provide access to their Director or CEO on changing or restricting a person's access to YVC in the circumstances identified in this policy.
- Ensure that all relevant staff members are trained to deal with unreasonable complainants.
- Support employees to apply the strategies in this policy and are responsible for ensuring compliance
- Record, monitor and review all cases where a restriction is applied within their business area to ensure consistency, transparency and accountability for the application of this policy.
- Will manage and keep a record of all cases where these procedures are applied
- Is responsible for arranging support for staff impacted by unreasonable behaviours.

Governance and Risk team will:

- Act as a central point of escalation and will be notified by business unit managers of any proposed changes or restrictions to a person's access.
- Prepare any correspondence that effectively changes or restricts a person's access to YVC on behalf of Directors and the CEO.
- Is responsible for maintaining current and accurate information held centrally about incidents and changes to a person's access to our services
- Ensure that requests for information are dealt with in accordance with the GIPA Act.
- Liaise with the NSW Ombudsman over any review requests or ongoing management of unreasonable complainants.

Directors will:

- Support employees to apply strategies in this policy

The CEO will:

- Approve any decision to completely terminate a person's contact/access to YVC.

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Approval History

Review Date	*Report to Council*	*Minute No.*	*Exhibition Period*	*Adoption*	*Rescission Date*

Ownership and Approval

Responsibility	Role
Author	
Owner	
Endorser	
Approver	Council

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APPENDIX A

INDIVIDUAL RIGHTS AND MUTUAL RESPONSIBILITIES OF THE PARTIES TO A COMPLAINT

In order for Yass Valley Council (Council) to ensure that all complaints are dealt with fairly, efficiently and effectively and that work health and safety standards and duty of care obligations are adhered to, the following rights and responsibilities must be observed and respected by all of the parties to the complaint process.

Individual rights

Complainants have the right:

- to make a complaint and to express their opinions in ways that are reasonable, lawful and appropriate
- to a reasonable explanation of Council's complaints policy, including details of the confidentiality, secrecy and/or privacy rights or obligations that may apply
- to a fair and impartial assessment and, where appropriate, investigation of their complaint based on the merits of the case
- to a fair hearing
- to a timely response
- to be informed in at least general terms about the actions taken and outcome of their complaint
- to be given reasons that explain decisions affecting them
- to at least one right of review of the decision on the complaint
- to be treated with courtesy and respect
- to communicate valid concerns and views without fear of reprisal or other unreasonable response.

Staff have the right:

- to determine whether, and if so how, a complaint will be dealt with
- to finalise matters on the basis of outcomes they consider to be satisfactory in the circumstances
- to expect honesty, cooperation and reasonable assistance from complainants
- to expect honesty, cooperation and reasonable assistance from organisations and people within jurisdiction who are the subject of a complaint
- to be treated with courtesy and respect
- to a safe and healthy working environment
- to modify, curtail or decline service (if appropriate) in response to unacceptable behaviour by a complainant.

Subjects of a complaint have the right:

- to a fair and impartial assessment and, where appropriate, investigation of the allegations made against them
- to be treated with courtesy and respect
- to be informed (at an appropriate time) about the substance of the allegations made against them that are being investigated
- to be informed about the substance of any proposed adverse comment or decision
- to be given a reasonable opportunity to put their case during the course of any investigation and before any final decision is made
- to be told the outcome of any investigation into allegations about their conduct, including the reasons for any decision or recommendation that may be detrimental to them
- to be protected from harassment by disgruntled complainants acting unreasonably.

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Mutual responsibilities

Complainants are responsible for:

- treating staff of Council with courtesy and respect
- clearly identifying to the best of their ability the issues of complaint, or asking for help from the staff of Council to assist them in doing so
- providing to the best of their ability Council with all the relevant information available to them at the time of making the complaint
- being honest in all communications with Council
- informing Council of any other action they have taken in relation to their complaint
- cooperating with the staff who are assigned to assess/ investigate/resolve/determine or otherwise deal with their complaint.

If complainants do not meet their responsibilities, Council may consider placing limitations or conditions on their ability to communicate with staff or access certain services.

Council has a zero tolerance policy in relation to any harm, abuse or threats directed towards its staff. Any conduct of this kind may result in a refusal to take any further action on a complaint or to have further dealings with the complainant. Any such conduct of a criminal nature will be reported to police and in certain cases legal action may also be considered.

Staff are responsible for:

- providing reasonable assistance to complainants who need help to make a complaint and, where appropriate, during the complaint process
- dealing with all complaints, complainants and people or organisations the subject of complaint professionally, fairly and impartially
- giving complainants or their advocates a reasonable opportunity to explain their complaint, subject to the circumstances of the case and the conduct of the complainant
- giving people or organisations the subject of complaint a reasonable opportunity to put their case during the course of any investigation and before any final decision is made
- informing people or organisations the subject of investigation, at an appropriate time, about the substance of the allegations made against them and the substance of any proposed adverse comment or decision that they may need to answer or address
- keeping complainants informed of the actions taken and the outcome of their complaints
- giving complainants reasons that are clear and appropriate to their circumstances and adequately explaining the basis of any decisions that affect them
- treating complainants and any people the subject of complaint with courtesy and respect at all times and in all circumstances
- taking all reasonable and practical steps to ensure that complainants are not subjected to any detrimental action in reprisal for making their complaint
- giving adequate warning of the consequences of unacceptable behaviour.

If Council or its staff fail to comply with these responsibilities, complainants may complain to the CEO via Council's Complaints Coordinator.

Subjects of a complaint are responsible for:

- cooperating with the staff of Council who are assigned to handle the complaint, particularly where they are exercising a lawful power in relation to a person or body within their jurisdiction

- providing all relevant information in their possession to Council or its authorised staff when required to do so by a properly authorised direction or notice
- being honest in all communications with Council and its staff
- treating the staff of Council with courtesy and respect at all times and in all circumstances
- refraining from taking any detrimental action against the complainant in reprisal for them making the complaint.

If subjects of a complaint fail to comply with these responsibilities, action may be taken under relevant laws and/or codes of conduct.

Council is responsible for:

- having an appropriate and effective complaint handling system in place for receiving, assessing, handling, recording and reviewing complaints
- decisions about how all complaints will be dealt with
- ensuring that all complaints are dealt with professionally, fairly and impartially
- ensuring that staff treat all parties to a complaint with courtesy and respect
- ensuring that the assessment and any inquiry into the investigation of a complaint is based on sound reasoning and logically probative information and evidence
- finalising complaints on the basis of outcomes that the organisation, or its responsible staff, consider to be satisfactory in the circumstances
- implementing reasonable and appropriate policies/procedures/practices to ensure that complainants are not subjected to any detrimental action in reprisal for making a complaint, including maintaining separate complaint files and other operational files relating to the issues raised by individuals who make complaints
- giving adequate consideration to any confidentiality, secrecy and/or privacy obligations or responsibilities that may arise in the handling of complaints and the conduct of investigations.

If Council fails to comply with these responsibilities, complainants may complain to the CEO via Council's Complaints Coordinator or to the NSW Ombudsman.

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Hardship and Financial Assistance Policy

Policy Purpose

To facilitate financial assistance to ratepayers experiencing genuine financial hardship and to provide a decision-making framework for assessment of hardship applications.

Policy Statement

Council acknowledges there are cases of genuine financial hardship requiring respect and compassion in certain circumstances.
A ratepayer may be eligible for consideration for hardship assistance in the payment of overdue rates, annual charges, interest and fees, where:

- the person is unable to pay amounts when due for reasons beyond the person's control; or
- payment, when due, would cause the person hardship.

This policy establishes the circumstances for the assessment of hardship or payment assistance applications applying the principles of social justice, fairness, integrity, confidentiality, and compliance with relevant statutory requirements.
Privacy will be maintained in accordance with the *Privacy and Personal Information Protection Act 1998* (NSW). Hardship applications will only be considered in Closed Council, if necessary.

Scope of this Policy

This policy applies to all applications for waiving, deferment, and alternative payment arrangements, or writing off of rates, fees, annual charges, and interest accrued on such debts.

Definitions

Hardship – Any situation where an individual is having difficulty paying legally owed debt. This can result from life changes (EG: because of illness, unemployment, or changed financial circumstances) restricting the short-term capacity to pay.

Legislative References and Relevant Standards

- *Local Government Act 199*3 (NSW) - particularly Sections 356, 564, 566, 567, 568, 570, 575, *577, 582, 585, 595-601, 610.*
- *Local Government (General) Regulation 2021 (NSW)* - particularly Sections 130, 131, 133, 144 and 213.
- Office of Local Government – *Debt Management and Hardship Guidelines* 2018
- *Valuation of Land Act 1916 (NSW)*
- *Privacy and Personal Information Protection Act 1998 (NSW)*

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Policy Provisions

1. Hardship Assistance

1.1. Council will assess hardship applications on the merit of the individual case against the eligibility conditions within this policy. Council will consider all of the options for financial hardship assistance allowed by the Act:

a) Periodic payment agreements for overdue rates and charges
b) Writing off or reducing interest accrued on rates or charges for a set period of time
c) Waiving, reducing or deferring the increase in rates payable because of substantial hardship resulting from a general land revaluation
d) Extending pensioner rebates on rates where owners are not equally eligible under the Social Security Act 1991.
e) Postponing rates for properties that are used differently from how they are zoned.

1.2. Council will assess applications for the waiver or reduction of user charges and fees where the circumstances fall within one of the following categories:

a) Water usage allowance for medical conditions
b) Emergency pet boarding at the animal management facility in instances where incapacity, death, or domestic violence exists.

2. Hardship Application Decisions and Appeals

2.1. The considerations set out in this paragraph generally apply to all hardship applications unless different provisions for specific hardship situations are stated later in this policy.

2.2. Applications for hardship must be made in writing and submitted to Council via council@yass.nsw.gov.au, in person at Council's Administration Office, or by post (PO Box 6 Yass NSW 2582). Alternatively, a *Financial Hardship Relief Application Form* can be found on Council's website.

- The applicant must be the person who is liable for the rates, annual charges, fees or interest, or holds financial responsibility for such person.
- The property to which the hardship application applies must be the principal place of residence of the applicant/s.
- The property for which the hardship applies must not be a rental property or otherwise income-producing.
- The property for which the hardship applies must not be categorised as Business or Mining for rating purposes.
- Under Exceptional Circumstances, the CEO has the ability to consider hardship applications where the property is not the applicant's principal place of residence, where genuine financial hardship can be demonstrated.

2.3. Supporting documentation should be lodged with the application to assist Council to assess eligibility and make a determination. The type of documentary evidence lodged with a hardship application will depend on the circumstances of the claim (short-term or long-term financial hardship), and may include:

a) Statement of reasons why the person was unable to pay the rates and charges when they became due and payable; and
b) Letter from a medical professional confirming medical conditions causing hardship

c) Letter from a recognised financial counsellor or financial advisor confirming financial hardship and containing the following
   i) Copy of recent bank statements (previous 3 months) for all accounts; and
   ii) Details of assets, income, and expenditure
d) Copy of Pensioner Concession Card
e) Copies of letters from other utilities or mortgage provider confirming financial hardship assistance agreement with them.

2.4. Council may require the provision of any additional information which, in its opinion, it requires to make an assessment of the application or to assist a later review of an existing hardship arrangement.
2.5. Council may waive the application documents if ratepayers enter a maximum 12-month payment arrangement.
2.6. Council will not provide any financial advice and recommends the following external support services and financial counsellors to assist applicants.
- Financial advice, including financial counsellor search function (www.moneysmart.gov.au/managing-your-money-managing-debts)
- Legal Aid service (Legal Advisers) (www.legalaid.nsw.gov.au/get-legal-help/find-a-service)
- Community Legal Centres in different local government areas (www.clcnsw.org.au/find_legal_help)
- Government funded Financial Rights Legal Centre who can be contacted on either 1800 007 001 or www.financialrights.org.au

2.7. Financial hardship cases will remain strictly confidential. Personal information collected as a consequence of this policy will only be used for the purpose of assessing eligibility under the policy and will not be used for any other purpose or disclosed to any other person unless required by law to do so or authorised to do so by the person to whom the personal information relates.
2.8. All hardship applications shall be determined by a Panel consisting of the Chief Financial Officer, Director Corporate & Community Services and an independent Manager or above level staff member at the discretion of the CEO.
2.9. All hardship applicants shall be advised in writing of Council's decision within 30 days of receipt of the application.
2.10. If the applicant is not satisfied with the outcome, they may write to Council and appeal the decision. The review will be conducted by the CEO.
2.11. If, after the outcome of the review, the applicant is not satisfied with the process, they may write to the elected Council for a final decision in the form of a Council Resolution.

3. Periodic Payment Arrangement

3.1. Section 564 of the Local Government Act provides that Council may enter into a formal agreement with a ratepayer eligible for alternative periodic payments for due and payable rates and charges.
3.2. The following considerations can be applied for hardship relief:
a) Interest on outstanding amounts may be suspended for any period a periodic payment arrangement is in place and the ratepayer meets the agreed scheduled payments
b) Maximum term can be extended up to 24 months
c) Where repayment amounts will not pay the debt within 12 months, repayment schedules will be reviewed at the end of the 3-month period and upon the raising of further rates and charges for discussion with the ratepayer.
d) Upon receipt of a Hardship and Financial Assistance Application.

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4. Hardship Assistance by Writing Off Accrued Interest and Costs

4.1. Council may write off accrued interest and costs on charges payable by a person under Section 567 of the Act or charge 0% interest on overdue amounts for a set period of time where:
   a) The person was unable to pay the rates or charges when they become due for reasons beyond the person's control
   b) The person is unable to pay accrued interest for reasons beyond the person's control
   c) Payment of the accrued interest would cause the person hardship.

4.2. The following circumstances will be taken into consideration in addition to the hardship assessment before any decision to write-off interest and costs:
   a) The ratepayer is a first-time defaulter, has previously had a good payment record and there are mitigating circumstances
   b) The ratepayer has met their obligations under any periodic payment agreement with Council
   c) Council is satisfied that the circumstances giving rise to the default are temporary
   d) Alternatives to recover the entire debt are unavailable.

5. Hardship Assistance due to certain Valuation Changes

5.1. Under Section 6.1 of the Act, any ratepayer who incurs a rate increase following a new valuation of land values may apply to Council for rate relief in the first year the valuation is used for rating purposes, if the new rate payable causes the ratepayer to suffer substantial hardship.

5.2. Council will not consider hardship applications under this provision as valuations are determined independently by the NSW Valuer-General. Council will encourage ratepayers to make an appropriate application under the appeal provisions of the Valuation of Land Act.

5.3. Council has maximised its scope under the Act to adopt a rating structure that cushions the impact of any change in valuations on rates.

6. Extend Pensioner Concession to avoid Hardship

6.1. Section 577 of the Act enables Council to make an order deeming certain persons who are jointly liable with an eligible pensioner or solely liable, but who are not themselves eligible, to be eligible pensioners for the purpose of a mandatory reduction in rates and charges to avoid hardship.

6.2. Section 582 of the Act enables council to waive or reduce rates, charges and accrued interest due by any person prescribed by the regulations who is in receipt of a pension, benefit or allowance under the Social Security Act 1991. Thus, Council may, in its absolute discretion, further reduce on a voluntary basis (with no subsidy from the state government) rates and charges otherwise payable by an eligible pensioner.

6.3. Council may agree to allow the remainder of a pensioners rates, after concessions have been deducted, to accrue against the future estate or sale of the land in appropriate cases.

7. Hardship Assistance for Postponed Rates

7.1. A rateable property may apply for postponed rates as per Section 585 of the Act.

7.2. Interest on postponed rates accrues as if the rates were overdue rates as per Section 592 of the Act.

7.3. If 5 years have lapsed since the commencement of a rating year for which part of the rates levied on land have been postponed, the part postponed and any interest accrued on that part may be written off by the Council per Section 595 of the Act.

7.4. Only ratepayers who are owner occupiers who would face hardship will be eligible to apply for postponed rates to be written off.
7.5. Any application for hardship assistance in relation to postponed rates will be assessed in accordance with the same criteria used to assess hardship in respect of rates and annual charges.

8. Natural Disaster

8.1. This provision applies for any period the Yass Valley Council Local Government Area remains:
   a) Drought declared
   b) Bushfire impacted (including bushfire recovery period)
   c) Recovery from any other natural disaster
   d) Economically locked down as a consequence of a pandemic, as nominated by a government order or declaration.
8.2. A ratepayer may be eligible for extended hardship assistance arrangements for the payment of rates, annual charges or interest as follows:
   a) A maximum period for approved payment arrangements extended to 2 years
   b) Interest charges to be waived on all approved payment arrangements
   c) Recovery action to be deferred upon application.
8.3. Drought assistance specifically applies to:
   a) Farmland ratepayers owning any parcel of land which is liable for the payment of Local Land Services rates
   b) Business ratepayers that directly supply the agriculture sector in the local government area.
8.4. Bushfire Assistance specifically applies to:
   a) Ratepayers owning any parcel of land in the local government area listed on the Bushfire Impact Assessment schedule
   b) Waste disposal fees will be waived for waste transfer stations in the local government area for general building waste not being contaminated with any form of asbestos matter and where the costs are not otherwise recoverable by the owner through insurance or external funding sources
   c) (c)Development Application and/or inspection fees will be considered for subsidy for rebuilding of destroyed homes, structures and infrastructure by way of Council Resolution.

9. Water allowance for Haemodialysis and other medical conditions

9.1. The allowance will apply to home haemodialysis patients whose premises are connected to the Yass Valley Council water network.
9.2. Claims for other medical conditions will require a declaration from the Area Health Service as to the extent of water usage required for the therapy of any such medical condition.
9.3. At the end of the financial year, the Area Health Service will be asked to supply Council with a list of all home haemodialysis patients in the council area and their principal place of residence.
9.4. The allowance will be equivalent to 40 kilolitres of water used in any billing period, as recorded by the water meter connected to the premise.
9.5. The allowance will commence in the water billing period in which Council is notified of the haemodialysis machine being installed at the premise.
9.6. The allowance will cease in the water billing period following notification of the machine no longer being in use the nominated patient, or the sale of the property.

10. Emergency pet boarding at the animal management facility

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10.1. Council will consider applications for special circumstance boarding to assist residents who are experiencing hardship due to, but not limited to, the following situations:
- Short-term homelessness
- Domestic violence
- Victim of crime
- Hospitalisation

10.2. the number of occasions an individual can access special circumstances boarding per year, and the length of time the animal is housed at the Facility, will be determined at the discretion of Council.

10.3. A reduced per-day fee will be applied for special circumstances boarding applications to cover the cost of food and direct costs.

10.4. An animal considered for special circumstances must be vaccinated. If the animal is not vaccinated, the owner will be charged for vaccination.

1. Approval History

Review Date	*Report to Council*	*Minute No.*	*Exhibition Period*	*Adoption*	*Rescission Date*

2. Ownership and Approval

Responsibility	Role
Author	
Owner	
Endorser	
Approver	Council

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Minutes of the Rescue Committee

Thursday 8 May 2025

9.30am

State Emergency Services

1410 Laidlaw Street, Yass

Minutes of the Rescue Committee held on 8 May 2025

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Minutes of the Rescue Committee held on 8 May 2025

Present

Nathan Cooke (Director Infrastructure & Assets), Dave Cowell (NSW Police – LEOCON – Chair), George Shepherd – (Rural Fire Service), Paul Flynn (ACT Fire & Rescue), Paul Cortese (DCT Disaster Welfare), Brett Huyton (Fire & Rescue NSW), Troy Ingle (Fire & Rescue NSW). Online: Paul Box

Also Present

Louise Smith – Yass Valley Council

CHAIR

Dave Cowell – LEOCON Yass Valley

1. Apologies

2. Confirmation of Minutes

COMMITTEE DECISION

That the minutes of the Rescue Committee held on 8 May 2025 be taken as read and confirmed.

(G Shepherd / D Cowell)

3. Delegates Reports

Police

Dave advised of attending multiple rescues / crashes – involving heavy vehicles.

Engaging – local media – local awareness surrounding fatigue / distractions.

Business is as usual.

Minutes of the Rescue Committee held on 8 May 2025

Ambulance

Nil – Apology

VRA Rescue NSW Limited – Binalong Rescue

As tabled

NSW State Emergency Service

Nil

Fire Rescue – NSW

Presented by Brett Huyton – Barton Highway Crash – fatal.

Discussions with Police etc. in regard to moving things at a crash.

Regional Emergency Management Officer

Cross border discussions.

Action – local levels get together in a room to discuss area rescue.

ACT Fire Rescue – Paul

Business as usual

General Business

George – highway rescue – thanks to all involved. A vehicle/truck involved. Some injured – all are back home and recovering.

Next Meeting

Thursday 14 August 2025, 9:30 – SES – 1410 Laidlaw Street, Yass.

Meeting closed: 10:00am

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Minutes of the Rescue Committee

Thursday 21 August 2025

9.30am

State Emergency Services

1410 Laidlaw Street, Yass

Minutes of the Rescue Committee held on 21 August 2025

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Minutes of the Rescue Committee held on 21 August 2025

Present

Vlad Mijah (NSW Police – LEOCON – Chair), George Shepherd – (Rural Fire Service), Rob Bolin (SES), Paul Vasey (NSW VRA Binalong), Krystaal Hinds (NSW Rural Fire Services), Paul Box (NSW Ambulance), Dean Campbell (FRNSW), Jason Murphy (FRNSW), Chris Inglis (FRNSW). Online: Barry Griffiths, Terry Cooper & Matthew Chifley

Also Present

Louise Smith – Yass Valley Council

CHAIR

Vlad Mijah – NSW Police - LEOCON

1. Apologies

Dave Cowell (NSW Police), Nathan Cooke (Director Infrastructure & Assets), Rob Connell

2. Confirmation of Minutes

COMMITTEE DECISION

That the minutes of the Rescue Committee held on 8 May 2025 be taken as read and confirmed.

(G Shepherd / L smith)

3. Delegates Reports

Police

Business is as usual.

Minutes of the Rescue Committee held on 21 August 2025

Ambulance

Attended a few incidents. All going well. Business as usual.

VRA Rescue NSW Limited – Binalong Rescue

Business as usual

NSW State Emergency Service

Business as usual

Fire Rescue – NSW

Business as usual

Regional Emergency Management Officer

Nil

ACT Fire Rescue

Nil

General Business

Burrinjuck – water rescue one day exercise

Flood rescue – one day exercise. Submit some funding – Matthew

RFS to attend on the day.

Next Meeting

Thursday 20 November 2025, 9:30 – SES – 1410 Laidlaw Street, Yass.

Meeting closed: 09:45am

Minutes - Yass Valley Local Transport Forum Tuesday 3rd February 2026 held at the Foyer Room Yass Council Chambers at 10.30am

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Yass Valley Local Transport Forum

Tuesday 3rd February 2026
Meeting commences 10.30am
Foyer Room
Yass Council Chamber

Minutes - Yass Valley Local Transport Forum Tuesday 3rd February 2026 held at the Foyer Room Yass Council Chambers at 10.30am

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Minutes - Yass Valley Local Transport Forum Tuesday 3rd February 2026 held at the Foyer Room Yass Council Chambers at 10.30am

1.0 Present

Cr David Rothwell (Chair), Mark Burgess (Local Member rep.), Kim Schultz (TfNSW), Sgt Matt Carroll (Yass Police), Terry Cooper (YVC), Meryl Hinge (YVC) and Teniell Robinson (YVC)

2.0 Apologies

Nil

3.0 Declaration of Interest

Nil

4.0 Public Participation

Nil

5.0 Confirmation of Minutes

FORUM DECISION

That the minutes of the Local Transport Forum (LTF) held on 4th November 2025 be endorsed.

6.0 Matters Arising from Minutes

6.1 UPDATE ON OUTSTANDING ITEMS RAISED AT PREVIOUS LTF MEETINGS

PURPOSE OF REPORT

To report to the committee details of matters raised at previous LTF meetings that remain outstanding.

OPERATIONAL PLAN AND BUDGET IMPLICATIONS

Nil as result of this report.

FORUM DECISION

That the information and updates be noted.

7.0 Matters for Information

7.1 Yass Valley Active Transport Strategy and Action Plan

PURPOSE OF REPORT

To advise the LTF members of the progress of the Yass Valley Active Transport Strategy and Action Plan.

OPERATIONAL PLAN AND BUDGET IMPLICATIONS

Nil as a result of this report.

FORUM DECISION

That the information be noted.

Minutes - Yass Valley Local Transport Forum Tuesday 3rd February 2026 held at the Foyer Room Yass Council Chambers at 10.30am

8.0 Matters Considered between Meetings

Nil

9.0 Items Delegated to Council

9.1 ROAD CLOSURES ANZAC DAY 2026 - YASS

PURPOSE OF REPORT

To approve road closures associated with Anzac Day 2026 in Yass.

OPERATIONAL PLAN AND BUDGET IMPLICATIONS

Any of Councils costs for the installation of signage will be funded from existing operational budgets.

FORUM RECOMMENDATION

1. That the Yass 2026 Anzac Day Road closures and associated traffic management be supported.
2. That Council arrange all traffic management, public notification of the road closures and advise the NSW Ambulance Services and NSW Fire and Rescue.

9.2 ROAD CLOSURES ANZAC DAY 2026 - BINALONG

PURPOSE OF REPORT

To approve road closures associated with Anzac Day 2026 in Binalong.

OPERATIONAL PLAN AND BUDGET IMPLICATIONS

Any of Councils costs for the installation of signage will be funded from existing operational budgets.

FORUM RECOMMENDATION

1. That the Binalong 2026 Anzac Day Road closures be supported.
2. That Council arrange all traffic management, public notification of the road closures and advise the NSW Ambulance Services and NSW Fire and Rescue.

9.3 ROAD CLOSURES ANZAC DAY 2026 - SUTTON

PURPOSE OF REPORT

To approve road closures associated with Anzac Day 2026 in Sutton.

OPERATIONAL PLAN AND BUDGET IMPLICATIONS

Any of Councils costs for the installation of signage will be funded from existing operational budgets.

FORUM RECOMMENDATION

1. That the Sutton 2026 Anzac Day Road closures be supported.
2. That Council arrange public notification of the road closures and advise the NSW Ambulance Services and NSW Fire and Rescue.

Minutes - Yass Valley Local Transport Forum Tuesday 3rd February 2026 held at the Foyer Room Yass Council Chambers at 10.30am

9.4 ROAD CLOSURES ANZAC DAY 2026 - GUNDAROO

PURPOSE OF REPORT

To approve road closures associated with Anzac Day 2026 in Gundaroo.

OPERATIONAL PLAN AND BUDGET IMPLICATIONS

Any of Councils costs for the installation of signage will be funded from existing operational budgets.

FORUM RECOMMENDATION

1. That the Gundaroo 2026 Anzac Day Road closures be supported.
2. That Council arrange public notification of the road closures and write advice the NSW Ambulance Services and NSW Fire and Rescue.

9.5 LOAD LIMIT BACK CREEK ROAD GUNDAROO

PURPOSE OF REPORT

To consider a request to implement a load limit on Back Creek Road Gundaroo.

OPERATIONAL PLAN AND BUDGET IMPLICATIONS

The minor costs associated with new signage can be funded from existing budgets.

FORUM RECOMMENDATION

That
1. The introduction of a 15T load limit on Back Creek Road be generally supported.
2. Council places this proposal on public exhibition to obtain community feedback and the proposal be specifically referred to the Gundaroo Progress Association.
3. A further report be provided to the May 2026 LTF if objections are received.

9.6 SAFETY CONCERNS INTERSECTION MOUNT AND GLEBE STREETS YASS

PURPOSE OF REPORT

To consider a request to change the traffic signs at the intersection of Mount and Glebe Streets Yass.

OPERATIONAL PLAN AND BUDGET IMPLICATIONS

The minor costs associated with new signage can be funded from existing budgets.

FORUM RECOMMENDATION

That:
1. Council changes the existing give-way signs at the intersection of Mount and Glebe Streets Yass to stop signs.
2. Council reviews opportunities to improve parking at this intersection.

Minutes - Yass Valley Local Transport Forum Tuesday 3rd February 2026 held at the Foyer Room Yass Council Chambers at 10.30am

9.7 DETAILED DESIGN YASS RAIL TRAIL

PURPOSE OF REPORT

To provide details of the draft detailed design for the Yass Rail Trail.

OPERATIONAL PLAN AND BUDGET IMPLICATIONS

Nil as a result of this report. It is noted that the detailed design is fully grant funded and a separate report will be prepared for Council to obtain support to commence grant funding applications for the construction of the project.

FORUM RECOMMENDATION

That:

1. the Forum supports the draft detailed design of the Yass Rail Trail, which will deliver a significant asset that will benefit the community and local economy.
2. Council continues with community consultation to develop a final detailed design.

9.8 SAFETY IMPROVEMENTS YASS VALLEY WAY – WARGEILA TO BELLEVALE ROADS YASS

PURPOSE OF REPORT

To approve details of safety improvement works proposed for Yass Valley Way between Wargeila Road and Bellevale Road, Yass.

OPERATIONAL PLAN AND BUDGET IMPLICATIONS

Nil as a result of this report.

FORUM RECOMMENDATION

That:

1. the Forum supports the proposed safety improvements for Yass Valley Way between Wargeila Road and Bellevale Road, Yass.
2. Council investigates grant opportunities to deliver the proposed safety improvements.

9.9 – LATE REPORT - SAFETY IMPROVEMENT SHINGLE HILL WAY

PURPOSE OF REPORT

To discuss potential safety improvement on Shingle Hill Way.

OPERATIONAL PLAN AND BUDGET IMPLICATIONS

Any of Councils costs for the installation of lines and signs will be funded from existing operational budgets.

FOURM RECOMMENDATION

Minutes - Yass Valley Local Transport Forum Tuesday 3rd February 2026 held at the Foyer Room Yass Council Chambers at 10.30am

That:

1. the proposed safety improvement works listed below be supported:
   - **Intersection of Shingle Hill Way and Sutton Road** –
     - replace the give way signs with a 'B' size stop signs.
     - install rumble strips on Shingle Hill Way.
     - investigate improved street lighting.
   - **Intersection of Shingle Hill Way and Federal Highway** –
     - replace the existing 'B' size stop signs at this intersection with 'C' size stop signs.
     - install rumble strips on Shingle Hill Way prior to both Hadlow Drive and Federal Highway intersections.
     - install a prepare to stop sign on Shingle Hill Way prior to intersection similar to what is installed on Bungendore Road.

     - investigate improved street lighting
   - **Intersection of Shingle Hill Way and Hadlow Drive**
     - install 'C' size stop signs and associated line marking on Shingle Hill Way at intersection.
     - install a prepare to stop sign on Shingle Hill Way prior to intersection.

2. Council request TfNSW to undertake a speed review for Shingle Hill Way.

3. Council continues to work with TfNSW and Queanbeyan-Palerang Regional Council to develop other safety improvement options.

4. TfNSW investigates options for advisory signs to warn heavy vehicles of the dangers of using Shingle Hill Way to turn right onto the Federal Highway.

5. TfNSW investigates options to provide an online system to warn heavy vehicles of the dangers of using Shingle Hill Way to turn right onto the Federal Highway.

10. COMMITTEE MEMBER UPDATES

PURPOSE OF REPORT

To provide each Committee member an opportunity to provide the Committee with an update on traffic matters as it relates to their area of responsibility.

OPERATIONAL PLAN AND BUDGET IMPLICATIONS

Nil as a result of this report.

FORUM DECISION

That the following Member updates be noted:

- NSW Police noted that:
  - a truck fire just prior to Christmas 2025 resulted in the Hume Highway being closed for an extended period and traffic being diverted through Yass township.
  - there was no serious vehicle accident over the 2025 Christmas period.
  - the intersection of Lachlan Valley Way and the Hume Highway was a known problem for the easter period and requested TfNSW to consider installing signs to warn of dangers.

Minutes - Yass Valley Local Transport Forum Tuesday 3rd February 2026 held at the Foyer Room Yass Council Chambers at 10.30am

- TfNSW:
  - Restructure of TfNSW still continuing and it is expected that several positions in Wagga Wagga will be relocated to the metro areas.
- Council - noted
  - Council has been successful in receiving a number of grants including:
    - Safety improvements at Buckmaster's Bridge (Yass River Road).
    - Safety upgrades at Binalong Public school.
    - Upgrade footpath on Grampian Street from Laidlaw to Hume Streets.
  - Council is proposing safety improvements for Murrumbateman Road from Dicks Creek Road to Noyes Lane.

FORUM RECOMMENDATION

That:

1. the proposed safety improvement works on Murrumbateman Road between Dicks Creek Road and Noyes Lane be supported.
2. Council is encouraged to obtain grant funding to undertake these works.

- Office of the Local Member
  - Raised concern about a telecommunications blackspot on Murrumbateman Road between Nanima and Road and Patemans Lane.
  - Raised concern about the solar farm off Tallagandra Lane and compliance with its consent conditions and noted the consent requires all heavy vehicle to access the site via Sutton village.

Meeting Closed: 11.45am

NEXT MEETING–

5th May 2026

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Minutes of the Local Emergency Management Committee

Thursday 8 May 2025

10.00am

State Emergency Services

1410 Laidlaw Street, Yass

Minutes of the Local Emergency Management Committee held on 8 May 2025

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Minutes of the Local Emergency Management Committee held on 8 May 2025

Present

Nathan Cooke (Director Infrastructure & Assets - Chair), Dave Cowell (NSW Police – LEOCON), George Shepherd – (Rural Fire Service), Rob Connell (NSW SES), Rachel Elliot (LLS), Natalie Booth (NSW PC), Ben Reyes (Transgrid, Brad Charles (Transgrid), Garan Treanor (Transgrid), Troy Ingle (FRNSW), Brett Hayton (FRNSW), Paul Cortese (DCT Disaster Welfare), Paul Flynn (ACT Fire & Rescue), Matthew Chifley (NSWPF – RENIO)On-Line: Paul Marshall (VRA Rescue), Wade Baverstock, Dianne Erickson, Peter Scott, Robert Kilpatrick, Rob Thompson & Paul Box.

Also Present

Louise Smith – Yass Valley Council

Welcome to Country

CHAIR

Nathan Cooke – Director Infrastructure & Assets

1. Apologies

2. Confirmation of Minutes

COMMITTEE DECISION

That the minutes of the Local Emergency Management Committee held 13 February 2025 be taken as read and confirmed.

(P Cortese / G Shepherd)

3. Correspondence

Nil

Minutes of the Local Emergency Management Committee held on 8 May 2025

4. Staff Reports:

Humelink

Changed plans are coming soon.

Presented by Peter Scott

Disaster Welfare

As tabled

NSW Reconstruction Authority Report

Presented by Dianne Erickson

2026 action still going through. Working on guidelines. DAAS – documents being reviewed.

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5. Delegates Reports:

Police

Heavy vehicle regulations.

Incidents – involved – crash and fatalities.

Everyone working together – debriefing after any accidents.

State Roads – increasing heavy vehicles

Fire Rescue

Nil - Apology

NSW State Emergency Service

Attending to trees down on roads.

Have been helping at the Cyclone.

Flooding in QLD.

Checking all flooded roads.

Boats: Burrinjuck – water down 55%. Resorts – no phone/radio reception.

Training – chainsaws, working at height & boats.

2010 ute replaced / Isuzu ute.

Rural Fire Service

As tabled – presented by George.

VRA Rescue NSW – Binalong Rescue

Helping locally. Running along nicely.

Local Land Services

Presented by Rachel Elliot

Storms – helping & attending to injured stock.

80,000ha – aerial shooting – pigs/deer – very dry – welfare issues with dams dry.

Issuing road permits – for people to graze stock.

Attended crash near Gunning – stock.

Debrief from Police to arrange a talk to debrief after the crash incident.

Southern NSW Local Health District

Nil

NSW Department of Family & Community Services

Business as usual

Red Cross

Nil

Department of Education

Nil

Transport for NSW

Business as usual

Council

Business as usual

Transgrid

As tabled

Region Emergency Management Officer Report

Capability gaps – training

Fundings support gaps

EMAK up and running in the next 12 months

Evacuation center – LEMC to sit and chat with Nathan and Paul

5. General Business

Dragon Dreaming festival is due to be held on October long weekend at Wee Jasper

LEMC object to the event – due to DA process – single lane road – placing all at risk.

Dave to put an objection letter forward for the event not to go ahead.

New CEO at Council – Gayleen Burley

6. Next Meeting

Thursday 14 August 2025, 10.00am – SES – 1410 Laidlaw Street, Yass.

Meeting closed: 10:50am

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Minutes of the Local Emergency Management Committee

Thursday 21 August 2025

10.00am

State Emergency Services

1410 Laidlaw Street, Yass

Minutes of the Local Emergency Management Committee held on 21 August 2025

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Minutes of the Local Emergency Management Committee held on 21 August 2025

Present

Vlad Mijah (NSW Police – LEOCON), George Shepherd – (Rural Fire Service), Paul Vasey (NSW VRA Binalong), (NSW SES), Cameron Larry (ACT ESA), Krystaal Hinds (Rural Fire Service), Paul Box (NSW Ambulance), Dean Campbell (FRNSW), Jason Murphy (FRNSW), Chris Inglis (FRNSW), Rob Bolin (SES), Fiona Leech (LLS South East). On Line: Paul Marshall (VRA Rescue), Wade Baverstock, Dianne Erickson, Terry Cooper, Barry Griffiths & Michael Sandford.

Also Present

Louise Smith – Yass Valley Council

Welcome to Country

CHAIR

Vlad Mijah (NSW Police – LEOCON)

1. Apologies

Nathan Cooke (Director Infrastructure & Assets - Chair), Dave Cowell (NSW Police – LEOCON), Noelene Hazell (Red Cross), Matthew Chifley, Rob Connell.

2. Declaration of Conflict of Interest

Nil

3. Confirmation of Minutes

COMMITTEE DECISION

That the minutes of the Local Emergency Management Committee held 8 May 2025 be taken as read and confirmed.

(L Smith / G Shepherd)

4. Correspondence

Nil

Minutes of the Local Emergency Management Committee held on 8 May 2025

5. Staff Reports:

Nil

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6. Delegates Reports:

Police

Nil

Ambulance

Business as usual

Well staffed

Have some Trainees

Fire Rescue NSW

Recruitment happening now.

Chris appointed to Yass.

Tanker update: consultation stage now – still depending

Rural Fire Service

Report attached – presented by George.

New Manager – Krystaal Hinds

Pre Season briefing @ QBN – looking similar to a normal year. Operational Risk plans are being worked on.

Truck servicing 2/3 – ¾ way complete. Yass fire control centre – having it ready for the season ahead.

State Emergency Service

Barry – Yass Volume 1 Plan endorsed.

Rob Connell – Rob Bolin attending on behalf of – cleaning gutters

---

Binalong Volunteer Rescue Association

Business as usual.

Heavy Rescue @ Wagga - research

Local Land Services

Newly commenced position: Chantel Benbow – Plant Biosecurity Coordinator based at Moss Vale. Goto person for plant issues.

Training exercise been put together for Springtime.

Attended Pheasant Nest truck roll over – very well managed.

Moss Vale exercise running by SES – road crash exercise Saturday 23 August.

Southern NSW Local Health District

Nil

NSW Department of Family & Community Services

Nil

Red Cross

Nil - apology

Department of Education

Nil

Transport for NSW

As tabled - Business as usual

Safety program – speed down to 80km

Burley Griffith way works are starting

NSW Reconstruction Authority Report

Presented by Dianne Erickson

As tabled

Council

Business as usual

Transgrid

Nil

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7. Region Emergency Management Officer Report

Nil

8. General Business

Flood Plan endorsed
EOC – Currently located at Transgrid – Proposal to relocate into the Council Chambers once the Crago Mill Precinct is complete.

9. Next Meeting

Thursday 20 November 2025, 10.00am – SES – 1410 Laidlaw Street, Yass.

Meeting closed: 10:27am