

Planning Proposal Application

This form is to be used to apply for a Planning Proposal (Amendment to Yass Valley LEP 2012) under Section 55 of the Environmental Planning and Assessment Act 1979.

This Form

Please circle
either
1, 2 or 3

Category	Planning Proposal Type	Fee
1	Mapping or instrument anomalies, where an error in the Yass Valley Local Environmental Plan can be identified and where the proposed amendment is considered to be consistent with the intent and direction of the Principal LEP and Council.	Nil
2	Small straightforward rezoning applications and site specific amendments to the instrument. These applications have a small number of issues and a limited local impact. Rezoning these sites would create a <u>maximum potential</u> for four (4) additional lots/dwellings/commercial or industrial buildings.	\$10,000 (GST exclusive)
3	Large complex rezoning applications and site specific amendments to the instrument. These applications will often require consultation with government agencies, as well as wider community consultation.	\$20,000 (GST exclusive)

Please refer to Council Policy SEP-POL-1
for further information regarding the staged payment of fees

Initial Payment (Lodgement Fee - \$2000): Receipt No 460010 Date 22.2.13

Applicant, Site and Owners Details

1. Applicants
Name and
Address

Council will
contact and
send all
correspondence
to this address

Name ALAN PAUL CARMODY
Postal Address 4078 GUNDAROO ROAD
GUNDAROO NSW Postcode 2620
Phone (62) 6289 8901 Mobile () 0410 424 236
Email

2. Location
and Title
Description
of the
Property

We need this to
correctly
identify the
land

Lot(s) LOTS 1 & 2 Section No DP(s) 850916
Street Address 4056 & 4078 GUNDAROO ROAD
GUNDAROO NSW 2620
Attach list if insufficient space

3. Who Owns
the Land?

Provide the
name and
signature of
every owner.
Attach a list if
insufficient
space.

Name A.P. CARMODY; M.P. CARMODY; C.A. HEFFERNAN; M.J. HEFFERNAN
Address 4056 & 4078 GUNDAROO ROAD
GUNDAROO NSW Postcode 2620
Signature/s C.A. HEFFERNAN M.J. HEFFERNAN
A.P. CARMODY M.P. CARMODY

4. Proposal	Description of proposed amendment to Yass Valley LEP 2012 (e.g. zone, minimum lot size)	
	To rezone land to part RUS Village and part E3. Environmental Management. Lot sizes are proposed to range from 2,100 m ² to 12,000 m ² .	
	Documents and studies submitted with the Planning Proposal (Please refer to Council Policy SEP-POL-1 for further information regarding the supporting documentation you are required to provide)	
	Site Location Plan, Concept Layout, Proposed Land Use Zoning Plan, Design & Siting Principles Plan, Capability Assessment, Onsite Effluent, Flora & Fauna Bushfire Review & other supporting documentation	
	Has the planning proposal been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and Department of Planning and Infrastructure <i>A guide to preparing planning proposals</i> (2012)?	☒ YES ☐ NO
	Have you had a pre-application meeting with Council's Strategic Planning Staff? (Tel: 02 6226 1477 to arrange a meeting)	☒ YES ☐ NO
	Have you supplied three (3) hard copies and two (2) soft copies (on CD) of the Planning Proposal and supporting documents to Council?	☒ YES ☐ NO
5. Pecuniary Interest	Does Yass Valley Council employ the applicant or is the application being submitted on behalf of an employee of Council?	☐ YES ☒ NO
	Does the applicant or owner have any relationship to the staff or Councillors of Yass Valley Council or is the application being submitted on behalf of someone who has such a relationship? <i>Councillor Burgess has been a family friend for many years. If you have answered yes to either of the above questions you must disclose this relationship: For ten years ending around 1998 the applicant was in a business with Councillor Burgess.</i>	☒ YES ☐ NO
6. Political Donations and Gifts Disclosure	Under section 147(4) of the Environmental Planning and Assessment Act 1979 a person who makes a formal request to council for a planning proposal is required to disclose: (a) all reportable political donations made to any local Councillor of Yass Valley Council (b) all gifts made to any local councillor or employee of Yass Valley Council, made by any <i>person with a financial interest</i> in the planning proposal within the period commencing 2 years before the application is made and ending when the application is determined. Download a Political Donations and Gifts Disclosure Statement from www.yassvalley.nsw.gov.au Is a disclosure statement attached?	NIL. NIL N/A. ☐ YES ☐ NO
7. Signature	Signature of Applicant	
	Date 15 February 2013.	

22 February 2013

AP & MP Carmody
Kyeema
Gundaroo Road
GUNDAROO 2620

The General Manager
Yass Valley Council
PO Box 6 Yass NSW 2582

Attention: Ms Liz Makin

Dear Ms Makin

Planning proposal, Lots 1 & 2 DP 850916 Gundaroo

Further to our meeting on 18 December 2012 please find attached a planning proposal for the rezoning of Lots 1 & 2 DP 850916 Gundaroo. The attached proposal reflects in the main the planning proposal submitted in September 2011 updated to reflect the Yass Valley LEP endorsed by Council in late 2012.

The proposal has been prepared on our behalf by CBRE Town Planning with assistance from Vekta Pty Ltd, Soil & Land Capability Conservation Consulting and Griffin Associates Environment.

The proposed rezoning is the result of a carefully considered approach to meeting the growing need for housing in Gundaroo. The proposal reflects a planned and orderly approach to addressing a serious shortfall in housing in a manner that respects the important qualities of Gundaroo village and its surrounds.

The proposed subdivision will incorporate ESD initiatives including solar renewal energy technology with all dwellings required to install solar hot water and photovoltaic panels for electricity generation. These initiatives will be in addition to compliance with the NSW Government's BASIX requirements.

The availability of land once rezoned will also be an opportunity to provide a positive tangible contribution towards the costs of securing land and housing in Gundaroo, particularly for younger Gundaroo residents as they move into home ownership.

Through our proposed home ownership assistance plan, it is our intention to provide at least 20% of lots on a structured payment arrangement with final land payments not required until after dwellings have been constructed thereby avoiding the ever increasing problem of raising deposit funds. House and land value up lift, resulting in increased house and land values, will provide the equity required to raise finance to purchase lots and construct dwellings. In short, land purchasers will pay for their lots as the value of the property increases.

We understand that this is not part of the planning proposal or eventual planning controls. Rather, it is a commitment to providing a practical outcome for the local community which if left unchecked, will see an increasing number of young Gundaroo residents forced to leave the area.

We note that our planning proposal has been the subject of discussion with Council staff and has been previously considered in general terms by the previous Council as part of its preparation of the Town and Villages Study.

We look forward to Council's support to the rezoning proposal and would welcome the opportunity to discuss its content when convenient.

Yours sincerely



Paul and Marjorie Carmody



PLANNING PROPOSAL

'KYEEMA'

LOT 1 & 2

DP 850916

GUNDAROO

AP AND MP CARMODY

MJ AND CA HEFFERNAN

FEBRUARY 2013

CBRE



Planning Proposal **'Kyeema' Gundaroo**

AP AND MP CARMODY AND MJ AND CA HEFFERNAN

Document Details

CBRE (V) Pty Ltd
Mark Grayson
GPO Box 1987
CANBERRA ACT 2601

Contact No: 02 6232 2733



Planning Proposal 'Kyeema' Gundaroo

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Planning Proposal 'Kyeema' Gundaroo

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EXECUTIVE SUMMARY

CBRE Town Planning has been engaged by AP and MP Carmody and MJ and CA Heffernan ('the Applicants') to prepare a Planning Proposal to accompany a request to Yass Valley Council to rezone the Site being part of the property known 'Kyeema' in order to facilitate the orderly and limited expansion of Gundaroo village. The planning proposal aims to:

- Ensure that the expansion is consistent with Council's adopted position for Gundaroo as confirmed in the Yass Town and Villages Study and as also endorsed by the Department of Planning and Infrastructure. The endorsed Study has identified the land as a Future Investigation Area.
- Provide an important local housing choice in a staged manner and in a way that respects the qualities and character of the Village.
- Contribute to housing supply and stock for Gundaroo. We note that separate to the planning proposals, the Applicants are intending to set aside a proportion of the proposed lots for a local housing loan initiative. It is the Applicant's intention that this will make local housing a more viable option.
- Provide a net community benefit in recognising the McLeod's Creek corridor as a local environmental asset.
- Provide a transition in housing form and settlement between the village and broad acre farming.
- Establish an environmentally sustainable development that demonstrates renewable energy technologies and water harvesting/reuse.
- Provide for a satisfactory level of infrastructure that supports a sustainable village expansion including improved access to a water supply for use by the Rural Fire Service.

The objectives of the proposal will be achieved through the adoption of planning controls and land use zoning consistent with the Standard Instrument. This could be achieved by incorporating the planning proposal into the proposed comprehensive LEP for Yass Valley or as a stand alone LEP. The key planning controls will address:

- Proposed zoning of the site as part RU5 – Village and part E3 – Environmental Management
- A Minimum Lot Size Map providing for minimum lot sizes for the purposes of dwellings ranging from 2,100 to 12,000m².



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1 INTRODUCTION

CBRE Town Planning has been requested by AP and MP Carmody and MJ and CA Heffernan to prepare a Planning Proposal to accompany a request to Yass Valley Council to rezone the Site known as 'Kyeema' to part RU 5 Village and part E3 – Environmental Management.

The purpose of the proposal is to facilitate the orderly and planned expansion of Gundaroo Village.

1.1 Site Location and Context

The subject land is part Lots 1 and 2 in DP 850916. The property is owned by AP and MP Carmody (Lot 1) and MJ and CA Heffernan (Lot 2). The land is bounded to the west by the Gundaroo – Gunning Road; to the south by existing lots fronting Rosamel Street; to the north by an existing rural property and to the east by 'rural residential' lots (refer location plan at Attachment 1). Lots 1 and 2 in DP 850916 comprise an area of approximately 62.7 hectares with Stage 1 & 2, the subject of this planning proposal being approximately 41 hectares in area.

The Site is generally undulating rising to a minor ridge in the north eastern corner. It has and continues to be used for grazing and comprises of generally improved pasture as a result of farming. The land is dissected by a local water course (McLeod's Creek) which runs generally east west through the site to the Yass River. The water course coincides with a low lying area and a farm dam. The farm dam is a permanent water body however the water levels do vary considerably. Except for the low lying area adjacent to the watercourse, there are no known major physical constraints to the development of the site.

The existing farm house, outbuildings and general improvements on the northern part of the site will remain occupied by AP and MP Carmody. Access to the Site is currently via an access track off Rosamel Street being an existing roads reserve 'extension' of Lute Street. The existing driveway access to the farmhouse is off Gundaroo Road and a separate farm access off Gundaroo Road is provided to the south of the farm house access.

The land is on the northern edge of the existing village. It adjoins and is contiguous with established village housing fronting Rosamel Street. Housing along Rosamel Street comprises of lots generally smaller than the original village lots and largely contemporary/new homes. They provide an urban not village character edge to the subject site. Adjoining to the east is established rural residential lots ranging between 5 to 17 hectares.

1.2 Existing Planning Controls

The land is currently zoned under the Gunning LEP 1997. Under the LEP, the zoning of the land is 1(a) (Rural Zone), the Objectives of which are to principally:



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- Maintain the rural character of Gunning (ex Shire);
- Encourage the use of rural land for agriculture;
- Ensure the location, type and intensity of development is appropriate and;
- Minimise the cost to the community of fragmented and isolated development of rural land.

An extension of the Village to accommodate future housing needs is not permissible under the current land use zoning.



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2 OBJECTIVES AND INTENDED OUTCOMES

2.1 Why Rezone the Land?

Gundaroo is a village that has only limited options in terms of how to manage the expected continued growth and demand for housing. It is appropriate that Council provide for this growth in planned and managed way. The progressive development of the Kyeema property will make an important contribution to this managed growth of Gundaroo. It will be done in a manner that reflects and compliments the important attributes of the village.

The Kyeema property is uniquely placed to make a positive contribution to the wider village community through the providing of housing choice and the maintaining of the dam and watercourse as a local environmental asset for Gundaroo.

The expansion potential of the property has already been acknowledged by Council's own Town and Villages Study. The proposed rezoning is not inconsistent with Council's own conclusions for the land, but rather, brings forward the timing for the initial stages with the remainder subject to further consideration and assessment.

2.2 Objectives and Intended Outcomes

The objectives of this Planning Proposal are to enable the rezoning of the Site for the purposes of village expansion incorporating both housing and the maintaining of the dam and water course. The Planning Proposal aims to:

- Consolidate future development adjacent to the existing village. This is consistent with general planning principles to settlements in rural areas;
- Support the orderly and planned expansion of Gundaroo
- Acknowledge and respect the character and values of Gundaroo village by extending the established grid road pattern, general size and arrangement of blocks.
- Promote a high standard of sustainable design that acknowledges and enhances the natural features of the site.
- Take full advantage of a large site through an integrated design solution to the pattern of development including road layouts and the arrangement of lots. ;
- Contribute to housing stock in Gundaroo;
- Provide for the establishment of an environmentally sustainable for of village development



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The planning proposal will result in the community benefits of:

- An increase in housing choice and supply in Gundaroo
- Certainty over the form and character of future housing
- The recognition of the dam and water course (McLeod's Creek Corridor) as an important local environmental asset. They have the potential to be part of a series of connected environmental/recreation areas within the village that may eventually link the Common to the Yass River (and walking trail along the River). The water course and dam within the Site need not necessarily be in public ownership. Subject to the support of Council, there is the potential to establish an 'extended Common' comprising of:
 - The current Common
 - Access through the McLeod's Creek Corridor by way of informal walking trails
 - Links to the 'Yass River walk'

See also the Design and Siting Principles Sketch at Attachment 2.



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3 EXPLANATION OF PROVISIONS

In order to facilitate a rezoning that meets the intended outcomes set out above and following discussions with Council officers, it is noted that the Planning Proposal will be considered separately to the draft comprehensive LEP for Yass Valley. Once made (gazetted), the Planning Proposal is expected to be subsequently included as an amendment to the Draft comprehensive LEP once it is made (gazetted). In this regard the Planning Proposal comprises of the following key provisions:

Preparation of a new LEP that replaces Yass LEP 1987 as it applies to the Site and that incorporates the potential zones of RU5 – Village and E3 - Environmental Management, together with controls on minimum lot sizes for dwelling houses.

3.1 Overview of the proposed statutory planning arrangements

This planning proposal seeks to rezone the Site to part RU5 – Village and part E3 - Environmental Management consistent with the Standard Instrument and to align with the proposed Yass Valley new principal LEP:

1. Land Use Zoning

The proposed land use zoning based on the Standard Instrument is:

Zone RU5 Village

Objectives of zone:

To provide for a range of land uses, services and facilities that are associated with a rural village.

To ensure that the development which is carried out is compatible with village character and amenity.

To ensure that adequate provision has been made for water supply and disposal of sewage.

Permitted without consent

Home occupations; Home-based child care; Home business

Permitted with consent:

Amusement centres; Boat building & repair facilities; Boat sheds; Camping grounds; Caravan parks; Car parks; Cemetery; Charter & tourism boating facilities; Child care centres; Commercial premises; Community facilities; Crematorium; Depots; Dwelling houses; Emergency services facilities;



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Entertainment facilities; Environmental protection works; Exhibition villages; Function centres; Information & educational facilities; Light industries; Mortuaries; Neighbourhood shops; Places of public worship; Public administration building; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Research stations; Residential accommodation; Roads; Schools; Service Stations; Signage; Storage premises; Tourist & visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Water recycling facilities; Water supply systems; Wholesale supplies

Zone E3 Environmental Management

Objectives of zone:

To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.

To ensure that residential development does not have an adverse effect on those values.

To ensure that adequate provision has been made for water supply and the disposal of effluent.

Permitted without consent:

Environmental protection works; Home occupations

Permitted with consent:

Bed & breakfast accommodation; Boat launching ramp; Camping grounds; Dual occupancies; Dwelling house; Eco-tourist facilities; Emergency services facilities; Environmental facilities; Home-based child care; Home business; Information and education facilities; Research stations; Roads; Signage; Water storage facilities



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2. Minimum lot sizes

The Standard Instrument provides for the setting of minimum lot sizes. In this instance, minimum lot sizes for the purposes of dwelling houses will be important to both addressing the character of the established Village and satisfactory arrangements for onsite effluent disposal. The proposed minimum lot size is set out on the plan at Attachment 3.

3. Design Advisory Controls

The providing of non statutory controls and design advice on building options suitable to the Village setting and character (refer below for further detail).

4. Village 'Sustainability' Guidelines

The providing of non statutory Sustainability Guidelines to assist in maximising water efficiencies in the design and siting of dwellings on individual lots. These Guidelines will compliment BASIX and reflect local site conditions.

3.2 Draft Yass Valley LEP 2012

Due consideration has been given to the Draft Yass Valley LEP 2012 with particular reference to land use zoning, minimum lot size requirements, natural resources including water, land, conservation areas, biodiversity, subdivision and servicing requirements.

The aims of the Draft Yass Valley LEP 2012 have been considered in preparing this planning proposal. The planning proposal is consistent with these aims.

The aims of the plan are:

To establish planning controls that promote sustainable development;

To protect high quality agricultural land and encourage emerging agricultural industries;

To encourage housing diversity;

To promote employment generating tourism,

To provide for commercial and industrial development;

To encourage retail and professional services to establish in urban locations;

To protect and enhance the character of each of the Villages in the Yass Valley;

To enhance service provision in each of the villages within the Yass Valley;

To protect and conserve the cultural heritage and history of the Yass Valley; and

To minimise land use conflicts

To protect and enhance the environmental and biodiversity values of the Yass Valley

Due consideration has also been given to the relevant natural resource layers as referred to in clauses 6.2, 6.3, 6.4, 6.5 and 6.6 of the draft Yass Valley LEP 2012 as they relate to the subject land. The relevant maps have been included in Attachment 10. Specifically consideration has been given



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to the objectives of those relevant clauses and the planning proposal is considered consistent with those objectives as they apply to:

1) Terrestrial Biodiversity

Comment: A flora and fauna assessment undertaken by Griffin Environmental Associates Pty Ltd concluded that development will not impact on any significant Flora or Fauna values.

2) Riparian Land and Water Courses; and

Comment: A land and water capability assessment undertaken by Soil and Land Consecutive Consulting notes that the land is suitable for the proposed development. The known low lying areas are proposed to be zoned E3.

3) Salinity

Comment: There are no known occurrences of salinity on the site.

The proposed land use zoning under the Draft Yass Valley LEP 2012 is RU1 Primary Production, see extract of maps in attachment 10. It is noted however that the site has been identified as suitable for future village expansion in the adopted Yass Town and Villages Study.

3.3 Recommended planning controls and zoning

In accounting for the location of the site, the established village and rural residential character of the locality and the site features, the recommended zoning approach is as illustrated at Attachment 3. The plan at Attachment 4 illustrates an indicative layout that provides for the following key aspects:

- The progressive development of the Site north from Rosamel Street.
- The setting aside of the dam and McLeod's Creek watercourse as a local environmental asset and the retaining of the rural amenity of those existing lots and dwellings on the north side of Rosamel Street.
- The providing of a transition from village size lots to lower density rural living along the eastern side of the Site consistent with the character and amenity of the adjoining rural residential lots.
- A road and lot pattern that replicates the existing Village
- A road layout that allows for future staged development

Consistent with the recommended planning approach, the recommended planning controls and zoning are:



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Land use zone	RU5 – Village for Stage 1 and 2 with the remainder of the subject land retained as Future Investigation Area – see zoning plan at attachment 3. E3 – Environmental Management for part of the land to be set aside as the McLeod's Creek Corridor and upstream from the dam. The E3 zoning provides for the land to be held in private ownership with limited development opportunities.
Land use controls	Lot sizes to be determined on the basis of the land capability and environmental values of the land. A capability assessment for onsite effluent disposal has been prepared by Soil and Land Conservation Consulting (Mr Peter Fogarty) see Attachment 5. This analysis together with Village character and neighbouring properties, suggests the following as appropriate minimum lot sizes: • 2,100m² for the Village expansion lots. • 12,000m² for the rural edge lots adjacent to the eastern boundary. • 2,400m² for the village expansion lots to the immediate north of the existing lots fronting Rosamel Street.

3.4 Detailed Design and Site Servicing Arrangements

It is the intention that detailed design controls will be prepared in conjunction with the subsequent Development Application(s) for the site. In establishing the form of housing, size of lots, layout and general character of a Village 'housing estate', the following is relevant:



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Village character

1. Existing built form

The existing built form of many of the original and more recent houses contribute to a particular Gundaroo Village character that has a number of common elements, notably:

- A scale of buildings broken down in terms of articulated roof forms and use of verandahs
- A 'cottage' scale or elements noting that historically Gundaroo had few substantial homes or buildings when compared to the larger centre of Yass
- The use of building material more in keeping with 'cottage' construction – ie metal roofing and weatherboard

These are elements that would form the basis of design guidelines for new housing. It is not the intention to replicate the original cottages but rather to reflect many of the design elements as noted above.

2. Size of lots/Settlement pattern

The size of existing lots averages approximately 2,000 sq metres. This contributes to the separation between buildings, the low density village character and the existing general amenity. New lots will be of a similar size.

The historical grid pattern of settlement in terms of lot layouts, village blocks, roads and laneways all contribute to the character of the Village. They are all features that will guide the layout of the Estate and facilitate the progressive release of lots in an 'incremental'/staged manner

3. Heritage

The heritage of Gundaroo in terms of buildings, items, general setting and certain streetscapes are a significant contributor to the character of the Village. The land proposed for housing would not impact on these heritage values.

4. Rural character

Much of the character of the Village is the rural 'informality' reflected in the strong sense of a small community as evident in the Gundaroo Vision Plan (1999), no constructed kerbs and high level of amenity. The proposed development will be of a limited staged scale and of a form that will not impact on these values.

A site specific land and water capability assessment has been undertaken to determine the yield of development and the effluent disposal arrangements. With respect to Site Servicing, the following is relevant, noting the Applicant's intention that an integrated approach to water cycle management be adopted in the form of "Village 'Sustainability' Guidelines" or similar to maximise water efficiencies and the management of effluent as part of a coordinated approach to the housing estate.



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Site Servicing

1. Water supply

It is noted that Council in recently considering and resolving to support a proposed 7 lot subdivision in Rosamel Street Gundaroo, noted the proposed subdivision will not require connection to Council's reticulated town water supply or reticulated sewage infrastructure. Any future dwellings to be erected on the proposed allotments will be required to put in place adequate measures for the capture of rainwater for potable water supplies and the on site disposal of effluent.

Homes in the proposed Estate will be BASIX compliant in terms of energy and water efficiencies. BASIX sets a target for this part of the State of a 40% reduction in the use of potable water for the range of domestic uses. BASIX provides for alternative water sources being water that is not mains supplied potable water. It describes alternative water sources as including water sourced from:

- A rainwater tank – the minimum size required by Council is 45,000 litres for a roof area of 250 m² or less and 90,000 litres for a roof area above 250 m². In this instance all dwellings regardless of size of roof area will be required to have a minimum 90,000 litre potable water storage capacity.
- Stormwater tank
- Grey water treatment system or onsite sewage management system,
- Grey water diversion system – a system for diversion (but not the treatment or storage) of grey water. Grey water diversion can be collected from the shower, hand basin, bath or laundry and if untreated is to be used for garden irrigation only
- Private dam – subject to confirming its reliability and capacity, the existing on site dam has the potential to provide a restricted reticulated system for non potable uses.
- Reticulated alternative water supply – Recycled water that is supplied in a coordinated way via a reticulated system to individual lots for non potable use

Water efficiencies are also possible through a reduction in usage by initiatives identified by BASIX including showerheads, tap fittings and toilets with at least a 3A rating.

2. Sewage system

Council requires that an on site sewage management system be installed where a reticulated sewerage system connection is not available. There is no reticulated system within Gundaroo Village. A capability assessment for on-site effluent disposal prepared by Soil and Land Conservation Consulting confirms the suitability of the site. Advice received from the *Department of Primary Industries – Office of Water* (ref. ER21972) that a minimum buffer distance of 250m between bores and sewerage disposal systems must be maintained. Whilst noting this advice Peter Fogarty advises the following supporting information that a 100m buffer is sufficient for the proposed development.

The standards for on-site effluent management in NSW have been set in what is called the Silver Book, which is a whole of government approach to establishing the standards for the management of on-site effluent disposal. The Silver Book requires that, for a "domestic groundwater well" there should be 250m buffer with effluent disposal areas. For stock and irrigation bores, no buffer is specified. On this matter however, there is some guidance from two sources.



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1. A Study prepared by a hydrogeologist for the Royalla Subdivision showed by drawdown modelling that a buffer of 70m around a bore was adequate to ensure effluent does not contaminate bores in hardrock type aquifers typical of the region;
2. The Sydney catchment Authority in the publication "Developments in Sydney's Drinking Water catchments" (2011) requires a buffer of 100m with bores. This setback has been adopted by Palerang council as a general standard also, and for bores within this setback, a specific drawdown analysis is required.

Given that the bore in question is not for domestic use, it would be appropriate to have a 100m buffer with effluent dispersal areas while 250m would be excessively conservative and not applicable to the particular development.



4 JUSTIFICATION

4.1 Need for the Planning Proposal

4.1.1 Is the planning proposal a result of any strategic study or report?

Yass Valley Council – Yass Valley Town and Villages Study

The Yass Valley Town and Villages Study (the Study) as adopted by Council and endorsed by the Department of Planning and Infrastructure has identified the Site as a Future Investigation Area. . The stated purpose of the Study is to outline a 'Growth Plan' for the Yass Valley and in turn, inform the preparation of a new LEP.

The stated broad objectives of the Study are to:

- Consider opportunities for further growth, focussing on the Yass Valley's proximity to the ACT, the availability of land, housing prices and existing community facilities;
- Consider the constraints for further growth – namely, the provision of water, effluent disposal, areas of high biodiversity and bush fire prone areas;
- Review the history and settlement of Yass and villages with regard to their locations, their role within the region and historical issues;
- Ensure that zones better reflect the existing patterns of land uses and lot sizes as appropriate;
- Identify areas for future residential, rural residential and village investigation – thus introducing a greater level of certainty for land owners and the community; and
- Review and plan for existing town and village expansion. The study has not considered the creation of additional settlement outside the defined investigation areas.

The Study is intended to align with the Sydney to Canberra Corridor Regional Strategy.

The extract from the Study as referred to below illustrates the proposed land use designation and confirms Council's own conclusions as to the eventual expansion of the village onto the site. The Gundaroo chapter of the Study notes the following as the basis for the proposed planning controls for the site:

"It is proposed that this site be considered for the future growth of Gundaroo Village, subject to further investigation – including access to water. Developing the village in this direction in the future would allow the semi-rural village character to be maintained, and the subdivision pattern to reflect that of the existing streets. As this is a greenfield site, subdivision of this land can accommodate reserves to address the above constraints as well as setbacks and landscaping to the Gundaroo – Gunning Road. It would be anticipated that this area could accommodate a mix of zones including RU5 Village and R5 Large Lot Residential subject to availability of water. ."



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1.Consistency with Study objectives

To confirm the appropriateness of the proposed development, the Study objectives have been reviewed for consistency with.

Study Objective	Consistency
Consider opportunities for further growth, focussing on the Yass Valley's proximity to the ACT, the availability of land, housing prices and existing community facilities.	As otherwise mentioned, the site is best placed in terms of Gundaroo's ability to meet the ongoing demand for village style development in a planned way. There is nothing to suggest that this demand will not continue. It is a form of development that is consistent with housing choice and acknowledged by the Sydney to Canberra Corridor Regional Strategy. The land is not fragmented and is close to the existing Village services. This is entirely consistent with the Sydney to Canberra Corridor Regional Strategy.
Consider the constraints for further growth – namely, the provision of water, effluent disposal, areas of high biodiversity and bush fire prone areas.	The site analysis and studies being land and water capability, flora and fauna review and bush fire indicate that there are no major constraints to the development of the Site.
Review the history and settlement of Yass and villages with regard to their locations, their role within the region and historical issues.	The proposed development is entirely consistent with supporting the role of Gundaroo village. The proposed indicative lot design (refer to Appendix II) corresponds to the existing village street layout and block design and provides an opportunity to maximise passive solar access and solar energy generation through the orientation of the block layout.
Ensure that zones better reflect the existing patterns of land uses and lot sizes as appropriate	The proposed development and zoning will be entirely consistent with the existing village street layout and lot sizes.
Identify areas for future residential, rural residential and village investigation – thus introducing a greater level of certainty for land owners and the community	The Study recommends that the subject lands be considered as a future investigation area. It is recommended that the subject lands be rezoned on a staged basis with the first stage being part RU5 Village and E3 – Environmental Management as illustrated in Appendix II . The remainder of the subject site to the north should be retained for long term future village expansion subject to further investigation and



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	consultation.
Review and plan for existing town and village expansion. The study has not considered the creation of additional settlement outside the defined investigation areas.	The location of the site is consistent with reinforcing the role of Gundaroo. It cannot be described as an additional settlement.

2. Consistency with Study Sustainability Criteria

Council's Study noted that the Sustainability Criteria set out in the Sydney to Canberra Corridor Regional Strategy will be considered when assessing the suitability of any rezonings within the areas designated as Further Investigation. Accordingly, the Sustainability Criteria has been considered as follows:

Sustainability criteria	Comment
<i>Infrastructure Provision: Mechanisms are in place to ensure utilities; transport, open space and communication are provided in a timely and efficient way.</i>	Site is adjacent to the existing Village; can be practically linked to the existing road network via Rosamel and Lute Streets. It is noted that Council has previously resolved not to support the application to close the Lute Street road reserve that currently provides an access to the Site off Rosamel Street. Access to a limited number of lots (5) is also proposed off the Gundaroo – Gunning Road. Potable water will be provided to individual dwellings as already described consistent with BASIX requirements. There is the potential for a non potable water supply reticulated to the lots from the existing dam. The lot sizes are sufficient for onsite effluent disposal.
<i>Access: Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided.</i>	The site is adjacent and within a walkable distance of the Village Centre. Onsite meeting was held with Roads and Maritime Services (RMS) and Yass Valley Council in relation to the proposed access onto



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	Gundaroo Road. Please refer to minutes of meeting at Attachment 11.
Housing Diversity: Provide a range of housing choices to ensure a broad population can be housed.	The proposed development will contribute to housing choice and housing affordability in Gundaroo
Employment Lands: Provide regional/local employment opportunities to support the Sydney – Canberra Corridor's expanding role in the wider regional and NSW economies.	Whilst not directly generating employment, the provision of addition land for housing will contribute to the ongoing viability of local businesses.
Avoidance of Risk: Land use conflicts, and risk to human health and life avoided.	The development will compliment the established adjoining housing development and by way of larger proposed lots on the eastern side, match the adjoining rural residential lots. Unlike other future investigation areas adjacent to the Village, there are no current adjoining agricultural practices likely to result in land use conflicts. That part of the site coinciding with the water course and low lying lands along McLeod's Creek will not be developed. Subject to detailed environmental and land capability studies, there are no other known major constraints to development
Natural Resources: Natural resource limits not exceeded/environmental footprint minimised. Environmental Protection: Protect and enhance biodiversity, air quality, heritage and waterway health.	The setting aside of the existing dam and water course as a local environmental asset aims to compliment and build upon the locally highly valued community asset of the Common The flora and fauna and bush fire risk reviews undertaken by Griffin Associates Environmental July 2011 – see Attachment 6 have identified no major constraints to development. The Review notes that "...the land provides no suitable habitat for the endangered fauna species which have been recorded at nearby Gundaroo Common, which has areas of natural temperate



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	grassland. The only significant habitat area on the site is the dam and adjoining rushland in the southeast corner. Although the rushland only exists as a narrow shoreline band on the property, it is part of a more extensive wetland distributed upstream along McLeod's Creek". In terms of bush fire risk, the Review notes that the Bush Fire prone Lands mapping as prepared by Yass Valley Council indicates that the site is not mapped as fire prone or as part of a buffer zone.
Quality and Equity in Services: Quality health, education, legal, recreational, cultural and community development and other government services are accessible	By contributing to the choice in local housing supply, the development of the site will be a positive contribution to local housing affordability. The setting aside of the local dam and watercourse as a local environmental asset is consistent with the enhancing the overall amenity of the Village and contribute to a wider range of local recreational opportunities

4.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposed rezoning is the best means of achieving the objectives and intended outcomes as already discussed and as illustrated, meets all the Sustainability Criteria of the Town and Villages Study. In doing, so satisfies the tests for rezoning land identified as future investigation areas. The site is suitable for the rezoning, particularly with regard to:

- Location adjacent to the existing Village
- A site capable and suitable for Village development
- A site able to be accessed and capable of on site servicing.



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4.1.3 Is there a net community benefit?

Yes, the proposed rezoning will result in a net community benefit for Gundaroo in terms of:

1. An Opportunity for Staged / Managed Approach to the Expansion of the Village

The proposed rezoning is an opportunity to plan for the orderly and staged expansion of the Village in a manner that reflects the important values and character of the Village.

2. An Opportunity to Improve Housing Choice and Affordability

In Gundaroo wide context, the proposed development will address the critical shortage of housing/land stock within the Village. It is noted that there are a number of barriers to further development within the existing Village, particularly:

- ✓ Few vacant lots
- ✓ The fragmented nature of ownership within the Village making efficient development difficult
- ✓ The long narrow nature of most existing lots, again making subdivision difficult
- ✓ The overall character of many of the lots, being homes set amongst large gardens that take up much of the lots.

It is important to note that Council's own Study confirms that the "...Gundaroo Urban Centre/Locality (UCL) recorded a significant increase in population in the 2006 census. By way of example, Gundaroo's population has increased by 13.31 percent growing from 264 people in 2001 to 335 people in 2006....The median house price increased from 2001 to 2009 with only one slight trough in 2007. In 2009, the median house price was \$489,000 and when compared with 2001 this represents an increase of almost 62%."

Council's own review confirms the critical importance of providing for a planned and reliable supply of land for housing. It is incumbent on Council to do so. Council's own Study acknowledges the importance of addressing housing affordability. Housing affordability is best assured by sufficient supply and choice.

In terms of other alternative locations for village lots, it is noted that they appear largely constrained making development for housing practically difficult. Redevelopment for subdivision seems unlikely nor practical on many for the foreseeable future.



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3. A Contribution to Village Character and Amenity

The arrival to Gundaroo is a key first impression of the character of the Village. This has been acknowledged by Council's Study which notes in part that ".....the main entry into the village is framed by open grazing lands combined with the Yass River Bridge crossing. "

Through the proposed rezoning of the site and, associated design controls, it is intended to deliberately reflect and compliment the key features of the Gundaroo Village notably:

- ✓ A grid street and block pattern
- ✓ Long narrow lots of similar dimension to the original Village lots
- ✓ The proposed extension of the Gundaroo

The landscape and rural setting of the subject land is an opportunity to provide a high level of amenity. The existing 35 metre roadside verge fronting Gundaroo Road can be expanded to provide increased landscaping to minimise visual impact on the village northern approach. The subject land will also provide a defined natural arrival / gateway to Gundaroo in the form of a contiguous village expansion. The indicative lot layouts illustrated in Appendix II, responds to the existing village street layout and block design and provides an opportunity to maximise passive solar access and solar energy generation through the orientation of the block layouts.

It is proposed that the blocks on the eastern village boundary (refer to Appendix II) replicate the existing 1(c) Rural Small Holdings adjacent to Lute Street by providing larger lots. This will provide a better transition between the village and rural character of Gundaroo.

The extension of Lute Street proposes a crown road reserve that will be 20m wide. The Lute Street extension will have minimal impact on the existing vegetation and the existing trees will be retained. In addition the landscape treatment of the western road verge will be similar to the northern verge at the western end of David Street, Gundaroo. The retention of the trees within the Lute Street Extension coupled with the proposed landscape treatment will contribute and enhance the village character providing a seamless transition from the existing village into the proposed subdivision.

4. Open Space and Recreation

The Gundaroo Common and Police Paddock are well recognised and Gundaroo unique community assets. Extending the principle of a shared community resource, there is the potential to set aside or reserve land as a local environmental asset coinciding with the existing dam and water course (McLeod's Creek) (see Appendix II). This has the potential to provide a linked set of community assets that could eventually extend through to the Yass River via Rosamel Street.



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5. Bush Fire fighting asset

The proposed road layout will secure and enhance public access to two bush fire stand pipes , both the existing (near the irrigation pump house) and a proposed new stand pipe located on the extended Lute Street providing direct access to the Village.

4.2 Relationship to Strategic Planning Framework

4.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy

Yes, the planning proposal is consistent with the Sydney-Canberra Corridor Regional Strategy. The Strategy provides for the managed growth of the LGA and recognises the importance of supporting the ongoing role of existing villages and settlements such as Gundaroo. The Outcomes of the Strategy include

- Future residential growth will be predominantly accommodated within existing centres or contiguous to existing settlements
- The towns and villages will continue to play an important role in providing for housing choice across the Region. Growth and development will be managed in a way that protects and builds on the important built form, heritage and rural character of many of the towns and villages
- Additional housing outside the major regional centres will be limited to that which supports the role of towns and villages....

The proposed extension of the Village and the manner in which any development would occur in terms of size of lots and general character is consistent with these Outcomes of the Strategy. Accordingly, consistent with the State Government's position on settlement in rural areas.

4.2.2 Is the proposal consistent with the local Council's community strategic plan, or other local strategic plan?

Yes, the proposed rezoning is consistent with the endorsed Town and Villages Study.



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4.2.3 Is the proposal consistent with applicable State Environmental Planning Policies?

The planning proposal is consistent with relevant State Environmental Planning Policies (SEPPs), namely SEPP (Rural Lands). See also general review against the SEPP's at Attachment 7

It is noted that the provisions of SEPP 55 may apply to the planning proposal given that the site has, in the past, been used for agricultural purposes. The extent of any contamination present at the site would be confirmed following the initial Gateway Determination.

SEPP (Rural Lands)

SEPP (Rural Lands) aims to provide Councils with guidance on how to manage rural settlements and rural lands. Specifically and most relevant to this proposal is the Principle of:

"The provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities".

This opportunity for an extension of Gundaroo Village providing local housing choice for Gundaroo is entirely consistent with this Principle of the SEPP.

4.2.4 Is the proposal consistent with applicable Ministerial Directions (s117 Directions)?

The planning proposal is consistent with relevant Ministerial Directions (s117 Directions) Refer Attachment 8 and as shown in the table below.

Direction	Comment
1.2 Rural zones Objective is to protect the agricultural value of rural land	A draft LEP may rezone land from a rural zone to a village zone where it is of minor significance or justified by a strategy. A rezoning to provide for an expansion of the village would be of minor significance relative to the available rural lands in the local government area. A rezoning would also be part of a strategic approach to managing Gundaroo village. It is the expectation that this proposal would be considered by Council as part of the broader Shire wide approach to settlement and the managing of non urban lands.



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3.1 Residential zones Objectives are to: <i>Encourage a variety and choice of housing types to provide for existing and future housing needs</i> <i>Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services</i> <i>Minimise the impact of residential development on the environment and resource lands</i>	Providing an alternative option for housing will address the limited availability of housing stock within the existing village. In turn, support a wider choice in housing and affordability. The orderly and limited expansion of the village on adjoining lands is consistent with the efficient use of town based services
5.6 Sydney to Canberra Corridor Regional Strategy	See section above – <i>The Sydney – Canberra Corridor Regional Strategy</i>



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4.3 Environmental, Social and Economic Impact

4.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposal does not apply to land that has been identified as containing critical habitats or threatened species, populations or ecological communities, or their habitats. See flora and fauna review attached at Attachment 6.

A flora and fauna assessment was prepared by Griffin Associates Environment P/L, in summary the report concludes that the subject site is an established grazing property that was established through clearing since the settlement of the Gundaroo area. The present flora species is dominated by weeds and exotic species. The land is not suitable habitat for the endangered fauna species which have been recorded at the nearby Gundaroo Common, which has a natural temperate grassland. The dam and the adjoining rushland in the southeast corner on the site is the only significant habitat area. The land in the south east corner which includes the dam has been identified to be zoned E3 Environmental Management. The report considers that the proposed lots are suitable for residential development and will not impact on any significant flora or fauna values.

4.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed

There are no other known environmental effects expected to occur as a result of the planning proposal. The known low lying areas are proposed to be set aside and zoned E3.

A capability assessment for onsite effluent disposal of the site has been undertaken by Peter Fogarty. The report recommended that the soil and site conditions are suitable for both subsurface irrigation of secondary treated effluent and composting toilet with a greywater treatment system. The report recommends that the proposed lots include a minimum area of 500m² for effluent disposal. The report considers the proposed lots to be suitable to onsite effluent management.

4.3.3 How has the planning proposal adequately addressed any social and economic effects?

The proposal will result in improved social and economic effects, as already detailed. The proposal will not have any adverse effect on known items or places of European or Aboriginal cultural heritage. We note that under the Draft Yass Valley LEP 2012 that there are no listed Heritage items on the subject land, please refer to attachment 10 for an extract of the map.



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4.4 State and Commonwealth Interests

We are not aware of any State and Commonwealth interests in the site.

4.4.1 Is there adequate public infrastructure for the proposal?

Yes, road access to the Site is available and will be upgraded. The land and water capability assessment confirms that the Site is suitable. Detailed site specific assessment will be undertaken prior to the construction of individual dwellings.

4.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Preliminary consultations have been undertaken with the NSW Office of Water and Roads and Maritime Services. No Commonwealth public authorities have been carried out at this stage. The extent and nature of consultation will be identified in the Gateway Determination.



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5 COMMUNITY CONSULTATION

Community Consultation has not been carried out at this stage although it is noted that Council did consult on the preparing of the now endorsed Town and Villages Study. The extent and nature of consultation will be confirmed through the Gateway Determination.



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6 CONCLUSION

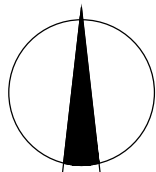
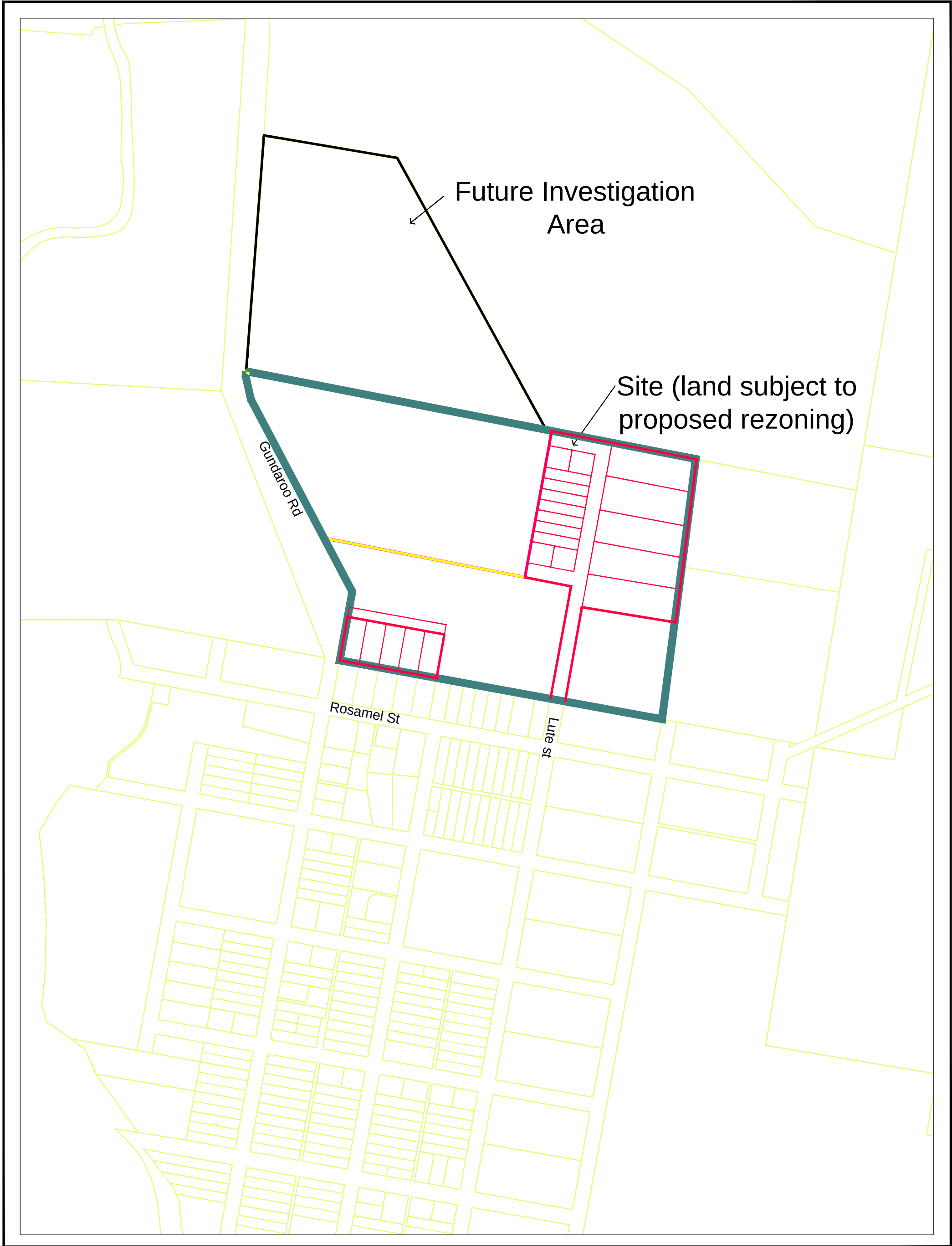
Yass Valley Council in endorsing the Town and Villages Study confirmed that the site is consistent with a strategic approach to managing growth in Gundaroo by the setting aside of the land as a Future Investigation Area. The Planning Proposal sets out the extent and how the site can be developed consistent with the character of Gundaroo Village. It will provide for a planned and orderly approach to the growth of the Village. The Planning Proposal meets all of Council's own sustainability criteria for Future Investigation Areas and strategies for the growth of villages.



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ATTACHMENT 1 – SITE LOCATION



0 70 140 210

Scale

1:7000

CBRE

CB RICHARD ELLIS

GPO Box 1987, Braddon ACT 2601

T 61 2 6232 2733 / F 61 2 6232 2740

Designer	SG	01/09/11
Drawn	SG	01/09/11
Checked	MG	01/09/11
Approved		

Gundaroo Village

Location Map

Drawing No. 556272-010

Sheet No. 1 of 1

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ATTACHMENT 2 – DESIGN AND SITING PRINCIPLES



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ATTACHMENT 3 – PROPOSED LAND USE ZONING



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ATTACHMENT 4 – CONCEPT LAYOUT



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ATTACHMENT 5 – CAPABILITY ASSESSMENT FOR ONSITE EFFLUENT DISPOSAL

Capability Assessment for On-site Effluent Disposal

**Stages 1 and 2, proposed subdivision of
Part lot 1 & lot 2, DP 850916
4076 Gundaroo Rd, Gundaroo**

May 2011

Peter Fogarty BA, Dip Nat Res, Certified Professional Soil Scientist

PO Box 485, Jamison, ACT 2614 ph: 0409 129608 fax: 02 61614062 email: slcc@grapevine.com.au

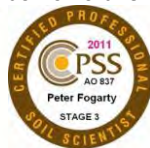
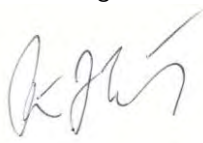
Soil survey and assessment for forestry, agriculture, urban development; land degradation assessment;
catchment planning; soil conservation advice and planning; farm planning; land capability mapping

ABN 54 084 739 800

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This site and soil evaluation has been carried out by Peter Fogarty, Certified Professional Soil Scientist. It is based on detailed survey of the site and also utilises the consultant's detailed knowledge of the soil and site conditions of the area in general.



Project Definition

Overview

The report presents an assessment of land capability for on-site disposal of effluent, to comply with part 4 of ANZ Standard 1547:2000, and in particular, clause 4.1B . As such, the report aims to satisfy council that sustainable on-site effluent management can be carried out on the proposed subdivision.

The report is based on a detailed assessment of site and soil conditions which are evaluated to determine land capability for effluent disposal.

The report provides two options for effluent treatment: secondary treatment by a NSW Health accredited system, with treated effluent dispersed by subsurface irrigation, or blackwater to a composting toilet and greywater to an accredited treatment system with disposal by subsurface irrigation. Other options may also be suitable.

Key References

NSW Government (1998) *On-site Sewage Management for Single Households* (The Silver Book)

ANZ Standard 1547:2000 *On-site Domestic Wastewater Management*

Jenkins B (2000) *Soil Landscapes of the Canberra 1:100,000 Sheet*. DLWC

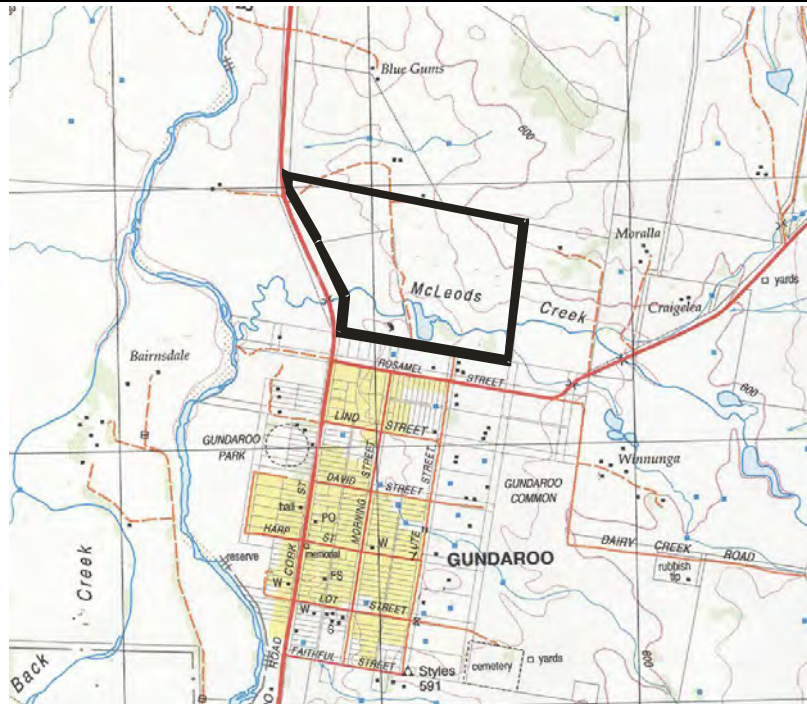
Procedure

The report assesses land across stage 1 and stage 2 of the subdivision to determine suitability for effluent disposal. The assessment is based on detailed field survey of site conditions and augering five representative soil profiles to a depth of 1m.

The assessment is presented to cover off the information required in ANZ Std 1547:2000 part 4. It includes soil and terrain properties, effluent management prescriptions, site plan showing soil and terrain units, with supporting information including limitation tables and nutrient balance.

Location

(from Lake George 1:25,000 topo sheet)



Site and Soil Evaluation	
Climate	Cool temperate climate with median annual rainfall of 630mm, pan evaporation 1200mm; large moisture deficit in summer months, very small surplus in winter (see water balance); prone to frequent frosts so surface irrigation lines prone to damage by freezing.
Terrain	Gentle sideslope developed on weathered shale of the Ordovician metasediments. Slope form of hillslopes is typically linear divergent, meaning runoff tends to spread out rather than concentrate. The elevated land is flanked to the west by alluvial terraces associated with McLeods Creek. A high and low terrace have been identified, both of which would be above flood level. The main channel of McLeods Creek is has a large dam, with a spillway directing the overflow to the north side of the old channel. The overflow spills across the low terrace back to the main channel, as shown by the blue line on map 1. The creek and dam have a 100m buffer inside which effluent disposal will not be carried out. The buffer does not apply to the short channel section below the dam, which does not now carry flows.
Slope gradients	Upland terrain has slope grades between 2 and 8%, and is typically around 5-6%. Overall, the land is gently sloping with no steeply sloping areas. The alluvial terraces are flat to gently sloping, with a short section of steeper slope gradients defining the edge of the high terrace.
Surface rock and outcrop	There is no significant rock or stone occurrence on the site due to good soil cover across the area.
Hydrology	Soils have a moderate permeability, of 1.5 to 3m/day in the topsoil and .5-1.5m/day in the subsoil (from table 4.2A4 of ANZ Std 1547:2000). Therefore, most of annual rainfall infiltrates the soil. Typically around 5-10% of annual rainfall forms surface runoff, although in larger storms, over 50% of rainfall will form runoff. Runoff is directed to the depressions largely as subsurface flows in the upper part of the soil profile and then transmitted through the site due to the significant slope grade of the depressions. The reddish non-mottled colours of the soils in the depressions indicates that elevated watertables and waterlogging do not occur either on the hillslopes or on the alluvial terrace.
Soils	See table 1 and appendix 1 for more detailed descriptions soil properties). Hillslopes have moderately deep gravely red chromosols, comprising loam textured upper layer to around 20cm, grading to a clay loam then light clay subsoil. Total soil depth is typically 60-80cm before grading to weathered parent rock. The strong red colours indicate the soils are well drained and not prone to elevated watertables.
Erosion Potential	Low erosion hazard due to favourable structure and good coherence. Soil is

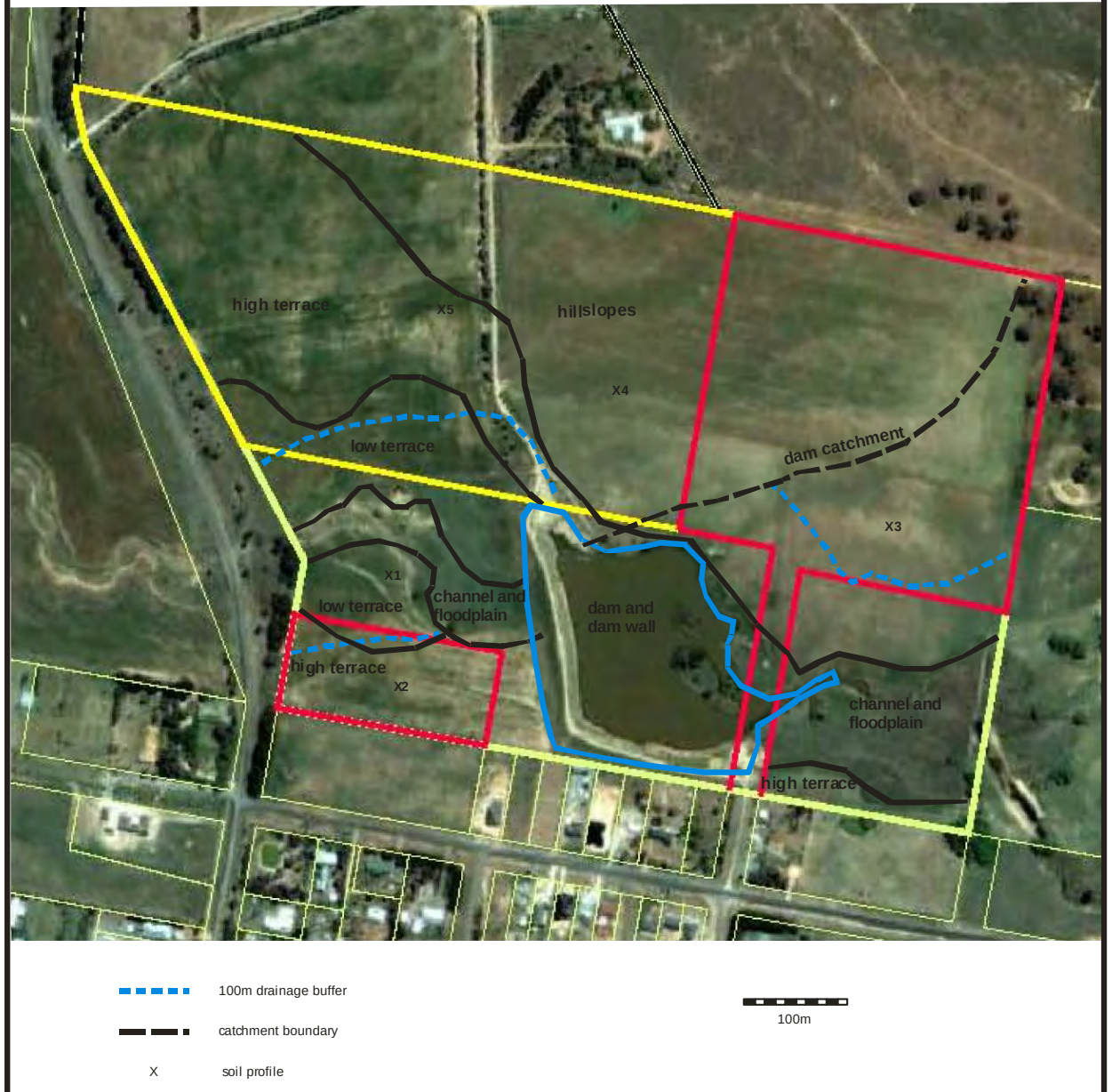
	prone to erosion if groundcover is reduced to <70% by grazing and associated pulverisation by stock. The drainage lines have not been subject to erosion and are in a stable condition. Soils here are non dispersive and not likely to form erosion gullies.
Groundwater	There are a number of licensed bores in the village and surrounding areas. Bore records show an aquifer at around 20m and at around 80m. It is likely that these aquifers are in fractures in the unweathered underlying bedrock. Investigations in the Murrumbateman area by the former DLWC have shown that contamination of groundwater typically occurs where plumes from failing absorption trenches come into direct contact with bores, and seep down the bore casing into the aquifer resulting in bacterial and nutrient contamination. Effluent disposal by irrigation will be at a low application rate that permits plant uptake of most nutrients, and the risk of contaminant leaching will be minimal.
Drainage Buffers	The dam and creek will have a 100m buffer, shown as the red dotted line on map 1. The buffer is only applicable where runoff actually drains towards the particular drainage features, hence the catchment has also been identified on map 1.

Table 1: site and soil evaluation for each terrain/soil unit identified on map 1.

terrain	drainage	soils	capability for effluent disposal ¹
Gently graded hillslopes; linear divergent form so tends to spread runoff	Freely drained, not prone to waterlogging or flood flows	Moderately deep red chromosols; loam topsoil overlies clay loam to light clay subsoils; strongly structured; moderately permeable, high water holding capacity ; non saline, non sodic, high P sorption (from data in Jenkins 2000)	No major limitations for subsurface irrigation of secondary treated effluent.
High alluvial terrace	Freely drained, not prone to flooding	Deep red and yellow chromosols (>100cm deep); loam or clay loam to 20cm overlying light clay subsoil	No major limitations for subsurface irrigation of secondary treated effluent.
Low alluvial terrace	Freely drained, not prone to flooding	Deep red and yellow chromosols (>100cm deep); loam or clay loam to 20cm overlying light clay subsoil	Mostly within 100m drainage buffer
Creek channel and immediate riparian land	prone to waterlogging and/or flood flows	Deep (>100cm) layered alluvial soils.; organic rich loam topsoil overlies clay loam subsoils; moderately to strongly structured; moderately permeable, high water holding capacity; non saline, non sodic, high P sorption (from data in Jenkins 1993)	Not suitable for effluent disposal due to poor drainage conditions and proximity to creek

¹ see explanation of procedure for determining land capability for on-site effluent disposal in appendix 1.

Map 1: soil and land units



Map 2: land capability for effluent disposal



Management of Effluent

NSW Health accredited system for secondary treatment

NSW Health accredited systems treat effluent to a minimum secondary standard, suitable for disposal by irrigation. Secondary treatment is defined in ANZ Std 1547:2000 as BOD5 less than 20mg/l, TSS less than 30mg/l. Systems are also required to have a current service contract to ensure ongoing maintenance and effective operation.

In order to minimise the risk of wind drift on small lots, and to prevent freezing of pipes, effluent application will be by subsurface irrigation. Irrigation lines will incorporate filters and backflush valves to permit regular cleaning and mitigate against blockages.

The sizing of the effluent irrigation area is based on the nutrient balance provided in appendix 2. Each lot will have 400sq of land suitable for effluent irrigation plus an additional 400sq m for future effluent irrigation. The total area of 800sq m will have a minimum buffer of 6m with the dwelling and 3m with the boundary.

Management prescriptions for irrigation of secondary treated effluent

Effluent is to be treated by a NSW Health accredited treatment system capable of producing secondary standard (see list in table 2).

The treated effluent should be applied to a dedicated effluent irrigation area of (300sq m for 3 bedrooms, 400sq m for 4 bedrooms, 500sq m for five bedrooms).

The effluent must be applied by subsurface irrigation. Filter and backflush valves must be incorporated into the irrigation system to guard against blockages.

The effluent lines must be >6m from dwelling and >3m from boundary.

The effluent irrigation area must be planted to gardens or lawn before occupation to ensure effluent is applied to growing vegetation.

Water conservation measures must be installed to the greatest extent possible, with minimum AAA rated plumbing fittings and appliances. This measure is crucial to allow for sustainable on-site disposal of effluent.

Waterless Composting Toilet with greywater treatment and

Blackwater will be directed to a NSW Health accredited waterless composting toilet, see table 3.

irrigation	Greywater will be directed to a NSW Health accredited greywater treatment system (GTS). These systems treat effluent to a minimum secondary standard, suitable for disposal by irrigation. The management prescriptions will be the same as for irrigation of secondary treated effluent, except that irrigation areas will be 30% smaller on the basis that blackwater comprises 30% of the effluent stream. In order to minimise the risk of wind drift on small lots, and to prevent freezing of pipes, greywater will be disposed by subsurface or drip irrigation, using irrigation line specifically for effluent. Irrigation areas will also incorporate filters and backflush valves to mitigate against blockages. The sizing of the effluent irrigation area is based on the nutrient balance provided in appendix 2, but reduced by 30%. As such, each lot will have 280sq of land suitable for effluent irrigation plus an additional 280sq m for future effluent irrigation. The total area of 560sq m will have a minimum buffer of 6m with the dwelling. <i>Management prescriptions for composting toilet with irrigation of greywater</i> Blackwater will be directed to a NSW Health accredited composting toilet. Greywater is to be treated by a NSW Health accredited GTS (see list in table 3). The treated effluent should be applied to a dedicated effluent irrigation area of (200sq m for 3 bedrooms, 260sq m for 4 bedrooms, 320sq m for five bedrooms). The effluent will be applied by subsurface irrigation. Filter and backflush valves must be incorporated into the irrigation system to guard against blockages. The effluent lines must be >6m from dwelling and 3m from boundary. The effluent irrigation area must be planted to gardens or lawn before occupation to ensure effluent is applied to growing vegetation. Water conservation measures must be installed to the greatest extent possible, with minimum AAA rated plumbing fittings and appliances. This measure is crucial to allow for sustainable on-site disposal of effluent.
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Table 2: NSW Health Accredited Effluent Treatment Systems suitable for irrigation of effluent¹

AWTS¹		
Bioseptic	Performa	1300 658 111
Bushwater Pty Ltd	Bushwater model S; Waterboy HSTP Model 10	07 54728873
Clearwater Sewage and Watertanks	Biodigester II	1300 132 760
Earthsafe Environmental	Earthsafe ES10PC	1300 327 847
Eco Septic	Econocycle ENC 10-1, ENC 10-2	4774 1316
Everhard Industries	Aqua Nova 10EP	1800 062 201
Fuji Clean	Fuji Clean CE 1200, CRX 1500, CE 1500	4033 7300
Gardenmaster	Gardenmaster GM7100	1800 632 582
Icon Septech	Turbojet 2000	1800 181918
Krystel Kleer	Krystel Kleer ADV 5000	62581378
Magnesium Tech	Waterboy Model 10, Model S	4055 1141
Sun Coast Wastewater Management	Ozzie Kleen RP10	1300 360639
Super Treat Systems	Super Treat SE 10	4422 3861
Taylex Industries	Taylex compact	07 34415200
Ultra Clear Wastewater	Ultra Clear (3 models)	1800 049911
Water Gurus	Nova Clear	1300 668 225
Biological filters¹		
Aqua Clarus	Super Natural	1300 368 158
Aerobic Textile and Sand Filters¹		
Envirotech treatment systems	Super Envirotech ASF	07 3362954
Innoflow	Orenco Advantex textile Filter	9499 6348

¹ details from NSW Health website, current as of Feb 2011Table 3: NSW Health Accredited waterless composting toilets and greywater treatment systems²

Composting toilets		
Clivus Multrum Australia Pty Ltd	Clivus Multrum composting toilet systems: WCT 008 Clivus Multrum Ecolet composting toilet system: WCT 009	(07) 3889 6144
Ecoflow Water Management	Sun-Mar Excel: WCT 004 Sun-Mar Centrex (Water Flush): WCT 005 Sun-Mar Centrex (Water Free): WCT 006 Sun-Mar Compact: WCT 007 Nature Loo Classic 750: WCT 002 Nature Loo Classic 1000: WCT 003	(07) 3870 5119
Environment Equipment Pty Ltd	Biolet 200 - WCT 011 Rota Loo composting toilet system - WCT	(03) 9587 2447
Greywater treatment systems		
Aqua Clarus Holdings Pty Ltd	Super Natural Greywater Treatment System: DGTS-001	1300 368 158
AquaReuse Pty Ltd	AquaReuse Greywater Treatment System: DGTS-005	(02) 8787 8100
Earthsafe Waterbank Pty Ltd	Earthsafe Waterbank WB10 Greywater Treatment System: DGTS-002	1800 043 635
Everhard Industries Pty Ltd	Micro-nova 8EP Greywater Treatment System - DGTS 008	(07) 3637 6499
Perpetual Water Australia Pty Ltd	Perpetual Water - Catchment 720L: DGTS-007	(02) 6162 0650
Nubian Water Systems Pty Ltd	Nubian Oasis Greywater Treatment System: DGTS-006	(02) 9647 2633
Suncoast Wastewater Management	Ozzi Kleen GTS10 Greywater Treatment System: DGTS-003	(07) 5453 4466

² details from NSW Health website, current as of June 2010

Recommendations

Further geotechnical investigation	A lot specific geotechnical investigation will be required for building approval, in order to ensure application of the on prescriptions in this report. The investigation must include precise location of the effluent disposal area in relation to buildings, water tanks, driveway etc. It is possible that other options may be available for effluent management, as long as they comply with the basic sizing requirements for the lot, as detailed in this report.
Effluent management	The soil and site conditions are suitable for both subsurface irrigation of secondary treated effluent and composting toilet with a greywater treatment system. Other advanced treatment systems not covered here may also be suited and should be assessed on a case by case basis. Due to the relatively small lot areas of part of the subdivision, the site is not considered suitable for subsoil absorption of primary treated effluent.
Effluent dispersal areas	Each lot has adequate land which is suitable for effluent dispersal. However, this land will also be used for a dwelling, sheds, driveway and so on. As such, the assessment recommends that a minimum area of 500sq m is dedicated on each lot for effluent dispersal, see appendix 3.

Appendix 1: determining land capability for on-site effluent disposal

The assessment of land capability for effluent disposal¹ is based on the site and soil limitation tables from the Silver Book (NSW Govt 1998). These tables indicate the degree of limitation associated with a range of key site and soil properties. Land is considered capable for effluent disposal if it does not have site or soil limitations in the "major" category, and complies with the prescribed drainage buffers.

Thus, the steps to determine land capability for effluent disposal are:

Map and describe soil, terrain and drainage conditions (see map 1);

Apply the criteria from the limitation tables, which are shown in Appendix 2;

Incorporate drainage buffers as prescribed in the Silver Book with the limitation assessment

Areas that are capable for on-site effluent disposal are outside the prescribed buffers and do not have any major limitations (see map 2).

¹ Assumes subsurface irrigation of secondary treated, disinfected effluent in accordance with NSW Health requirements.

Appendix 2: Site and Soil Limitation Assessment

The following two limitation tables are a standardised guide to the site and soil characteristics which may limit the suitability of the site for effluent disposal and which would require attention through specific management practices. The tables have been reproduced from On-site Sewage Management for Single Households (tables 4 and 6, Silver Book).

The italicised categories represent site and soil conditions of the land covered in this report. The assessment has excluded any land prone to poor drainage, that is, the land along Michelago Creek, and the associated 100m buffer. The tables show that the elevated freely drained land on the site is suited to surface drip or subsurface irrigation of secondary treated effluent.

Site limitation assessment

Site feature	Relevant system	Minor limitation	Moderate limitation	Major limitation	Restrictive feature
Flood potential	All land application systems	> 1 in 20 yrs		Frequent, below 1 in 20 yrs	Transport in wastewater off site
	All treatment systems	components above 1 in 100 yrs		Components below 1 in 100 yrs	Transport in wastewater off site, system failure
Exposure	All land application systems	High sun and wind exposure		Low sun and wind exposure	Poor evapo-transpiration
Slope %	Surface irrigation	0-6	6-12	>12	Runoff, erosion potential
	Sub-surface irrigation	0-10	10-20	>20	Runoff, erosion potential
	Absorption	0-10	10-20	>20	Runoff, erosion potential
Landform	All systems	Hillcrests, convex sideslopes and plains	Concave sideslopes and footslopes	Drainage plains and incised channels	Groundwater pollution hazard, resurfacing hazard
Run-on and seepage	All land application systems	None-low	Moderate	High, diversion not practical	Transport of wastewater off site
Erosion potential	All land application systems	No sign of erosion potential		Indications of erosion eg rills, mass failure	Soil degradation and off-site impact
Site drainage	All land application systems	No visible signs of surface dampness		Visible signs of surface dampness	Groundwater pollution hazard, resurfacing hazard
Fill	All systems	No fill	Fill present		Subsidence
Land area	All systems	Area available		Area not available	Health and pollution risk
Rock and rock outcrop	All land application systems	<10%	10-20%	>20%	Limits system performance
Geology	All land application systems	None		Major geological discontinuities, fractured or highly porous regolith	Groundwater pollution hazard

Soil limitation assessment

Soil feature	Relevant system	Minor limitation	Moderate limitation	Major limitation	Restrictive feature
Depth to bedrock	Surface and sub surface irrigation	> 1.0	.5-1.0	< 0.5	Restricts plant growth
or hardpan (m)	Absorption	> 1.5	1.0-1.5	< 1.0 ^l	Groundwater pollution hazard
Depth to seasonal	Surface and sub surface irrigation	> 1.0	0.5-1.0	< 0.5	Groundwater pollution hazard
water table (m)	Absorption	> 1.5	1.0-1.5	< 1.0	Groundwater pollution hazard
Permeability	Surface and sub surface irrigation	2b, 3 and 4	2a, 5	1 and 6	Excessive runoff and waterlogging Percolation
Class	Absorption	3, 4		1, 2, 5, 6	
Coarse fragments %	All systems	0-20	20-45	>40	Restricts plant growth, affects trench installation
Bulk density (g/cc)	All land application systems				restricts plant growth, indicator of permeability
SL		< 1.8		> 1.8	
L, CL		< 1.6		> 1.6	
C		< 1.4		>1.4	
pH	All land application systems	> 6.0	4.5-6.0	-	Reduces plant growth
Electrical conductivity (dS/m)	All land application systems	<4	4-8	>8	Restricts plant growth
Sodicity (ESP)	Irrigation 0-40cm; absorption 0-1.2mtr	0-5	5-10	> 10	Potential for structural degradation
CEC mequiv/100g	Irrigation systems	> 15	5-15	< 5	Nutrient leaching
P sorption kg/ha	All land application systems	> 6000	2000-6000	< 2000	Capacity to immobilise P
Aggregate stability	All land application systems	Classes 3-8	class 2	class1	Erosion hazard

Appendix 3: Sizing of Effluent Irrigation Area

The irrigation area size has been evaluated from the water balance, nitrogen balance and phosphorous balance. The largest area so determined represents the sustainable area for effluent irrigation. Balances assume an effluent generation rate for a four bedroom dwelling, containing 5 people at 115lpp/day (from table 4.2D of ANZ Std 1547:2000).

Water Balance: $A = Q \text{ (l/day)}/\text{DIR (mm/day)}$;
where $Q = 575\text{l/day}$; $\text{DIR} = 4\text{mm/day}$ (from ANZ Standard 1547:2000)
 $A = 575/4 = 143\text{m}^2$

Nitrogen balance: $A = Q(\text{l/day}) \times \text{TN (mg/l)}/L_n \text{ (critical loading of TN, mg/m}^2\text{/day)}$
 $Q = 575\text{l/day}$; $\text{TN} = 25\text{mg/l}$

Assume 20% loss by denitrification; $25\text{mg/l} - (25 \times .2) = 20\text{mg/l}$
 $L_n = 12,000\text{mg/m}^2\text{/yr}$ (ie 120kg/ha/yr for mix of native and introduced grasses)
 $A = 575 \times 20 \times 365/12,000 = 349\text{m}^2$

Phosphorous balance: P sorption capacity in upper 50cm
 $P_{\text{sorb}} = 2000\text{kg/ha} = .2\text{kg/m}^2$

P uptake for design period of 50 years
 $P_{\text{uptake}} = 4\text{mg/m}^2\text{/day} \times 365 \times 50 = .073\text{kg/m}^2$

P generated over 50yr design period
 $P_{\text{gen}} = 10\text{mg/l} \times 575 \times 365 \times 50 = 104\text{kg}$

 $A = P_{\text{gen}}/(P_{\text{uptake}} + P_{\text{sorb}}) = 104/(.2 + .073) = 381\text{m}^2$

Thus, irrigation area size of 380m² accounts for P and N from a four bedroom dwelling. Therefore allow 400 m² for active effluent irrigation area, plus additional 400 m² as spare irrigation area for future use.

Appendix 4: Soil Profile Descriptions

profile	Depth (cm)	Morphological Properties
1 red chromosol on low terrace	0-5	Very dark brown organic rich loam, no stone or gravel, strong crumb structure; slightly moist firm consistence, high content fine roots, gradual boundary to
	5-25	Light grey brown silty loam, no stone or gravel, whole coloured, weak fine subangular blocky structure; dry very firm, non plastic consistence, gradual boundary to
	25-100+	Strong red brown light clay, no stone or gravel, whole coloured, strong fine subangular blocky structure; dry very firm, slightly plastic consistence, soil continues.
2 red chromosol on high terrace	0-8	Dark grey brown silty loam, no stone or gravel, weak fine crumb structure; dry firm consistence, few fine roots, gradual boundary to
	8-40	Light grey silty loam, no stone or gravel, whole coloured, massive structure; dry firm, non plastic consistence, gradual boundary to
	40-100	Red brown light clay, no stone or gravel, whole coloured, strong fine subangular blocky structure; dry very firm, plastic consistence, soil continues.
3 Yellow dermosol on hillslope	0-12	Grey brown silty loam, 5% gravel, medium crumb structure; slightly moist firm consistence, high content fine roots, gradual boundary to
	12-35	Pale grey brown silty loam, 10% gravel, whole coloured, massive structure; dry firm, non plastic consistence, gradual boundary to
	35-75	Light yellow brown clay loam, 5% gravel, whole coloured, weak fine subangular blocky structure; dry firm, slightly plastic consistence, grades to highly weathered bedrock and clay.
4 Yellow dermosol on hillslope	0-8	Dark grey brown silty loam, no gravel, medium crumb structure; slightly dry soft consistence, high content fine roots, gradual boundary to
	8-25	Light grey silty loam, few gravels, whole coloured, massive structure; dry firm, non plastic consistence, gradual boundary to
	25-80	Light yellow brown clay loam grading to light clay, no gravel, whole coloured, weak fine subangular blocky structure; dry firm, slightly plastic consistence, grades to highly weathered bedrock and clay.
5 Red chromosol on high terrace	0-6	Very dark brown organic rich loam, no stone or gravel, strong crumb structure; slightly moist firm consistence, high content fine roots, gradual boundary to
	6-45	Light grey brown silty loam, no stone or gravel, whole coloured, weak fine subangular blocky structure; dry very firm, non plastic consistence, gradual boundary to
	45-100	Red brown clay loam grading to light clay, no stone or gravel, whole coloured, strong fine subangular blocky structure; dry very firm, slightly plastic consistence, soil continues.

Appendix 5: Site Photographs

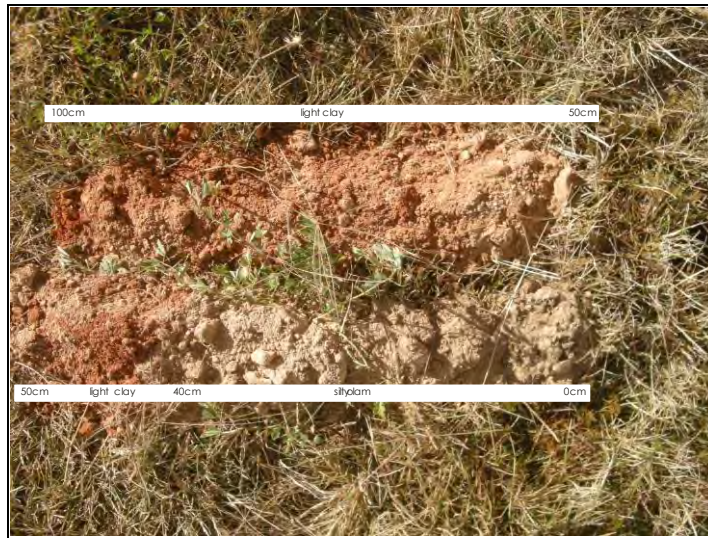


Photo 1: deep red chromosol found on the low and high terrace areas, profiles 1, 2 and 5. The soil comprises a weakly structured silty loam upper layer overlying a structured light clay subsoil extending to a depth of >100cm.



Photo 2: moderately deep yellow dermosol found on the areas mapped as hillslope (profiles 3 and 4). These soils have a weakly structured silty loam upper layer grading to clay loam subsoil and extending to a depth of 70-90cm.



Photo 3: looking east to west across land mapped as upper terrace, in the south of the study area. The land is elevated and not prone to poor drainage.



Photo 4: looking south to north across the area mapped as hillslope. It has a gentle slope gradient and is well drained. It is free of rock outcrop and surface stone.



Planning Proposal
'Kyeema' Gundaroo

AP AND MP CARMODY AND MJ AND CA HEFFERNAN

ATTACHMENT 6 – FLORA AND FAUNA AND BUSHFIRE REVIEW

Property “Kyeema”

Gundaroo, NSW

Flora and Fauna Assessment

Griffin Associates Environment P/L

July 2011

Environmental Setting and Site History

The site, adjoining Gundaroo Road and backing onto the residential lots along the north side of Rosamel Street Gundaroo is on gently sloping land ranging in elevation from 575m ASL in the southwest corner to a peak of 610m in the north east.

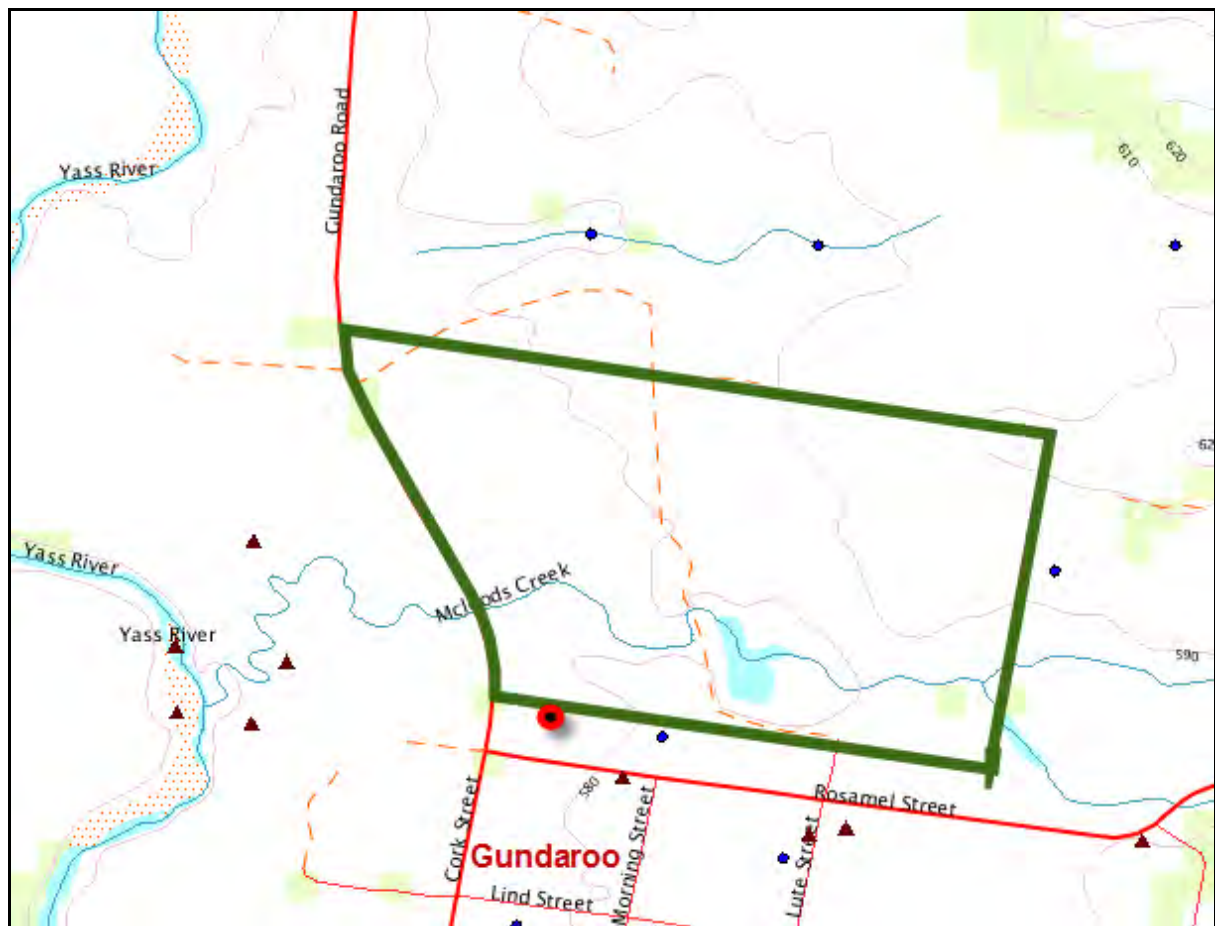


Figure 1: Site Location, Topography and Soil Profile Records

The property is on the Late Ordovician Pittman Formation sedimentaries of the Monaro Basin, comprising interbedded sandstone, siltstone and shale. The red circle on the southwest boundary of the site marks a soil profile examination by the NSW Soil Conservation Service in 1993 and held by the NSW Department of Environment and Climate

Change. This profile describes a deep sandy clay soil, with neutral pH and no salinity issues.

The history of the site has been pastoral since its sale from the Crown estate in a 1200 acre block in the early 1830s and incorporated as part of the “Fairfield” station in 1834 owned by the Campbell family, when it was fully cleared for pasture. The 1893 parish map of Gundaroo shows this 1200 acre portion still wholly in the ownership of Tom Winder Campbell.



Figure 2: Extract from 1893 Gundaroo Parish Map

As a result of over 150 years of grazing and, since the early 1950s, pasture improvements (with clover, phalaris and fescue), no remnant flora of native forest, woodland or natural grassland survives except for two *Eucalyptus mannifera* (Brittle gum) trees on the hilltop in the northeast corner of the site. In 1993, a large dam was constructed on McLeods Creek and downstream of this the creek was channelized north of its natural course to a culvert under Gundaroo Road. Its original course is marked by two old hawthorn bushes (*Crataegus laevigata*). The dam has caused the backing up of water upstream of the pond itself forming a wetland dominated by Pinrush (*Juncus filicaulis*). There is a planted windbreak of Monterey pines (*Pinus radiata*) for about 150m along Gundaroo Road. These trees are senescent and are gradually being removed as they die. Since this species is recorded to survive for 80-90 years in the low rainfall areas of the Canberra region, this dates their planting to the 1930-1940 period. Modern (<25 yrs old) plantings along internal farm roads and along Gundaroo Road are Eucalypts (mainly *E. polyanthemos*).

These features are shown on Figure 3 below.



Figure 3: Features of the Environment on the Site

The subject site may be divided into 4 historic land management areas plus the dam and wetland. The land management areas are shown on Figure 4 and described as follows:

1. The northwest paddocks

This portion covers an area of about 14 ha. Its history is of improved pasture dominated by *Phalaris* grass in the recent past. An oat crop was sown 10 years ago, followed by lucerne in 2003. The Lucerne was oversown with ryegrass in 2008. The present species array is:

Species	Common Name	Site Coverage	Native or Exotic	Conservation Status
<i>Medicago sativa</i>	Lucerne	30%	Exotic	Common
<i>Lolium perenne</i>	Ryegrass	60%	Exotic	Common
<i>Phalaris tuberosa</i>	Phalaris	5%	Exotic	Common
<i>Vulpia</i> sp.	Fescue	occasional	Exotic	Common
<i>Dactylis glomerata</i>	Cocksfoot	occasional	Exotic	Common
<i>Eragrostis curvula</i>	African lovegrass	occasional	Exotic	Common
<i>Echium plantagineum</i>	Paterson's curse	occasional	Exotic	Common

2. The southwest paddock

This portion covers an area of about 5 ha. Its history is also of improved pasture in the recent past. A lucerne crop was sown in 2000. The Lucerne was oversown with ryegrass in 2008. Presently, few vestiges of the previous lucerne crop remains, and “wild sown” oats have come to dominate the pasture. This paddock is closest to the residential lots along Rosamel Street and probably as a consequence has a wider variety of weed species. The present species array is:

Species	Common Name	Site Coverage	Native or Exotic	Conservation Status
<i>Avena sativa</i>	Oats	60%	Exotic	Common
<i>Chloris truncata</i>	Windmill grass	20%	Native	Common
<i>Lolium perenne</i>	Ryegrass	10%	Exotic	Common
<i>Phalaris tuberosa</i>	Phalaris	5%	Exotic	Common
<i>Trifolium repens</i>	White clover	occasional	Exotic	Common
<i>Vulpia</i> sp.	Fescue	occasional	Exotic	Common
<i>Dactylis glomerata</i>	Cocksfoot	occasional	Exotic	Common
<i>Medicago sativa</i>	Lucerne	occasional	Exotic	Common
<i>Hypochaeris radicata</i>	Cat's ear	occasional	Exotic	Common
<i>Hypericum perforatum</i>	St John's Wort	occasional	Exotic	Common



Figure 4: Land management areas, plus dam and wetlands area

3. The northeast paddock

This portion covers an area of about 15 ha. Its history is of improved pasture dominated by *Phalaris* grass in the recent past. An oat crop was sown in 2000, followed by lucerne in 2006. However, the Lucerne crop failed (through drought and the more freely draining terrain in this paddock). Tall spear grass, a native grass, and thistle now dominate the pasture. The present species array is:

Species	Common Name	Site Coverage	Native or Exotic	Conservation Status
<i>Stipa bigenicularis</i>	Tall speargrass	70%	Native	Common
<i>Onopordum arcanthium</i>	Scotch thistle	10%	Exotic	Common
<i>Avena sativa</i>	Oats	5%	Exotic	Common
<i>Lolium perenne</i>	Ryegrass	5%	Exotic	Common
<i>Eryngium ovium</i>	Blue devil	5%	Native	Common
<i>Hypericum perforatum</i>	St John's Wort	occasional	Exotic	Common
<i>Phalaris tuberosa</i>	Phalaris	occasional	Exotic	Common
<i>Dactylis glomerata</i>	Cocksfoot	occasional	Exotic	Common
<i>Chrysocephalum apiculatum</i>	Common everlasting	occasional	Native	Common
<i>Echium plantagineum</i>	Paterson's curse	occasional	Exotic	Common

4. The southeast paddock

This portion covers an area of about 8 ha. This paddock has only been managed for weed control in the last 25 years, with no improved pasture or fodder crop sowing. The present species array is:

Species	Common Name	Site Coverage	Native or Exotic	Conservation Status
<i>Stipa bigenicularis</i>	Tall speargrass	45%	Native	Common
<i>Phalaris tuberosa</i>	Phalaris	30%	Exotic	Common
<i>Onopordum arcanthium</i>	Scotch thistle	10%	Exotic	Common
<i>Avena sativa</i>	Oats	5%	Exotic	Common
<i>Lolium perenne</i>	Ryegrass	5%	Exotic	Common
<i>Vulpia</i> sp.	Fescue	occasional	Exotic	Common
<i>Dactylis glomerata</i>	Cocksfoot	occasional	Exotic	Common
<i>Echium plantagineum</i>	Paterson's curse	occasional	Exotic	Common

5. Wetland Area

The wetland area is dominated by Pinrush (*Juncus filicaulis*) bordering the open water areas. Behind the Pinrush are areas of tall, dense mixed pasture grasses growing on the wet soil of the creek flats.

Habitat Values

Ninety five percent of the site area supports pasture grasses (and selected agricultural fodder crops and weeds). The nearby Gundaroo Common, which is now a wildlife reserve under a conservation agreement with NSW National Parks and Wildlife Service, has recorded sightings of the Golden sun moth, Superb parrot, Key's matchstick grasshopper, Striped legless lizard and Southern lined earless dragon (Yass Valley Towns and Villages Study, 2010). However, there are no natural grassland species which would provide suitable habitat for these locally threatened or endangered species on the subject site.

Similarly, the lack of natural forest or woodland habitat removes the potential for any on-site fauna relating to such sites. Any large mobile animals such as forest grey kangaroos, red-necked wallabies or possums would be visitors from habitats outside the site. The lack of tree and shrub cover precludes the presence of small native ground-dwelling mammals and reptiles over most of the property as well as denying safe flight corridors for woodland bird species and gliders.

The main habitat area is the dam and wetland. The rushlands provide habitat for Dusky moorhen (*Gallinula tenebrosa*) and Maned (wood) duck (*Chenonetta jubata*). The mud banks show evidence of Water rat habitation (*Hydromys chrysogaster*) and their main predator, the Red-bellied black snake (*Pseudechis porphyriacus*) may also be present.

Common animals of farmland and peri-urban areas also occur. These include magpies, magpie larks, galahs, sulphur crested cockatoos, Red-rumped parrots, Australian kestrels, as well as brown snakes, rats, mice, common skinks and foxes.



Figure 5: Northwest paddocks looking towards the pine windbreak (in the distance) and the recent Eucalypt plantings along the internal farm road.



Figure 6: Northwest paddocks looking towards west, showing the patchy cover of lucerne among the ryegrass.



Figure 7: Southwest paddock showing oats, hawthorn (right) and remnants of the pine windbreak.



Figure 8: Northeast paddock dominated by *Stipa* and thistles, with remnant *E. mannifera* trees on the skyline



Figure 9: Southeast paddock dominated by *Phalaris*, *Stipa* and thistle.



Figure 10: Eastern end of main dam with fringing *Juncus* rushes and Dusky moorhen taking off.



Figure 11: South bank of dam with fringing *Juncus filicaulis*



Figure 12: Upstream McLeods Creek showing extensive rushlands (not on subject site)

Conclusion from Rapid Flora and Fauna Assessment

The subject site, Kyeema, on the northern outskirts of Gundaroo, is an established grazing property which has been managed for pasture improvement for at least thirty years and before that for native pasture grazing since the settlement of the Gundaroo area. The present flora species array of the land which is dominated by exotic species and weeds is evidence of this. The only native grass species (*Stipa bigeniculata*) occurs in the eastern paddocks as a result of discontinued pasture improvement due to the recent drought.

As a result, the land provides no suitable habitat for the endangered fauna species which have been recorded at nearby Gundaroo Common, which has areas of natural temperate grassland.

Fauna which have been noted on the site are common resident or itinerant species of farmland or peri-urban areas of the Yass valley.

The only significant habitat area on the site is the dam and adjoining rushland in the southeast corner. Although the rushland only exists as a narrow shoreline band on the property, it is part of a more extensive wetland distributed upstream along McLeods Creek.

Other “natural” features identified on the site include: (i) the two remnant *E. mannifera* trees in the northeast corner; (ii) the two old hawthorn trees marking the old course of McLeods Creek; and (iii) the remnants of the original pine windbreak along Gundaroo Road. The hawthorn and pine landscape features are senescent and may be beyond sustainable preservation.

Bushfire Hazard

A bush fire prone area is an area of land that can support a bush fire or is likely to be subject to bush fire attack. Bush fire prone areas are identified on a bush fire prone lands map which have been prepared for most councils across NSW. The map identifies bush fire hazards and associated buffer zones within a local government area.

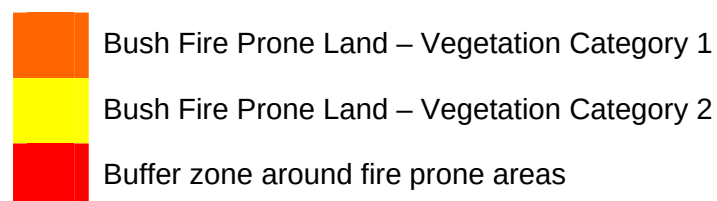
These maps are certified by the Commissioner of the NSW Rural Fire Service (RFS). New development on areas identified as bush fire prone are subject to the development and planning controls of ‘*Planning for Bush Fire Protection 2006 (A Guide for Councils, Planners, Fire Authorities and Developers)*’.

The certified fire prone lands of the Gundaroo district mapped for Yass Valley Council are at Figure 13 below.



Figure 13: Extract from Bush Fire Prone lands of Gundaroo District – Yass Valley Council.

The lands are mapped as:



The figure shows that the subject site (in green) is not mapped as fire prone or as part of a buffer zone. The nearest buffer zone boundary is to the east and, on the lower hazard side from prevailing bushfire winds (westerlies and nor-westerlies). The provisions of *Planning for Bushfire Protection, 2006*, therefore do not apply to the subject site.



ATTACHMENT 7 – STATE PLANNING POLICIES

Environmental Planning Instruments

Table 1 State Environmental Planning Policies

	<i>Not relevant</i>	<i>Consistent</i>	<i>Justifiably inconsistent</i>
SEPP 1 – Development standards		✓	
SEPP 4 – Development without consent & miscellaneous complying development		✓	
SEPP 6 – Number of stories in a building	✓		
SEPP 10 – Retention of low cost rental accommodation	✓		
SEPP 14 – Coastal Wetlands	✓		
SEPP 19 – Bush land in urban areas	✓		
SEPP 21 – Caravan Parks	✓		
SEPP 22 – Shops and commercial premises	✓		
SEPP 26 – Littoral Rainforest	✓		
SEPP 29 – Western Sydney Recreation Area	✓		
SEPP 30 – Intensive Agriculture	✓		
SEPP 32 – Urban consolidation (redevelopment of urban land)	✓		
SEPP 33 – Hazardous and offensive development	✓		
SEPP 36 – Manufactured Home Estates	✓		
SEPP 39 – Spit Island bird habitat	✓		
SEPP 41 – Casino / entertainment complex	✓		
SEPP 44 – Koala Habitat Protection	✓		
SEPP 47 – Moore Park showground	✓		



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	Not relevant	Consistent	Justifiably inconsistent
SEPP 50 – Canal Estates	✓		
SEPP 52 – Farm dams and other works in land and water management plan areas	✓		
SEPP 53 – Metropolitan Residential Development	✓		
SEPP 55 – Remediation of Lands		✓	
SEPP 59 – Central Western Sydney regional open space and residential	✓		
SEPP 60 – Exempt and complying development	✓		
SEPP 62 – Sustainable Aquaculture	✓		
SEPP 64 – Advertising and signage	✓		
SEPP 65 – Design quality of residential flat development	✓		
SEPP 70 – Affordable housing	✓		
SEPP 71 – Coastal protection	✓		
SEPP (Housing for seniors or people with disability) 2004		✓	
SEPP (Building sustainability Index: BASIX) 2004	✓		
SEPP (Development on Kurnell Peninsula) 2005	✓		
SEPP (Major Development) 2005	✓		
SEPP (Sydney Regional Growth Centres) 2006	✓		
SEPP (Mining, petroleum production and extractive industries) 2007	✓		
SEPP (Temporary structures) 2007	✓		
SEPP (Infrastructure) 2007	✓		
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	✓		



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	Not relevant	Consistent	Justifiably inconsistent
SEPP (Rural lands) 2008		✓	
SEPP (Exempt and complying development codes) 2008	✓		
SEPP (Western Sydney Parklands) 2009	✓		
SEPP (Affordable rental housing) 2009	✓		
SEPP (Western Sydney Employment Area) 2009	✓		

No Regional Environmental Plans relate to the site.



ATTACHMENT 8 – MINISTERIAL DIRECTIONS

Ministerial Directions (Effective from 1 July 2009)

Table 2 Ministerial Directions under s117 of the EP&A Act

	<i>Not relevant</i>	<i>Consistent</i>	<i>Justifiably inconsistent</i>
1. Employment and Resources			
1.1 Business and Industrial Zones	✓		
1.2 Rural Zones	✓		
1.3 Mining, Petroleum Production and Extractive Industries	✓		
1.4 Oyster Aquaculture	✓		
1.5 Rural Lands	✓		
2. Environment and Heritage			
2.1 Environment Protection Zones	✓		
2.2 Coastal Protection	✓		
2.3 Heritage Conservation	✓		
2.4 Recreation Vehicle Areas	✓		
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones		✓	
3.2 Caravan Parks and Manufactured Home Estates	✓		
3.3 Home Occupations	✓		
3.4 Integrating Land Use and Transport		✓	
3.5 Development Near Licensed Aerodromes	✓		
4. Hazard and Risk			
4.1 Acid Sulfate Soils	✓		



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	Not relevant	Consistent	Justifiably inconsistent
4.2 Mine Subsidence and Unstable Land	✓		
4.3 Flood Prone Land	✓		
4.4 Planning for Bushfire Protection		✓	
5. Regional Planning			
5.1 Implementation of Regional Strategies		✓	
5.2 Sydney Drinking Water Catchments	✓		
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	✓		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	✓		
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	✓		
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	✓		
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	✓		
5.8 Second Sydney Airport: Badgerys Creek	✓		
6. Local Plan Making			
6.1 Approval and Referral Requirements		✓*	
6.2 Reserving Land for Public Purposes		✓*	
6.3 Site Specific Provisions		✓*	
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Strategy	✓		

* Consistent so far as this Direction applies at the Planning Proposal stage



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ATTACHMENT 9 – LETTER FROM DEPARTMENT OF PRIMARY INDUSTRIES – OFFICE OF WATER



**Department of
Primary Industries**
Office of Water

General Manager
Yass Valley Shire Council
PO Box 6
YASS NSW 2582

Contact Tim Baker
Phone 02 6841 7403
Mobile 0428 162 097
Fax 02 6884 0096
Email Tim.Baker@water.nsw.gov.au

Our ref ER21972

Your ref L.02.02.01

Attention: Paul De Szell

Dear Mr De Szell

Exhibition of Draft Yass Valley Local Environmental Plan 2012

I refer to your letter dated 18th July 2012 requesting comments on the exhibited draft Yass Valley Local Environmental Plan 2012 (LEP). The NSW Office of Water appreciates the opportunity to comment and recommends the following points be considered and incorporated prior to finalisation of the LEP:

- The Office of Water supports the inclusion in the exhibited LEP of the natural resource local provisions and maps relating to sensitive riparian land and watercourses and groundwater vulnerability.
- Maps of sensitive water features and the presence of groundwater bores are provided in Attachments 1, 2, 3 and 4 for a number of townships within the Yass Valley LGA (Yass, Bowring, Murrumbateman, Gundaroo and Binalong). This is aimed to assist Council in understanding the existing demand on groundwater supplies and the potential risks to existing and future groundwater quality and quantity through lot size selection and proposed water and sewer servicing.
- The Office of Water recommends consideration of the non-potable water demands of rural-residential zoned land and the need to consider this separately in terms of water source, quality, security and impacts to adjacent water users. This is critical when considering the viability of upzoning proposals in addition to the potential for landuse conflict for existing subdivisions. The high density of bores in the proposed R5 zoned area of Murrumbateman is a clear indication of water requirements within this landuse.
- It is noted a proposed zone of W1 has been applied to watercourses within the Yass Valley Shire. Whilst the protection of waterway characteristics is supported by the Office of Water, a key concern is ensuring the permitted landuses are consistent with the objectives of this zone. In this regard the Landuse Matrix has identified the following landuses as permitted with consent for a W1 zone:
 - Boat launching ramps,
 - Charter and tourism boating facilities
 - Recreation areas

The above landuses appear to be related to recreation activities and are not necessarily suited to the ecological protection objectives of a W1 zone or the need for the adjacent land to be compatible with these objectives. It is recommended consideration be given to a W2 zone to cover such landuses in waterways.

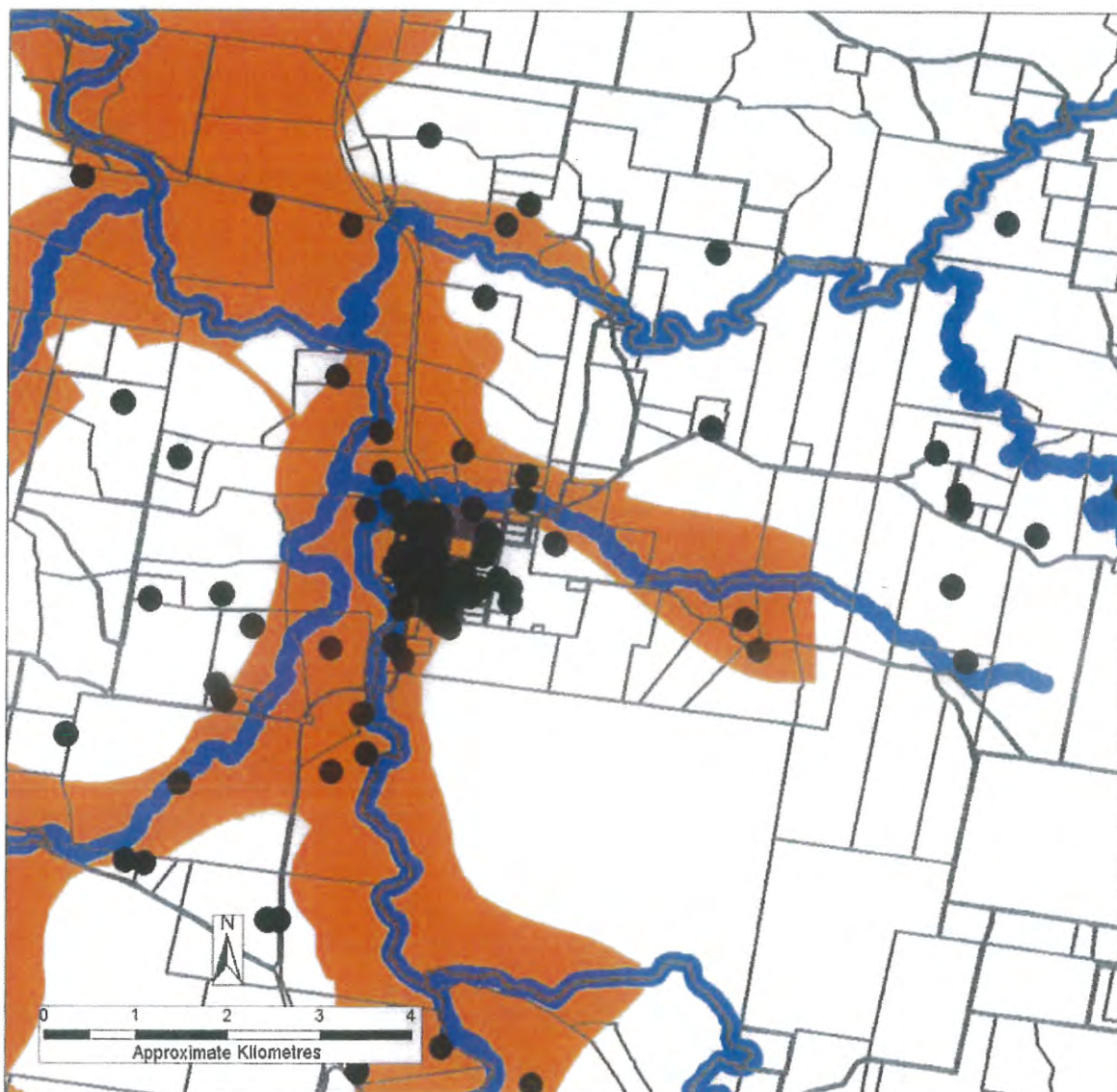
- A key area of concern for the Office of Water in terms of upzoning proposals is where groundwater vulnerability is an issue and there is the potential for access to groundwater and sewer disposal to impact on the quality and quantity of this resource.
- The Office of Water supports the provision of reticulated water and sewer to any proposed upzoning of land for industrial, residential and rural residential landuses. Lot sizes where there is current or future demand for access to groundwater need to be considered for reticulation of sewer to ensure protection of groundwater quality. An alternative is to increase the lot size and ensure a minimum buffer distance of 250m between bores and sewage disposal systems. Where there is a clear demand to access groundwater and there is significant potential for conflict in accessing this resource it is recommended reticulated water be investigated.

Should you have any further queries in relation to this submission please do not hesitate to contact Tim Baker, Senior Planning and Assessment Coordinator on (02) 6841 7403 at the Dubbo office.

Yours sincerely



Mark Mignanelli
Manager Major Projects, Mines and Assessment
15 August 2012



GUNDAROO TOWNSHIP

Environmentally Sensitive Areas - Sensitive Water Resources & Groundwater Bores

This land use decision making tool is based on information produced by the NSW Office of Water and does not represent other NSW Government agency information.

This information should be used as a guide only and scale must be taken into consideration when used with cadastral information.

- Legend**
-  Local Government Boundary
 -  Local Government Area 5km buffer
 -  Major freshwater habitats (40m buffer either side for bed & bank stability; protection of riparian vegetation & connectivity of habitat)
These areas should be excluded from development.
 -  Moderately High Groundwater Vulnerability.
Developments with the potential for significant contamination of groundwater sources (such as intensive animal agriculture) would not be considered appropriate in these locations.
 -  High Groundwater Vulnerability.
Developments with the potential for significant contamination of groundwater sources (such as intensive animal agriculture) would not be considered appropriate in these locations.
 -  Groundwater Bores

Environmentally Sensitive Areas Sensitive Water Resources

Data Source	Data Codes
Vulnerable Riparian Areas	All codes + 40m buffer either side of high bank
Groundwater vulnerability	High and Moderately High
Kingsford Wetlands Data	

DISCLAIMER
The NSW Office of Water and/or contributors accept no responsibility for the result of action taken or decisions made on the basis of the information contained herein or for errors, omissions or inaccuracies presented here. While all care is taken to ensure a high degree of accuracy, users are invited to notify of any discrepancies.

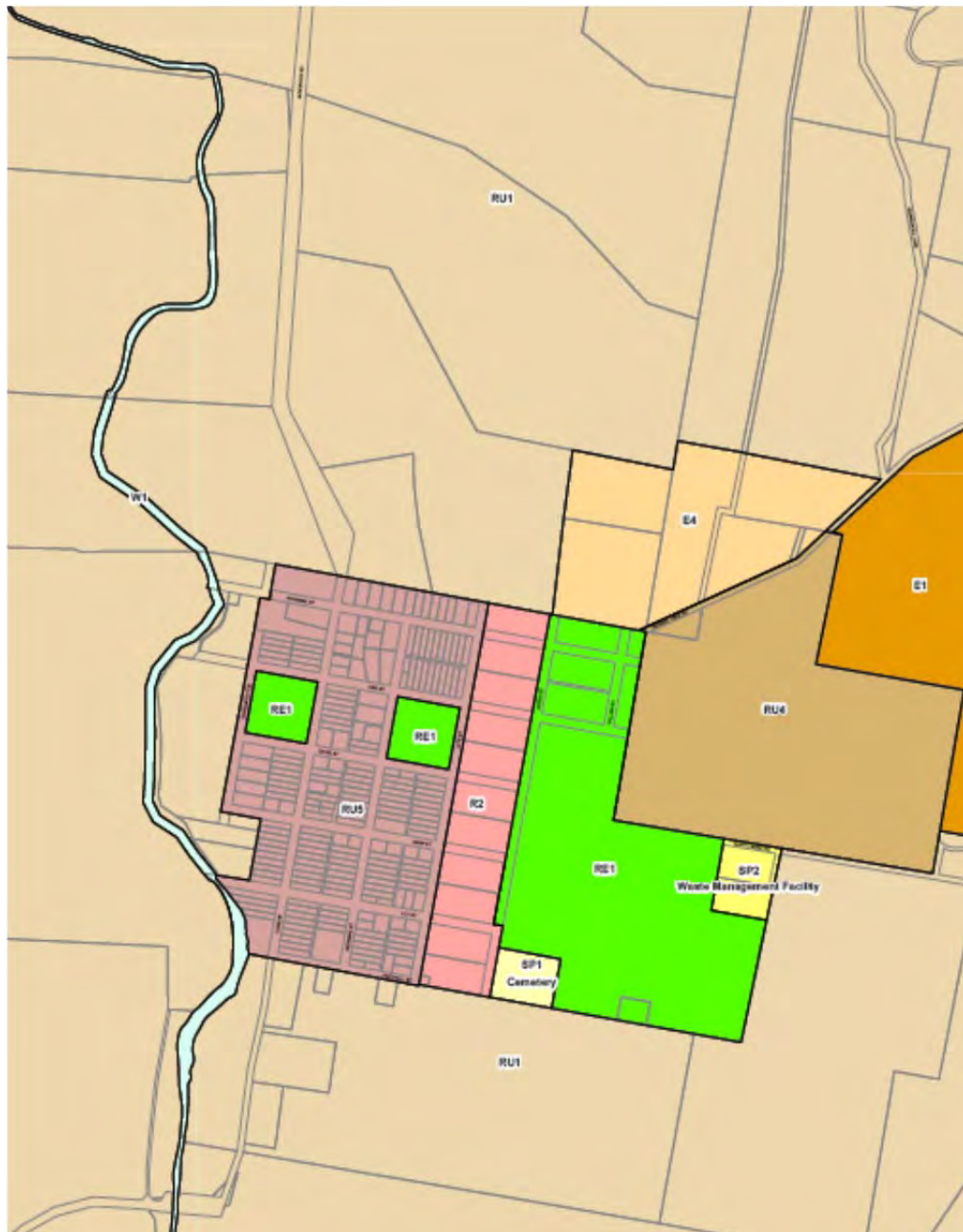


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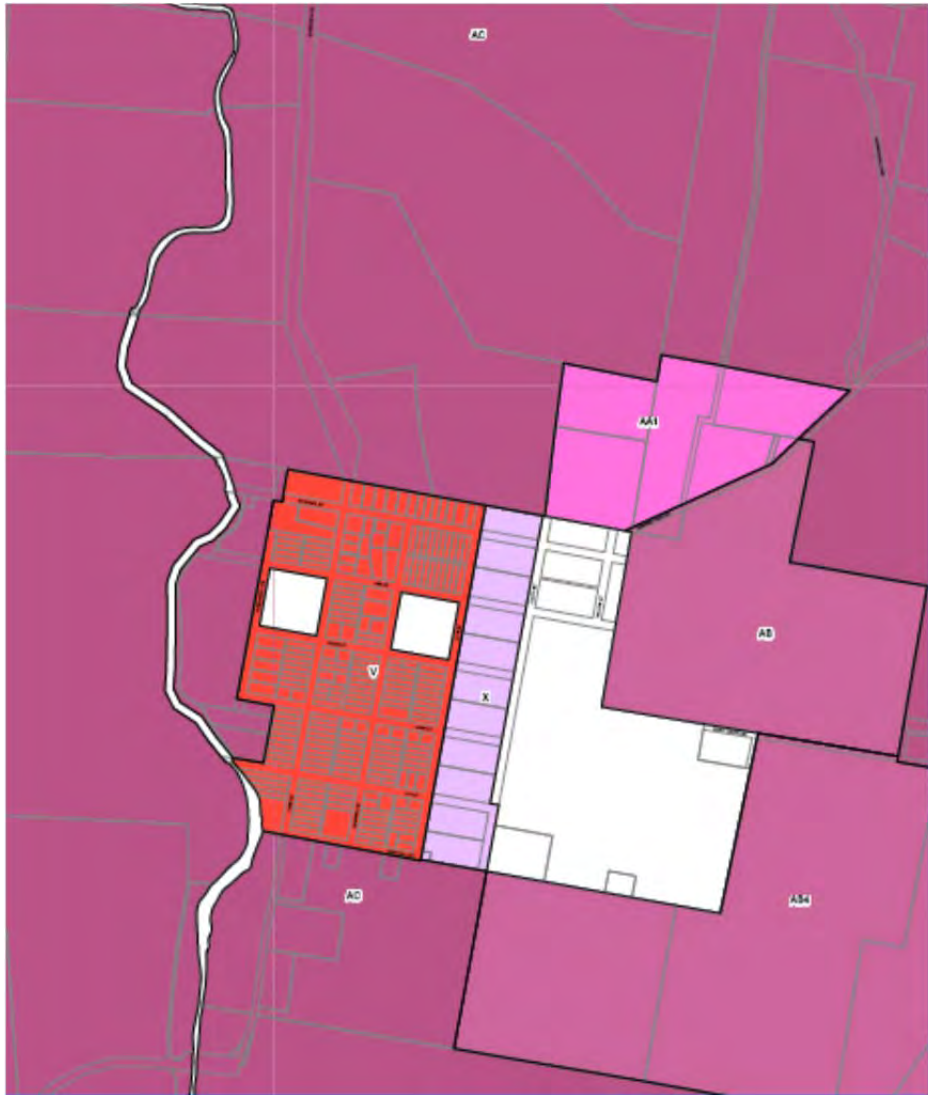
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ATTACHMENT 10 – DRAFT YASS VALLEY LEP 2012 MAP EXTRACTS

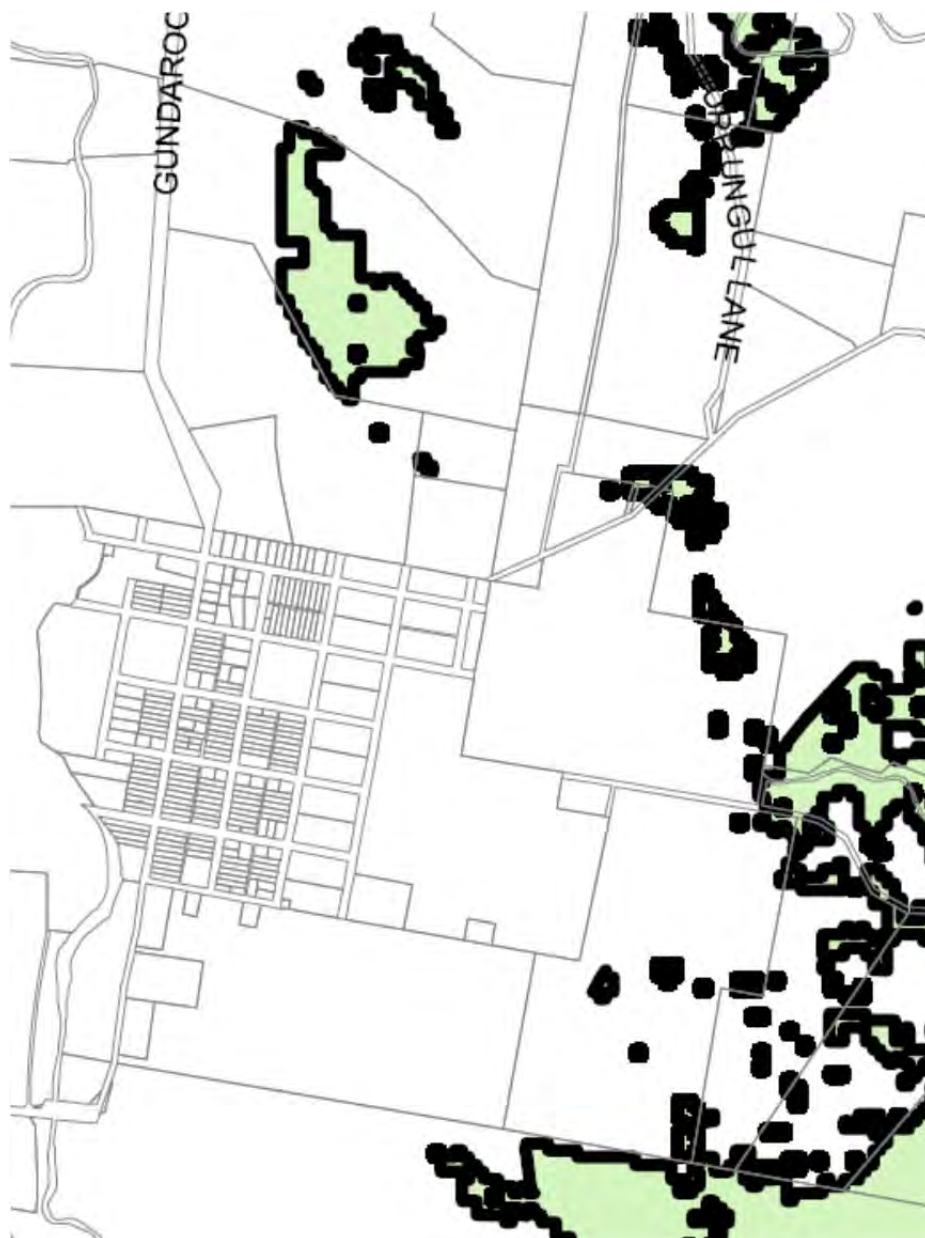
'Kyeema' Gundaroo – Planning Proposal – DRAFT Yass Valley LEP Map Extracts



Zoning Map – Draft Yass Valley LEP 2012



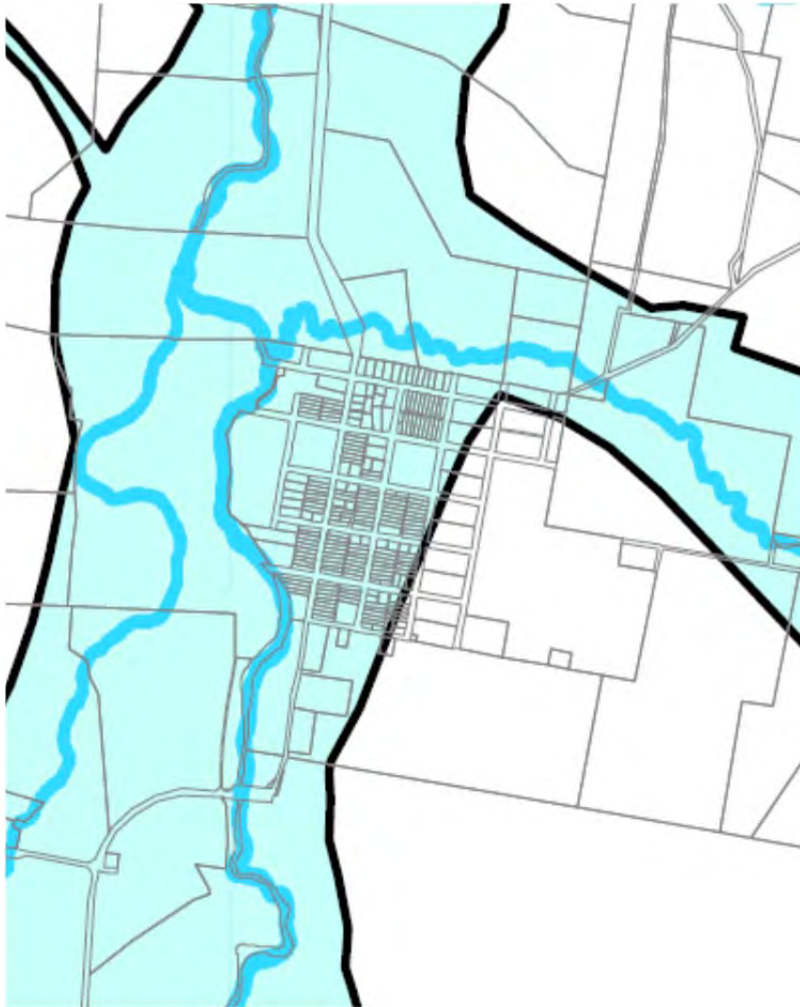
Minimum lot size map – Draft Yass Valley LEP 2012



Biodiversity map – Draft Yass Valley LEP 2012

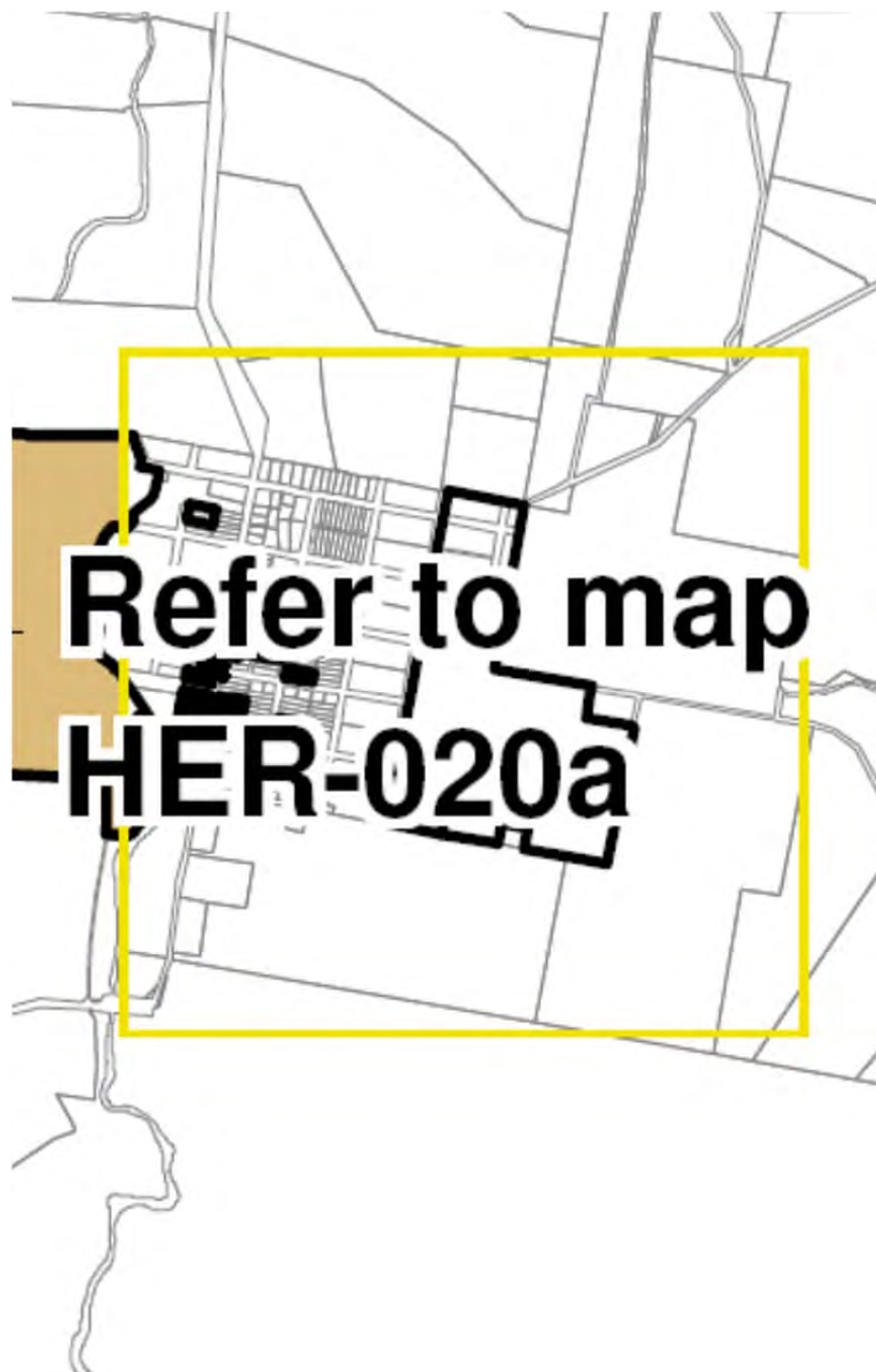


Natural Resources map – Draft Yass Valley LEP 2012 - dryland salinity

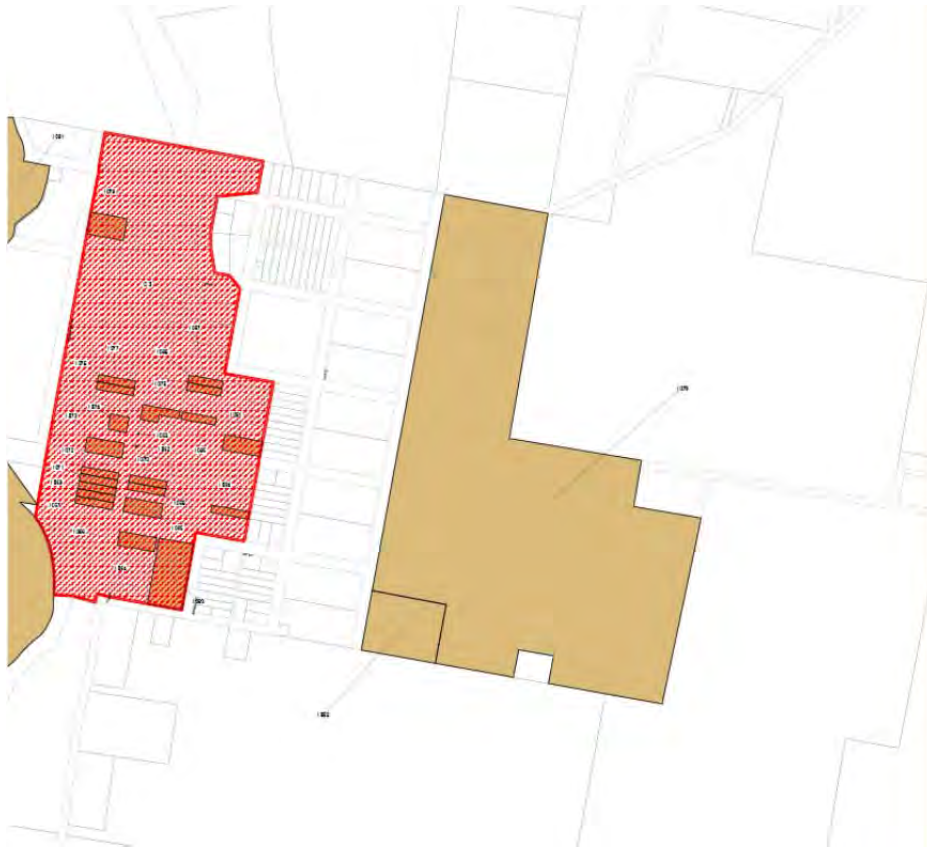


Water map – Draft Yass Valley LEP 2012 –

Water courses and groundwater vulnerability



Heritage map - Draft Yass Valley LEP 2012



Heritage map - Draft Yass Valley LEP 2012



Planning Proposal
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ATTACHMENT 11 – MINUTES OF MEETING: WITH ROADS AND MARITIME SERVICES

MINUTES OF SITE MEETING

Job N°: 254436 **Date:** 30th January 2013 **Time:** 9am

PROJECT: Paul Carmody; Subdivision Gundaroo Road, Gundaroo

PRESENT: Mr Paul Carmody (Owner), Simon Cassidy (Director of Operations Yass Valley Council), Maurice Morgan (Land Use Manager RMS), Jamie Bush (Surveyor Vekta)

DISCUSSION POINTS: 1. Proposed access from Gundaroo Road
2. 50km/h Zone
3. Lute Street extension

NOTES FROM MEETING:

Proposed Access from Gundaroo Road

- Identified both proposed access locations on site.
- Confirmed that adequate sight distances were achievable from both intersection locations.
- Simon & Maurice both agreed that a BAR/BAL intersection treatment would be required
- Maurice expressed a concern from an RMS point of view that one additional intersection onto Gundaroo Road would be preferred. It was demonstrated by Jamie that this would have undesirable planning and engineering implications. Maurice agreed that, so long as we could adequately justify both intersection's that RMS would consider the additional intersection.
- Simon indicated that the additional intersection to the south would be a preferred option from councils perspective.

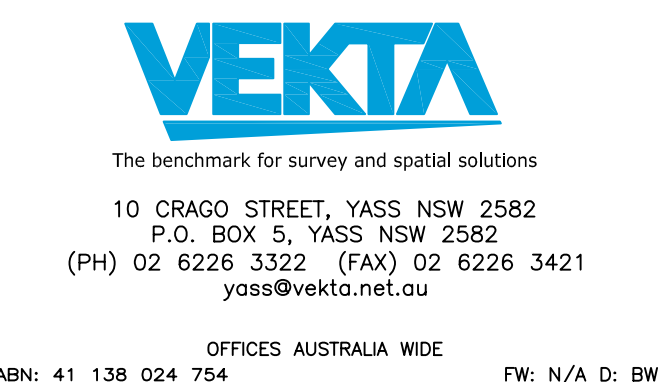
50km/h Zone

- It was asked by Jamie if increasing the 50km/h zone would achieve a safer outcome, Maurice explained that this generally has an adverse effect on approaching speeds and would not be desirable.
- Following an inspection of the proposed southern intersection it was discussed between Simon and Maurice that shifting the existing 50km/h sign to North of the culvert less than 100m would be acceptable.

Lute Street Extension

- Paul explained the history surrounding the land and fencing occupations of this part of Lute Street
- An inspection of the road reserve revealed that adequate land within the current 30m road reserve was available to construct the extension of Lute Street.
- It was suggested that with councils consent a 5m wide strip East & West along this part of Lute Street could be closed and left with Yass Valley Council to dispose of with the intention of transferring into the ownership of the adjoining land owners.
- No vegetation would be damaged or removed with the construction of this part of Lute Street.
- Although the reduction of the width of Lute Street is not consistent with the village layout it is consistent with Council's policies, and the future layout of the extension of Gundaroo. Simon commented that due to added maintenance of a 30m wide road reserve it is desirable from a Yass Valley Council point of view to adopt a 20m wide road reserve.

DISTRIBUTION LIST: ☐ Paul Carmody ☐ Simon Cassidy (YVC) ☐ Maurice Morgan (RMS)





Planning Proposal
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ATTACHMENT 12 –APPLICATION FORM

Planning Proposal Application

This form is to be used to apply for a Planning Proposal (Amendment to Yass Valley LEP 2012) under Section 55 of the Environmental Planning and Assessment Act 1979.

This Form

Please circle
either
1, 2 or 3

Category	Planning Proposal Type	Fee
1	Mapping or instrument anomalies, where an error in the Yass Valley Local Environmental Plan can be identified and where the proposed amendment is considered to be consistent with the intent and direction of the Principal LEP and Council.	Nil
2	Small straightforward rezoning applications and site specific amendments to the instrument. These applications have a small number of issues and a limited local impact. Rezoning these sites would create a <u>maximum potential</u> for four (4) additional lots/dwellings/commercial or industrial buildings.	\$10,000 (GST exclusive)
3	Large complex rezoning applications and site specific amendments to the instrument. These applications will often require consultation with government agencies, as well as wider community consultation.	\$20,000 (GST exclusive)

Please refer to Council Policy SEP-POL-1
for further information regarding the staged payment of fees

Initial Payment (Lodgement Fee - \$2000): Receipt No _____ Date _____

Applicant, Site and Owners Details

**1. Applicants
Name and
Address**

Council will
contact and
send all
correspondence
to this address

Name ALAN PAUL CARMODY
Postal Address 4078 GUNDAROO ROAD
GUNDAROO NSW Postcode 2620
Phone (62) 6289 8901 Mobile () 0410 424 236
Email _____

**2. Location
and Title
Description
of the
Property**

We need this to
correctly
identify the
land

Lot(s) LOTS 1 & 2 Section No _____ DP(s) 850916

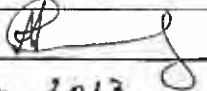
Street Address 4056 & 4078 GUNDAROO ROAD
GUNDAROO NSW 2620

Attach list if insufficient space

**3. Who Owns
the Land?**

Provide the
name and
signature of
every owner.
Attach a list if
insufficient
space.

Name A.P. CARMODY; M.P. CARMODY; C.A. HEFFERNAN; M.J. HEFFERNAN
Address 4056 & 4078 GUNDAROO ROAD
GUNDAROO NSW Postcode 2620
Signature/s [Signature] [Signature]
C.A. HEFFERNAN M.J. HEFFERNAN
A.P. CARMODY M.P. CARMODY

4. Proposal	Description of proposed amendment to Yass Valley LEP 2012 (e.g. zone, minimum lot size) To rezone land to part RUS Village and part E3 Environmental Management. Lot sizes are proposed to range from 2,100m² to 12,000m². Documents and studies submitted with the Planning Proposal (Please refer to Council Policy SEP-POL-1 for further information regarding the supporting documentation you are required to provide) Site Location Plan, Concept Layout, Proposed Land Use Zoning Plan, Design & Siting Principles Plan, Capability Assessment Onsite Effluent, Flora & Fauna Bushfire Review, & Other supporting documentation Has the planning proposal been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and Department of Planning and Infrastructure A guide to preparing planning proposals (2012)? Have you had a pre-application meeting with Council's Strategic Planning Staff? (Tel: 02 6226 1477 to arrange a meeting) Have you supplied three (3) hard copies and two (2) soft copies (on CD) of the Planning Proposal and supporting documents to Council?	☐ YES ☐ NO ☐ YES ☐ NO ☐ YES ☐ NO
5. Pecuniary Interest	Does Yass Valley Council employ the applicant or is the application being submitted on behalf of an employee of Council? Does the applicant or owner have any relationship to the staff or Councillors of Yass Valley Council or is the application being submitted on behalf of someone who has such a relationship? Councillor Burgess has been a family friend for many years. If you have answered yes to either of the above questions you must disclose this relationship: For ten years ending around 1998 the applicant was in a business with Councillor Burgess.	☐ YES ☒ NO ☒ YES ☐ NO
6. Political Donations and Gifts Disclosure	Under section 147(4) of the Environmental Planning and Assessment Act 1979 a person who makes a formal request to council for a planning proposal is required to disclose: (a) all reportable political donations made to any local Councillor of Yass Valley Council (b) all gifts made to any local councillor or employee of Yass Valley Council, made by any person with a financial interest in the planning proposal within the period commencing 2 years before the application is made and ending when the application is determined. Download a Political Donations and Gifts Disclosure Statement from www.yassvalley.nsw.gov.au Is a disclosure statement attached?	NIL. NIL N/A. ☐ YES ☐ NO
7. Signature	Signature of Applicant  A.P. Curmady. Date 15 February 2013.	