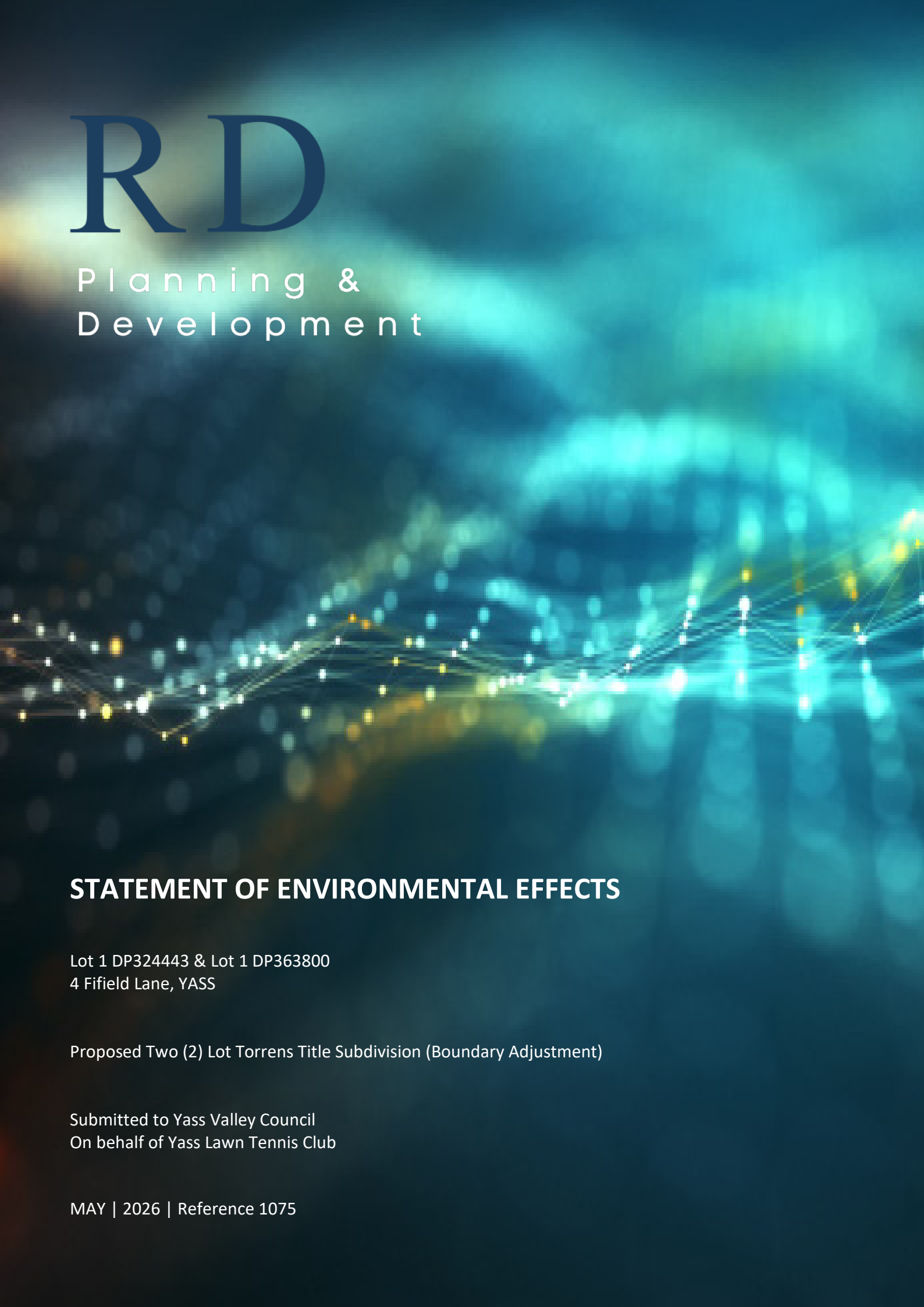




RD

Planning &
Development

STATEMENT OF ENVIRONMENTAL EFFECTS

Lot 1 DP324443 & Lot 1 DP363800
4 Fifield Lane, YASS

Proposed Two (2) Lot Torrens Title Subdivision (Boundary Adjustment)

Submitted to Yass Valley Council
On behalf of Yass Lawn Tennis Club

MAY | 2026 | Reference 1075

CONTACT

NAME	TITLE	EMAIL	PHONE NUMBER
Rachel Doberer	Director Principal Town Planner RD Planning & Development P/L ABN 45 684 890 220	rdplanning@outlook.com	0409 880 034

DOCUMENT CONTROL

VERSION	DATE	DESCRIPTION	AUTHOR
Version 1	May 2026	Statement of Environmental Effects (Development Application Lodgement) – 4 Fifield Lane, YASS	RD Planning & Development Pty Ltd - Rachel Doberer



Planning
Institute
Australia

COPYRIGHT

© COPYRIGHT

All Rights Reserved – RD Planning & Development Pty Ltd (2026)

This document is subject to copyright and remains the intellectual property of **RD Planning & Development Pty Ltd**.

This document may only be used by the consent authority and relevant public authorities for purposes directly associated with the assessment and determination of the Development Application (DA) to which it relates, to the extent authorised under **Section 10.14 of the Environmental Planning and Assessment Act 1979 (as amended)**.

Except as permitted under the above legislation, this document must not be copied, reproduced, distributed, or used in whole or in part without the prior written consent of **RD Planning & Development Pty Ltd**.

This document has been prepared solely for the purposes of the project to which the accompanying **Statement of Environmental Effects** relates.

DISCLAIMER

While every reasonable effort has been made to ensure the accuracy of the information contained within this document at the time of preparation, the report relies in part on information and documentation provided by third parties.

Accordingly, **RD Planning & Development Pty Ltd**, its employees and associated consultants, accept no responsibility or liability for any errors, omissions, or inaccuracies contained within this document arising from information supplied by others.

The authors and publishers expressly disclaim any liability for any loss, damage, cost or consequence arising directly or indirectly from the use of, or reliance upon, the whole or any part of this document.

CONTENTS

1. EXECUTIVE SUMMARY	6
2. PLANNING MERIT STATEMENT	8
3. INTRODUCTION	10
TABLE 1 – SUPPORTING PLANS AND REPORTS	12
3.1 PURPOSE OF THIS REPORT	13
3.2 TYPE OF DEVELOPMENT APPLICATION	15
4 SITE ANALYSIS	17
4.1 SITE IDENTIFICATION AND LEGAL DESCRIPTION	17
4.2 SITE DESCRIPTION	17
4.3 EXISTING DEVELOPMENT AND LAND USE	18
4.4 ACCESS, MOVEMENT AND CONNECTIVITY	19
4.5 SURROUNDING DEVELOPMENT CHARACTER	19
4.6 TOPOGRAPHY AND LANDFORM	20
4.7 SOILS AND LAND CAPABILITY	20
4.8 VEGETATION AND BIODIVERSITY	20
4.9 HYDROLOGY, DRAINAGE AND FLOODING	21
4.10 SERVICES AND INFRASTRUCTURE AVAILABILITY	21
4.11 BUSHFIRE AND NATURAL HAZARDS	21
4.12 CONSTRAINTS AND OPPORTUNITIES ANALYSIS	22
4.13 SUITABILITY OF THE SITE	22
5 PROPOSED DEVELOPMENT	23
5.1 OVERVIEW OF THE PROPOSAL	23
5.2 SUBDIVISION LAYOUT AND LOT CONFIGURATION	23
5.3 EXISTING USE AND CONTINUITY	25
5.4 FUTURE DEVELOPMENT POTENTIAL	25
5.5 ACCESS AND SERVICING	25
5.6 PHYSICAL WORKS	26
5.7 STAGING	26
5.8 COMPLIANCE WITH PLANNING OBJECTIVES	26
5.9 SUMMARY	27
6 ENVIRONMENTAL IMPACTS	28
6.1 OVERVIEW	28
6.2 LAND USE AND SITE FUNCTIONALITY	28
6.3 CHARACTER AND VISUAL IMPACT	29
6.4 TRAFFIC, ACCESS AND PARKING	29
6.5 INFRASTRUCTURE AND SERVICING	29
6.6 NOISE AND AMENITY	30
6.7 ECOLOGY VEGETATION AND BIODIVERSITY	30
6.8 TOPOGRAPHY, DRAINAGE AND SOIL STABILITY	30
6.9 HERITAGE AND ARCHAEOLOGICAL CONSIDERATIONS	31
6.10 SOCIAL AND ECONOMIC IMPACTS	31
6.11 CUMULATIVE IMPACTS	31
6.12 CONCLUSION	32

TABLE 2 – KEY SITE ATTRIBUTES	32
7. STATUTORY REQUIREMENTS	36
7.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979	36
7.2 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021	37
7.3 YASS VALLEY LOCAL ENVIRONMENTAL PLAN 2013	37
7.4 YASS VALLEY DEVELOPMENT CONTROL PLAN 2024	38
7.5 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)	38
7.6 DEVELOPMENT CLASSIFICATION	39
7.7 PLANNING MERIT	39
7.8 CONCLUSION	40
TABLE 3 – COMPLIANCE WITH YVLEP 2013	41
TABLE 4 – COMPLIANCE WITH YVCDP 2024	53
8. INTEGRATED DEVELOPMENT	63
TABLE 5 – INTEGRATED DEVELOPMENT	63
9. STATE ENVIRONMENTAL PLANNING POLICIES	65
TABLE 6 – SEPPS	65
10. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT	69
TABLE 7 – SECTION 4.15 OF THE EP&A ACT	69
11. CONCLUSION	73

1. EXECUTIVE SUMMARY

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

The application seeks development consent pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* for a boundary adjustment and residential subdivision of two (2) existing allotments, being **Lot 1 in Deposited Plan 324443 and Lot 1 in Deposited Plan 363800**, known as **4 Fifield Lane, Yass NSW 2582**. The proposal will result in the creation of two (2) Torrens Title lots.

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 Yass Lawn Tennis Club currently owns multiple contiguous allotments, including Lot 1 DP 324443, Lot 1 DP 363800 and Lot 1 DP 829871, collectively known as 4 Fifield Lane, Yass. The existing tennis club facilities, comprising five (5) tennis courts and an associated clubhouse, are located on Lot 1 DP 324443. The site benefits from established vehicular access via Fifield Lane and pedestrian access from both Fifield Lane and Short Street.

The purpose of the proposed boundary adjustment is to rationalise the configuration of the existing allotments to support the ongoing operation and future development potential of the tennis club. Specifically, the proposal will increase the area of Lot 1 DP 324443 (containing the existing club facilities) by reducing the adjoining Lot 1 DP 363800. This will ensure that sufficient land is retained to accommodate future on-site car parking and facilitate upgrades to the club's facilities, including improvements to existing courts and associated infrastructure.

Importantly, the proposal will also enable the retention of the southern portion of the landholding for future medium density residential development, consistent with the zoning objectives of the R3 Medium Density Residential zone. This provides flexibility for future development by the club or other parties, thereby supporting orderly urban growth within the locality.

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*.

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.

The proposed subdivision represents a logical and orderly planning outcome that facilitates the efficient use of land within an established residential zone, while safeguarding the long-term viability and functionality of the Yass Lawn Tennis Club. Any potential impacts associated with the development are considered minor and can be appropriately managed through standard conditions of consent.

Accordingly, the proposed development is considered to be in the public interest and is worthy of approval. It is therefore recommended that Yass Valley Council grant development consent, subject to reasonable and appropriate conditions.

2. PLANNING MERIT STATEMENT

The proposed boundary adjustment and two (2) lot Torrens Title subdivision at 4 Fifield Lane, Yass demonstrates strong planning merit when assessed against the relevant statutory planning framework, strategic objectives, and established planning principles.

At a strategic level, the subject land is zoned **R3 Medium Density Residential** under the *Yass Valley Local Environmental Plan 2013* (YVLEP 2013). The objectives of the R3 zone seek to provide for the housing needs of the community within a medium density residential environment, while ensuring a variety of housing types and facilitating efficient use of land and infrastructure. The proposed subdivision is consistent with these objectives, as it maintains the capacity for future medium density residential development on part of the site while supporting the continued operation of an established community facility.

The proposal represents a **logical and orderly planning outcome**, as it rationalises existing lot boundaries to better reflect the current and intended use of the land. The existing configuration does not optimally align with the operational footprint of the Yass Lawn Tennis Club. By increasing the area of the allotment containing the club facilities, the proposal ensures that adequate land is available to accommodate essential supporting infrastructure, including on-site car parking and future upgrades to the courts and clubhouse. This outcome enhances the long-term viability and functionality of the facility.

Importantly, the proposal does not sterilise or compromise the development potential of the residual land. Rather, it retains a suitably sized and configured allotment capable of accommodating future medium density residential development in accordance with the zoning and applicable planning controls. This ensures that the land can contribute to the **ongoing supply of housing within Yass**, consistent with broader strategic planning objectives and population growth expectations within the region.

From a land use compatibility perspective, the proposal maintains an appropriate interface between the existing tennis club and future residential development. The rationalised lot configuration provides greater flexibility in future design and layout, enabling appropriate setbacks, access arrangements, and landscaping outcomes to be achieved. This will assist in ensuring that any future development is compatible with the surrounding residential context and does not result in adverse amenity impacts.

The proposed development is **administrative in nature**, involving no physical works or intensification of land use. As such, it will not give rise to any adverse environmental impacts in relation to traffic generation, noise, stormwater, biodiversity, or built form. Existing access arrangements via Fifield Lane will remain unchanged, and the proposal will not impose any additional demand on existing infrastructure.

The subdivision is also consistent with the provisions of the *Yass Valley Development Control Plan 2024* (YVDCP 2024), particularly in relation to subdivision design, lot configuration, and servicing. The resulting allotments will be capable of accommodating compliant development in the future, with appropriate access to services and infrastructure.

The proposal does not trigger any matters of regional or State significance and is not classified as designated or integrated development. It is a **low-impact, low-risk form of development** that can be readily managed through the standard development assessment process.

Furthermore, the proposal delivers a clear **public benefit** by supporting the continued operation and potential enhancement of an established recreational facility that serves the local community. At the same time, it facilitates the efficient use of land within an established residential zone and supports future housing delivery.

In summary, the proposed development:

- Is consistent with the objectives of the R3 Medium Density Residential zone;
- Represents a logical and orderly subdivision outcome;
- Supports the ongoing viability of an established community facility;
- Retains and enhances future residential development potential;
- Will not result in any adverse environmental or amenity impacts; and
- Is in the public interest.

Accordingly, the proposal is considered to exhibit **strong planning merit** and warrants support by Yass Valley Council, subject to appropriate and reasonable conditions of consent.

3. INTRODUCTION

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

The Development Application seeks consent pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for a **boundary adjustment and two (2) lot Torrens Title subdivision** of land known as 4 Fifield Lane, Yass NSW 2582, legally described as Lot 1 in Deposited Plan 324443 and Lot 1 in Deposited Plan 363800.

The purpose of this SEE is to provide a comprehensive and site-specific assessment of the proposed development, having regard to the matters for consideration under Section 4.15 of the EP&A Act. The report evaluates the suitability of the subject site, the merits of the proposal, and the potential environmental, social and economic impacts arising from the development. Where relevant, mitigation measures are identified to ensure that the development will not result in any unacceptable impacts.

This report has been prepared having regard to the relevant statutory planning framework, including the *Yass Valley Local Environmental Plan 2013* (YVLEP 2013), the *Yass Valley Development Control Plan 2024* (YVDCP 2024), and all applicable State Environmental Planning Policies (SEPPs). The proposal has been designed to respond appropriately to the planning controls and strategic intent applicable to the land.

The subject site forms part of a broader landholding owned by the Applicant, which accommodates the established Yass Lawn Tennis Club. The site currently contains five (5) tennis courts, an associated clubhouse, and supporting infrastructure, with established vehicular access from Fifield Lane and pedestrian connectivity to both Fifield Lane and Short Street.

The land is zoned R3 Medium Density Residential under the YVLEP 2013, reflecting its inclusion within an established and evolving residential precinct of Yass.

The proposed development seeks to rationalise the configuration of existing allotments to better align with the operational requirements of the tennis club and to facilitate its ongoing use and future upgrade potential. In particular, the proposal will increase the area of the allotment containing the existing club facilities, thereby ensuring sufficient land is available to accommodate future improvements, including on-site car parking, upgraded courts, and associated infrastructure.

At the same time, the proposal retains the development potential of the balance land for future medium density residential purposes, consistent with the zoning objectives of the R3 Medium Density Residential zone. This approach represents an efficient and orderly use of land, enabling both the continuation of an established community facility and the future delivery of residential development within an appropriate urban context.

The proposed subdivision is administrative in nature and does not involve any physical works or changes to the existing use of the land. The development is permissible with consent within the R3 zone and is not identified as designated development, regionally significant development, or State significant development under the relevant provisions of the EP&A Act or the *Environmental Planning and Assessment Regulation 2021*.

This SEE has been structured to provide a clear and logical assessment of the proposal, including a detailed analysis of the site, an evaluation of the development against the relevant statutory planning controls, and a comprehensive assessment under Section 4.15 of the EP&A Act.

Overall, the report demonstrates that the proposed development is consistent with the applicable planning framework, represents a logical and orderly planning outcome, and is capable of being supported subject to standard conditions of consent.

TABLE 1 – SUPPORTING PLANS AND REPORTS

DOCUMENT	PREPARED BY	DATED	ATTACHMENT
Proposed Plan of Subdivision	DPS YASS Pty Ltd	May 2025	May 2025
Statement of Support	Yass Lawn Tennis Club	May 2026	May 2026
Estimated Development Cost	RD Planning & Development P/L	May 2026	May 2026
Certificates of Title and Deposited Plans for Lot 1 DP324443 and DP363800	LegalStream Services	14 October 2025	14 October 2025

3.1 PURPOSE OF THIS REPORT

This Statement of Environmental Effects (SEE) has been prepared by RD Planning & Development Pty Ltd on behalf of the Yass Lawn Tennis Club (the Applicant) to accompany a Development Application (DA) lodged with Yass Valley Council for a **boundary adjustment and two (2) lot Torrens Title subdivision** at 4 Fifield Lane, Yass NSW 2582.

The primary purpose of this report is to provide a comprehensive, objective and site-specific assessment of the proposed development in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2021*. In particular, the SEE addresses the matters for consideration under Section 4.15 of the EP&A Act, which requires the consent authority to evaluate the environmental impacts of the development, the suitability of the site, and the public interest.

This report has been prepared to:

- **Describe the proposed development** in detail, including the nature of the boundary adjustment and subdivision, and its relationship to the existing landholding and surrounding locality;
- **Provide a detailed analysis of the subject site**, including its physical characteristics, existing development, access arrangements, and environmental attributes;
- **Assess the proposal against the relevant statutory planning framework**, including:
 - ❖ *Yass Valley Local Environmental Plan 2013 (YVLEP 2013)*;
 - ❖ *Yass Valley Development Control Plan 2024 (YVDCP 2024)*;
 - ❖ *Applicable State Environmental Planning Policies (SEPPs)*; and
 - ❖ *Relevant provisions of the Environmental Planning and Assessment Regulation 2021*;
- **Demonstrate that the proposed development is permissible with consent** within the R3 Medium Density Residential zone and is consistent with the objectives of that zone;
- **Evaluate the environmental impacts of the development**, including any potential impacts on the natural and built environment, and identify appropriate mitigation measures where required;
- **Establish the planning merit of the proposal**, including its consistency with orderly and economic development principles, efficient land use, and the broader strategic planning framework; and
- **Demonstrate that the development is in the public interest**, having regard to the continued operation of an established community facility and the facilitation of future residential development.

In addition to the above, this SEE has been prepared to support the efficient determination of the application by providing Council with all relevant planning considerations, technical information, and justification required to assess the proposal.

The report has been structured to align with Council’s typical assessment framework and to minimise the need for additional information during the assessment process.

Overall, this SEE demonstrates that the proposed development is appropriate for the site, consistent with the applicable planning controls, and capable of being carried out without resulting in any unacceptable environmental, social, or economic impacts. Accordingly, the report concludes that the proposal is worthy of approval, subject to reasonable and appropriate conditions of consent.

3.2 TYPE OF DEVELOPMENT APPLICATION

The Development Application (DA) the subject of this Statement of Environmental Effects (SEE) is lodged pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and seeks development consent from Yass Valley Council for a **boundary adjustment and two (2) lot Torrens Title subdivision**.

The proposal constitutes a **subdivision of land** as defined under Section 1.4 of the EP&A Act, being the division of land into two (2) separate allotments capable of separate title. The subdivision is administrative in nature and involves the reconfiguration of existing cadastral boundaries between Lot 1 in Deposited Plan 324443 and Lot 1 in Deposited Plan 363800, without any associated physical works.

The Development Application is categorised as **local development**, as it does not meet the criteria for designated development, regionally significant development, or State significant development under the provisions of the EP&A Act or the *Environmental Planning and Assessment Regulation 2021*. The proposal does not trigger any thresholds or characteristics that would elevate its classification beyond that of local development.

The proposed subdivision is **permissible with development consent** within the R3 Medium Density Residential zone under the *Yass Valley Local Environmental Plan 2013* (YVLEP 2013). The application has therefore been prepared to seek consent from Yass Valley Council as the relevant consent authority.

Importantly, the application does not involve any **integrated development**, as no approvals are required under other legislation pursuant to Sections 4.46–4.47 of the EP&A Act. While the subject land may be identified as bush fire prone land, the proposal does not involve the erection of a building or subdivision creating additional development lots requiring separate bush fire protection measures beyond those that would be addressed at the future development stage. Accordingly, no concurrence or General Terms of Approval (GTAs) are required as part of this application.

The proposal is also not identified as **nominated integrated development**, and does not require referral to any external public authorities for approval under separate legislation.

Given the nature of the proposal, the Development Application is considered to be of a **low-impact and low-risk nature**, involving no intensification of land use, no physical works, and no change to the existing or permissible uses of the land. The application is therefore capable of being assessed under Council's standard development assessment framework.

The subdivision will result in two (2) Torrens Title lots that are appropriately configured to:

- Support the ongoing use and future upgrade of the Yass Lawn Tennis Club; and
- Facilitate future medium density residential development in accordance with the zoning of the land.

The Development Application has been prepared having regard to the relevant lodgement requirements under Part 3 of the *Environmental Planning and Assessment Regulation 2021*, and is supported by all necessary documentation to enable Council to undertake a comprehensive assessment of the proposal.

In this regard, the application represents a **straightforward subdivision DA**, appropriately categorised as local development, and capable of determination by Yass Valley Council under delegated authority.

4 SITE ANALYSIS

This section of the SEE describes the Site and its location. It defines the project area for the purpose of this SEE and provides a summary of the key features of the environment, and the broader locality which were considered as part of the site analysis of the land.

4.1 SITE IDENTIFICATION AND LEGAL DESCRIPTION

The subject site is located at **4 Fifield Lane, Yass NSW 2582**, within the Yass Valley Local Government Area (LGA). The land is legally described as:

- Lot 1 in Deposited Plan 324443; and
- Lot 1 in Deposited Plan 363800.

The site forms part of a broader, consolidated landholding owned by the Yass Lawn Tennis Club, which also includes Lot 1 DP 829871.

For the purposes of this application, the subject allotments are considered in the context of the overall landholding, which is operated as a single, integrated recreational facility.

The land is situated on the eastern side of the Yass township and forms part of an established residential precinct characterised by a transition toward medium density development consistent with the prevailing zoning.

4.2 SITE DESCRIPTION

The subject land comprises two (2) contiguous allotments of irregular shape, reflecting historical subdivision patterns and incremental consolidation of land over time (refer **Figure 1**).

The existing cadastral configuration is fragmented and does not align efficiently with the operational footprint of the tennis club. In particular:

- The existing lot boundaries traverse areas associated with the functional use of the tennis club;
- The allotment containing the tennis courts is constrained in its ability to accommodate supporting infrastructure; and
- The adjoining allotment contains surplus land that is not currently utilised to its full potential.

The proposed boundary adjustment seeks to rectify these inefficiencies by redistributing land between the allotments to create more logical, functional and development-ready parcels.



Figure 1: Location Map (Source: Google Earth Aerial Imagery, March 2026)

4.3 EXISTING DEVELOPMENT AND LAND USE

The site currently accommodates the **Yass Lawn Tennis Club**, a long-established recreational facility of local significance. The existing development includes:

- Five (5) tennis courts, comprising a mix of playing surfaces;
- A clubhouse building, providing amenities and support facilities;
- Informal car parking areas servicing the facility; and
- Associated infrastructure, including fencing, lighting, and minor ancillary structures.

The tennis courts are located predominantly within Lot 1 DP 324443, with the clubhouse positioned to provide centralised access to the courts.

The surrounding land is largely open and maintained as grassed areas, with no formal subdivision or development works undertaken on the adjoining allotment (Lot 1 DP 363800).

The existing use of the land as a recreational facility is well-established and integrates appropriately within the surrounding residential context.

4.4 ACCESS, MOVEMENT AND CONNECTIVITY

Vehicular access to the site is provided via **Fifield Lane**, a local road that services the surrounding residential neighbourhood. The access point is established and currently accommodates traffic associated with the operation of the tennis club.

Pedestrian access is available from both:

- **Fifield Lane**, providing primary access to the site; and
- **Short Street**, which enhances permeability and connectivity with the surrounding residential area.

The site benefits from its proximity to the Yass town centre and associated services, including schools, retail facilities, and community infrastructure.

The existing road network is capable of accommodating current traffic volumes, and the proposed subdivision will not result in any increase in traffic generation.

4.5 SURROUNDING DEVELOPMENT CHARACTER

The subject site is located within an established residential precinct characterised by a mix of:

- Detached dwelling houses;
- Medium density residential development, including dual occupancies and townhouse-style development; and
- Community and recreational uses.

The locality is undergoing gradual transition in accordance with the R3 Medium Density Residential zoning, with increasing density and diversification of housing typologies evident within the surrounding area.

The presence of the Yass Lawn Tennis Club contributes positively to the character of the locality, providing a community-based recreational use that complements the residential environment.

4.6 TOPOGRAPHY AND LANDFORM

The site is characterised by a **gently undulating to near-level topography**, typical of the broader Yass township.

There are no significant elevation changes, ridgelines, or steep gradients that would constrain development. The landform is considered highly suitable for both subdivision and future development, facilitating efficient site planning and construction outcomes.

The absence of challenging topographical features reduces the need for excessive earthworks and supports the feasibility of future development on the residual allotment.

4.7 SOILS AND LAND CAPABILITY

While no detailed geotechnical investigations have been undertaken as part of this application, the site is located within an established urban area and has historically supported recreational use without issue.

The soils are considered suitable for the proposed subdivision and are unlikely to present any constraints to future development.

Any site-specific geotechnical considerations can be addressed at the detailed design stage for future development.

4.8 VEGETATION AND BIODIVERSITY

The subject site is predominantly **cleared and modified**, reflecting its long-standing use as a recreational facility.

Vegetation on-site is limited to:

- Maintained grassed areas associated with the tennis courts and open space;
- Scattered ornamental plantings; and
- Minor landscaping elements around the clubhouse and site boundaries.

There is no evidence of:

- Native vegetation communities of ecological significance;
- Threatened species habitat; or
- Biodiversity values that would trigger the Biodiversity Offset Scheme.

Given that the proposed subdivision is administrative in nature and does not involve vegetation clearing or ground disturbance, there will be **no impact on biodiversity values**.

4.9 HYDROLOGY, DRAINAGE AND FLOODING

The site is not known to contain any natural watercourses, riparian corridors, or drainage lines.

Stormwater is currently managed through existing informal drainage patterns consistent with the established use of the land. The relatively flat topography supports effective surface water dispersal without the need for engineered drainage systems at this stage.

The proposed subdivision will not alter existing drainage conditions. Any future development will be subject to detailed stormwater management design to ensure compliance with Council requirements.

There is no indication that the site is affected by flooding or overland flow constraints.

4.10 SERVICES AND INFRASTRUCTURE AVAILABILITY

The subject site is located within an established urban area and is serviced, or capable of being serviced, by existing infrastructure, including:

- Reticulated water supply;
- Sewerage infrastructure;
- Electricity and telecommunications services; and
- Sealed road access via Fifield Lane.

Given the administrative nature of the subdivision, the proposal will not increase demand on existing services or require infrastructure upgrades. Future development of the residual allotment will be required to connect to available services in accordance with Council standards.

4.11 BUSHFIRE AND NATURAL HAZARDS

The site may be identified as bush fire prone land in accordance with mapping prepared by the NSW Rural Fire Service. However, given the urban context, existing development, and absence of significant vegetation, the bushfire risk is considered to be low.

No additional bushfire risk is introduced as a result of the subdivision. Any future development will be required to address bushfire protection measures, if applicable, at the Development Application stage. The site is not known to be affected by other natural hazards such as landslip, salinity, or coastal processes.

4.12 CONSTRAINTS AND OPPORTUNITIES ANALYSIS

Constraints:

- Inefficient existing cadastral boundaries that do not align with operational land use;
- Potential future interface considerations between recreational and residential uses;
- Requirement to ensure adequate land allocation for supporting infrastructure (e.g. parking).

Opportunities:

- Rationalisation of lot boundaries to create functional and logical allotments;
- Enhancement of the long-term operational capacity of the tennis club;
- Retention of a suitably sized allotment for future medium density residential development;
- Efficient utilisation of land within an established and serviced residential zone;
- Alignment with strategic planning objectives for increased housing supply.

4.13 SUITABILITY OF THE SITE

Having regard to the above analysis, the subject site is considered to be **highly suitable** for the proposed subdivision.

The site:

- Is located within an appropriate residential zoning;
- Is serviced by existing infrastructure;
- Is free from significant environmental or physical constraints;
- Contains an established land use that will be supported and enhanced by the proposal; and
- Retains strong potential for future residential development.

The proposed boundary adjustment represents a logical and orderly planning response to the site's characteristics and will facilitate the efficient and sustainable use of land within the Yass urban area.

5 PROPOSED DEVELOPMENT

5.1 OVERVIEW OF THE PROPOSAL

The Development Application seeks consent for a **boundary adjustment and two (2) lot Torrens Title subdivision** of land known as 4 Fifield Lane, Yass NSW 2582, being Lot 1 in Deposited Plan 324443 and Lot 1 in Deposited Plan 363800.

The proposal involves the reconfiguration of existing cadastral boundaries between the two allotments to create a more logical and functional subdivision pattern that aligns with the current and intended use of the land.

The subdivision will result in two (2) Torrens Title lots that are appropriately sized and configured to support both the ongoing operation of the Yass Lawn Tennis Club and the future residential development potential of the site.

The proposed development is administrative in nature and does not include any physical works, building construction, or change in land use.

5.2 SUBDIVISION LAYOUT AND LOT CONFIGURATION

The proposed subdivision will result in:

- **Proposed Lot 1:** An enlarged allotment encompassing the existing tennis club facilities, including the tennis courts, clubhouse, and associated infrastructure; and
- **Proposed Lot 2:** A residual allotment comprising the balance of the land, which will be retained for future medium density residential development.
- Refer to **Figure 2 and Attachment 1**.

The boundary adjustment has been designed to:

- Consolidate all existing recreational infrastructure within a single allotment;
- Provide sufficient land area to accommodate future on-site car parking and upgrades to the tennis club facilities; and
- Create a regular and development-ready allotment for future residential use.

The resulting lot configuration reflects a clear separation between the recreational use and future residential land, thereby improving the functionality and long-term planning outcomes for the site.

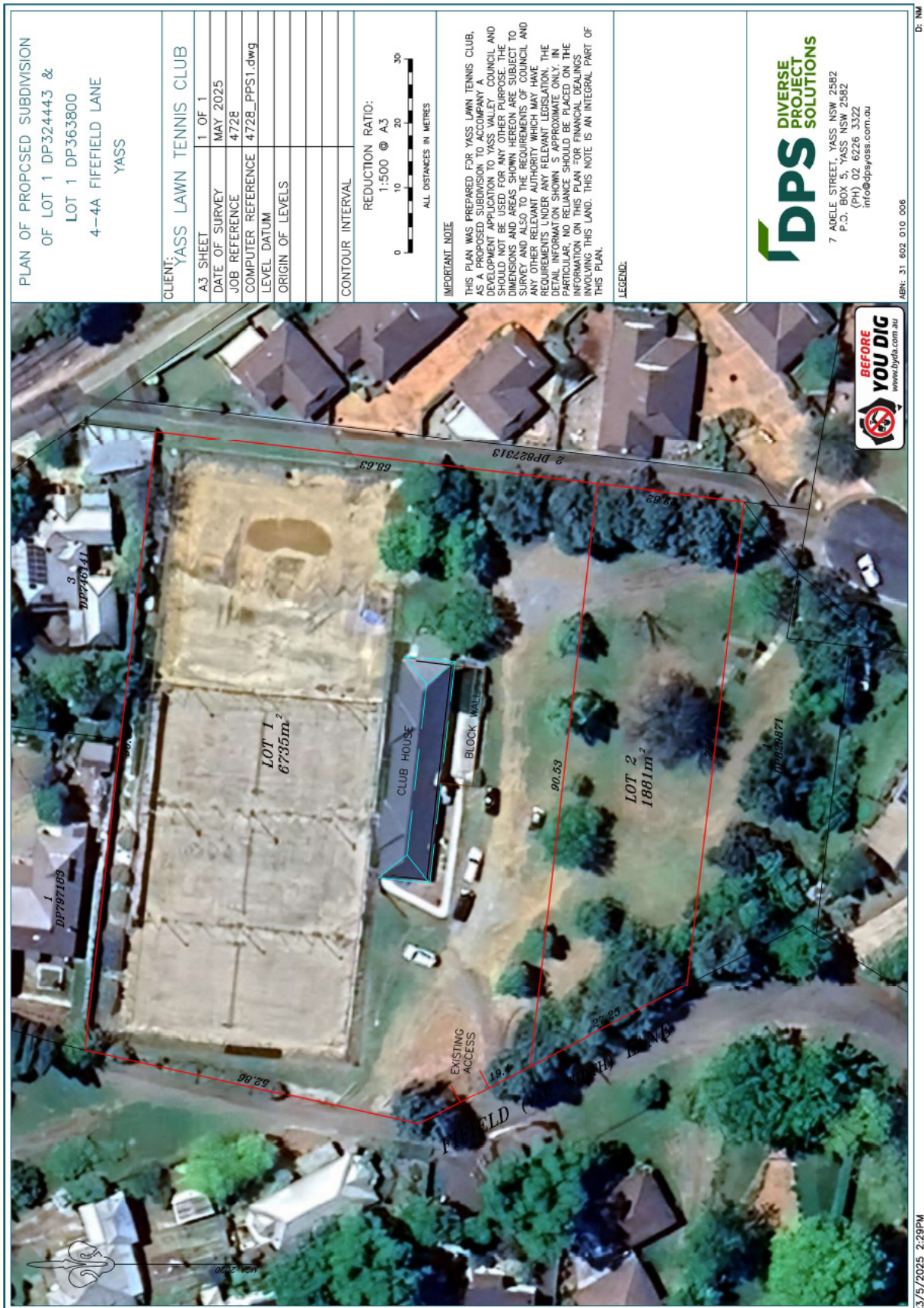


Figure 2: Proposed Plan of Subdivision (Source: DPS YASS Pty Ltd, October 2026)

5.3 EXISTING USE AND CONTINUITY

The proposal will not alter the existing use of the land. The Yass Lawn Tennis Club will continue to operate on the enlarged Proposed Lot 1, with no changes to the intensity, scale, or nature of the use.

The subdivision facilitates the continued operation of the tennis club by ensuring that the allotment containing the facility is appropriately sized to accommodate its current and future operational requirements.

5.4 FUTURE DEVELOPMENT POTENTIAL

The proposed subdivision is designed to retain and enhance the development potential of the residual allotment (Proposed Lot 2), which is zoned R3 Medium Density Residential.

While no future development is proposed as part of this application, the resulting allotment will be capable of accommodating medium density residential development, including dual occupancies, multi-dwelling housing, or similar permissible uses, subject to a separate Development Application.

The proposal ensures that the residual lot is:

- Of sufficient size to support compliant development;
- Configured to allow for efficient site planning, access, and servicing; and
- Consistent with the objectives of the R3 zone and applicable planning controls.

5.5 ACCESS AND SERVICING

No changes to existing access arrangements are proposed as part of this subdivision.

- **Vehicular access** to Proposed Lot 1 will continue to be provided via Fifield Lane;
- Future access to Proposed Lot 2 will be determined at the Development Application stage for any future residential development.

The site is already serviced by existing infrastructure, including water, sewer, electricity, and telecommunications. The proposed subdivision will not increase demand on these services, nor will it require augmentation of existing infrastructure.

Any future development on Proposed Lot 2 will be required to connect to available services in accordance with Council requirements.

5.6 PHYSICAL WORKS

No physical works are proposed as part of this Development Application.

The subdivision is limited to the redefinition of cadastral boundaries and does not involve:

- Earthworks;
- Vegetation clearing;
- Construction of buildings or structures;
- Installation of new infrastructure; or
- Alteration to existing site conditions.

Any physical works associated with future development will be subject to separate approval.

5.7 STAGING

The proposed subdivision is intended to be undertaken as a **single-stage development**.

Upon approval of the Development Application, the subdivision will be formalised through the registration of a plan of subdivision with NSW Land Registry Services, in accordance with Council's conditions of consent.

5.8 COMPLIANCE WITH PLANNING OBJECTIVES

The proposed development has been designed to achieve the following outcomes:

- Rationalise existing lot boundaries to reflect actual land use patterns;
- Support the ongoing operation and future enhancement of an established community facility;
- Retain and facilitate future medium density residential development;
- Ensure efficient use of serviced urban land; and
- Align with the strategic planning intent of the Yass Valley LGA.

5.9 SUMMARY

In summary, the proposed development comprises a **straightforward boundary adjustment and two (2) lot Torrens Title subdivision** that:

- Improves the functional configuration of the land;
- Supports the continued use of the Yass Lawn Tennis Club;
- Retains future development potential in accordance with the zoning; and
- Does not result in any physical or environmental impacts.

The proposal represents a logical and orderly planning outcome and forms an appropriate response to the existing conditions and planning framework applying to the site.

6 ENVIRONMENTAL IMPACTS

6.1 OVERVIEW

This section of the Statement of Environmental Effects provides an assessment of the likely environmental impacts associated with the proposed **boundary adjustment and two (2) lot Torrens Title subdivision at 4 Fifield Lane, Yass NSW 2582**.

The proposed development is administrative in nature and is limited to the reconfiguration of existing cadastral boundaries. The proposal does not involve any physical works, demolition, vegetation removal, earthworks, infrastructure installation, or changes to the current use of the land.

As such, the development is not expected to give rise to any significant adverse environmental impacts. Notwithstanding this, the following matters have been considered in order to provide a complete assessment of the proposal having regard to the matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

6.2 LAND USE AND SITE FUNCTIONALITY

The primary environmental and planning effect of the proposal is the rationalisation of land use across the subject site. The proposed boundary adjustment has been designed to better align the cadastral configuration of the land with its existing and intended use.

In particular, the proposal will increase the area of the allotment containing the established **Yass Lawn Tennis Club**, thereby ensuring that the landholding more appropriately reflects the operational footprint and future needs of the recreational facility.

This is considered to be a positive planning outcome, as it provides greater certainty for the continued use, management and future upgrade of the site for community recreation purposes.

At the same time, the residual allotment will remain capable of accommodating future residential development consistent with the zoning and strategic planning intent of the locality.

The proposal therefore supports a more orderly and efficient use of urban land without compromising the existing recreational use or the future residential potential of the site.

Overall, the proposal is considered to result in a positive land use outcome and does not give rise to any land use conflict or incompatibility.

6.3 CHARACTER AND VISUAL IMPACT

As no physical development or site works are proposed as part of this application, the subdivision will not result in any immediate change to the visual presentation or built form character of the site or surrounding locality.

The existing tennis courts, clubhouse, fencing, access arrangements and surrounding landscape setting will remain unchanged. There will be no alteration to the site's existing appearance, no additional building bulk or scale, and no visual encroachment upon adjoining land.

The proposed development will therefore have **no adverse visual or streetscape impacts** and will maintain the established character of the site and its surrounding urban context.

6.4 TRAFFIC, ACCESS AND PARKING

The proposal does not involve any change to the existing operation of the Yass Lawn Tennis Club and does not seek approval for any intensification of use, expansion of patron numbers, or physical redevelopment of the site.

Accordingly, the proposal will not generate any additional traffic movements, parking demand, or access impacts in its own right.

Existing vehicular and pedestrian access arrangements to the tennis club will remain unchanged, and the subdivision will not adversely affect the ability of either resultant allotment to be accessed in the future. The enlarged allotment containing the tennis club will in fact provide greater flexibility for the future formalisation or improvement of on-site access and parking arrangements, should this be pursued under a separate future development application.

As such, the proposed development is not expected to have any unreasonable impact on the local road network, traffic safety, or parking availability within the surrounding area.

6.5 INFRASTRUCTURE AND SERVICING

The subject land is located within the urban area of Yass and is capable of being serviced by existing utility and infrastructure networks.

As the current application relates solely to the reconfiguration of lot boundaries and does not involve any building works or servicing upgrades, the proposal will not create any immediate additional demand on reticulated water, sewer, electricity, telecommunications or drainage infrastructure.

The proposal will also not compromise the ability of either resultant allotment to be appropriately serviced in the future. In this regard, the subdivision is considered to represent an orderly and efficient urban land use outcome that is compatible with the infrastructure context of the site.

6.6 NOISE AND AMENITY

The proposed subdivision will not alter the existing use of the land and will not in itself generate any increase in noise, activity, hours of operation, or disturbance to adjoining properties.

The continued use of the site as a lawn tennis club is an established feature of the locality and will remain unchanged by the proposed subdivision. Similarly, no residential development is proposed as part of the current application and therefore no immediate amenity impacts will arise in relation to privacy, overshadowing, acoustic intrusion or interface issues.

6.7 ECOLOGY VEGETATION AND BIODIVERSITY

The proposed development does not involve any physical disturbance to the site and will not require the clearing of native vegetation, removal of trees, disturbance of habitat, or alteration to any ecological features.

No works are proposed that would trigger the need for biodiversity assessment under the **Biodiversity Conservation Act 2016**, nor is the proposal expected to impact on threatened species, ecological communities, or biodiversity values.

Given the administrative nature of the application, the proposal is considered to have **nil biodiversity impact**.

6.8 TOPOGRAPHY, DRAINAGE AND SOIL STABILITY

The proposal will not alter the existing topography or drainage characteristics of the site, as no cut, fill, excavation, earthworks or construction activity is proposed.

There will be no change to stormwater runoff patterns, overland flow behaviour, or soil stability as a result of the subdivision itself. The existing site conditions will remain unchanged pending any future redevelopment proposals, which would be subject to separate assessment as required.

The proposed development is therefore not expected to result in any adverse impacts in relation to:

- Land stability;
- Erosion or sedimentation;

- Surface water flow;
- Stormwater drainage; or
- Site suitability.

6.9 HERITAGE AND ARCHAEOLOGICAL CONSIDERATIONS

The proposal does not involve any disturbance to the land or any known heritage item and will not alter the setting or significance of any heritage place.

The administrative subdivision of the land is not expected to impact any known Aboriginal or non-Aboriginal heritage values, nor does the proposal involve excavation or disturbance that would give rise to archaeological concerns.

Accordingly, no adverse heritage impacts are anticipated as a result of the proposed development.

6.10 SOCIAL AND ECONOMIC IMPACTS

the proposed development is considered to have a **positive social and economic outcome**.

From a social perspective, the proposal supports the continued operation and long-term viability of the **Yass Lawn Tennis Club**, which provides an important recreational and community function within the Yass township. By enlarging the allotment containing the club facilities, the proposal improves the practical landholding arrangement associated with this established community use and provides greater opportunity for its future enhancement.

From an economic and strategic planning perspective, the proposal also preserves the future residential development potential of the balance land, thereby supporting the efficient use of serviced urban land within a residential growth area. This outcome is consistent with broader strategic planning objectives that seek to encourage housing supply, urban consolidation and the retention of valued community infrastructure within established settlements.

Overall, the proposal is considered to provide a balanced and beneficial outcome that supports both community infrastructure and future residential land use opportunities.

6.11 CUMULATIVE IMPACTS

The proposal is not expected to result in any adverse cumulative impacts when considered in conjunction with existing or foreseeable development in the locality.

The development does not intensify the existing use of the land, generate new environmental burdens, or prejudice the future orderly development of adjoining land. Rather, it provides a more logical cadastral arrangement that supports the long-term planning and use of the site.

6.12 CONCLUSION

Having regard to the above, the proposed boundary adjustment and two (2) lot Torrens Title subdivision is not expected to result in any significant adverse environmental impacts.

The proposal is limited in scope, administrative in nature, and does not involve any immediate physical change to the land. The development will not adversely affect the visual character, environmental qualities, access arrangements, servicing capacity, amenity, biodiversity values, or overall suitability of the site.

To the contrary, the proposal will facilitate a more practical and orderly landholding arrangement that supports the continued operation of the Yass Lawn Tennis Club while retaining the future residential development potential of the balance land.

The environmental impacts associated with the proposal are therefore considered to be negligible and acceptable in the context of the site and surrounding locality.

TABLE 2 – KEY SITE ATTRIBUTES

ATTRIBUTE	DETAILS
Legal Description	Lot 1 DP324443 & Lot 1 DP363800.
Site Address	4 Fifield Lane, YASS.
Local Government Area	Yass Valley Council.
Applicable LEP	Yass Valley Local Environmental Plan 2013.
Land Use Zone	R3 Medium Density Residential.

Existing Use	Yass Lawn Tennis Club and associated recreational facilities.
Proposed Development Context	Boundary adjustment/subdivision to retain the tennis club on one allotment and create a separate residue lot for future residential development.
Existing Improvements	Tennis courts, fencing, ancillary club infrastructure, access arrangements, open landscaped areas and associated recreational facilities.
Site Setting	Established urban residential locality within the Yass township.
Locality Character	Mixed urban residential and community/recreational setting with detached dwellings, potential medium density housing and local infrastructure.
Surrounding Land Uses	Residential development, local roads, community/recreational uses and urban infrastructure.
Site Configuration	Existing urban landholding comprising two lots associated with recreational use.
Topography	Generally, level to gently undulating and suitable for subdivision purposes.
Vegetation	Predominantly managed landscaping and open recreational surfaces, with limited environmental vegetation constraint.
Access	Existing access available from Fifield Lane and the surrounding local road network.

Road Frontage	Frontage to Fifield Lane.
Servicing Capability	Capable of connection to existing urban services, including water, sewer, electricity, telecommunications and stormwater infrastructure.
Stormwater	Capable of being managed through existing or upgraded urban drainage arrangements, subject to detailed design.
Environmental Constraints	Limited environmental constraints identified for the proposed boundary adjustment/subdivision.
Bushfire Considerations	Located within an established urban context with no apparent significant bushfire interface constraint.
Flooding Considerations	No known significant flooding constraint identified for the proposed subdivision outcome.
Heritage Considerations	No known heritage constraint identified that would prevent the proposed development.
Traffic and Access	The local road network is capable of accommodating the proposed subdivision outcome, noting future residential development would be separately assessed.
Streetscape Character	Existing open recreational character within an established residential setting
Site Opportunities	Efficient use of serviced urban land, protection of tennis club operations, creation of a logical future residential lot and consistency with R3 zoning.

Site Constraints	Need to retain practical operation of the tennis club, ensure lawful access and servicing, and avoid prejudicing future residential development.
Planning Suitability	Suitable for boundary adjustment/subdivision having regard to zoning, services, access, site characteristics and locality context.
Overall Site Capability	The land is capable of accommodating the proposed subdivision outcome without unacceptable environmental, amenity or infrastructure impacts

7. STATUTORY REQUIREMENTS

This section of the Statement of Environmental Effects provides an assessment of the proposed development against the relevant statutory planning framework applying to the subject land at **4 Fifield Lane, Yass NSW 2582**.

The proposal has been assessed having regard to the applicable environmental planning instruments, development control plans, State Environmental Planning Policies, and other statutory matters relevant to the determination of the Development Application pursuant to **Section 4.15(1)(a)** of the **Environmental Planning and Assessment Act 1979**.

The subject site is legally described as **Lot 1 in Deposited Plan 324443 and Lot 1 in Deposited Plan 363800** and is located within the **Yass Valley Local Government Area**.

The key statutory planning controls relevant to the proposed development are as follows:

- **Environmental Planning and Assessment Act 1979**
- **Environmental Planning and Assessment Regulation 2021**
- **Yass Valley Local Environmental Plan 2013**
- **Yass Valley Development Control Plan 2024**
- Relevant **State Environmental Planning Policies (SEPPs)**

Each of these matters is addressed in turn below.

7.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The proposed development application is made pursuant to **Part 4** of the **Environmental Planning and Assessment Act 1979 (EP&A Act)**, which provides the legislative framework for the assessment and determination of development requiring development consent in New South Wales.

The proposal seeks development consent for a **boundary adjustment and two (2) lot Torrens Title subdivision**. The development is not identified as exempt development or complying development and therefore requires assessment and determination by **Yass Valley Council** as the consent authority.

The proposal has been prepared and assessed having regard to the matters for consideration under **Section 4.15** of the EP&A Act, which are addressed in detail later within this report.

The proposed development is considered to be capable of determination under Part 4 of the EP&A Act and does not trigger any alternate assessment pathway such as:

- **Designated Development;**
- **Integrated Development;**
- **Regionally Significant Development;** or
- **State Significant Development.**

The proposal is therefore appropriately lodged and assessed as a local development application.

7.2 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

The Development Application has been prepared having regard to the lodgement and procedural requirements of the **Environmental Planning and Assessment Regulation 2021**.

The application is accompanied by the plans, supporting documentation and assessment material necessary to enable a proper consideration of the proposal, including this Statement of Environmental Effects and associated subdivision plan.

The proposal does not trigger any additional procedural requirements under the Regulation beyond those ordinarily associated with a local subdivision development application.
The application is therefore considered to be consistent with the relevant requirements of the Regulation.

7.3 YASS VALLEY LOCAL ENVIRONMENTAL PLAN 2013

The principal environmental planning instrument applying to the subject site is the **Yass Valley Local Environmental Plan 2013 (YVLEP 2013)**.

The YVLEP 2013 establishes the statutory planning framework for land use permissibility and development standards within the Yass Valley local government area. The proposal has been assessed against the relevant provisions of the LEP and is considered to be generally consistent with the intent and objectives of the instrument.

The key clauses relevant to the proposal include:

- **Clause 1.2 – Aims of Plan**
- **Land Zoning Map**
- **Clause 2.3 – Zone Objectives and Land Use Table**
- **Clause 2.6 – Subdivision – consent requirements**

- **Clause 4.1 – Minimum subdivision lot size**
- Any other site-specific clauses, where relevant

A detailed assessment of the applicable clauses of the YVLEP 2013 is provided in the following section of this report.

At a strategic level, the proposal is considered to be consistent with the YVLEP 2013 as it facilitates an orderly and efficient subdivision outcome within an established urban area and supports both:

- The ongoing operation of an established recreational/community facility; and
- The future residential development potential of the balance land in a manner consistent with the zoning of the site.

7.4 YASS VALLEY DEVELOPMENT CONTROL PLAN 2024

The proposed development has also been assessed against the relevant provisions of the **Yass Valley Development Control Plan 2024 (YVDCP 2024)**.

The YVDCP 2024 provides more detailed planning and design guidance to support the implementation of the LEP and to ensure that development outcomes are consistent with the character, functionality and amenity expectations of the locality.

Given the nature of the current application, the most relevant DCP considerations relate to:

- Site functionality and subdivision design;
- Access and servicing capability;
- Future development potential of resultant allotments;
- Orderly and efficient use of land.

As the proposal does not involve any physical works or built form outcomes, many of the detailed built form controls contained within the DCP are not directly applicable at this stage. Nevertheless, the proposed subdivision has been prepared in a manner that will allow each resultant allotment to be used and developed in accordance with the relevant provisions of the DCP in the future.

A more detailed assessment of the applicable DCP controls is provided later in this report.

7.5 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

The proposed development has been assessed against the relevant State Environmental Planning Policies (SEPPs) applying to the land and development.

Based on the nature of the proposal, the following SEPPs are of potential relevance:

- **State Environmental Planning Policy (Resilience and Hazards) 2021**
- **State Environmental Planning Policy (Biodiversity and Conservation) 2021**
- **State Environmental Planning Policy (Planning Systems) 2021**
- **State Environmental Planning Policy (Housing) 2021**, where relevant to the broader zoning context of the site

Having regard to the nature of the proposal, it is noted that the subdivision is administrative in nature and does not involve any demolition, contamination-sensitive land use change, physical disturbance, or built form works. As such, the majority of SEPP provisions are either not triggered or are of limited direct relevance to the current application.

Where relevant, applicable SEPP considerations are addressed later within this report.

7.6 DEVELOPMENT CLASSIFICATION

The proposed development has been reviewed against the relevant classification provisions of the EP&A Act and associated planning framework.

It is noted that the proposal:

- Is **not designated development**;
- Is **not integrated development**;
- Is **not threatened species development**;
- Is **not regionally significant development**;
- Is **not State significant development**; and
- Does not trigger any known concurrence or referral requirement beyond the ordinary assessment processes applicable to a local subdivision application.

The application is therefore appropriately characterised as a **local development application** to be determined by **Yass Valley Council**.

7.7 PLANNING MERIT

Having regard to the statutory planning framework outlined above, the proposed development is considered to have planning merit for the following reasons:

- It is **permissible with consent** within the applicable zone;
- It is consistent with the **objectives of the R3 Medium Density Residential zone**;

- It supports the **ongoing viability of an established community recreation use**;
- It retains the **future residential development potential** of appropriately zoned urban land;
- It does not involve any immediate physical works or adverse environmental impacts;
- It represents a **logical and orderly subdivision outcome** within an established urban area; and
- It is capable of complying with the relevant statutory planning controls.

Accordingly, the proposal is considered to be consistent with the relevant statutory requirements and capable of being supported on planning merit grounds.

7.8 CONCLUSION

The proposed development has been prepared and assessed having regard to the applicable statutory planning framework, including the **Environmental Planning and Assessment Act 1979**, **Environmental Planning and Assessment Regulation 2021**, **Yass Valley Local Environmental Plan 2013**, **Yass Valley Development Control Plan 2024**, and all relevant **State Environmental Planning Policies**.

The proposal is considered to be permissible with consent, appropriately characterised as a local development application, and generally consistent with the strategic and statutory planning intent applying to the subject land.

On this basis, the proposal is considered to satisfy the relevant statutory requirements applicable to the site and development.

TABLE 3 – COMPLIANCE WITH YVLEP 2013

The following table provides an assessment of the proposed development against the relevant provisions of the **Yass Valley Local Environmental Plan 2013 (YVLEP 2013)**. The YVLEP 2013 is the principal environmental planning instrument applying to the subject land and establishes the statutory framework for land use permissibility, subdivision and development standards within the Yass Valley local government area.

The subject land is known as **4 Fifield Lane, Yass NSW 2582**, being **Lot 1 in Deposited Plan 324443** and **Lot 1 in Deposited Plan 363800**, and is understood to be zoned **R3 Medium Density Residential** under the YVLEP 2013. The current R3 zone objectives include providing for housing needs within a medium density residential environment, providing a variety of housing types, enabling services and facilities to meet day-to-day needs of residents, and providing opportunities for medium density housing close to shops, transport, services, open space and employment

CLAUSE	PROVISION	COMPLIANCE RESPONSE
<i>Land Zoning Map</i>	Zone R3 – Medium Density Residential	The site is zoned R3 Medium Density Residential under the YVLEP 2013. The proposed subdivision is consistent with the purpose of the zone and facilitates future medium density residential development in accordance with Council's strategic growth objectives for Yass. The proposal represents an efficient use of existing urban land within proximity to established infrastructure and community services.
<i>Clause 1.2 – Aims of the Plan</i>	Sets out the overarching aims of the LEP, including promoting orderly development, protecting environmental values, ensuring housing diversity, and supporting community wellbeing.	The proposal is consistent with the aims of the Plan. The subdivision will rationalise the existing allotment configuration in a manner that supports the continued operation of the Yass Lawn Tennis Club while retaining the future residential development potential of the balance land.

The proposal promotes an orderly and efficient urban land use outcome, does not involve any physical disturbance, and will not generate land use conflict.

In this regard, the development is consistent with the aims relating to sustainable development, housing diversity and minimisation of land use conflict.

Clause 2.1 Land Use zones

Identifies the land use zones and specifies that development may be carried out only with or without consent as permitted within the zone.

The proposal is consistent with the objectives of the R3 zone. Importantly, the application does not seek to undermine or sterilise the residential purpose of the land.

Rather, it retains the development potential of the balance allotment for future medium density residential purposes while enlarging the lot containing the existing tennis club so that the established community recreation use can continue to operate effectively.

The proposal therefore achieves a balanced planning outcome that recognises both the existing lawful community use and the longer-term residential intent of the zone.

Clause 2.3 – Zone Objectives and Land Use Table

The objectives of the R3 zone include:

- To provide for a variety of housing types within a medium-density residential environment.
- To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.

The proposal is not prohibited development.

The allotment containing the tennis club is associated with an established community recreation use, and the subdivision does not alter the lawful use of the land or introduce a prohibited use.

The subdivision itself is capable of being considered under clause 2.6.

- To ensure development maintains residential amenity and is compatible with the character of the locality.

The balance allotment remains capable of future residential development consistent with the zone.

This clause is directly applicable and is the principal permissibility clause for the current application.

The proposal seeks consent for a boundary adjustment and two-lot Torrens title subdivision.

*Clause 2.6
Subdivision –
consent
requirements*

Requires development consent for the subdivision of land.

The subdivision has been designed to produce a more practical cadastral outcome, better align the allotment containing the existing tennis club infrastructure with its operational footprint and future upgrade potential, and preserve the development potential of the balance lot.

The proposal is therefore an appropriate exercise of the subdivision power conferred by clause 2.6.

*Clause 4.1
Minimum
Subdivision Lot Size*

Establishes the minimum lot size shown on the Lot Size Map for land within the R3 zone.

The proposed lot configuration complies with the minimum lot size standard applicable to the site. Each lot has been designed to reflect functional use:

- **Lot 1:** Retains the existing Yass Lawn Tennis Club, including adequate area for on-site car parking and operations.
- **Lot 2 (Residue Lot):** Provides a developable parcel suitable for future residential development consistent with medium density objectives.

The proposed subdivision pattern optimises land efficiency while

maintaining compliance with the minimum lot size and access standards.

Clause 4.3 Height of buildings

Under Clause 4.3(2), the height of any building must not exceed the maximum height identified for the land on the *Height of Buildings Map* accompanying the Yass Valley LEP 2013.

It is noted that the subject development application relates exclusively to the subdivision of land. No built form, operational development, or construction activity is proposed as part of this application.

Any future building works will be subject to subsequent development consent.

Clause 4.4 Floor space ratio

Establishes the maximum permissible floor space ratio (FSR) to control building bulk and intensity of development.

It is noted that the subject development application relates exclusively to the subdivision of land. No built form, operational development, or construction activity is proposed as part of this application.

Any future building works will be subject to subsequent development consent.

Clause 5.10 Heritage conservation

Protects heritage items and conservation areas listed under Schedule 5 of the LEP.

The subject land is **not identified as a heritage item**, nor is it located within a heritage conservation area. The proposal will not impact any known heritage items or cultural heritage significance within the surrounding area.

It is considered the proposal is consistent with the surrounding development in terms of compatibility with the Yass Local Environmental Plan 2013, as outlined in CL5.10.

Further, the proposal is administrative in nature and does not involve physical disturbance or works. Accordingly, the subject development application warrants approval from a heritage perspective.

Clause 5.21 Flood planning

Applies to land identified as being at or below the flood planning level.

Council's flood mapping indicates that the site is **not identified as flood-affected land**. The subdivision will not alter natural drainage patterns or increase flood risk to adjoining properties.

Future development on the residue lot will be required to incorporate stormwater controls consistent with Council's engineering requirements.

Clause 6.1 Earthworks

Clause 6.1 of the *Yass Valley Local Environmental Plan 2013* aims to ensure that any earthworks associated with development are carried out in a manner that:

- Minimises impacts on drainage patterns, soil stability, water quality and existing landform;
- Avoids adverse effects on neighbouring properties and the public domain;
- Protects archaeological and heritage features; and
- Ensures that the land, following works, remains suitable for the intended land use.

Under this clause, the consent authority must consider:

1. The likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability;
2. The effect of the proposed works on the likely future use or redevelopment of the land;
3. The quality of the fill or the soil to be excavated;

The proposed development involves the subdivision of land only and does not include any physical works, excavation, or filling as part of this application. Consequently, no earthworks requiring consent under Clause 6.1 are proposed or anticipated at this stage.

The existing site topography and drainage patterns will remain unchanged. No cut, fill, or site regrading will occur as part of the subdivision process. The proposal therefore presents no risk of soil instability, erosion, sedimentation, or alteration to natural drainage.

Any future development on the newly created lots will be required to undertake detailed civil design and earthworks assessment at the building or subdivision works stage to ensure compliance with Council's *Engineering Design Guidelines* and the *Soil and Water Management Code of Practice*.

Accordingly, the proposal is considered consistent with Clause 6.1 of the *Yass Valley Local Environmental Plan 2013*, as:

- No disturbance to landform or soil stability will occur;

4. The effect of the proposed works on the amenity of adjoining properties;
 5. The source of any fill material and the destination of excavated material;
 6. The potential for adverse impacts on heritage or cultural features; and
 7. The proximity of the site to any watercourse, natural area or environmentally sensitive feature.
- No impact to adjoining properties, heritage, or natural features will arise; and
 - The land will remain physically suitable for future residential development in accordance with its R3 zoning.

*Clause 6.3
Terrestrial
biodiversity*

Clause 6.3 of the *Yass Valley Local Environmental Plan 2013* applies to land identified as having biodiversity significance on the Terrestrial Biodiversity Map. The clause seeks to:

- Protect and maintain areas of native vegetation and wildlife habitat;
- Minimise impacts on biodiversity values resulting from development;
- Ensure that the ecological integrity and connectivity of habitat corridors are preserved; and
- Encourage development design that integrates and responds sensitively to environmental constraints.

Under this clause, the consent authority must consider the following matters when assessing a development application:

1. The extent to which the development is likely to have any adverse impact on the

A review of the *Terrestrial Biodiversity Map* accompanying the YVLEP 2013 indicates that the subject site at 4 Fifield Lane, Yass, is not identified as containing mapped terrestrial biodiversity values or any area of high ecological sensitivity.

The site has been previously cleared and developed for urban and recreational use, containing maintained grassed areas and existing improvements associated with the Yass Lawn Tennis Club. No native vegetation, habitat features, or ecological corridors will be removed or disturbed as part of this proposal.

Importantly, the development application seeks subdivision of land only, and no physical works, vegetation removal, or disturbance to soil or habitat will occur as part of this consent.

The proposal will therefore not result in any direct or indirect impacts on native flora or fauna.

Any future development on the resultant lots will be subject to further environmental assessment, at which time

- | | |
|--|---|
| <p>condition, structure, and function of native vegetation or the habitat of threatened species, populations or ecological communities;</p> <p>2. Any adverse impact on the connectivity between habitats of threatened species;</p> <p>3. The measures proposed to avoid, minimise or mitigate those impacts; and</p> <p>4. The consistency of the development with any recovery plan or threat abatement plan under the <i>Biodiversity Conservation Act 2016</i>.</p> | <p>specific biodiversity considerations will be addressed (if relevant).</p> <p>Accordingly, the proposal is considered consistent with Clause 6.3 – Terrestrial Biodiversity of the <i>Yass Valley Local Environmental Plan 2013</i>, as:</p> <ul style="list-style-type: none"> • The site does not contain mapped biodiversity or ecological constraints; • No vegetation removal or earthworks are proposed; • There will be no adverse impact on threatened species or habitat connectivity; and • The proposal maintains the ecological integrity of the surrounding environment. |
|--|---|

*Clause 6.4
Groundwater
vulnerability*

Protects groundwater resources from potential contamination or overuse.

A review of the *Groundwater Vulnerability Map* indicates that the subject site at 4 Fifield Lane, Yass, is not identified as being located on or within a mapped area of groundwater vulnerability under the *Yass Valley Local Environmental Plan 2013*.

The development proposal seeks subdivision of land only and does not involve any physical works, excavation, or changes to site hydrology.

There will be no disturbance to natural ground surfaces, no installation of services, and no alteration of subsurface drainage patterns as part of this application.

Given the existing developed and maintained nature of the site — currently containing cleared and modified land associated with the Yass Lawn Tennis Club — there is negligible potential for contamination or alteration of

groundwater recharge and flow characteristics.

Any future development on the newly created lots will be subject to further assessment, at which point stormwater management and water-sensitive design measures will be considered to ensure ongoing protection of groundwater quality.

Accordingly, the proposed subdivision is consistent with Clause 6.4 – Groundwater Vulnerability of the *YVLEP 2013*, as:

- The land is not identified as groundwater vulnerable;
- The proposal involves no excavation or contamination risk;
- The hydrological characteristics of the area will remain unchanged; and
- The proposal will not adversely affect groundwater quality, recharge, or flow.

Clause 6.5 Riparian land and watercourses

Applies to land adjacent to natural watercourses and seeks to protect riparian corridors and water quality.

The site is located in proximity to the **Yass River**, but all existing and proposed lot boundaries are **set well back** from the mapped riparian corridor.

The subdivision will not involve disturbance to riparian vegetation or watercourse modification.

The separation distance ensures the protection of water quality, habitat connectivity, and visual amenity.

Clause 6.6 Salinity

Clause 6.6 of the *Yass Valley Local Environmental Plan 2013* applies to land identified as being

A review of the *Salinity Map* under the *Yass Valley Local Environmental Plan 2013* indicates that the subject site at 4 Fifield Lane, Yass, is not identified as being

affected by salinity risk on the *Salinity Map*.

The objectives of this clause are to:

- a. Prevent increased salinity resulting from development;
- b. Reduce the potential adverse impacts of salinity on built structures, vegetation, and the environment; and
- c. Encourage the adoption of construction and land management practices that mitigate salinity risks.
- d. Under Clause 6.6(3), before granting development consent, the consent authority must consider:
 1. Whether the development is likely to contribute to or be affected by salinity;
 2. The measures proposed to prevent or mitigate potential impacts of salinity; and
 3. The appropriateness of building materials and drainage systems to address potential salinity effects.

located within an area affected by mapped salinity.

The site has been previously cleared and developed and is currently occupied by the Yass Lawn Tennis Club, consisting of maintained grassed areas and associated infrastructure.

The landform is relatively level and well-drained, with no evidence of salt scalding, bare patches, or saline seepage visible on or adjoining the site.

The proposal involves a two (2) lot Torrens Title subdivision and does not include any physical works, vegetation removal, or changes to soil profile that could alter the existing hydrological balance or exacerbate salinity processes.

As such, there will be no increase in surface runoff, infiltration, or rising groundwater levels as a result of the proposal.

Any future development on the resultant lots will be designed in accordance with best practice site management principles, including appropriate stormwater drainage, erosion control, and landscaping, to ensure the ongoing stability of the site and prevent any potential salinity impacts.

Accordingly, the proposed subdivision is consistent with Clause 6.6 – Salinity of the *Yass Valley Local Environmental Plan 2013*, as:

- The land is not identified as being affected by mapped salinity;
- The proposal involves no ground disturbance or construction;

- There is negligible potential for increased salinity risk; and
- Appropriate measures are available for future site management and construction to prevent salinity-related impacts.

Clause 6.7 of the *Yass Valley Local Environmental Plan 2013* applies to land identified as being affected by highly erodible soils on the *Erosion Hazard Map*.

- The objectives of this clause are to:
- Prevent soil erosion and sedimentation resulting from development;
- Ensure that development is designed, constructed, and managed to minimise the risk of erosion; and Protect the quality of watercourses, drainage systems, and downstream environments from sedimentation impacts.

Clause 6.7 Highly erodible soils

Under Clause 6.7(3), before granting development consent, the consent authority must consider:

1. The extent to which the development is likely to disturb the soil and result in erosion;
2. The measures proposed to minimise soil disturbance and prevent erosion; and
3. Whether the development is consistent with any relevant guidelines or best practice

A review of the *Highly Erodible Soils Map* under the *Yass Valley Local Environmental Plan 2013* indicates that the subject site at 4 Fifield Lane, Yass, is not identified as being affected by mapped highly erodible soils.

The site is located within an established urban area and is predominantly cleared, level, and developed as part of the Yass Lawn Tennis Club facility.

The existing ground surfaces comprise maintained grassed areas and compacted soil associated with existing recreational infrastructure.

This Development Application seeks subdivision of land only, with no physical works, vegetation removal, or regrading of land proposed as part of this approval. As such, there will be no direct soil disturbance, exposure, or erosion risk arising from the current proposal.

Future development of the newly created lots will be subject to separate development consent and assessment, at which time detailed erosion and sediment control measures will be required in accordance with *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) and the Yass Valley Development Control Plan (DCP).

erosion and sediment control principles.

Given the absence of earthworks or vegetation clearing, and the stable condition of the site, the potential for erosion, sedimentation, or downstream impact on local drainage systems or the Yass River is considered negligible.

Accordingly, the proposal is consistent with Clause 6.7 – Highly Erodible Soils of the *Yass Valley Local Environmental Plan 2013*, as:

- The land is not identified as containing mapped highly erodible soils;
- No works or soil disturbance are proposed as part of this application;
- There is negligible potential for erosion or sedimentation impacts; and
- The proposal maintains environmental protection of downstream receiving environments.

Clause 6.8 Essential Services

Development consent must not be granted unless essential services (water, sewer, electricity, drainage, and road access) are available or can be made available to the site.

This clause is relevant. The land is located in an established urban area of Yass and already contains an established community facility.

The proposal is administrative in nature and does not itself create immediate servicing demands beyond those associated with lawful use and future orderly development.

The resultant lots are capable of being appropriately serviced, and the enlarged tennis club lot will continue to have access to essential infrastructure. The proposal is therefore consistent with clause 6.8.

The proposed subdivision is **consistent with the objectives and provisions** of the *Yass Valley Local Environmental Plan 2013*. It represents an orderly and sustainable development outcome that aligns with the intent of the R3 Medium Density Residential Zone and broader strategic planning direction for Yass.

In planning terms, the proposal achieves a logical and orderly landholding outcome by:

- enlarging the allotment containing the established tennis club facilities,
- preserving the future residential development potential of the balance land,
- avoiding any immediate physical disturbance or land use intensification, and
- maintaining consistency with the strategic and statutory intent of the R3 Medium Density Residential zone.

TABLE 4 – COMPLIANCE WITH YVDCP 2024

The proposed development has been assessed against the relevant provisions of the **Yass Valley Development Control Plan 2024 (YVDCP 2024)**.

The YVDCP 2024 provides detailed planning and design guidance intended to support the implementation of the **Yass Valley Local Environmental Plan 2013 (YVLEP 2013)** and to ensure that development within the local government area achieves appropriate outcomes in relation to site planning, urban form, amenity, access, environmental management and the orderly development of land.

The current application seeks consent for a **boundary adjustment and two (2) lot Torrens Title subdivision** only. Importantly, the proposal is **administrative in nature** and does not seek approval for any building works, demolition, earthworks, vegetation removal, access works, civil works or change of use.

Accordingly, the assessment below focuses on those provisions of the DCP that are **directly relevant to subdivision, site planning, access, servicing, orderly development and future development capability**.

Notwithstanding this, the proposal has been assessed against the relevant DCP principles to demonstrate that the subdivision will result in an **orderly, functional and appropriate land use outcome**.

PART B – PRINCIPLES FOR ALL DEVELOPMENT

All development is to be considered on its individual merits, including site suitability and responsiveness to site constraints.

The development has been assessed having regard to the characteristics of the site, including the existing dwelling, heritage item, environmental zoning, river corridor, vegetation, landform, access and surrounding rural-residential character.

OBJECTIVE/ CONTROL	ASSESSMENT
<i>B1 Sustainability</i> <i>a. Increase tree retention and provision at development stage to increase and enhance tree cover, for visual, social, environmental, economic and ecological values.</i>	The proposal is considered to be sustainable in environmental, social and economic terms. From an environmental perspective, the development does not involve any physical works, site disturbance, earthworks, vegetation removal or built form outcomes.

b. Discourage the use of heat producing surfaces in preference of natural materials, surfaces and finishes.

c. Encourage the use of sustainable building materials.

d. Avoid excessive resource consumption and minimise waste.

As such, the proposal will not give rise to environmental degradation or resource consumption beyond the ordinary administrative consequences of subdivision.

From a social perspective, the proposal supports the continued operation and future viability of the **Yass Lawn Tennis Club**, which is an established community recreation facility and valued local asset.

From an economic and strategic planning perspective, the proposal retains the future residential development potential of the balance allotment, thereby supporting the efficient use of urban land within the Yass township.

The proposal is therefore considered to satisfy the sustainability principles of the DCP.

B2 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.

The site is considered suitable for the proposed subdivision.

The subject land is located within an established urban area of Yass and is zoned **R3 Medium Density Residential**. The site already accommodates the established Yass Lawn Tennis Club and is surrounded by urban development and associated infrastructure.

The proposal responds appropriately to the principal planning issue affecting the site, namely that the current allotment configuration does not optimally align with the operational footprint and future requirements of the existing club facilities. The proposed boundary adjustment will produce a more practical landholding arrangement without compromising the future use of the balance land.

Accordingly, the site is considered suitable for the proposed development.

B3 Site Analysis Plan

All applications must be accompanied by a site analysis plan.

The proposal has been prepared having regard to the site's physical, functional and planning characteristics, including:

- the existing location of the tennis courts, clubhouse and associated infrastructure;
 - existing vehicular and pedestrian access arrangements;
-

- the urban zoning and residential context of the locality;
- the need to retain future residential development potential for the balance land; and
- the operational requirements of the existing recreational use.

The proposed subdivision responds directly to these site characteristics and represents a logical planning response to the current site configuration.

The proposal is therefore considered to satisfy the intent of the site analysis provisions.

B4 Crime Prevention and Safety

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 design seek to minimise preventable crime by considering 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.

The proposal does not involve any change to the physical layout, use, access or circulation of the site and will therefore not adversely affect passive surveillance or safety outcomes.

The existing club facilities will remain on a larger and more practical allotment, which may in fact improve the ability for future site upgrades, circulation improvements and parking arrangements to be planned in a more coherent and safe manner under any future application.

The proposal is therefore considered acceptable in relation to crime prevention and safety.

B5 Neighbourhood Character

Each neighbourhood is unique and its characteristics assist people in finding their way and contributes to a sense of community and belonging. It is important that development is respectful of, and responsive to, the individual character of each neighbourhood.

The proposal will not alter the physical appearance, built form or visual presentation of the site. There will be no immediate changes to the streetscape, no additional building bulk, and no alteration to the relationship between the site and surrounding residential land.

The proposal is therefore considered to have **no adverse impact on neighbourhood character** and is compatible with the existing and intended future urban character of the locality.

PART C – SUBDIVISION CONTROLS

Subdivision design is to respond appropriately to site characteristics, surrounding development patterns, access, servicing and landform considerations.

The proposed boundary adjustment/subdivision has been designed having regard to the existing tennis club operations, site configuration, available services, vehicular access, future development capability and the orderly use of land within the R3 Medium Density Residential zone.

OBJECTIVE/ CONTROL	ASSESSMENT
C.1 Layout <i>To ensure that the layout of subdivisions considers landform, topography with all necessary services considered at design stage</i>	The proposed subdivision achieves a logical and orderly layout outcome. The proposed boundary adjustment has been specifically designed to: • enlarge the allotment containing the existing tennis club facilities; • better align cadastral boundaries with the current operational footprint of the club; • ensure the balance allotment remains suitable for future residential development; and • avoid the creation of constrained, fragmented or impractical residual land. The subdivision will therefore produce two resultant allotments that are each capable of practical and appropriate future use. The proposal is considered to satisfy the layout objectives of the DCP.
C.2 Staging <i>To ensure that each stage in a progressive subdivision takes account of subsequent stages and development potential of adjoining land.</i>	The proposal is for a simple two-lot Torrens title subdivision and does not involve staged subdivision works or a multi-stage release of land. Accordingly, the control is of limited relevance, however the proposal is considered to be orderly and capable of implementation without staging complications.

C.3 Earthworks

To ensure that industrial subdivisions are designed to suit the topography of the site and minimise the use of cut and fill.

No earthworks are proposed as part of the current application.

The proposal is administrative in nature only and therefore will not involve cut, fill, excavation, landform alteration, erosion risk or soil disturbance.

Accordingly, the proposal is wholly acceptable in relation to this control.

C1 Residential Subdivision Controls

C1.1 Crime Prevention and safety

To ensure that residential subdivision considers opportunities for passive surveillance of open areas and public spaces.

The proposed subdivision will not adversely affect safety, surveillance or movement through the site.

Existing access and visibility arrangements remain unchanged and no new road, laneway or public domain configuration is proposed.

The proposal is therefore acceptable with respect to this control.

C1.2 Drainage

To ensure that residential subdivisions are provided with appropriate drainage in the design phase.

The proposed development does not involve any physical works or changes to site levels and therefore will not alter existing drainage characteristics, overland flow paths or stormwater runoff behaviour.

The subdivision itself will not create any drainage impact. Future built development on either allotment, if pursued, would be assessed separately at the relevant time to ensure compliance with drainage and stormwater requirements.

The proposal is therefore acceptable in relation to drainage.

C1.3 Essential Services

To ensure that residential subdivisions are provided with appropriate services suitable for residents to commence building and occupation.

The subject site is located within an established urban area and is capable of being serviced by existing infrastructure and utility networks, including:

- reticulated water;
- sewer;
- electricity;
- telecommunications; and
- vehicular access.

The proposal does not create any immediate servicing demand beyond the current and anticipated lawful use of the land.

Importantly, the resultant allotments will each remain capable of being serviced in an orderly and practical manner.

The proposal therefore satisfies the essential services objectives of the DCP.

C1.4 Public open space

To ensure that adequate open space is provided in suitable locations for the benefits of residents.

This control is of limited direct relevance to the current proposal given the application is for a simple two-lot urban subdivision and does not constitute a broader greenfield or estate-style residential release.

Notwithstanding this, the proposal retains and supports an existing recreational/community land use on part of the site, being the **Yass Lawn Tennis Club**, which itself contributes positively to local recreation and community infrastructure outcomes.

The proposal is therefore not inconsistent with the intent of this control.

C1.5 Street trees

To ensure that appropriate street trees are planted to assist with visual appeal and shade provision.

No road works, verge works, landscaping works or subdivision engineering works are proposed as part of the current application. Accordingly, this control is not directly applicable at this stage.

The proposal does not compromise the future ability for either allotment to accommodate landscaping or future public domain improvements where required.

C1.6 Pedestrian and cycle connections

To ensure that connective accessible pathways are provided in suitable locations for residential subdivisions.

The proposal does not alter the existing movement network or pedestrian access opportunities associated with the site.

Existing access to the tennis club from **Fifield Lane** and connectivity within the locality will remain unchanged.

The proposal will therefore not prejudice pedestrian or cycle accessibility and is considered acceptable with respect to this control.

C1.7 Road design

To ensure that streets in residential subdivision are adequate with design parameters that meet their intended use

No new public roads, internal roads, battle-axe handles, road widening works or subdivision engineering roadworks are proposed.

The proposal will not alter the existing road network or require any new road design outcome as part of the current application.

Existing frontage and access opportunities remain available and functional.

Accordingly, this control is of limited relevance but the proposal is acceptable.

C1.8 Road naming

To provide guidelines for the consistent naming of new streets within Yass Valley LGA.

Not applicable. No new roads are proposed.

PART I – CARPARKING AND ACCESS

Development is to provide safe, functional and efficient vehicular access and parking arrangements appropriate to the nature of the land use.

The proposal has been assessed having regard to the existing access arrangements, functionality of the retained tennis club allotment, future residential access opportunities, local road network capacity and the ability to maintain safe vehicle and pedestrian movement throughout the site.

OBJECTIVE/ CONTROL

ASSESSMENT

Part I contains controls relating to car parking design, access and property crossings.

This part has **limited direct relevance** to the current application because no parking works, access reconstruction, driveway works or traffic-generating built development are proposed.

However, the proposal is positive from a planning perspective because the enlarged allotment containing the tennis club will better support the future provision or formalisation of on-site parking and access arrangements, should this be pursued under a future development application.

PART J – HERITAGE

Development is to respond appropriately to heritage items, heritage conservation areas and the established character of the locality.

The proposal has been assessed having regard to the existing urban character of the area, surrounding development patterns and the absence of any known heritage constraints that would prevent the orderly subdivision of the land or future development opportunities.

OBJECTIVE/ CONTROL

Part J contains controls relating to heritage items, conservation areas and subdivision of heritage land.

ASSESSMENT

This part is only relevant **if the site is heritage listed or located within / adjoining a heritage conservation area.**

On the basis of the information presently available:

- the proposal does not involve demolition or physical alteration;
- no heritage fabric will be disturbed;
- the visual setting of the site remains unchanged; and
- the subdivision itself will not adversely affect heritage significance.

Subject to confirmation against the applicable heritage mapping, the proposal is not expected to have any adverse heritage impact.

The application is administrative in nature only and does not involve any physical works, demolition or changes to the visual presentation of the site.

PART K – NATURAL RESOURCES

Part K applies to development that may impact biodiversity, water and soil, and includes tree preservation and removal controls.

The proposal has been sited to minimise environmental disturbance and avoid the river corridor. Any vegetation removal should be limited to the minimum necessary and undertaken in accordance with Council requirements.

OBJECTIVE/ CONTROL

ASSESSMENT

Part K contains controls relating to:

- **salinity;**
- **erodible soils;**
- **terrestrial biodiversity;**
- **tree preservation;**
- **groundwater vulnerability;**
and
- **riparian land and waterways.**

This part is relevant only to the extent that the site is mapped or physically affected by any of these matters.

Given the proposal does not involve any physical works:

- no vegetation clearing is proposed;
- no trees are proposed to be removed;
- no excavation or disturbance is proposed;
- no waterways or drainage lines are proposed to be altered; and
- no erosion, salinity or biodiversity impact arises as part of the subdivision itself.

The proposed development does not involve any physical disturbance to the land and will not result in impacts to biodiversity, tree cover, groundwater, riparian land, salinity or soil stability. Subject to confirmation against applicable mapping, Part K is either not enlivened or is satisfied by virtue of the administrative nature of the proposal.

Having regard to the above, the proposed development is considered to be **consistent with the relevant provisions and objectives of the Yass Valley Development Control Plan 2024.**

In particular, the proposal is considered acceptable because it:

- provides a **logical and orderly subdivision outcome;**
- better aligns lot boundaries with the **existing and intended use of the land;**
- supports the **ongoing operation and future improvement potential** of the Yass Lawn Tennis Club;

- retains the **future residential development potential** of the balance allotment;
- does not involve any immediate physical works or environmental disturbance;
- will not adversely affect **site functionality, access, servicing, drainage, amenity or neighbourhood character**; and
- is consistent with the broader objectives of the DCP relating to **sustainable and orderly urban development**.

The proposed **boundary adjustment and two (2) lot Torrens Title subdivision** has been assessed against the relevant provisions of the **Yass Valley Development Control Plan 2024** and is considered to be satisfactory.

The proposal is administrative in nature and establishes a more practical and functional landholding arrangement that:

- supports the continued operation of an established community recreation facility;
- preserves the future residential use of appropriately zoned urban land; and
- does not result in any unacceptable environmental, amenity, servicing or planning impacts.

Accordingly, the proposal is considered to be **consistent with the intent and relevant controls of the Yass Valley Development Control Plan 2024** and capable of being supported on planning merit grounds.

8. INTEGRATED DEVELOPMENT

The proposed development has been assessed to determine whether it constitutes **integrated development** for the purposes of the **Environmental Planning and Assessment Act 1979**.

Integrated development arises where a development application requires one or more approvals from an approval body under legislation prescribed by the **Environmental Planning and Assessment Regulation 2021**. Where a proposal is integrated development, the consent authority must obtain the relevant **General Terms of Approval (GTAs)** from the applicable approval body or bodies prior to determination.

In this instance, the proposed development comprises a **boundary adjustment and two (2) lot Torrens Title subdivision** only and does not involve any physical works or operational activities that would trigger a separate approval pathway under the prescribed legislation.

Accordingly, the proposal has been assessed as follows:

TABLE 5 – INTEGRATED DEVELOPMENT

LEGISLATION	APPLICABILITY	COMMENT
<i>Biodiversity Conservation Act 2016</i>	Applies where vegetation clearing thresholds are exceeded or mapped biodiversity values exist.	The site is cleared, previously disturbed, and contains no native vegetation or threatened species habitat. A BDAR is not required.
<i>Fisheries Management Act 1994</i>	Applies to works in or adjacent to “water land” or that impact fish habitat.	The site is not within or adjoining designated “water land,” and no works are proposed near aquatic environments.
<i>Heritage Act 1977</i>	Applies only to works affecting State heritage items or archaeological relics.	The proposal does not involve excavation, demolition, disturbance or works requiring approval under the Heritage Act 1977
<i>Protection of the Environment Operations Act 1997</i>	Applies to designated scheduled activities listed in Schedule 1.	The proposal does not involve any scheduled or polluting activities under the Act

Roads Act 1993

The proposal does not involve any works within a classified road corridor or any road opening / roadworks requiring approval from an external roads authority under the **Roads Act 1993**.

To the extent that any future access works may be required, such matters do not form part of the current application.

Rural Fires Act 1997

Required for subdivision of bushfire prone land that permits future residential use.

The proposal does not involve subdivision or development of a nature requiring a **Bush Fire Safety Authority** under the **Rural Fires Act 1997**.

No physical development is proposed and no bushfire-related approval pathway is triggered by the current application.

Water Management Act 2000

Applies to works or development within 40 metres of a watercourse or mapped hydro line.

The proposal does not involve any controlled activity, waterfront works, aquifer interference, water supply works, drainage works, or other activity requiring approval under the **Water Management Act 2000**.

Having regard to the nature and scope of the proposal, the development is **not integrated development**.

The proposal is limited to a **boundary adjustment and two (2) lot Torrens Title subdivision** and does not involve any physical works or activities that would require a separate approval from an approval body under the prescribed legislation.

Accordingly, the application does **not** trigger the integrated development provisions of the **Environmental Planning and Assessment Act 1979**, and no referral for **General Terms of Approval** is required.

9. STATE ENVIRONMENTAL PLANNING POLICIES

Because this application is **administrative in nature only** and does **not** presently seek approval for building works, demolition, earthworks, vegetation removal, drainage works, roadworks or a change of use, most SEPP provisions are either of **limited relevance** or **not enlivened**. The current Yass Valley DCP also identifies subdivision applications as principally requiring consideration of the general development and subdivision parts of the planning framework, with hazard, access, heritage and natural resource controls considered only where necessary.

The following provides a brief commentary on whether the key SEPPs are relevant to this proposal.

TABLE 6 – SEPPS

SEPP	COMMENT
<i>SEPP (Biodiversity and Conservation) 2021</i>	This SEPP is of potential relevance to development affecting biodiversity values, conservation land, and other environmentally sensitive matters. However, the current application is administrative in nature only and does not involve any physical works, vegetation removal, habitat disturbance, excavation or earthworks. On the information presently available, there is no identified biodiversity trigger or environmental impact arising from the proposed subdivision itself. Accordingly, this SEPP is not considered to impose any additional substantive constraint on the current application.
<i>SEPP (Transport and Infrastructure) 2021</i>	This SEPP contains provisions relating to development on or adjacent to transport infrastructure, including classified roads, rail corridors, and other transport-related land. Based on the information currently available, the proposal does not involve any works to transport infrastructure, road widening, access works, or development adjoining transport infrastructure of the kind contemplated by this SEPP.

The proposal is limited to cadastral boundary realignment only. Accordingly, this SEPP is not considered to impose any additional planning constraint or approval requirement for the current application. If future review identifies classified road frontage or related transport constraints, those matters can be addressed separately if required.

SEPP (Primary Production) 2021

This SEPP generally applies to rural and primary production related land uses and development. The subject land is located within an established urban area and is zoned **R3 Medium Density Residential**.

The proposal does not involve rural land, agricultural use, or primary production related development. Accordingly, this SEPP is **not applicable** to the current application.

SEPP (Resilience and Hazards) 2021

This SEPP is relevant to the assessment of the proposal, particularly **Chapter 4 – Remediation of Land**, which requires consideration of whether land is contaminated and whether it is suitable for the proposed development.

The current application is limited to a **boundary adjustment and two (2) lot Torrens Title subdivision** and does not involve any physical disturbance, excavation, remediation works, or change to a more sensitive land use.

On the basis of the information currently available, there is no evidence to suggest that contamination presents any impediment to the proposed administrative subdivision.

Subject to Council's standard consideration of land suitability, the proposal is considered capable of satisfying the requirements of this SEPP.

SEPP (Sustainable Buildings) 2022

This SEPP applies primarily to residential and non-residential buildings requiring BASIX or NABERS certification.

As the proposal is limited to a two-lot Torrens Title subdivision, no BASIX Certificate is required, and this SEPP is not applicable.

SEPP (Exempt and Complying Codes) 2008

The proposed subdivision does not meet the criteria for assessment under this Code SEPP.

Assessment as a development application to Council is therefore appropriate.

SEPP Planning Policy (Planning Systems) 2021

This SEPP is relevant to whether the proposal is identified as regionally significant development or State significant development. Schedule 6 of the Planning Systems SEPP identifies the categories of regionally significant development, and the policy also contains the State significant development framework.

On the presently available information, a minor two-lot urban boundary adjustment/subdivision of this kind is not identified as development of a type listed in Schedule 6, nor is there any indication that the site is mapped as a State significant development site.

The proposal therefore remains appropriately characterised as a standard local development application

SEPP (Resources and Energy) 2021

This SEPP promotes the sustainable use of resources and supports energy generation and extractive industries.

The proposed subdivision is unrelated to these activities and is therefore not applicable.

SEPP (Housing) 2021

This SEPP facilitates diverse and affordable housing types such as boarding houses, seniors housing, secondary dwellings, and build-to-rent developments.

The proposed subdivision does not involve any of these forms of housing; therefore, this SEPP does not apply.

SEPP (Industry and Employment) 2021

This SEPP applies primarily to employment and industrial lands (notably within Greater Sydney) and advertising/signage across NSW.

The proposal is not associated with these development types and is therefore not applicable.

Having regard to the above, the proposed **boundary adjustment and two (2) lot Torrens Title subdivision** has been assessed against the relevant **State Environmental Planning Policies** and is considered to be satisfactory.

The principal SEPP of relevance is the **State Environmental Planning Policy (Resilience and Hazards) 2021**, particularly in relation to land suitability and contamination considerations. The **Planning Systems SEPP** is also relevant in confirming that the proposal is appropriately characterised as a **local development application**. All other SEPPs are either of **limited relevance, not presently enlivened**, or **not applicable** to the current application given the proposal does not involve any physical works or change of use.

Accordingly, the proposal is considered to be **consistent with the relevant SEPP framework** and capable of being supported on planning merit grounds.

10. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT

Section 4.15 requires the consent authority to consider, among other things, the provisions of relevant environmental planning instruments, proposed instruments, development control plans, planning agreements, the regulations, likely impacts of the development, site suitability, submissions, the public interest, and the suitability of the applicant where the application is for designated development.

The Act also provides that the “likely impacts” assessment includes environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The proposal has been assessed against these considerations as follows:

TABLE 7 – SECTION 4.15 OF THE EP&A ACT

OBJECT	COMMENT
(a) <i>the provisions of—</i> (i) <i>any environmental planning instrument, and</i> (ii) <i>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 (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i> (iii) <i>any development control plan, and</i> (iiia) <i>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, and</i>	The proposal has been assessed against the applicable environmental planning instruments, including the Yass Valley Local Environmental Plan 2013 and the relevant State Environmental Planning Policies. The subject land is zoned R3 Medium Density Residential and the proposed subdivision is permissible with development consent pursuant to the operative provisions of the LEP. The proposal is consistent with the objectives of the zone in that it supports a more orderly and efficient landholding arrangement, facilitates the continued operation of the existing Yass Lawn Tennis Club, and retains the future residential development potential of the balance land. The relevant SEPP framework has also been considered and does not preclude approval of the development. In particular, the proposal is capable of satisfying the State Environmental Planning Policy (Resilience and Hazards) 2021 having regard to land suitability considerations. On the information presently available, there is no proposed environmental planning instrument known to apply to the

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

(v) (Repealed)

that apply to the land to which the development application relates,

site that has been the subject of public consultation and notified to the consent authority in a manner that would affect the determination of this application.

The proposal may therefore be assessed on the basis of the current statutory planning framework. Should any proposed instrument be identified by Council during assessment, it may be considered in the ordinary course; however, no such matter is presently apparent.

The proposal has been assessed against the **Yass Valley Development Control Plan 2024**, which commenced on **1 August 2024** and applies to land within the Yass Valley local government area.

The DCP states that all DAs are required to address the relevant objectives and controls, with the applicable parts depending upon the nature of the development proposed. In this instance, the most relevant parts are **Part B – Principles for All Development** and **Part C – Subdivision Controls**, with hazard, access, heritage and natural resource provisions considered only where necessary.

The proposal is administrative in nature only and is considered consistent with the relevant DCP objectives relating to site suitability, orderly subdivision layout, servicing, access, neighbourhood character and the efficient use of urban land.

On the information currently available, there is no planning agreement under section 7.4 of the Act, and no draft planning agreement offered by a developer, applying to the subject land or the proposed development. This matter is therefore not relevant to the determination of the application.

The proposal has been prepared having regard to the **Environmental Planning and Assessment Regulation 2021**, which commenced on **1 March 2022** and replaces the former 2000 Regulation. The application is accompanied by the plans and supporting documentation ordinarily required to enable proper assessment of a subdivision DA, including a Statement of Environmental Effects. There is nothing in the nature of the current proposal to suggest inconsistency with the applicable Regulation requirements.

(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 likely impacts of the proposal are negligible and acceptable. The application seeks consent for a **boundary adjustment and two (2) lot Torrens Title subdivision** only and does not involve any physical works, excavation, vegetation removal, building works, demolition, access works or change of use.

As such, the proposal will not give rise to adverse impacts on the natural environment, built environment, local amenity, traffic conditions, drainage patterns, streetscape character or servicing capacity.

Socially and economically, the proposal is positive in that it facilitates a more functional allotment for the established Yass Lawn Tennis Club while preserving the future residential development potential of the balance land. The proposal therefore represents a beneficial and orderly urban land use outcome within the locality.

(c) the suitability of the site for the development,

The site is considered suitable for the proposed development. The land is located within an established urban area of Yass, is zoned **R3 Medium Density Residential**, and already accommodates the long-established Yass Lawn Tennis Club and associated infrastructure.

The proposal responds directly to the current mismatch between the operational footprint of the tennis club and the cadastral configuration of the land.

The resulting allotments will be more functional, orderly and appropriate to the existing and intended use of the site.

The proposal does not create constrained or impractical residual land and does not compromise the future use of the balance allotment for residential purposes.

(d) any submissions made in accordance with this Act or the regulations,

Any submissions received during Council's notification or exhibition process must be considered by the consent authority in the determination of the application.

At the time of preparation of this SEE, no submissions have been provided for consideration.

Should submissions be received, it is considered that the nature of the proposal is such that any concerns would likely relate to future development potential rather than the present application itself.

The current DA does not seek approval for built form or intensified use and therefore does not in itself generate material amenity or environmental impacts.

The Yass Valley DCP also confirms that DAs and modification applications are subject to notification procedures, with submissions to be considered before determination.

The proposal is considered to be in the public interest. It supports a more logical and efficient subdivision outcome, better aligns the allotment containing the tennis club with its existing and future operational needs, and retains the development potential of appropriately zoned urban land for future residential purposes.

(e) the public interest.

The proposal does not result in adverse environmental impacts, does not undermine the statutory planning framework, and is consistent with orderly and economic land use planning principles.

It is therefore considered to be in the public interest and capable of approval subject to standard conditions of consent.

9. CONCLUSION

This Statement of Environmental Effects has been prepared by **RD Planning & Development Pty Ltd** on behalf of the **Yass Lawn Tennis Club** in support of a Development Application lodged with **Yass Valley Council** seeking development consent for a **boundary adjustment and two (2) lot Torrens Title subdivision** at **4 Fifield Lane, Yass NSW 2582**, being **Lot 1 in Deposited Plan 324443** and **Lot 1 in Deposited Plan 363800**.

This report has undertaken a detailed and comprehensive assessment of the proposed development having regard to the matters for consideration under **Section 4.15 of the Environmental Planning and Assessment Act 1979**, together with the relevant provisions of the **Yass Valley Local Environmental Plan 2013**, the **Yass Valley Development Control Plan 2024**, applicable **State Environmental Planning Policies**, and the broader statutory and strategic planning framework applying to the land.

Having regard to that assessment, it is concluded that the proposal represents a **sound, logical and well-founded planning outcome** that is entirely appropriate to the subject site and its urban context.

The proposal has been specifically designed to address an existing cadastral and operational inefficiency associated with the site. In its current form, the existing allotment pattern does not appropriately align with the established footprint and ongoing operational requirements of the **Yass Lawn Tennis Club**, which has long operated from the site as a valued and established community recreation facility within the Yass township.

The proposed subdivision will rectify this issue by enlarging the allotment containing the existing club facilities, thereby creating a more practical and appropriate landholding arrangement for the continued use, management and future enhancement of the site. This is considered to be a highly positive planning outcome. It will ensure that the existing community use is retained on a lot that is more appropriately configured to support its current operation and any future improvements that may be required over time, including upgrades to parking, circulation, court infrastructure and associated facilities, subject to any separate approvals that may be necessary.

Equally important is the fact that the proposal has been designed to retain the development potential of the balance allotment for future **residential purposes**, consistent with the **R3 Medium Density Residential** zoning of the land. The proposal therefore achieves a balanced and strategically appropriate land use outcome by supporting the long-term viability of an existing community facility while preserving the future urban development potential of the residual land.

In this respect, the proposal is entirely consistent with the broader planning intent applying to the site and locality, including the efficient use of serviced urban land, the orderly development of land within the Yass township, and the retention and support of established community infrastructure.

A key feature of the proposal is that it is **administrative in nature only**. The current application does **not** seek approval for any building works, demolition, earthworks, vegetation removal, access works, drainage works, infrastructure works or change of use. As such, the proposal will not generate any

material adverse impacts upon the natural environment, built environment, local amenity, streetscape, traffic and access arrangements, drainage conditions, biodiversity values, servicing infrastructure, or the established character of the surrounding locality.

The assessment contained within this SEE confirms that the proposal is:

- **permissible with consent** under the **Yass Valley Local Environmental Plan 2013**;
- consistent with the **objectives of the R3 Medium Density Residential zone**;
- satisfactory having regard to the relevant provisions of the **Yass Valley Development Control Plan 2024**;
- consistent with the relevant **State Environmental Planning Policies**;
- **not integrated development**;
- **not designated development**;
- **not regionally significant development**; and
- **not State significant development**.

The proposal is therefore appropriately characterised as a **local development application** capable of determination by **Yass Valley Council** under **Part 4 of the Environmental Planning and Assessment Act 1979**.

Overall, the proposed development is considered to represent a **clear planning improvement** to the existing cadastral arrangement of the land. It achieves a more functional and rational allotment pattern, supports the ongoing operation and future adaptability of a valued local recreational facility, and preserves the future development potential of appropriately zoned urban land, all without giving rise to any unacceptable environmental or planning impacts.

For these reasons, the proposed **boundary adjustment and two (2) lot Torrens Title subdivision** is considered to be **well-justified on planning merit, consistent with the public interest, and worthy of approval**.

Accordingly, it is respectfully requested that **Yass Valley Council** should support the application and grant development consent, subject to such standard conditions as considered appropriate.