

YASS LAWN TENNIS CLUB Inc

Boundary Adjustment

Development Application to Yass Valley Council

Statement in support

Yass Lawn Tennis Club

4 Fifield Lane Yass

PO Box 180 Yass 2582

May 2026

Overview

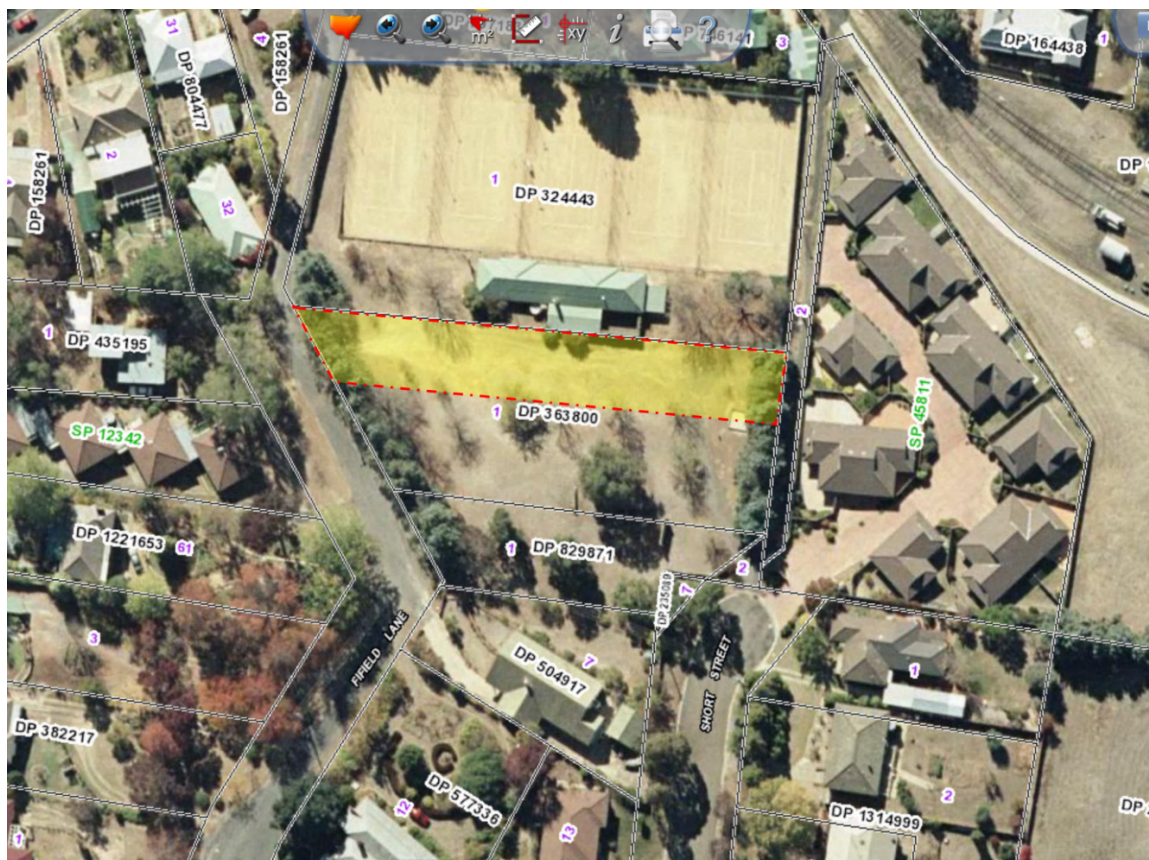
Key points

- The Club's land at 4 Fifield Lane Yass comprises three land titles.
- A boundary adjustment is proposed to increase the land area of the courts and Clubhouse land title to ensure sufficient adjacent parking should the Club's other land be developed.
- The proposed development does not change the purposes for which any of the land can be used. The proposal does not create any additional lots.

Development Application

The application seeks development consent pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* for a consolidation and residential subdivision of two (2) existing allotments. Specifically, Lot 1 in Deposited Plan 324443 ("Lot 1") and Lot 1 in Deposited Plan 363800 ("Lot 2"). These two lots, together with Lot 1 Deposited Plan 829871 ("Lot 3"), are known as 4 Fifield Lane, Yass (Figure 1), owned by the Yass Lawn Tennis Club. In practice the proposal will result in the creation of two (2) Torrens Title lots through changing the boundary between Lots 1 and 2. Lot 3 is unaffected.

Figure 1: YLTC 4 Fifield Lane Yass



Source: Six maps. Area subject to the boundary adjustment shown in yellow.

The existing tennis club facilities, comprising five (5) tennis courts and an associated clubhouse, are located on Lot 1 (Figure 2). The Club has established legal vehicular access off Fifield Lane and pedestrian access from both Fifield Lane and Short Street.

Figure 2: Yass Lawn Tennis Club

YLTC was established on the present site in 1929. It comprises 5 courts (3 artificial surfaced, 2 gravel/clay), the Clubhouse and open parkland. Two courts have lights.

The Club has 102 members (39 paid up playing members and 63 paid up social members). Social tennis is played Saturday afternoon and Tuesday and Wednesday evenings. Individuals also use the courts from time to time.

Two local art groups use the Clubhouse on a weekly basis and other community groups use the Clubhouse on occasion.

Rates paid by the Club total \$8,489. Lot 1 is zoned by Council as Business Use and Lots 2 and 3 as Vacant Residential.

The Club has benefited from several significant NSW Government grants. Together with financial and in-kind contributions from the Club, improvements have included new court surfaces, court lights, a new Clubhouse roof and internal refurbishment.

Club members are responsible for all maintenance of the courts, Clubhouse and grounds. The Club meets all operating costs through member subscriptions, playing fees and small donations.

Statement of Environmental Effects

A Statement of Environmental Effects (SEE) has been prepared by RD Planning & Development Pty Ltd on behalf of the Yass Lawn Tennis Club (YLTC, the Applicant) to accompany a Development Application (DA) lodged with Yass Valley Council.

The subject land is zoned R3 Medium Density Residential under the *Yass Valley Local Environmental Plan 2013* (YVLEP 2013), within which the proposed subdivision is permissible with development consent. The proposal has been prepared having regard to the relevant provisions of the YVLEP 2013, the *Yass Valley Development Control Plan 2024* (YVDCP 2024), and all applicable State Environmental Planning Policies.

The proposed development is a straightforward boundary adjustment to increase the required area of Lot 1 (courts, clubhouse and parking) through reducing the area of the adjacent Lot 2. However, the proposed development is not an exempt development under NSW Planning legislation since that boundary adjustment would change the area of Lot 2 by more than 10%. The proposed development would reduce the area of Lot 2

by approximately 45%. Even if Lots 2 and 3 were consolidated the proposed development would reduce that combined area by approximately 33%.¹

The proposed development is intended to enable sufficient parking area in Lot 1 should the Club sell or develop Lot 2 as well as facilitate any future upgrades to the Club's facilities, including improvements to the existing courts and associated infrastructure.

The proposed development is not classified as designated development, regionally significant development or State significant development under the *Environmental Planning and Assessment Act 1979* or the *Environmental Planning and Assessment Regulation 2021*.

The proposed development does not change the purposes for which the land can be used or developed. The proposal does not create any additional lots.

It is proposed that a 88B restriction be placed on the resultant lots 1 and 2 titles with deferred connection of physical services until such time as there is future development on the lots.

This SEE provides a comprehensive assessment of the proposed development in accordance with the matters for consideration under Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The assessment demonstrates that the proposal is consistent with the relevant statutory planning framework and will not result in any unacceptable environmental, social or economic impacts.

¹ Proposed increase in area of Lot 1 = Proposed reduction in area of Lot 2 = approx. 1360 sqm.
Area Lot 2 = 3030 sqm. Change in area of Lot 2 = approx. 45%. Area Lot 3 = 1074 sqm.
Combined areas Lot 2 and Lot 3 = 4104 sq m. Change in combined areas = 33%