

PLANNING PROPOSAL (Updated and Amended) 7 ICETON PLACE, YASS

23 July 2020

Amended – 17 December 2021

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TABLE OF CONTENTS

Executive Summary	1
1. Introduction	2
1.1 Plans and Specialist Investigations	2
1.2 Agency Submissions	5
1.2.1 Natural Resource Access Regulator (NRAR)	5
1.2.2 Essential Energy	9
1.2.3 TransGrid	10
1.2.4 Heritage NSW	10
1.2.5 Department of Planning, Industry and Environment (DPIE) – Flood Risk	10
1.2.6 Traffic	13
1.2.7 DPIE – Biodiversity and Conservation Division	14
1.3 Amended Subdivision Proposal	17
2 Site Overview	18
2.1 Site Description and Location	18
2.2 Surrounding Land Uses	20
2.3 Site Attributes	21
2.3.1 Land Use	21
2.3.2 Topography, Watercourses and Vegetation	21
2.3.3 Accessibility	21
2.3.4 Infrastructure	21
2.3.5 Current Zoning and Minimum Lot Size	22
3 Planning Proposal	22
3.1 Part 1 – Objectives and Intended Outcomes	22
3.1.1 Objective	22
3.1.2 Intended Outcomes	22
3.2 Part 2 – Explanation of Provisions	23

3.3	Part 3 – Justification	24
3.3.1	Section A – Need for the Planning Proposal	25
3.3.2	Section B – Relationship to Strategic Planning Framework	33
3.3.3	Section C – Environmental, Social and Economic Impact	53
3.3.4	Section D – State and Commonwealth Interest	66
3.4	Part 4 – Mapping	68
3.5	Part 5 – Community Consultation	69
3.6	Part 6 – Project Timeline	72
4	Appendices	73

FIGURES

Figure 1 – Proposed Location of New Bore.....	7
Figure 2 – Proposed Earthworks.....	12
Figure 3 – Ecology Mapping.....	15
Figure 4 – Regional Context.....	18
Figure 5 – Locality Map.....	19
Figure 6 – The Site.....	20
Figure 7 – Proposed Lot Size Map.....	23
Figure 8 – Proposed Land Zoning Map.....	24
Figure 9 – Settlement Strategy – Land for Potential Re-zoning.....	26
Figure 10 – Grades Above 12%.....	30
Figure 11 – R5 Zoned Land.....	32
Figure 12 – Land Capability Constraints.....	60
Figure 13 – Groundwater Vulnerability Map.....	62
Figure 14 – Dryland Salinity.....	64

TABLES

Table 1 – Plans and Reports.....	3
Table 2 – Traffic Estimation.....	31
Table 3 – South East and Tablelands Regional Plan 2036.....	33
Table 4 – Settlement Strategy Key Principles.....	36
Table 5 – Settlement Strategy Recommendations (Yass).....	39
Table 6 – Local Strategic Planning Statement Priorities.....	40
Table 7 – State Environmental Planning Policies.....	41
Table 8 – Ministerial Directions.....	46
Table 9 – Community Submissions and Response.....	69
Table 10 – Project Timeline.....	72

EXECUTIVE SUMMARY

This Planning Proposal report has been prepared by Hugh Dennett Pty Ltd on behalf of Icton Investments Pty Ltd (the proponent) in support of a proposed amendment to the Yass Valley Local Environmental Plan (LEP) 2013 relating to land at 7 Icton Place, Yass (the site).

The site is currently zoned R5 – Large Lot Residential. It is proposed to amend the LEP to reduce the applicable minimum lot size for the majority of the site from 10ha to a combination of 1ha and 2ha. This will facilitate a future development application for a rural residential subdivision of the site into 71 residential lots. It is also proposed to amend the LEP to apply an C2 – Environmental Conservation zone to environmentally sensitive land within Lot 72.

The Planning Proposal was originally considered by Yass Valley Council at its meeting held on 23 September 2020, whereupon Council determined to forward the proposed LEP amendment to the Department of Planning, Industry and Environment (DPIE) for a gateway determination.

The DPIE issued a Gateway Determination on 18 November 2020, requiring the Planning Proposal to be placed on public exhibition and sent to several public authorities for consultation.

This updated and amended Planning Proposal has been prepared in response to issues raised during the consultation process. Key changes are:

- A reduction in the amount of residential lots from 72 to 71;
- The expansion of the Community Title lot along O'Briens Creek (Lot 72) from 9.1ha to 24.91ha. This lot now incorporates a much larger area of habitat for threatened species;
- Changing the zone of Lot 72 from R5 to C2 – Environmental Conservation;
- Alterations to the configuration of some lots and building envelopes;
- Retaining a minimum lot size of 10ha for the land within Lot 62 and Lot 72;
- A proposed Voluntary Planning Agreement (VPA) between the developer and Council to ensure the creation of an in perpetuity conservation agreement over Lot 62; and
- The provision of a reticulated non-potable bore water supply to all residential lots and the creation of an additional Community Title lot (Lot 73) to contain reservoir tanks.

In addition to the above, further detailed flood investigations and additional traffic modelling have been carried out.

There have been no changes to the proposed road layout or access points into the subdivision.

1. INTRODUCTION

This Planning Proposal seeks to amend the Yass Valley Local Environmental Plan (LEP) 2013 to reduce the minimum lot size applicable to 7 Iceton Place, Yass from 10ha to a combination of 1ha and 2ha (with the exception of the land within Lot 62 and 72 which are now proposed to retain a 10ha minimum lot size). It is also proposed to amend the LEP to apply an C2 – Environmental Conservation zone to environmentally sensitive land within Lot 72.

If approved, the Planning Proposal will allow the site to be subdivided into approximately 71 large lot residential allotments and two community title lots (subject to development consent).

This Planning Proposal was originally considered by Yass Valley Council at its meeting held on 23 September 2020, whereupon Council determined to forward the proposed LEP amendment to the Department of Planning, Industry and Environment (DPIE) for a gateway determination.

The Department of Planning, Industry and Environment (DPIE) issued a Gateway Determination on 18 November 2020, requiring the Planning Proposal to be placed on public exhibition and sent to several public authorities for consultation. An alteration to the Gateway Determination was issued on 10 November 2021. It extended the time frame for completing the LEP amendment to 18 May 2022.

This updated and amended Planning Proposal has been prepared in response to issues raised during the consultation process. Appendix 1 contains the amended Proposed Plan of Subdivision of the site (17037_PPS7-100: Rev F). It shows 71 residential lots ranging from 1ha to 9.3ha and two community title lots of 24.91ha and 2,380m².

The proponent intends to submit a Development Application for the subdivision of the site shortly after the submission of this amended Planning Proposal.

1.1 PLANS AND SPECIALIST INVESTIGATIONS

The amended subdivision plan has been prepared with reference to the site's constraints and attributes and with reference to the issues raised during the consultation process and the additional investigations carried out to address them.

The reports and plans prepared in support of this Planning Proposal are provided as appendices under separate cover, and listed in Table 1 below. Amended or new information is labelled as such.

Table 1 – Plans and Reports

Plan / Report	Prepared By	Reference	Date
Proposed Plan of Subdivision – <i>Amended</i>	Genium Civil Engineering	17037_PPS7-100 (Rev F)	27/10/2021
Proposed Plan of Subdivision (Land Zoning Map) – <i>New</i>	Genium Civil Engineering	17037_PPS7-120 (Rev F)	27/10/2021
Proposed Plan of Subdivision (Minimum Lot Size Map) – <i>New</i>	Genium Civil Engineering	17037_PPS7-150 (Rev F)	27/10/2021
Existing Utility Services – <i>Amended</i>	Genium Civil Engineering	17037_PPS7-200 (Rev F)	27/10/2021
Flood Mapping – <i>Amended</i>	Genium Civil Engineering	17037_PPS7-300 (Rev F)	27/10/2021
Land Capability Constraints – <i>Amended</i>	Genium Civil Engineering	17037_PPS7-400 (Rev F)	27/10/2021
Ecology Mapping – <i>Amended</i>	Genium Civil Engineering	17037_PPS7-500 (Rev F)	27/10/2021
Existing and Proposed Riparian Zones – <i>Amended</i>	Genium Civil Engineering	17037_PPS7-600 (Rev F)	27/10/2021
Site Constraints Map – <i>Amended</i>	Genium Civil Engineering	17037_PPS7-700 (Rev F)	27/10/2021
Biodiversity Development Assessment Report (Draft) – <i>Amended</i>	Capital Ecology	Project no. 2909 Draft version 04	23/04/2021

Bushfire Strategic Study	Ember Consultants Bushfire	RM.08.20	03/06/2020
Annexure to Bushfire Strategic Study – <i>New</i>	Ember Consultants Bushfire	RM.69.21 (Version 1.0)	29/04/2021
Preliminary Site Investigation for Contamination	Douglas Partners	94291.00 – R.001.Rev0	04/10/2019
Aboriginal Cultural Heritage Assessment Report	Past Traces Pty Ltd	CHA.V2	05/11/2019
Iceton Place Flood Study	GRC Hydro	190032	06/09/2019
Iceton Place Flood Assessment – Planning Proposal 2020/03 – <i>New</i>	GRC Hydro	190032 (Version 3)	27/09/2021
Land Capability Assessment – <i>Amended</i>	Soil and Water	Version 2	23/11/2021
Traffic Impact Assessment	Genium Civil Engineering	17037	25/06/2020
SIDRA Modelling of the proposed Yass Valley Way / New Subdivision Road intersection, in Yass, NSW – <i>New</i>	Genium Civil Engineering	Nil	March 2021
Non-Potable Water Supply Concept Plans – <i>New</i>	OCRE	2117	28/10/2021
Aquifer Test Results – <i>New</i>	Hydroilex Consultants Geological	Hydroilex Report HG21.9.2CA_final	25/10/2021

1.2 AGENCY SUBMISSIONS

During the consultation process agency submissions were made by:

- Natural Resources Access Regulator (NRAR);
- Department of Primary Industries – Fisheries (DPI Fisheries);
- Essential Energy;
- Heritage NSW;
- Optus;
- Transport for NSW (TfNSW);
- TransGrid;
- WaterNSW; and
- Department of Planning, Industry and Environment – Biodiversity and Conservation Division (DPIE).

In addition, Yass Valley Council advised that they recommend consideration be given to an additional road access from Rayner Place be provided to the site to balance the traffic volume on the Yass Valley Way.

Optus, DPI Fisheries, WaterNSW and TfNSW raised no objections to the proposal.

The issues raised by the other agencies and Council have been addressed and are discussed in detail below with reference to the amended subdivision plan and additional information submitted with this amended Planning Proposal.

1.2.1 Natural Resource Access Regulator (NRAR)

The NRAR's recommendations and comments relate to:

1. The provision of reticulated town water and sewer to the development;
2. Confirmation regarding the potable and non-potable demands for the proposed land use and access to a viable water supply be provided;
3. Impacts to town water bores; and
4. Management and configuration of buffer to O'Briens Creek.

1.2.1.1 Response

Potable Water

The provision of a reticulated town potable water supply to the site is not feasible. Council's water supply area is defined in Council Policy WS-POL-1 - Water Supply. Clause 2.4 of this policy states the following:

"Supply area shall be limited to urban areas or existing areas of supply, please refer to attached maps of Yass, Bowning, Binalong & Murrumbateman."

The map provided within the policy shows that the site is not within the current water supply area, meaning that demand created by any development of the site has not been factored into the ultimate capacity of the Yass Dam. Moreover, major upgrades to some 2.5km of water main would be required even if water was available from the Yass Dam.

Subsequent to receiving the NRAR's comments the proponent consulted with Council about the potential for providing town water supply to the part of the site proposed to have a minimum lot size of 1ha (currently 24 lots). However, it was found that it is not possible to obtain adequate pressure to the lots from the Council water supply without the need for significant infrastructure upgrades. Therefore, the proposal remains unchanged in regards to potable water supply to all residential lots being through the independent capture and storage of roof water in potable water tanks – noting that it is a standard requirement of Council's in the region to require new dwellings not connected to town water to be provided with a minimum 90,000 litres or more of water tank storage. It is anticipated that Council will require any future dwellings to be provided with sufficient capacity for the storage of potable water.

Non-Potable Water

In response to the NRAR's recommendation, the Planning Proposal now includes the provision of a reticulated non-potable water to all of the residential lots from a community bore located on Lot 72. The bore has been located with reference to aquifer test results, of which key findings are:

- The positive head and extremely rapid recovery rate reflect a positive head and likely connection to an extensive aquifer system; the geological target in which the bore is located is an extensive fracture linear N-S zone along the axis of the adjacent watercourse;
- The bore has the ideal advantage of a high head and deep aquifer system which facilitates optimum pumping conditions;
- The results confirm that the bore far exceeds the project requirement of 8-10ML per annum, where testing has revealed a capacity of 43-57ML subject to discharge rate; and
- At the test rate, the bore may be pumped continuously for up to 7 days to fill tanks and domestic storages for the proposed development.

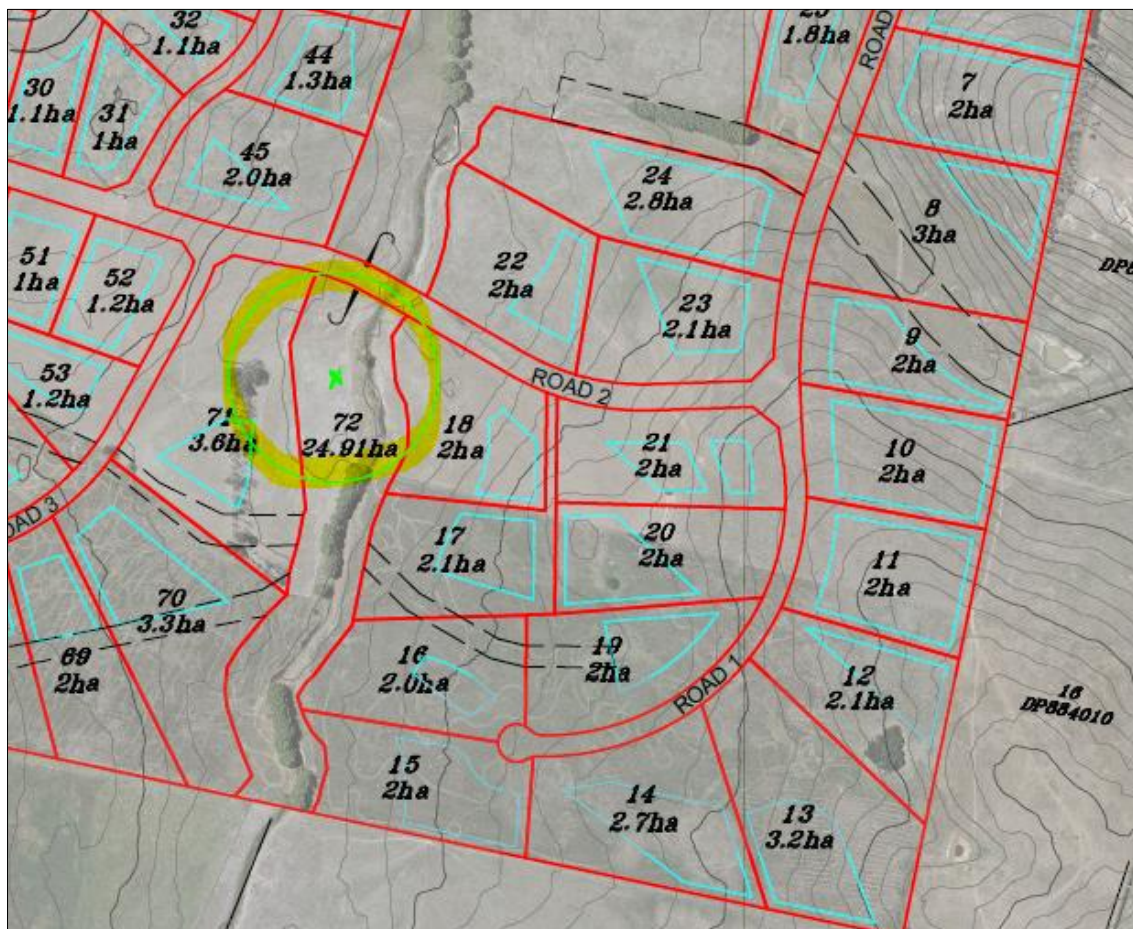
Refer to the detailed Aquifer Test Results by Hydroilex Geological Consultants submitted with this amended Planning Proposal for further information about the proposed community bore.

A detailed Water Supply Plan has also been prepared and is submitted with this amended Proposal. Water from the bore will be pumped to reservoir tanks located on community lot 73 and piped to dedicated non-potable water tanks within each residential lot.

An approval for the non-potable water supply will be required to be obtained as part of any future Development Application.

Figure 1 below shows the location of the proposed bore (south of the new bridge over O'Briens Creek).

Figure 1 – Proposed Location of New Bore



The provision of a reticulated non-potable water supply to each lot will negate the need for future owners to seek to install individual bores in the future. However, should the NRAR still have concerns about this a restriction on the title of each lot can be imposed prohibiting the construction of any additional bores.

Effluent Disposal and Connection to Town Sewer Network

Provision of sewerage services to the site would require the provision of significant infrastructure. The existing sewage pumping station (SPS) at the intersection of Yass Valley Way and Rayner Place is already at capacity. Whilst there is no land reserved for this purpose, a new significantly larger SPS would need to be constructed along with a new rising main to transport sewage up the hill to connect to the existing gravity reticulation system in Yass.

Whilst the construction of the required sewerage infrastructure to service the site would not be insurmountable, it would be cost prohibitive and also place additional demand on existing Council infrastructure such as trunk mains, Riverbank SPS and the treatment plant which have not been factored into Council's infrastructure planning or development servicing plan (s.64 plan). Also, it is understood that Council is not supportive of reticulated sewer being provided to the site.

In regards to the suitability of on-site effluent disposal, the amended Land Capability Assessment demonstrates that each proposed lot is suitable for on-site disposal, taking into account the various constraints to effluent disposal. Twelve of the proposed lots will be required to have secondary treatment measures applied for the protection of groundwater.

Please refer to the amended Land Capability Assessment for further details.

Potential Impacts to Town Water Bores

The Land Capability Assessment submitted with the original Planning Proposal discussed in some detail the two town water supply bores located in the vicinity of the site and proposed suitable buffers and other measures to ensure there is minimal risk of contamination. The amended Land Capability Assessment includes consideration of the proposed new bore for non-potable supply. Key findings and recommendations from the Land Capability Assessment regarding the town water bores are provided below.

Two town water supply bores are approximately 100m west of the site's boundary and are 110-120m deep. Bores generally require a 250m buffer distance from the nearest effluent disposal areas to ensure there is minimal risk of contamination. However, the Land Capability Assessment demonstrates that it is safe and practical to adopt a 150m buffer in this instance as applying a 250m buffer would greatly limit the opportunities for onsite effluent disposal.

A 150m buffer to the two town bores is considered to be appropriate by the Land Capability consultant due to the following mitigating factors:

- The bores are located on the opposite side of a central drainage depression which will form a hydrological barrier to any potential contamination resulting from run-off from effluent irrigation areas;
- The bores are used infrequently, particularly since the upgrade of the Yass Water Supply Weir;

- The proposed lots that would intersect a 250m buffer are limited in number (12). Effluent management practices on these lots will include special measures such as Advanced Secondary Treatment Systems with disinfection, and with effluent dispersal via subsurface drip irrigation – thereby ensuring the highest quality treated effluent with minimal chance of contamination;
- The depth to the main water bearing zones in the area exceeds 20 metres therefore there is a vertical separation between effluent dispersal areas and water bearing zones of >20m and minimum horizontal separation of >150m to town water supply bore;
- Low application rate of minimum secondary treated and disinfected effluent, to the surface or near surface; and
- Low transmissivity of fractured rock groundwater aquifers that underlay the area.

Buffer to O'Briens Creek and Management of Riparian Land

The banks of O'Briens Creek have been surveyed and the revised lot layout is based on measurement of the riparian zone from the creek bank rather than the centreline of the creek.

In order to incorporate the majority of the striped legless lizard habitat west of the creek into the Community Title lot, the averaging provisions of the NRAR guidelines have been applied to widen the riparian zone on the western side and reduce it to the minimum of 20m wide on the eastern side where the habitat is less prominent. A riparian area based on the standard 40m wide buffer each side measured from the creek bank would be 12.33ha. The proposed riparian area using the averaging is 12.46ha.

The vast majority of the riparian zone is within the Community Title lot which will be subject to binding conservation and management. All indicative building envelopes have suitable buffers from the riparian zone.

1.2.2 Essential Energy

Essential Energy commented that the proposed lot layout indicates that their existing overhead powerlines and associated easements will be located within future residential lots. It is Essential Energy's preference that electrical infrastructure is located in road reserves or public reserves.

1.2.2.1 Response

The site is burdened by four separate power easements which contain major overhead power distribution lines, two of which are the responsibility of Essential Energy. These two easements run across the site from west to east and do not at all correspond to the configuration of the existing road network, adjoining subdivisions or any public reserves (refer to the Existing Utility Services plan). Therefore, it is not possible to include these easements into the proposed subdivision's road network as a logical extension of existing development.

All indicative building envelopes are located clear of Essential Energy's easements.

1.2.3 TransGrid

TransGrid's comments relate to their electricity infrastructure that is located within easements in the south-western corner of the site (within proposed Lot 62, previously labelled as Lot 63). TransGrid request that the affected lot have a minimum lot size of 9ha applied so as to prevent further subdivision that could 'crowd out' TransGrid's easements and infrastructure.

1.2.3.1 Response

This amended Planning Proposal includes the retention of a 10ha minimum lot size for the affected lot (Lot 62), thus preventing any further subdivision.

1.2.4 Heritage NSW

Heritage NSW recommended that Council undertake a visual impact analysis to assess and identify the impact of proposed smaller lots and subsequent development on views to and from the 'Cooma Cottage' heritage item located to the north of the subject site at 756 Yass Valley Way.

1.2.4.1 Response

Any impacts on views to and from 'Cooma Cottage' heritage item will be negligible. 'Cooma Cottage' is located within a large lot on the other side of a rise down towards the Yass River. It is not visible from its entry off Yass Valley Way, from the Yass Valley Way frontage, or from any point within the subject site.

The topography of the locality means that any views to 'Cooma Cottage' and its landscape from within the subject site (and from the cottage to the site) are from a great distance, noting that the subdivision which directly adjoins the eastern boundary of the subject site (accessed from Dog Trap Road) blocks views between the 'Cooma Cottage' lot and the northern part of subject site.

1.2.5 Department of Planning, Industry and Environment (DPIE) – Flood Risk

The DPIE requested detailed consideration be given to numerous issues relating to flood risk to ensure that the implications of the full range of floods, including events greater than the design flood, up to the Probable Maximum Flood (PMF), are properly considered.

1.2.5.1 Response

GRC Hydro Pty Ltd was engaged to carry out an additional flood assessment in accordance with the DPIE's submission, including modelling of extreme events and potential future conditions due to increased urbanisation and climate change impacts. The flood assessment also includes a discussion of the relevant planning policies. As part of this additional work, consultants from GRC Hydro also had follow up discussions with DPIE staff to clarify their requirements.

GRC Hydro's assessment demonstrates that:

- All lots have building envelopes that are situated outside of the mainstream 1% AEP event extent;
- All building envelopes have room for development outside of the 1% AEP overland flow extent;
- Flows within proposed building envelopes are low hazard (H1 to H2) during the 1% AEP event;
- All building envelopes have sufficient space for development outside of the high hazard areas of O'Briens Creek and overland flow PMF flooding;
- For the Yass River PMF extent, 12 lots have building envelopes situated within the high hazard (H3 – H6) areas, however, all of these lots have rising road access to land above the PMF;
- There are no off-site flood impacts in the 1% AEP event and PMF flood impacts are negligible;
- Potential Future Conditions, which considered increased urbanisation and increases in rainfall associated with climate change, are expected to result in an increase in 1% AEP flood level of less than 0.2 m, which is within the freeboard of the Flood Planning Level (0.5 m);
- All building envelopes have room for development outside of the Flood Planning Area;
- No building envelopes are situated within the 1% AEP event Flow Conveyance areas; and
- Internal and external site access is available for events exceeding the 1% AEP event. There are expected to be limited isolation potential and emergency services access issues.

No significant bulk earth works are required to manage flood risk for the site. Some limited diversion works and landform changes are recommended in the flood assessment to reduce flood hazard at proposed building envelope locations during extreme events as well as improve driveway access. Three swales 5m, 10m and 15m wide respectively, and two areas of fill are proposed, affecting a total of seven lots – refer to Figure 2 below. The blue markings indicate the swales, the red indicate the areas of fill.

Figure 2 – Proposed Earthworks



GRC Hydro advise that the fill could be obtained from the cut for the channels, with additional fill obtained from within the site if required to result in a neutral cut/fill ratio to minimise loss of flood storage. Also, the proposed works do not result in any additional biodiversity impacts.

It is anticipated that the two levees and three channels will be subject to an s.88B Instrument under the Conveyancing Act 1919 to create easements and ensure that their functionality is maintained over time. Maintenance is anticipated to only consist of an occasional removal of sediment build up within the channels.

The following issues are required to be address at the DA stage to ensure that the development adequately manages flood risk:

- Development of the site is to achieve, at a minimum, the flooding outcomes described above.

- Bulk earthworks should result in a neutral cut/fill ratio within the FPA to minimise loss of flood storage. However, it is not expected that significant bulk earth works are required to manage flood risk for the site.
- Internal roads and driveways are to be designed to allow for flood free access in the 1% AEP event and to minimise hazard for extreme events.
- Drainage easements are required for all significant flow paths to ensure that development does not occur in these areas.

GRC Hydro state that provided the above measures are adopted, the Planning Proposal for is consistent with the Ministerial Direction 4.3 – Flood Prone Land.

1.2.6 Traffic

Yass Valley Council recommended the proponent consider providing an additional road access from Rayner Place to balance the traffic volume on the Yass Valley Way.

1.2.6.1 Response

Refer to the Additional Traffic Modelling Data submitted with this amended Planning Proposal. This demonstrates that the proposed single access point to Yass Valley Way will have sufficient capacity to cater for the development.

The proponent is not in favour of a third access being provided via a connection to the end of the existing Rayner Place road reserve for a number of reasons.

- A great deal of effort has been made to avoid and minimise impacts on biodiversity values across the site. The proposed access to Rayner Place would go directly through the main area of golden sun moth habitat and as such would have a negative impact on biodiversity at the site.
- A connection to Rayner Place is likely to divert a significant amount of the traffic from the western portion of the proposed development which will use this access as the most direct route to Yass Valley Way. This has the potential to create a significant increase in traffic using Rayner Place particularly as it is currently a no through road.
- The existing intersection of Rayner Place and Yass Valley Way is substandard and was raised in a number of the public submissions received by Council. Directing additional traffic along Rayner Place to this intersection will only exacerbate existing safety issues at this intersection and will create community opposition to the development.
- The existing intersection of Rayner Place and Yass Valley Way is located in close proximity to both the Glover Drive intersection and also O'Briens Creek bridge. Upgrade of this intersection to meet current standards would necessitate significant works including widening of the existing bridge which would be extremely costly and provide no benefit to the proposed development.

- The proposed access points included in the planning proposal application comply with both bushfire and flood planning requirements and as such an additional access is not considered to be warranted from an emergency management perspective.
- Additional traffic counts and traffic modelling have been undertaken to provide a more detailed assessment of potential impacts of the proposed Yass Valley Way intersection. The results of the modelling have been provided under separate cover and show that the proposed single access to Yass Valley Way will have sufficient capacity to operate at a satisfactory level of service without significant delays to vehicles travelling on Yass Valley Way or those entering and exiting the development. As such there is no traffic related justification for the proposed additional access point via Rayner Place.

1.2.7 DPIE – Biodiversity and Conservation Division

In their initial submission the BCD did not support the Proposal for the following summarised reasons;

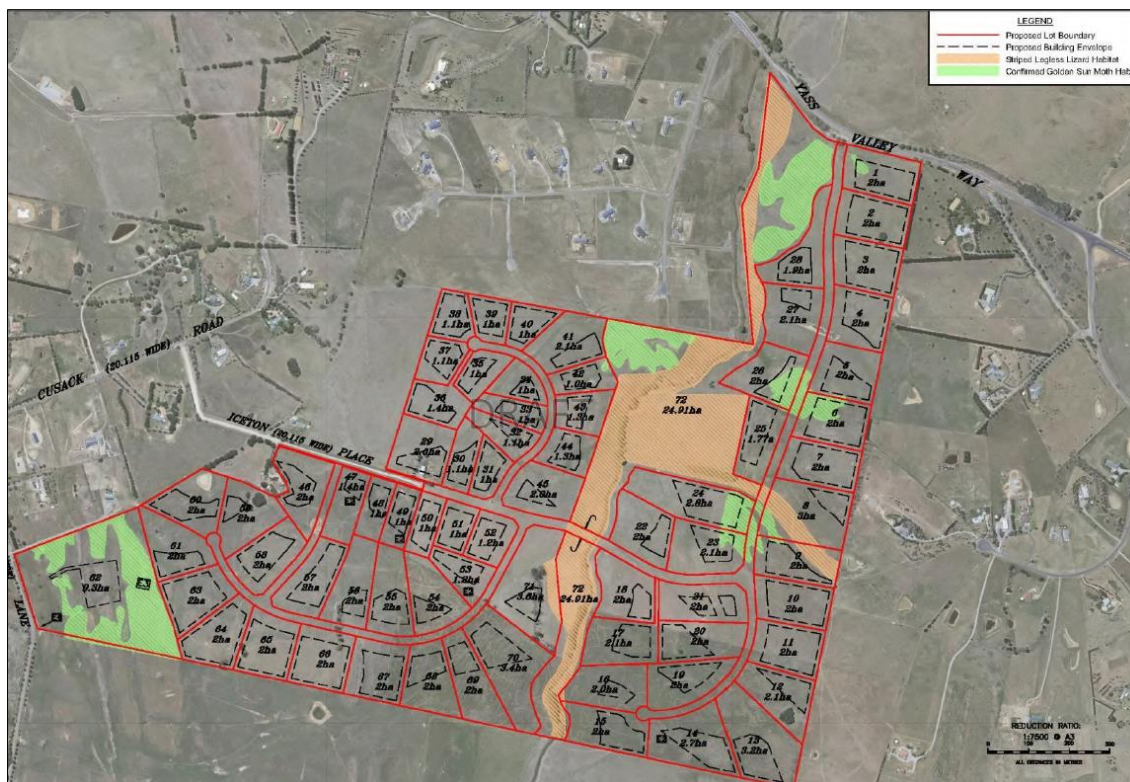
1. The biodiversity values present on site have not been adequately avoided and protected. Further avoidance measures are required to reduce impacts to threatened species, namely the Golden Sun Moth (GSM) and Striped Legless Lizard (SSL);
2. Satisfactory on-going protection measures for GSM and SSL habitat have not been identified;
3. Lot 63 – Placement of building envelope and impacts to GSM habitat; and
4. Impacts to GSM and SSL habitat within proposed Lots 25-29 and 43 have not been adequately avoided or protected.

1.2.7.1 Response

Subsequent to the above comments being received, several discussions were held between the proponent's ecologist, officers from the BCD and Council in order to develop an amended Proposal that the BCD could support. As a result, the proposed development has been redesigned and now provides much greater protection of biodiversity – as detailed in the amended draft Biodiversity Development Assessment Report (BDAR) and summarised below.

Two threatened fauna species have been detected within the site – the Golden Sun Moth (GSM) and the Striped Legless Lizard (SSL). The proposed subdivision layout submitted with the original Planning Proposal would have avoided and protected 75% of GSM habitat, 60% of SSL habitat and 62% of native vegetation. In the amended subdivision layout **GSM and SSL habitat avoidance/protection has increased to 89% and 75% respectively** – refer to Figure 3 below.

Figure 3 – Ecology Mapping



The increased protection has been achieved mainly by the enlargement of the Community Title lot alongside O'Briens Creek (Lot 72). Some building envelopes have also been moved and reduced in size.

Community Title Lot 72

The enlargement of Lot 72 will provide a contiguous corridor of native vegetation and GSM and SSL habitat that also contains the O'Briens Creek riparian corridor. Further protection of this land is proposed by applying an C2 – Environmental Conservation zone.

The habitat and vegetation within Lot 72 will be protected and managed in-perpetuity via the implementation of a Biodiversity Management Plan (BMP) to be incorporated into the Community Management Statement. The BMP will need to be endorsed by Council and the DPIE.

Conservation Area – Residential Lot 62

Previously, three private Conservation Areas (CA) were proposed to be created within three separate residential lots. Two of these have now been incorporated into Lot 72, leaving only

one CA within Lot 62. This will contain an area of GSM habitat that is remote from the other habitat areas.

At 9.3ha, Lot 62 is much larger than any other residential lots within the subdivision. It is now proposed for this lot to retain a minimum lot size of 10ha to ensure the GSM habitat is not fragmented by any further subdivision. Note: As part of the anticipated future Development Application, Council has agreed to consider a variation to the minimum lot size permitted under Clause 4.6 of the Yass Valley LEP 2013 for Lot 62.

Voluntary Planning Agreement for Conservation Area

The Conservation Area (CA) for Lot 62 will be established under the Biodiversity Conservation Act 2016 to ensure the GSM habitat is protected and managed in-perpetuity. To ensure that the CA will be created it is proposed, (on the advice of the DPIE and Council), that the developer and Council enter into a Voluntary Planning Agreement (VPA). It is anticipated that, with Council's agreement, the VPA will form part of the conditions of consent for the future subdivision DA (if granted).

BCD Comments on Amended Subdivision Design

The BCD have reviewed the amended subdivision design and amended BDAR. The BCD state in comments dated 21 June 2021 that they will remove their objection provided that the Planning Proposal is revised as follows:

- *The area for the community title scheme should be reflected on the supporting maps;*
- *The community title scheme lot is mapped in the appropriate C2 zoning as per the mapping in the BDAR; and*
- *The Planning Proposal needs to include the developers commitment to a Voluntary Planning Agreement (VPA) between Council and the landholder to enter into an in perpetuity conservation agreement over land referred to as Lot 62.*

This amended Planning Proposal addresses all of the above matters.

1.3 AMENDED SUBDIVISION PROPOSAL

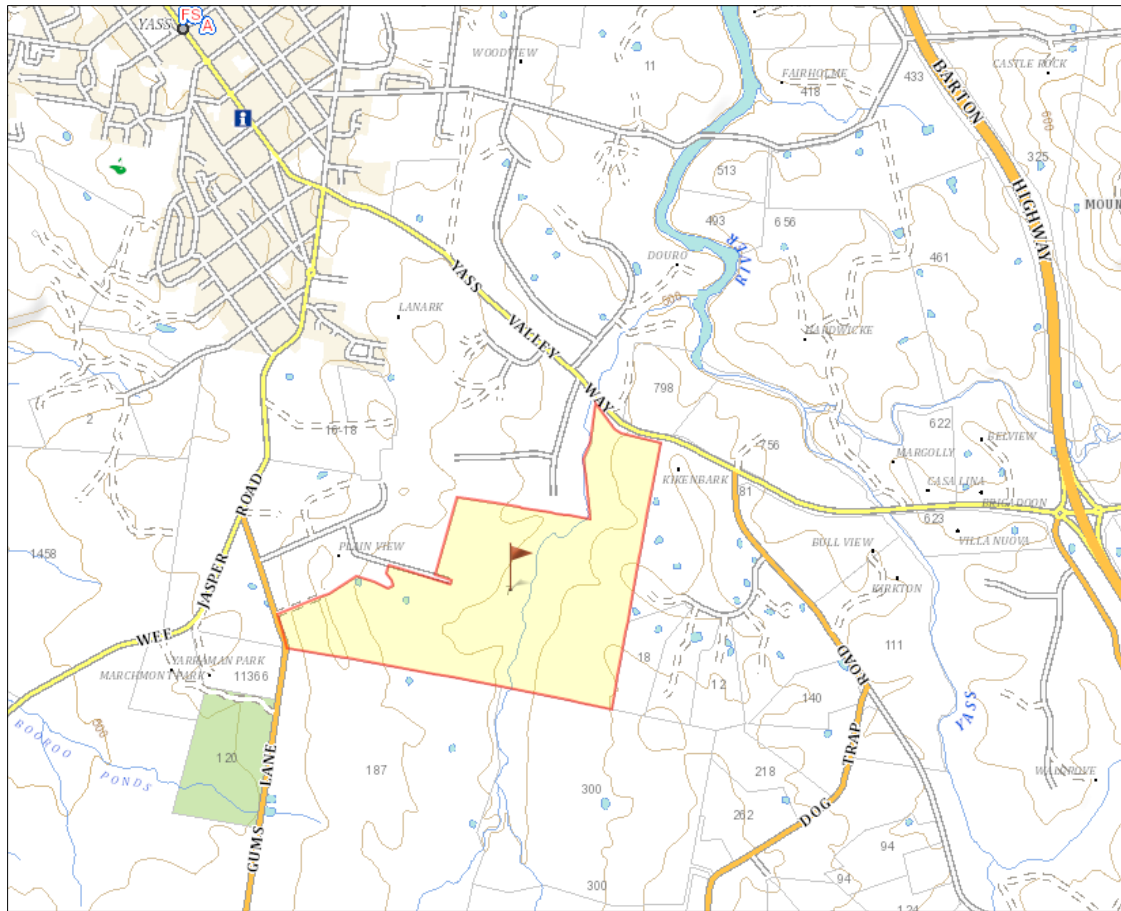
The major changes made to the proposed subdivision since the Gateway Determination was issued are:

- A reduction in the amount of residential lots from 72 to 71;
- The expansion of the Community Title lot along O'Briens Creek (Lot 72) from 9.1ha to 24.91ha. This lot now incorporates a much larger area of habitat for threatened species;
- Changing the zone of Lot 72 from R5 to C2 – Environmental Conservation;
- Alterations to the configuration of some lots and building envelopes;
- Retaining a minimum lot size of 10ha for land within Lot 62;
- A proposed Voluntary Planning Agreement (VPA) between the developer and Council to ensure the creation of an in perpetuity conservation agreement over Lot 62; and
- The provision of a reticulated non-potable bore water supply to all residential lots and the creation of an additional Community Title lot (Lot 73) to contain reservoir tanks.

The proponent intends to submit a Development Application for the subdivision of the site shortly after the submission of this amended Planning Proposal.

It should be noted that in order to provide increased biodiversity protection the draft subdivision design now includes three lots (Lot 25, 26 and 62) that are slightly less <10% than the proposed minimum lot size. As part of the anticipated future Development Application Council has agreed to consider a variation to the minimum lot size as permitted under Clause 4.6 of the Yass Valley LEP 2013.

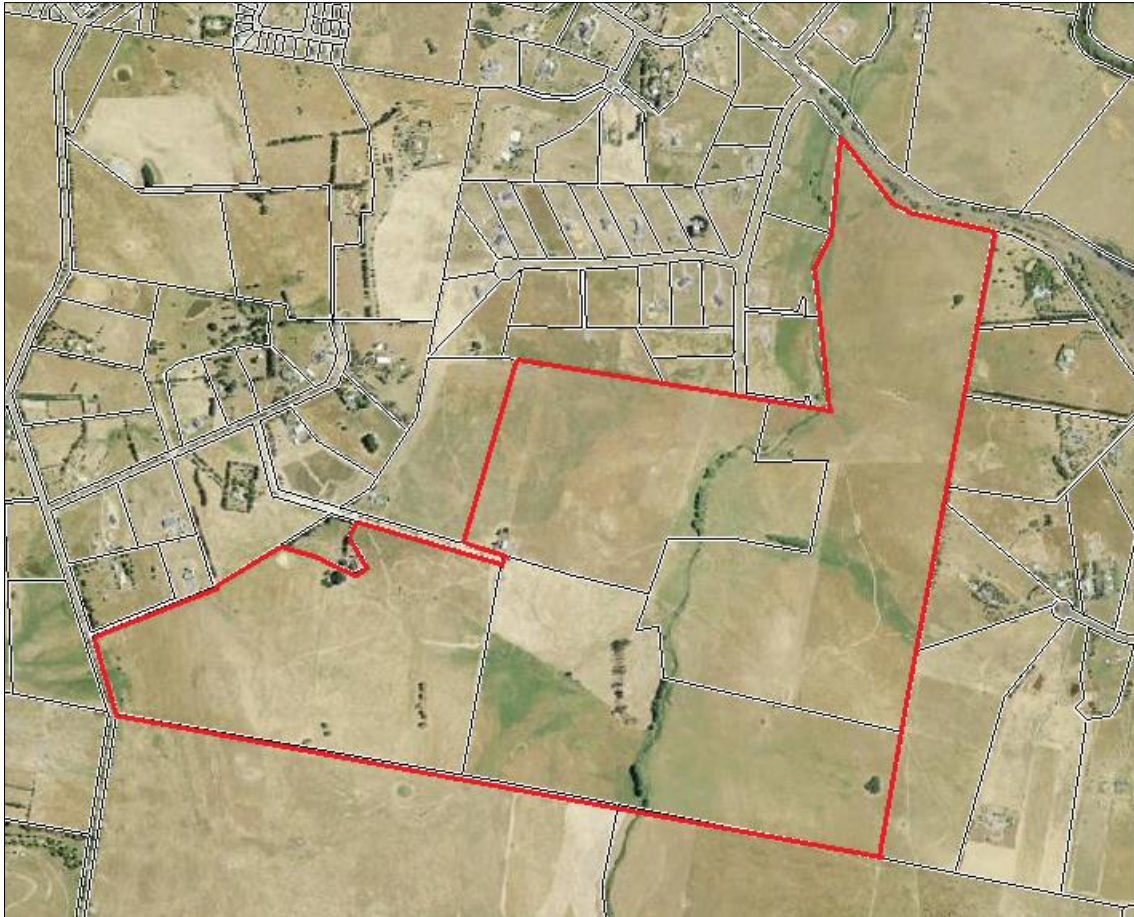
Figure 5 – Locality Map



The site has a total area of 173.3ha, and comprises the following lots:

- Lot 2 DP 1243702 (72.95ha);
- Lot 13 DP 786575 (42.27ha); and
- Lot 14 DP 786575 (58.08ha).

Figure 6 – The Site



2.2 SURROUNDING LAND USES

The site adjoins established rural residential subdivisions to the north, east and west, while the southern boundary adjoins a significant area of cleared agricultural (grazing) land that is zoned RU1 – Primary Production. A portion of the site's northern boundary is to Yass Valley Way. Across this road is an area of land zoned E3 – Environmental Management.

The Yass Racecourse is located close to the south-western corner of the site.

The vegetation within the surrounding properties is similar to that present in the site (i.e. substantially modified and largely dominated by exotic species).

Note: No part of the site directly adjoins any urban residential areas of Yass, or any land zoned for that purpose.

2.3 SITE ATTRIBUTES

2.3.1 Land Use

Historically, the site has been used for agricultural purposes including grazing and pasture improvement. All structures on the site are associated with this use and include a barn, livestock pens, grain silos and water tanks, and a small pump shed.

2.3.2 Topography, Watercourses and Vegetation

The land within the site is generally undulating, displaying a range of slope gradients, with some steep areas.

O'Brien's Creek splits the site, flowing in a northerly direction to join the Yass River. There are four minor streams that drain into this creek. The site also contains two small dams and a bore.

The site is extensively cleared. Approximately 92% of the site has been pasture improved with exotic pasture species, with some scattered patches of native dominant pasture. There are some plantings of exotic trees, however, no naturally occurring trees exist on the site.

2.3.3 Accessibility

The main access to the site currently is from Iceton Place. The site also has road frontage to Yass Valley Way, Gums Lane, and Rayner Place.

2.3.4 Infrastructure

The site is burdened by existing bulk infrastructure consisting of:

- Four separate overhead powerlines;
- The Yass to Murrumbateman water supply pipeline; and
- The Sydney to Melbourne optic fibre cable.

The Existing Utility Services plan (17037_PPS7-200:Rev F) shows the location of the above infrastructure and their easements within the site.

The site itself is not connected to town reticulated water and sewer services, nor has any provision been made for servicing the site with water or sewerage in Council's Developer Servicing Plans (Section 64 Plans). Major infrastructure upgrades would be required to provide these services.

Electricity and telecommunications are available within proximity to the boundaries of the site. This infrastructure will be extended along new public roads to service each of the lots in the proposed future subdivision.

2.3.5 Current Zoning and Minimum Lot Size

The site is zoned R5 – Large Lot Residential under the Yass Valley LEP 2013 (Land Zoning Map - Sheet LZN_002B and LZN_001H), and has a minimum subdivision lot size of 10ha (Lot Size Map - Sheet LSZ_002B and LSZ_001H).

3 PLANNING PROPOSAL

This Planning Proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the NSW Department of Planning, Industry and Environment (DPIE) guidelines, “A Guide to Preparing Local Environmental Plans” and “A Guide to Preparing Planning Proposals”.

As required by section 3.33(2) of the EP&A Act, this Planning Proposal includes the following components.

- Part 1 – Objectives and intended outcomes.
- Part 2 – Explanation of provisions.
- Part 3 – Justification.
- Part 4 – Mapping.
- Part 5 – Community consultation.
- Part 6 – Project timeline.

3.1 PART 1 – OBJECTIVES AND INTENDED OUTCOMES

3.1.1 Objective

The objective of the Planning Proposal is to amend the Yass Valley Local Environmental Plan (LEP) 2013 to enable the development of 7 Iceton Place, Yass for a rural residential subdivision creating lots that are a minimum of 1ha and 2ha (with proposed Lots 62 and 72 retaining a minimum lot size of 10ha), while also providing greater protection to environmentally sensitive land within Lot 72 by applying an C2 – Environmental Conservation zone.

3.1.2 Intended Outcomes

The intended outcomes of the Planning Proposal are to:

- Assist in accommodating the projected population growth for the Yass Valley local government area within Yass and surrounds;
- Retain the existing large lot rural residential character of the band of development that surrounds Yass; and
- Protect environmentally sensitive land within the site.

3.2 PART 2 – EXPLANATION OF PROVISIONS

The proposed outcomes will be achieved by amending the Yass Valley LEP 2013 Lot Size Map (LSZ_002B) and (Land Zoning Map - Sheet LZN_002B) for 7 Iceton Place, Yass.

It was originally proposed that the majority of the site would have a minimum lot size of 2ha, with a smaller section having a minimum lot size of 1ha. As previously discussed, it is now proposed to retain the 10ha minimum lot size for the land within Lot 62 to ensure it cannot be further subdivided. In regards to Community Lot 72, it is now proposed to have an C2 – Environmental Conservation zoning applied, under which only very limited development is permitted. For the purposes of this amended Planning Proposal it is assumed that this land will retain the 10ha minimum lot size, however, the proponent has no objections to this being increased if deemed necessary.

Figure 7 below shows the proposed minimum lot size map.

Figure 7 – Proposed Minimum Lot Size Map for 7 Iceton Place

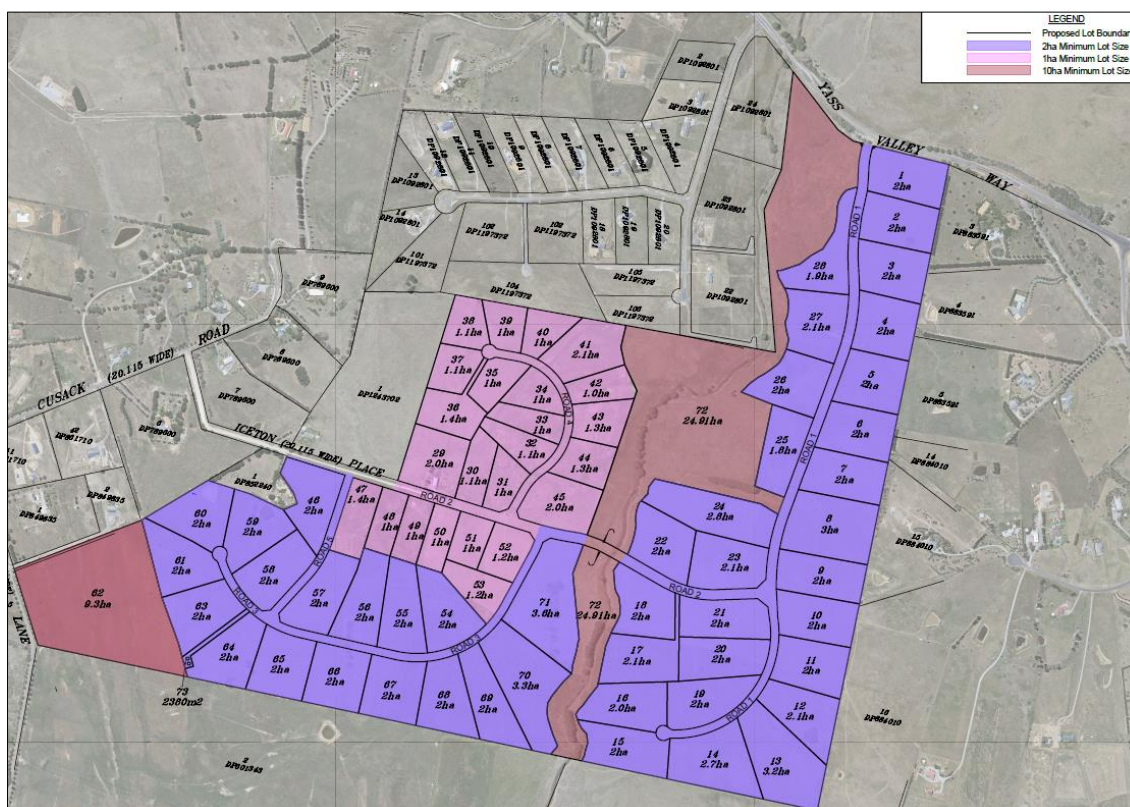
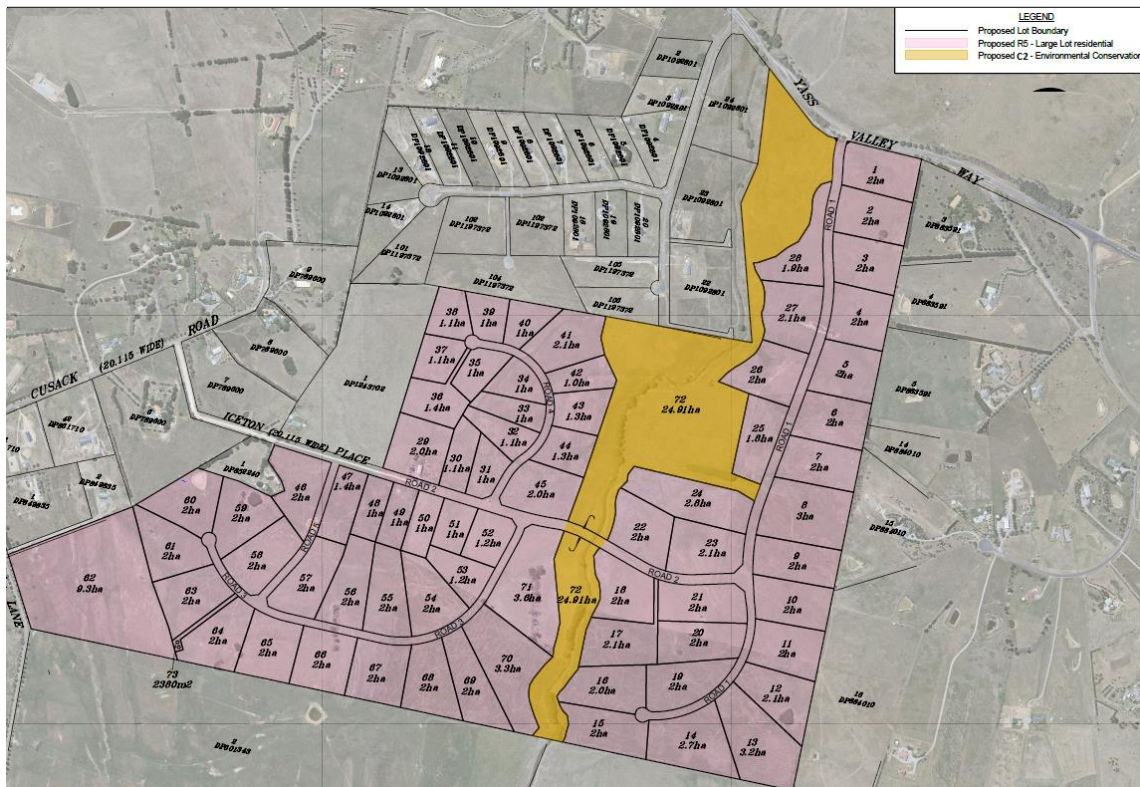


Figure 8 below shows the proposed zoning map.

Figure 8 – Proposed Zoning Map for 7 Icton Place



3.3 PART 3 – JUSTIFICATION

This part sets out the case for making the proposed amendment to the Yass Valley LEP 2013 Lot Size Map and Land Zoning Map as it applies to the site.

Specifically, this part responds to the 11 questions listed at *Clause 2.3.1 – Questions to consider when demonstrating the justification*, in “A Guide to Preparing Planning Proposals”. The Guide separates the questions into following sections.

- Section A – Need for the planning proposal.
- Section B – Relationship to strategic planning framework.
- Section C – Environmental, social and economic impact.
- Section D – State and Commonwealth interests.

3.3.1 Section A – Need for the Planning Proposal

Q1: Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal is a direct result of the Yass Valley Settlement Strategy 2036 given the site is identified as potential future residential expansion area. The Strategy suggested that the site could be rezoned R1 – General Residential from R5 – Large Lot Residential and with a minimum lot size of 1,000m². However, further investigation of the site demonstrates that it is more suitable for rural residential development, considering the site constraints and the existing rural and rural residential character surrounding the site. Land to the north, east and west of the site has a strong rural residential character being zoned R5 and with minimum lot size ranging between 2ha and 5ha.

The relationship of the Planning Proposal to the applicable regional and local strategic plans/statements is discussed in detail later under Section B – Relationship to Strategic Planning Framework.

The following reports have been prepared to support the Planning Proposal:

- Biodiversity Development Assessment Report (Draft);
- Land Capability Assessment;
- Non-Potable Water Supply Concept Plans;
- Aquifer Test Results;
- Flood Study and Flood Assessment;
- Bushfire Strategic Study (and Annexure);
- Aboriginal Cultural Heritage Assessment;
- Preliminary Contamination Investigation; and
- Traffic Impact Assessment and SIDRA Modelling.

The results of these reports are discussed in detail later under Section C – Environmental, Social and Economic Impact.

Q2: Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Planning Proposal is the best and most efficient means of achieving the objective and intended outcomes.

Based on the currently applicable minimum lot size of 10ha, the site has the potential to yield up to a maximum of 17 new lots. Reducing the minimum lot size over the majority of the site to 1-2ha as applied to the draft subdivision design will yield up to 71 new residential lots.

The proposal will not require any new connections into town water and sewer services. Future dwellings will be supplied with potable water from on-site rainwater tanks, as is standard with

rural residential subdivisions. A reticulated non-potable water supply is also proposed for each residential lot.

The proposed development of the site can be achieved without any significant impacts to the environment, transport infrastructure, agricultural land, or the existing settlement character of Yass.

3.3.1.1 Alternative Approaches

Changing the zoning of the site from rural residential to small lot urban residential is an alternative approach to accommodating the majority of projected population growth within Yass and surrounds. Urban residential land within the town has typical minimum lot sizes of 700-1,000m² (0.07-0.1ha) whereas rural residential zoned land surrounding Yass has minimum lot sizes ranging from 1-16 ha.

The Yass Valley Settlement Strategy 2036 focusses on how Council can meet projected population growth and also identify potential greenfield land for potential future development. The Settlement Strategy identifies that part of the site west of O'Briens Creek, and a separate area of land to the north, may have the potential to be re-zoned to an urban residential zone, such as R1 – General Residential. Figure 9 below identifies this land.

Figure 9 – Settlement Strategy – Land for Potential Re-zoning



The section of land identified above that is not part of the subject site is currently zoned R5 and has a minimum lot size of 2ha. Its northern boundary adjoins the urban residential edge of Yass (land zoned R1 – General Residential). The Settlement Strategy discusses the potential of this land to be integrated with the adjoining urban residential development as a logical extension of the R1 zone and town services. In contrast, the Settlement Strategy provides no specific reasoning why the subject site could be considered suitable for rezoning, and does not include any acknowledgement of the site’s significant constraints to urban residential development.

The existing site constraints, and the detailed investigations carried out for this Planning Proposal, clearly show that re-zoning the site to an urban residential zone would not be the best, most efficient or time effective approach to delivering additional residential lots in Yass. Furthermore, urban residential development of the site would have greater environmental impacts, would likely introduce conflicts with the adjoining agricultural land, and would not reflect the existing settlement character of Yass.

The constraints to urban residential development of the site are discussed in detail below.

3.3.1.2 Site Constraints to Urban Residential Development

Potable Water

Council’s water supply area is defined in Council Policy WS-POL-1 - Water Supply. Clause 2.4 of this policy states the following:

“Supply area shall be limited to urban areas or existing areas of supply, please refer to attached maps of Yass, Bowning, Binalong & Murrumbateman.”

The map provided within the policy shows that the site is not within the current water supply area, meaning that demand created by any development of the site has not been factored into the ultimate capacity of the Yass Dam. In addition, existing water mains adjacent to the site would not have sufficient capacity, and major upgrades to some 2.5km of water main would be required even if water was available from the Yass Dam.

The recently constructed Yass-Murrumbateman water pipeline does pass through the site, but it has not been designed to service individual properties along its route.

The provision of reticulated water to the site would be dependent on the conceptual Canberra to Murrumbateman water supply pipeline. At this stage the Canberra to Murrumbateman pipeline is a long term project which has had little or no investigation and there is no agreement in place with the ACT government to indicate it will ever go ahead. There is significant work to be done before this project could even be considered and it is likely that it will not eventuate for at least a 20-30 year timeframe.

Sewer

Provision of sewerage services to the site would also require the provision of significant infrastructure. The existing sewage pumping station (SPS) at the intersection of Yass Valley Way and Rayner Place is already at capacity. Whilst there is no land reserved for this purpose, a new significantly larger SPS would need to be constructed along with a new rising main to transport sewage up the hill to connect to the existing gravity reticulation system in Yass.

Whilst the construction of the required sewerage infrastructure to service the site would not be insurmountable, it would be cost prohibitive and also place additional demand on existing Council infrastructure such as trunk mains, Riverbank SPS and the treatment plant which have not been factored into Council's infrastructure planning or development servicing plan (s.64 plan). Also, it is understood that Council is not supportive of reticulated sewer being provided to the site.

Powerlines

The site is burdened by four separate power easements which contain major overhead power distribution lines. The size and major distribution nature of these power lines means relocation and/or reconstruction underground would be very cost prohibitive, assuming that TransGrid would even approve this.

In addition to the above, the relocation of the powerlines to locations that would suit any future urban residential development (i.e. meandering along residential streets) is unlikely to meet TransGrid's expectations to minimise the length of their assets and provide free and uninterrupted access to the power lines for maintenance.

In contrast, rural residential style developments provide significantly more design flexibility in the lot layout to allow existing powerline locations and easements to remain and traverse through individual lots (with any built form kept clear of the easements). The draft subdivision plan demonstrates that the site is able to be developed for lots of well under 10ha without impacting TransGrid's infrastructure or easements.

Yass to Murrumbateman Water Supply Pipeline

The site forms part of the route for the Yass to Murrumbateman water pipeline, which was constructed in 2019. Any relocation of the pipeline to facilitate urban residential development would be extremely difficult and costly. It is also very undesirable from an asset owner's point of view to have a major trunk main located through numerous small lot residential properties where access to yards for maintenance can be difficult.

The draft subdivision plan demonstrates that the site is able to be developed for lots of well under 10ha without impacting this pipeline.

Ideally, if the site is a priority for Council to one day be developed as an urban residential subdivision, an alternate route for the pipeline would also have been a priority.

Sydney to Melbourne Optic Fibre Cable

The Telstra Sydney to Melbourne Optic Fibre cable runs diagonally across the site. For the site to be developed as urban residential land, the cable would need to be relocated to coincide with road and/or open space locations rather than being within numerous individual residential properties.

The draft subdivision plan demonstrates that the site is able to be developed for lots of well under 10ha without impacting this cable or its easement.

O'Briens Creek

O'Briens Creek splits the site from south to north and is a major watercourse – categorised as a “fourth order and above” stream in accordance with the NSW Natural Resource Access Regulator (NRAR) classification system. As a result, the riparian zone for the creek takes up a substantial amount of land – refer to 17037_PPS7-600 (Rev F).

Riparian zones are environmentally sensitive. Impacts to riparian zones are significantly less with a rural residential type subdivision. The draft subdivision plan incorporates the vast majority of the O'Briens Creek riparian zone within a Community Title lot which will be managed to ensure the protection and enhancement of its environmental and amenity values.

In an urban residential development the riparian corridor would almost certainly be dedicated to Council as public land, who would be burdened with the ongoing maintenance and management of the area.

Importantly, the flood impacts of the creek are more easily managed in a rural residential development scenario due to the larger lot sizes.

Topography

The site is generally undulating but there are some parts of the site which are quite steep and not well suited to urban residential subdivision.

In urban residential subdivision, steeper blocks generally require significant retaining walls which are undesirable as they add cost to construction, require ongoing maintenance, can become a safety issue, and can create overshadowing when very high.

As a general principle grades over 12% are considered steep and not well suited to the small lots created in urban residential subdivisions. This equates to 2.4 – 4.8m fall across each lot for a standard 700m² lot. Figure 10 below indicates the areas of the site which are above 12% grade.

Figure 10 – Grades Above 12%



In contrast, a rural residential development with lot sizes 1ha and above allows for subdivision design such that every lot can be provided with a relatively flat building envelope. Indeed, slope grades of up to 15% are generally considered to be suitable for building envelopes. Furthermore, the additional space on each lot allows for battering rather than retaining where cuts and fills are required.

Traffic Impact

The Traffic Impact Assessment and additional SIDRA modelling prepared for this amended Planning Proposal demonstrates that a subdivision of the site applying the proposed minimum lot sizes will not result in the creation of any significant traffic impacts.

A small lot urban residential subdivision of the site with a minimum lot size of 700m² would potentially yield 880 lots and generate significantly more traffic than the proposed development.

Typical traffic generation rates based on Transport for NSW Standards are 7.4 vehicle movements per dwelling per day, with peak traffic volumes of 0.78 vehicles per dwelling in the peak weekday hour.

Table 2 below provides a comparison of projected traffic generation for various development densities.

Table 2 – Traffic Estimation

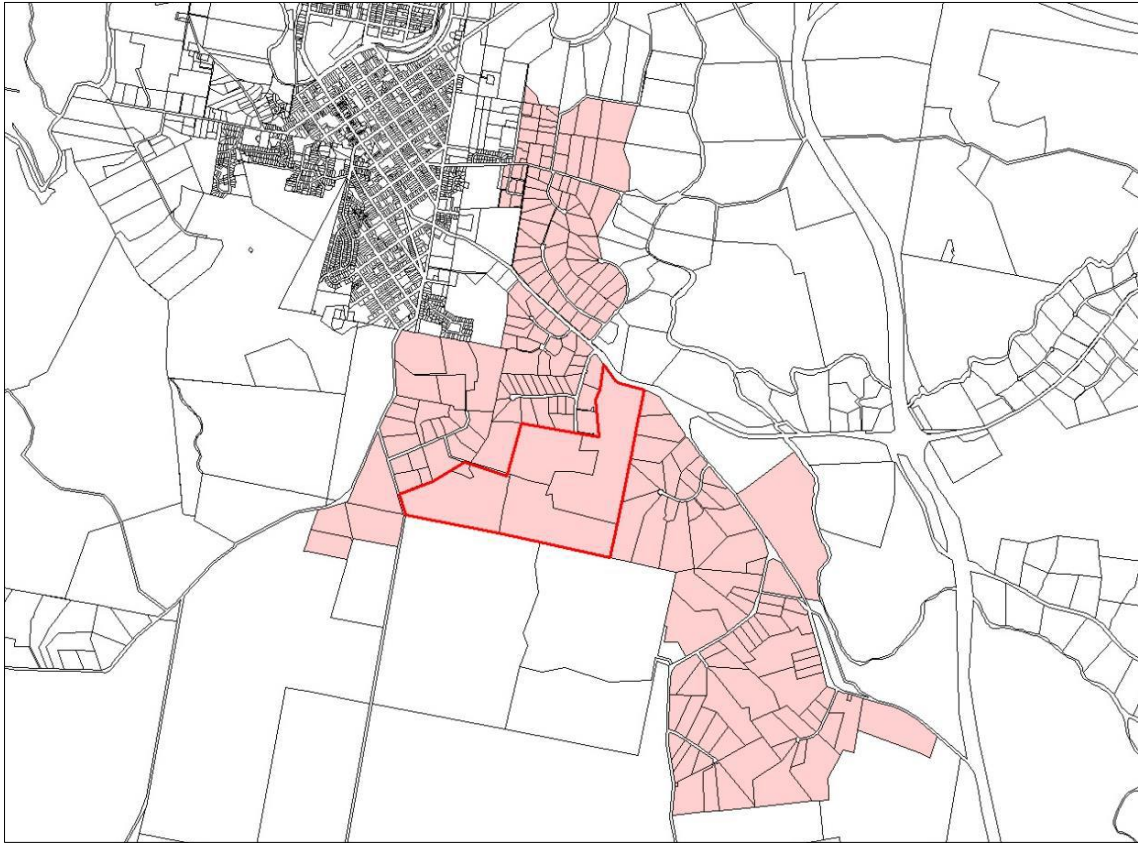
Zoning	Min. Lot Size	Lot Yield	Daily Traffic Generation	Peak Hour Traffic Gen.
R5	10ha	16	189	13
R5	1-2ha	72	533	56
R1	700m ²	880	6512	687

The above table shows that there is a significant difference in traffic generation between the various development densities and volumes. It is likely that an urban residential development would have a significant impact both on existing residences in adjoining subdivisions on Iceton Place and Rayner Place, as well as affecting traffic flows on Yass Valley Way which currently carries some 4,551 vehicles per day and approximately 455 in the peak hour. In contrast, a rural residential subdivision as proposed by this Planning Proposal will allow for orderly growth without significant impacts to existing road infrastructure or existing residents on Iceton place and Rayner Place.

Connection to Urban Land

The site does not directly adjoin any urban residential zoned land, nor does it adjoin any land identified in the Settlement Strategy as having potential for future re-zoning to urban residential. Therefore, if the site was re-zoned to permit urban residential development, it would not be contiguous with Yass's existing (and potentially any future) urban development. Furthermore, the contiguous band of large lot rural residential development that extends to the south-east of Yass would be broken up. Figure 11 below shows the site within the band of R5 zoned land, and the existing subdivision pattern.

Figure 11 – R5 Zoned Land



Interface with Agricultural Land

The southern boundary of the site adjoins a significant area of land zoned RU1 – Primary Production that is being used for agriculture. Re-zoning the site to permit urban residential development would result in a high potential for land use conflicts to arise with the adjoining agricultural land.

3.3.2 Section B – Relationship to Strategic Planning Framework

Q3: Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

3.3.2.1 South East and Tablelands Regional Plan 2036

The South East and Tablelands Regional Plan 2036 is applicable to the Yass Valley local government area. The Plan sets regional planning priorities and provides a framework of goals, directions and actions to guide regional and local planning decisions.

This Planning Proposal will give effect to the relevant parts of the South East and Tablelands Regional Plan 2036. Refer to Table 3 below for discussion.

Table 3 – South East and Tablelands Regional Plan 2036

Goal	Relevant Direction	Comment
2. A diverse environment interconnected by biodiversity corridors.	18. Secure water resources.	Yass's water security issues are acknowledged in this Direction. The site is not within the Council's current water supply area, meaning that demand created by any development of the site has not been factored into the ultimate capacity of the Yass Dam. The proposed reduction in minimum lot size would not require the provision of reticulated potable water from the town supply or from a new bore. Any new lots will be able to be supplied with potable water from on-site rainwater tanks, as is standard with rural residential subdivision. A non-potable water supply is proposed from a new bore as part of the Community Title infrastructure.
3. Healthy and connected communities.	23. Protect the region's heritage.	A comprehensive investigation into the site's Aboriginal and European history has been carried out. The site contains no known Aboriginal or historical sites, objects, or features, and no potential heritage sites or archaeological deposits.

Goal	Relevant Direction	Comment
4. Environmentally sustainable housing choices.	28. Manage rural lifestyles.	<p>This Direction emphasises that rural residential development should:</p> <ul style="list-style-type: none"> • not conflict with environmental and agricultural lands; • be located close to existing urban settlements; • be on land free from natural hazards; • not exacerbate land clearing; and • not increase pressure on infrastructure and services. <p>The site is already zoned for rural residential development and is located in proximity to Yass township.</p> <p>The specialist studies carried out for this Planning Proposal support the development of the site for rural residential subdivision with minimum lot sizes of 1-2ha, demonstrating that:</p> <ul style="list-style-type: none"> • development will not conflict with environmental or agricultural lands either within the site, or adjoining; • the site is free of any significant natural hazards; • development will not increase pressure on infrastructure and services; and • will not exacerbate land clearing.

Q4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

3.3.2.2 Yass Valley Settlement Strategy 2036

The Yass Valley Settlement Strategy 2036 was adopted by Council in 2017 endorsed by the DPIE in May 2019. It focusses on how Council can meet the projected demand for population growth, while acknowledging the constraints to growth.

The current population of Yass and district is estimated to be 7,587 (Source: profile.id). The Settlement Strategy states that the Yass Valley LGA is forecasted to grow to a population exceeding 25,000 people by 2036. It recommends that the majority of the growth be concentrated in Yass, and to a lesser extent Murrumbateman, – which would see Yass accommodating 20,000 people.

The Settlement Strategy recognises that growth in Yass is highly constrained, mainly due to issues with the supply of reticulated potable water, and may have difficulty reaching the 20,000 population target. It states:

The resolution of a secure water supply is the greatest constraint to development and growth in the LGA. It is only through the resolution of a secure water supply that the projected growth highlighted in this strategy can be accommodated.

The Yass Dam supplies water to Yass, the villages of Binalong and Bowning and some residents of Murrumbateman.

Even with the recent raising of the Yass Dam wall and construction of a pipeline to Murrumbateman, once the population of the centres reliant on Yass Dam increases above 15,500 an alternative source of potable water will be required.

The Settlement Strategy recommends three main ways to facilitate population growth within Yass:

- Developing existing residential zoned Greenfield sites;
- Encouraging urban renewal of some existing housing reaching the end of its useful life; and
- That Council reconsider applying smaller lot sizes on some of the existing Greenfield sites.

A strong focus of the Settlement Strategy is to avoid the proliferation of 'leapfrog' satellite settlements remote from the existing township.

Key Principles of the Settlement Strategy

The Settlement Strategy is guided by key principles and settlement specific recommendations for the future character and growth of the existing towns, villages and the peri-urban areas in the Yass Valley LGA.

Of the 16 key principles, 11 are applicable to the Planning Proposal to varying degrees. Table 4 below details the Planning Proposal's consistency with these principles.

Table 4 – Settlement Strategy Key Principles

Relevant Principle	Comment
Provide for a diversity of choice in residential land and dwelling types in a range of appropriate locations.	<p>The site is an appropriate location for a rural residential subdivision with minimum lot sizes of 1-2ha.</p> <p>The site is in the middle of a band of R5 – Large Lot Residential zoned land concentrated to the south and east of the Yass urban area. This band has a range of minimum lot sizes under the Yass Valley LEP 2013 of 1-16ha.</p>
Encourage development that responds to emerging demographic trends and associated lifestyle requirements.	<p>Rural residential estates in proximity to towns are acknowledged in the Settlement Strategy as being a popular form of lifestyle housing.</p>
Future development, particularly at the residential/agricultural interfaces should be planned for and managed to minimise potential conflict between adjacent land uses.	<p>It is appropriate that the site retain its rural residential zoning to provide a buffer to agricultural land and to minimise potential conflicts.</p> <p>The southern boundary of the site adjoins a significant area of land zoned RU1 – Primary Production that is being used for agriculture.</p> <p>The R5 zoned land to the north of the site extends to the urban interface of Yass. The majority of this land has already been developed for rural residential subdivision for lots with a variety of sizes, mostly 1-3ha.</p> <p>Reducing the minimum lot size of the site as proposed under this Planning Proposal would be a logical extension of the existing lot sizes between the</p>

Relevant Principle	Comment
	northern boundary of the site and the urban interface of Yass, while still providing a buffer to the agricultural land. Note that this Planning Proposal includes a minimum lot size for the part of the site which adjoins the primary production zoned land of 2ha.
Future development should be appropriately located in relation to: its scale, nature or type of development; the ability to provide infrastructure and services; the need for access and to ensure effective traffic management.	<p>The site is appropriately located for a rural residential subdivision with minimum lot sizes of 1-2ha.</p> <p>The supporting studies and draft subdivision design submitted with the Planning Proposal demonstrate that the proposed future development of the site can be satisfactorily serviced, and provided with suitable access without creating significant traffic impacts.</p>
Future developments should complement existing settlement structure, character and uses and allow for the creation of legible and integrated growth.	The Planning Proposal will allow for the legible and integrated growth of rural residential development above what the current minimum lot size permits for the site, while fitting into the existing settlement structure, character and uses of the rural residential band of development that surrounds Yass.
Long term land identified as potentially appropriate for urban purposes shall be safeguarded from inappropriate interim land uses and fragmentation that may compromise and conflict with the layout, orderly staging and mix of long term urban uses.	<p>The use of the site for urban residential lots connected to town reticulated water and sewer services is not appropriate.</p> <p>It is acknowledged that a portion of the site (west of O'Briens Creek) is briefly mentioned in the Settlement Strategy as a potential future residential expansion area which may have potential to be re-zoned to R1 – General Residential. However, importantly, the Settlement Strategy provides no specific reasoning why the land could possibly be considered suitable for rezoning to R1, and does not include any acknowledgement of the significant constraints to urban residential development of the site.</p> <p>The existing site constraints, and the detailed investigations of the site carried out for this Planning Proposal, show that the site is not suitable for urban</p>

Relevant Principle	Comment
	residential development.
Future development should strengthen the efficient use of infrastructure, services and transport networks and not overburden existing services elsewhere.	A future development of the site as outlined in the Planning Proposal will not overburden infrastructure, services or transport networks as it will not require connection into Council's water and sewer infrastructure and will not have any significant traffic impacts.
<p>Future development should avoid areas of environmental significance, significant natural and/or economic resources, potential hazards, high landscape or cultural heritage value, or potential increased risk associated with impacts of climate change.</p> <p>Future development adjoining land with these values should incorporate buffers as necessary to help protect those values and to avoid future land use conflict.</p>	<p>The supporting studies submitted with the Planning Proposal demonstrate that the site does not contain areas of significant natural or economic resources, nor any areas with high landscape or cultural heritage value.</p> <p>Potential areas of contamination identified are typical for a site used for grazing. Should the more detailed investigation discover actual contamination there is no reason why this will not be able to be satisfactorily remediated, to enable the site to be subdivided for rural residential development.</p> <p>Areas of the site containing high environmental values are substantially avoided in the draft subdivision design.</p> <p>Lastly, land adjoining the site consists mostly of developed rural residential subdivisions, with a large belt of cleared agricultural land (grazing) stretching from the southern boundary of the site towards Murrumbateman. This grazing land is not considered to constitute significant natural or economic, or to have high landscape or cultural heritage value.</p>
Future development areas or settlements should recognise, protect and complement any unique topographic, natural or built cultural features essential to the visual	The site does not contain any unique topographical, natural or built cultural features.

Relevant Principle	Comment
setting, character, identity, or heritage significance.	
Future development should be designed and located to maximise total water cycle management and minimise impacts on the environment.	<p>The supporting studies and draft subdivision design submitted with the Planning Proposal demonstrate that the proposed future development of the site can be achieved whilst minimising environmental impacts.</p> <p>In regards to total water cycle management, it is proposed to develop the site without the need for burdening the limited town water supply of Yass.</p> <p>The overall low proposed density of development will mean that increases in stormwater flows will be insignificant in comparison to existing flows in the creek. Stormwater from dwellings on the proposed lots will be discharged to drinking water tanks with overflows allowed to follow the natural topography of the land.</p>

Recommendations for Yass

Following on from the key principles are settlement specific recommendations for Yass, one of which is specifically relevant to the site.

Table 5 – Settlement Strategy Recommendations (Yass)

Relevant Recommendation	Comment
Land immediately to the south of Cusack Place/Craig Close, east of Gum's Lane and west of O'Briens Creek (approximately 100 ha) be considered as a Potential Future Residential Expansion Area following the completion of the Yass Built Form Study review. Consideration of this area would be subject to further assessment including land	<p>Refer to previous Figure 9, which identifies the part of the subject site that this recommendation relates to.</p> <p>This is the only mention of the subject site within the Settlement Strategy.</p> <p>The proponent has carried out the necessary detailed investigations of the site to determine whether it is feasible to develop it for urban residential uses. Indeed, it would be in the commercial interests of the proponent for the site to be suitable for re-zoning to R1 – General Residential. However, this is not the case, and any review of the Yass Built Form Study will not alter the site's unsuitability and</p>

Relevant Recommendation	Comment
capability, servicing feasibility, cultural heritage and flora and fauna assessment.	constraints to urban residential development. The reasons why the site is not suitable for an expansion of urban residential development have been set out in detail previously in this report under section 3.1.1 – Alternative Approaches.

3.3.2.3 Yass Valley Local Strategic Planning Statement 2020

The Yass Valley Local Strategic Planning Statement (LSPS) provides a link between the Yass Valley LEP 2013 and the South East and Tablelands Regional Plan 2036. It was adopted by Council in 2020.

The Yass Valley Settlement Strategy 2036 forms the basis of the LSPS. There are seven broad Planning Priorities in the LSPS, all of which are consistent with the principles and recommendations of the Settlement Strategy.

Four of the seven Planning Priorities are relevant to this Planning Proposal.

Table 6 – Local Strategic Planning Statement Priorities

Relevant Planning Priority	Comment
Secure an additional water supply for Yass and Murrumbateman.	The provision of reticulated potable water to the site is entirely dependent on the securing of an alternative water source for Yass at some point in the future. There is no certainty as to when or if this new water source will become available. The site is suitable for a rural residential development creating approximately 71 lots without the need for a reticulated supply of potable water.
Focus growth in Yass and Murrumbateman.	The future development of the site as proposed under this Planning Proposal will accommodate some of the projected population growth less than 5km from the centre of Yass.
Protect and conserve the natural environment, built and Aboriginal cultural heritage of Yass Valley.	The supporting studies and draft subdivision design submitted with the Planning Proposal demonstrate that the proposed future development of the site can be done without having any significant effects on the natural and built environment, or on Aboriginal cultural heritage.

Relevant Planning Priority	Comment
Increase Yass Valley's Resilience to Climate and Natural Hazards.	Investigations into the site's flood and bushfire hazard have been carried out and the draft subdivision design has taken these constraints into account.

Q5: Is the Planning Proposal consistent with applicable state environmental planning policies?

3.3.2.4 State Environmental Planning Policies

Table 7 – State Environmental Planning Policies

State Environmental Planning Policy	Consistency
No. 19 – Bushland in Urban Areas	Not Relevant.
No. 21 – Caravan Parks	Not Relevant.
No. 33 – Hazardous and Offensive Development	Not Relevant.
No. 36 – Manufactured Home Estates	Not Relevant.
No. 47 – Moore Park Showground	Not Relevant.
No. 50 – Canal Estate Development	Not Relevant.
No. 55 – Remediation of Land	<p>Not Inconsistent.</p> <ul style="list-style-type: none"> A Stage 1 Preliminary Site Investigation (PSI) has been carried out for the site. It concludes that the site could be rendered suitable for residential development, subject to subsurface investigations. <p>The Stage 2 Investigation is being carried out for submission with the future DA for the subdivision of the site.</p>

State Environmental Planning Policy	Consistency
No. 64 – Advertising and Signage	Not Relevant.
No. 65 – Design Quality of Residential Apartment Development	Not Relevant.
No. 70 – Affordable Housing (Revised Schemes)	Not Relevant.
Aboriginal Land 2019	Not Relevant.
Activation Precincts 2020	Not Relevant.
Affordable Rental Housing 2009	Not Inconsistent. <ul style="list-style-type: none"> The proposed amendments to the YLEP 2013 contained in this Planning Proposal will not obstruct the application of this SEPP to the site.
Building Sustainability Index: BASIX 2004	Not Inconsistent. <ul style="list-style-type: none"> The proposed amendments to the YLEP 2013 contained in this Planning Proposal will not obstruct the application of this SEPP to the site.
Coastal Management 2018	Not Relevant.
Concurrences and Consents 2018	Not Inconsistent. <ul style="list-style-type: none"> The proposed amendments to the YLEP 2013 contained in this Planning Proposal will not obstruct the application of this SEPP to the site.
Educational Establishments and Child Care Facilities 2017	Not Relevant.
Exempt and Complying Development Codes 2008	Not Inconsistent.
Gosford City Centre 2018	Not Relevant.

State Environmental Planning Policy	Consistency
Housing for Seniors or People with a Disability 2004	<p>Not Inconsistent.</p> <ul style="list-style-type: none"> The proposed amendments to the YLEP 2013 contained in this Planning Proposal will not obstruct the application of this SEPP to the site.
Infrastructure 2007	<p>Not Inconsistent.</p> <ul style="list-style-type: none"> Overhead transmission lines traverse the site within existing easements. The draft subdivision plan demonstrates that the location of this infrastructure does not preclude the creation of 1-2ha size lots. <p>Any Development Application for subdivision will be referred to the electricity authority for comment.</p> <ul style="list-style-type: none"> The site has frontage to Yass Valley Way, which is a Regional Road. It is proposed to provide access to this road from the proposed subdivision. <p>The Traffic Impact Assessment states that acceptable Levels of Service for Yass Valley Way will be maintained.</p> <p>Any Development Application for subdivision will be referred to the electricity authority for comment.</p>
Koala Habitat Protection 2020	Not Relevant.
Koala Habitat Protection 2021	<p>Not Inconsistent.</p> <ul style="list-style-type: none"> There is no approved koala plan of management applying to the land. The site is comprised entirely of naturally

State Environmental Planning Policy	Consistency
	<p>occurring grassland and does not support any naturally occurring native trees, therefore, it does not support 'potential koala habitat'.</p> <ul style="list-style-type: none"> There are no recent records of Koalas in the locality and the species is generally not known to occur in the lowland agricultural lands of the Yass Valley Council LGA. The closest Koala record is approximately 7 km to the north-east of the site. <p>The Biodiversity Development Assessment Report states that the site is considered unlikely to constitute important or occupied Koala habitat now or in the future.</p>
Kosciuszko National Park—Alpine Reports 2007	Not Relevant.
Kurnell Peninsula 1989	Not Relevant.
Major Infrastructure Corridors 2020	Not Relevant.
Mining, Petroleum Production and Extractive Industries 2007	Not Relevant.
Penrith Lakes Scheme 1989	Not Relevant.
Primary Production and Rural Development 2019	<p>Not Inconsistent.</p> <ul style="list-style-type: none"> The site is not identified as being state significant agricultural land. The proposed amendments to the YLEP 2013 contained in this Planning Proposal will not obstruct the application of this SEPP to the site.
State and Regional Development 2011	Not Relevant.

State Environmental Planning Policy	Consistency
State Significant Precincts 2005	Not Relevant.
Sydney Drinking Water Catchment 2011	Not Relevant.
Sydney Region Growth Centres 2006	Not Relevant.
Three Ports 2013	Not Relevant.
Urban Renewal 2010	Not Relevant.
Vegetation in Non-Rural Areas 2017	<p>Not Inconsistent.</p> <ul style="list-style-type: none"> The site does not contain any vegetation declared by a development control plan to be vegetation to which Part 3 of this SEPP applies. <p>Refer to the Biodiversity Development Assessment Report for detailed assessment of impacts to native vegetation.</p>
Western Sydney Aerotropolis 2020	Not Relevant.
Western Sydney Employment Area 2009	Not Relevant.
Western Sydney Parklands 2009	Not Relevant.

Q6: Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

3.3.2.5 Ministerial Directions

Table 8 – Ministerial Directions

Direction	Relevant Objectives and/or Requirements	Applicability / Comment
Employment and Resources		
1.1 Business and Industrial Zones	—	Not Applicable.
1.2 Rural Zones	—	Not Applicable. This direction only applies to planning proposals that will affect land within rural zones.
1.3 Mining, Petroleum Production and Extractive Industries	—	Not Applicable. The site, and adjoining lands do not contain state or regionally significant resource reserves.
1.4 Oyster Aquaculture	—	Not Applicable.
1.5 Rural Lands	—	Not Applicable. This direction only applies to planning proposals that will affect land within rural zones or environmental zones.
Environment and Heritage		
2.1 Environment Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas. A planning proposal must include provisions that facilitate the protection and conservation of environmentally sensitive areas.	The site is not zoned for environment protection and is not otherwise identified for environment protection purposes in an LEP. Nonetheless, the more sensitive areas of the site, including

Direction	Relevant Objectives and/or Requirements	Applicability / Comment
		O'Briens Creek and the vast majority of areas with high biodiversity values, are proposed to be protected as part of a future subdivision of the site.
2.2 Coastal Management	—	Not Applicable.
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	A detailed investigation of the site has shown that it does not contain any items, areas, objects or places of Aboriginal or historical heritage significance.
2.4 Recreational Vehicle Areas	—	Not Applicable.
2.5 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	—	Not Applicable.
2.6 Remediation of Contaminated Land	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.	A Stage 1 Preliminary Site Investigation into potential contamination of the site has been carried out for the site. It concludes that the site can be rendered suitable for residential development, subject to subsurface investigations being carried out as part of a Stage 2 Detailed Contamination Investigation.
Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Under the terms of this Direction a planning proposal must include	This Planning Proposal is consistent with the terms of this

Direction	Relevant Objectives and/or Requirements	Applicability / Comment
	<p>provisions that encourage the provision of housing that will:</p> <p>(a) broaden the choice of building types and locations available in the housing market, and</p> <p>(b) make more efficient use of existing infrastructure and services, and</p> <p>(c) reduce the consumption of land for housing and associated urban development on the urban fringe, and</p> <p>(d) be of good design.</p> <p>Further, a planning proposal must:</p> <p>a) contain a requirement that residential development is not permitted until land is adequately serviced; and</p> <p>b) not contain provisions which will reduce the permissible residential density of land.</p>	<p>Direction. Specifically, the proposed subdivision of the site:</p> <ul style="list-style-type: none"> • will make efficient use of existing infrastructure and services; and • will not increase urban development of land on the urban fringe of Yass. <p>The site is able to be adequately serviced for a rural residential development.</p> <p>This Planning Proposal will increase the permissible residential density of the site.</p>
3.2 Caravan Parks and Manufactured Home Estates	—	Not Applicable.
3.3 Home Occupations	Planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent.	Home occupations are currently permitted without development consent on R5 zoned land. This Planning Proposal will not alter this.
3.4 Integrating Land Use and Transport	—	Not Applicable. Although the site is zoned for residential purposes, it is not connected to town water

Direction	Relevant Objectives and/or Requirements	Applicability / Comment
		and sewer services. Furthermore, the current and proposed minimum lot size is consistent with rural residential style development, not urban residential as referred to in this Direction.
3.5 Development Near Regulated Airports and Defence Airfields	—	Not Applicable. There are no relevant facilities located near the site.
3.6 Shooting Ranges	—	Not Applicable.
3.7 Reduction in non-hosted short term rental accommodation period	—	Not Applicable.
Hazard and Risk		
4.1 Acid Sulphate Soils	—	Not Applicable. The site is not identified on the Acid Sulfate Soils Planning Maps.
4.2 Mine Subsidence and Unstable Land	—	Not Applicable. The site is not within a Mine Subsidence District proclaimed pursuant to section 15 of the Mine Subsidence Compensation Act 1961, nor has it been identified as unstable land.
4.3 Flood Prone Land	A planning proposal must not contain provisions that apply to the flood planning areas which: (a) permit development in floodway areas,	This Planning Proposal is consistent with the terms of this Direction. A Flood Study and Assessment of O'Briens Creek and its tributaries in the vicinity of the site has been

Direction	Relevant Objectives and/or Requirements	Applicability / Comment
	<p>(b) permit development that will result in significant flood impacts to other properties,</p> <p>(c) permit a significant increase in the development of that land,</p> <p>(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or</p> <p>(e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodways or high hazard areas), roads or exempt development.</p>	<p>carried out, as well as modelling of extreme events and potential future conditions due to increased urbanisation and climate change impacts.</p> <p>The design of the proposed draft subdivision was done with reference to the results of Flood Study and Flood Assessment, with development within flood prone parts of the site avoided.</p> <p>Refer to the detailed assessment of the proposal against this Direction in the Flood Assessment submitted with this amended Planning Proposal.</p>
4.4 Planning for Bushfire Protection	—	<p>Not Applicable. The site has not been mapped or declared bushfire prone by the Yass Valley Council. However, it is subject to bushfire risk from grasslands. A Bush Fire Strategic Study (BFSS) has been prepared for the site.</p> <p>The results of the BFSS demonstrate that the site's bushfire risk will not be an impediment to a future subdivision.</p>
Regional Planning		
5.1 – 5.9	—	Directions 5.1, 5.5, 5.6, 5.7 and

Direction	Relevant Objectives and/or Requirements	Applicability / Comment
		5.8 revoked. Directions 5.2, 5.3, 5.4 and 5.9 not applicable.
5.10 Implementation of Regional Plans	Planning proposals must be consistent with a Regional Plan released by the Minister for Planning.	This Planning Proposal is consistent with the relevant parts of the South East and Tablelands Regional Plan 2036.
5.11 Development of Aboriginal Land Council land	—	Not Applicable.
Local Plan Making		
6.1 Approval and Referral Requirements	<p>Planning proposals must:</p> <p>(a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and</p> <p>(b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of:</p> <p>(i) the appropriate Minister or public authority, and</p> <p>(ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General),</p> <p>prior to undertaking community</p>	<p>This Planning Proposal does not include provisions that will require the concurrence, consultation or referral of development applications to a Minister or public authority.</p> <p>This Planning Proposal will be referred to the relevant State agencies seeking their comments prior to the public exhibition period.</p> <p>This Planning Proposal does not identify development as designated development.</p>

Direction	Relevant Objectives and/or Requirements	Applicability / Comment
	<p>consultation in satisfaction of section 57 of the Act, and</p> <p>(c) not identify development as designated development unless the relevant planning authority:</p> <p>(i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and</p> <p>(ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.</p>	
6.2 Reserving Land for Public Purposes	—	Not Applicable.
6.3 Site Specific Provisions	—	Not Applicable. The Planning Proposal does not propose to allow a particular development to be carried out that is not already permissible on the site.
Metropolitan Planning		
7.1 – 7.13	—	Not Applicable. All Directions relate to land in Sydney.

3.3.3 Section C – Environmental, Social and Economic Impact

Q7: Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

3.3.3.1 Biodiversity

Ecological Assessment

An ecological assessment has been undertaken by Capital Ecology to identify the biodiversity values of the site and constraints to development. Capital Ecology's detailed site surveys informed the design of the draft subdivision plan.

Capital Ecology have prepared a draft Biodiversity Development Assessment Report (BDAR) based on the draft subdivision design – refer to Appendix 2. The BDAR includes an assessment of the proposed subdivision against the NSW *Biodiversity Conservation Act 2016* (BC Act) and the Commonwealth *Environment Protection and Biodiversity Act 1999* (EPBC Act).

Ecological Values of the Site

The site is extensively cleared and been subject to pasture improvement over many years. The ecological surveys found that the majority of the site (141.59ha or 82%) does not support any significant biodiversity values.

Specifically in relation to the riparian zone along O'Briens Creek, vegetation is largely characterised by exotic pasture grasses and the only woody riparian vegetation is restricted to a few small patches of Willow and Elm. The lack of reliable water flows, standing pools, and native riparian vegetation indicates that O'Briens Creek and its tributaries are unlikely to provide habitat of significance to aquatic/riparian flora or fauna.

31.74ha of the site does support significant biodiversity values, these being scattered patches of habitat for two threatened species – Golden Sun Moth *Synemman plana* and Striped Legless Lizard *Delma impar*. The mapped habitat for these two species are shown on the Ecology Mapping (17037-500:Rev F).

Impacts to Biodiversity

The draft subdivision plan has been designed to avoid, protect, and manage 77% (24.34ha) of the 31.74 ha of the site that does support significant biodiversity values. It includes a number of measures to achieve this, including incorporating the two of the three main patches of Golden Sun Moth (GSM) habitat and the vast majority of the Striped Legless Lizard (SLL) habitat into a Community Title Lot (Lot 72). Another large area of GSM habitat is protected within a large (9.3ha) residential lot (Lot 62) that is remote from the other habitat areas.

The enlargement of Lot 72 included in this amended Planning Proposal will provide a contiguous corridor of native vegetation and GSM and SSL habitat that also contains the O'Briens Creek riparian corridor. Further protection of this land is proposed by applying an C2 – Environmental Conservation zone.

The habitat and vegetation within Lot 72 will be protected and managed in-perpetuity via the implementation of a Biodiversity Management Plan (BMP) to be incorporated into the Community Management Statement. The BMP will need to be endorsed by Council and the DPIE.

A Conservation Area (CA) for Lot 62 will be established under the *Biodiversity Conservation Act 2016* to ensure the GSM habitat is protected and managed in-perpetuity. To ensure that the CA will be created it is proposed, (on the advice of the DPIE and Council), that the developer and Council enter into a Voluntary Planning Agreement (VPA). It is anticipated that, with Council's agreement, the VPA will form part of the conditions of consent for the future subdivision DA (if granted).

The relatively small areas of habitat that will be impacted by the proposed development will require offsetting for impacts on species credits. Based on Capital Ecology's experience with similar projects and Significant Impact Criteria (SIC) assessments, once the proposed avoidance, minimisation, and mitigation measures are taken into account, the residual impacts to 2.88 ha of Golden Sun Moth habitat and 1.81ha of Striped Legless Lizard habitat are unlikely to constitute a significant impact on either species. Nevertheless, for legal certainty, referral of the future proposed action to the Commonwealth Minister for Agriculture, Water and the Environment is recommended.

Q8: Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

3.3.3.2 Traffic Impact

A Traffic Impact Assessment and Intersection Modelling has been prepared by Genium Civil Engineering Pty Ltd (Appendix 3). The assessment identifies:

- Existing traffic conditions around the site;
- Assesses the likely traffic generation of the proposed future development of the site as shown in the draft subdivision plan;
- Assesses the impact of this traffic generation on existing road service levels and safety; and
- Recommends any works or mitigation measures that should be implemented.

The proposed future development of the site for 71 rural residential lots is expected to generate a total of 533 additional daily vehicle movements. The majority of these (409) are

expected to access the existing road network at Yass Valley Way. Secondary access will be provided via Iceton Place and subsequently Cusack Place, Gums Lane, and Wee Jasper Road which all currently carry relatively low volumes of traffic.

The report recommends the following works to ensure the mitigation of any traffic impacts as a result of the proposed development of the site:

- *All internal roads and traffic facilities be designed and constructed in accordance with Yass Valley Council design and construction standards;*
- *To cater for existing traffic volumes on Yass Valley Way and projected traffic from the proposed development, the intersection of the new subdivision road and Yass Valley Way should be designed and constructed as a minimum to the standard of a CHR/AUL(S) intersection.*
- *That Iceton Place be upgraded to the standard of: "Local Minor" in accordance with Yass Valley Council Road Standards Policy RD-POL-9.*

The conclusions of the Traffic Impact Assessment are:

- *Yass Valley Way has been shown to have sufficient additional capacity to cater for the increased demand of the proposed development, and a suitable intersection is able to be provided to manage access and egress to and from the development site.*
 - *Iceton Place, Cusack Place, Gums Lane, and Wee Jasper Road all have significant additional capacity and as a result impacts to these roads will have an insignificant impact on road capacity.*
 - *Subject to implementation of the proposed mitigation measures, the proposed development is not expected to have a significant impact on safety or road network efficiency.*
- ➔ The Traffic Impact Assessment demonstrates that a subdivision of the site applying the reduced minimum lot sizes proposed by this Planning Proposal will not result in the creation of any significant traffic impacts, subject to the implementation of the recommended mitigation measures.
- ➔ The Intersection Modelling demonstrates that the proposed single access point to Yass Valley Way will have sufficient capacity to cater for the development.

3.3.3.3 Heritage (Aboriginal and European)

Investigations into the Aboriginal and European heritage of the site were undertaken by Past Traces Heritage Consultants and an Aboriginal Cultural Heritage Assessment Report (ACHAR) completed (Appendix 4).

European (Historical) Heritage

The investigation into European heritage is contained within the ACHAR. The findings are summarised below:

- The site was once a part of a large agricultural estate that was sold in the 1890s and subdivided over the intervening years. No historical dwellings or structures were constructed within the site area and impacts have continued to be confined to pastoral activities;
- There are no known historical heritage sites, features or items previously recorded within the site; and
- No areas of potential heritage sites have been identified within the site.

Aboriginal Heritage

Preparation of the ACHAR involved both desktop and field survey investigations. The result of the archaeological investigations are listed below:

- No registered Aboriginal heritage sites are located within the site;
- No areas of potential archaeological deposits or heritage sites have been identified within the site and the potential for Aboriginal heritage objects to be present within has been assessed as low; and
- A subdivision of the site for rural residential purposes can proceed without further investigation or heritage assessment.

➔ The investigations into the Aboriginal and European heritage of the site and the resulting Aboriginal Cultural Heritage Assessment Report demonstrates that a subdivision of the site applying the reduced minimum lot sizes proposed by this Planning Proposal will not result in the creation of any significant heritage impacts.

3.3.3.4 Contamination

A Stage 1 Preliminary Site Investigation (PSI) into potential contamination of the site has been carried out for the site by Douglas Partners (Appendix 5). It identifies four potential areas of environmental concern from imported fill, the use of agricultural chemicals, fuel storage, and zinc leaching from galvanized corrugated roof sheeting on site sheds.

The preliminary investigation concludes that the site could be rendered suitable for residential development, subject to subsurface investigations being carried out as part of a Stage 2 Detailed Contamination Investigation.

The Stage 2 investigation will be undertaken as part of the Development Application process to specifically identify any contamination and required remediation to be carried out to enable the future subdivision of the site for residential purposes.

- ➔ The Stage 1 investigation demonstrates that any site contamination and required remediation will not be an impediment to a future subdivision that applies the reduced minimum lot sizes proposed by this Planning Proposal.

3.3.3.5 Flooding

O'Briens Creek splits the site, flowing south to north to join the Yass River.

It is noted that the Yass Valley LEP 2013 does not contain a Flood Planning Map. Also, the site is not part of the study area covered by Council's Yass Flood Study 2016

A Flood Study of O'Briens Creek and its tributaries in the vicinity of the site was carried out by GRC Hydro (Appendix 6).

During the consultation process the DPIE requested detailed consideration be given to numerous additional issues relating to flood risk to ensure that the implications of the full range of floods, including events greater than the design flood, up to the Probable Maximum Flood (PMF), are properly considered. As a result, GRC Hydro were engaged to carry out an additional flood assessment (Appendix 6), including modelling of extreme events and potential future conditions due to increased urbanisation and climate change impacts. Refer to the amended Flood Mapping – 17037_PPS7-300 (Rev F).

GRC Hydro's assessment demonstrates that:

- All lots have building envelopes that are situated outside of the mainstream 1% AEP event extent;
- All building envelopes have room for development outside of the 1% AEP overland flow extent;
- Flows within proposed building envelopes are low hazard (H1 to H2) during the 1% AEP event;
- All building envelopes have sufficient space for development outside of the high hazard areas of O'Briens Creek and overland flow PMF flooding;
- For the Yass River PMF extent, 12 lots have building envelopes situated within the high hazard (H3 – H6) areas, however, all of these lots have rising road access to land above the PMF;
- There are no off-site flood impacts in the 1% AEP event and PMF flood impacts are negligible;
- Potential Future Conditions, which considered increased urbanisation and increases in rainfall associated with climate change, are expected to result in an increase in 1% AEP flood level of less than 0.2 m, which is within the freeboard of the Flood Planning Level (0.5 m);
- All building envelopes have room for development outside of the Flood Planning Area;

- No building envelopes are situated within the 1% AEP event Flow Conveyance areas; and
- Internal and external site access is available for events exceeding the 1% AEP event. There are expected to be limited isolation potential and emergency services access issues.

No significant bulk earth works are required to manage flood risk for the site. Some limited diversion works and landform changes are recommended in the flood assessment to reduce flood hazard at proposed building envelope locations during extreme events as well as improve driveway access. Three swales 5m, 10m and 15m wide respectively, and two areas of fill are proposed, affecting a total of seven lots. GRC Hydro advise that the fill could be obtained from the cut for the channels, with additional fill obtained from within the site if required to result in a neutral cut/fill ratio to minimise loss of flood storage. Also, the proposed works do not result in any additional biodiversity impacts.

It is anticipated that the above earthworks will be subject to an s.88B Instrument under the *Conveyancing Act 1919* to create easements and ensure that their functionality is maintained over time. Maintenance is anticipated to only consist of an occasional removal of sediment build up within the channels.

The following issues are required to be address at the DA stage to ensure that the development adequately manages flood risk:

- Development of the site is to achieve, at a minimum, the flooding outcomes described above.
- Bulk earthworks should result in a neutral cut/fill ratio within the FPA to minimise loss of flood storage. However, it is not expected that significant bulk earth works are required to manage flood risk for the site.
- Internal roads and driveways are to be designed to allow for flood free access in the 1% AEP event and to minimise hazard for extreme events.
- Drainage easements are required for all significant flow paths to ensure that development does not occur in these areas.

The design of the draft subdivision design was done with reference to the results of Flood Assessment.

- ➔ The results of the Flood Assessment demonstrate that the site's flood hazard will not be an impediment to a future subdivision that applies the reduced minimum lot sizes proposed by this Planning Proposal.

3.3.3.6 Land Capability Assessment

A Land Capability Assessment of the site has been carried out by a certified environmental practitioner from Soil and Water – Franklin Consulting Australia Pty Limited (Appendix 7). An amended version has been prepared for this amended Planning Proposal.

The Land Capability Assessment was done to determine the suitability of the site:

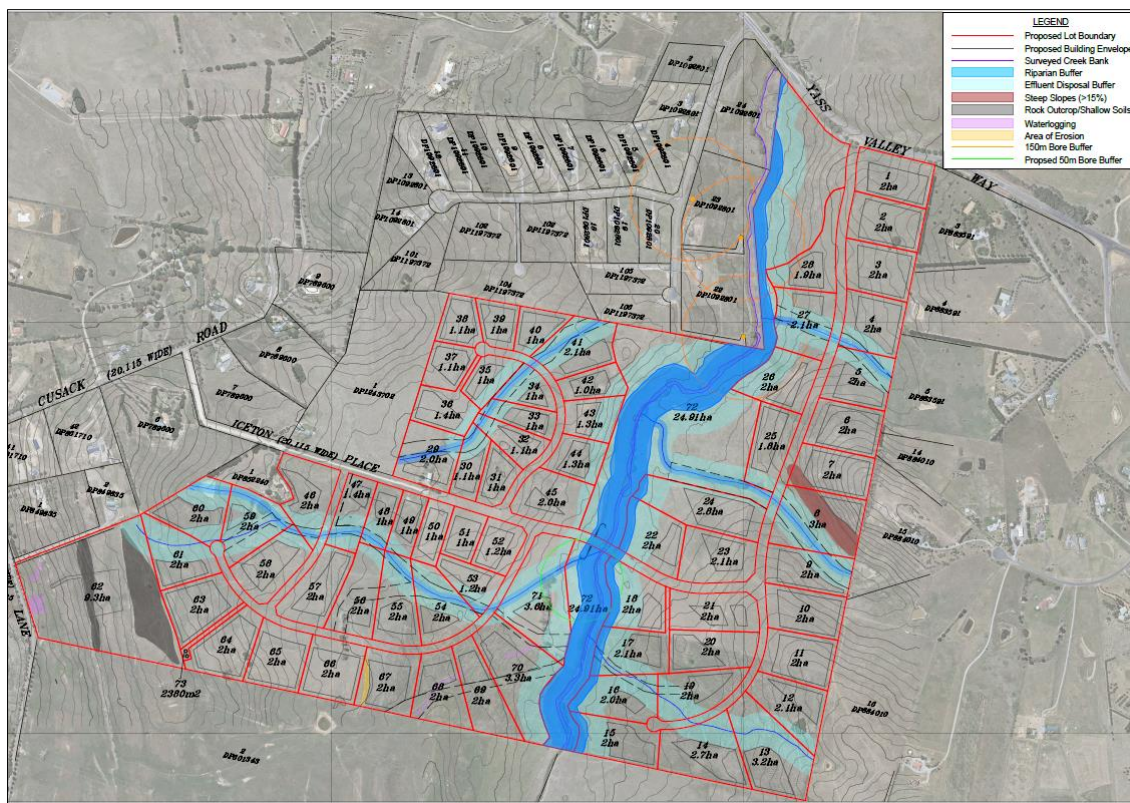
- To sustainably manage on-site effluent on-site as per Australian Standards and authority requirements; and
- Provide unconstrained building sites for the construction of future dwellings.

The site is not connected to the Yass town reticulated sewer system. On-site effluent disposal will be proposed as part of a future subdivision of the site for rural residential development. Constraints to effluent dispersal and dwelling construction on the site are identified in the Land Capability Assessment as being:

- Riparian corridors;
- Effluent disposal buffers to bores, watercourses, drainage depressions and dams;
- Shallow soils and rock outcrops;
- Steep slopes (>15%);
- Seasonal waterlogging; and
- Salinity.

The above constraints have been mapped on the Land Capability Constraints plan (17037_PPS7-400 (Rev F) with and an overlay of the draft subdivision plan applied. An extract of this map is provided below in Figure 12 below.

Figure 12 – Land Capability Constraints



The results of the amended Land Capability Assessment demonstrate that the site's constraints will not be an impediment to a future subdivision that applies the reduced minimum lot sizes proposed by this Planning Proposal. The draft subdivision design shows indicative building envelopes located sufficiently clear of the identified areas of constraint, which are discussed further below.

Riparian Land

The Land Capability Assessment identifies riparian buffers required to protect sensitive land (as per the requirements of the NSW water authority).

O'Brien's Creek splits the site, flowing in a northerly direction to join the Yass River. There are four minor streams as well as drainage depressions that drain into this Creek. The watercourses within the site *are not* identified on the Yass Valley LEP 2013 – Riparian Lands and Watercourses Groundwater Vulnerability Map.

O'Briens Creek requires a 40m wide (on average) riparian buffer, and a 10m wide buffer to the four minor streams. The draft subdivision design has incorporated these, with all indicative building envelopes located clear of all riparian buffers.

The major buffer along O'Briens Creek is largely located within a single lot (Lot 72), which is a Community Title lot. The riparian buffer extends slightly into proposed Lots 15-18, 22 and 24, but is well clear of building envelopes, access et cetera.

Community lot 72 will serve two functions, – to protect riparian land and to protect habitat for the Striped Legless Lizard. This results in the width of the community lot being variable along its length, providing “averaging” of the riparian buffer in accordance with NRAR guidelines.

It is expected that measures relating to the on-going management and protection of the riparian land within the community lot will be incorporated in the Community Management Statement for the subdivision (should development consent be granted in the future).

Drainage Buffers

A 100m wide buffer is required from O'Briens Creek to areas of future on-site effluent disposal (building envelopes), with a 40m wide buffer to the four minor streams, dams and other drainage depressions.

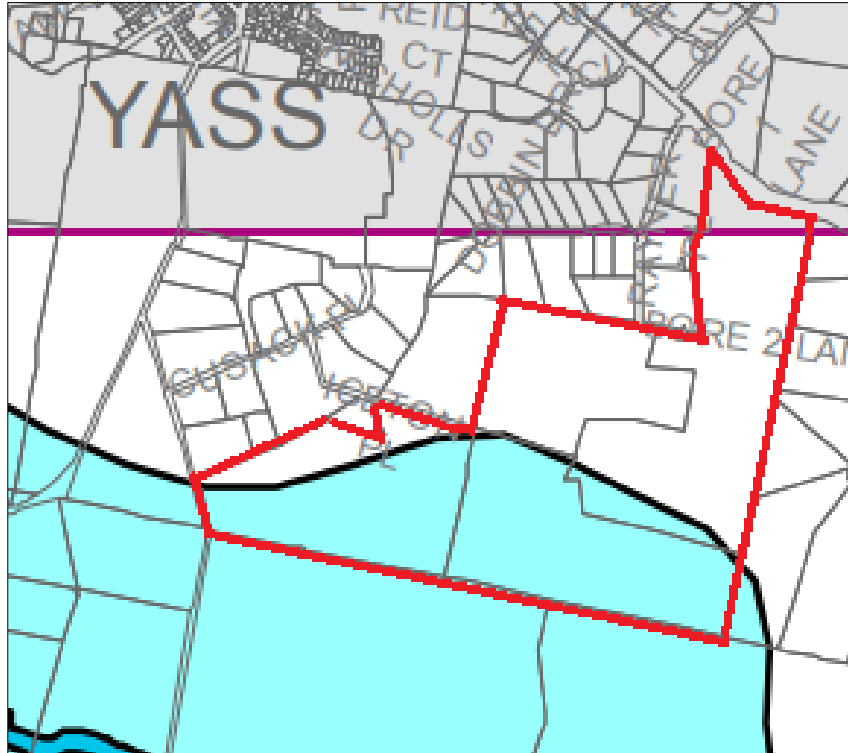
All indicative building envelopes are located clear of the drainage buffers, with the exception of Lots 16, 24, 59 and 60 which have minor encroachments. However, the Land Capability Assessment states that there is still adequate area (min 1,300m²) of unconstrained land available within the building envelopes for the onsite disposal of effluent.

Groundwater and Bore Buffers

The site is mapped as having moderate groundwater vulnerability on the Department of Land and Water Conservation (2001) Groundwater Map of the Murrumbidgee Catchment.

The southern part of the site is mapped as groundwater vulnerable on the Yass Valley LEP 2013 – Riparian Lands and Watercourses Groundwater Vulnerability Map (Sheet CL2_002). Figure 13 below is an extract from this map.

Figure 13 – Groundwater Vulnerability Map



Any future application to develop the site will be subject to *Clause 6.4 – Groundwater vulnerability* of the Yass Valley LEP 2013, meaning that the consent authority will need to be satisfied as to the development avoiding, minimising and mitigating any significant adverse environmental impact.

The amended Land Capability Assessment demonstrates that each proposed lot is suitable for on-site effluent disposal, taking into account the various constraints to effluent disposal. It states as follows:

The site and soil constraints assessment has determined that the building envelopes on all lots are generally unconstrained to effluent dispersal and have an adequate area (1,300m²) of land suited to effluent dispersal with adequate remaining area available for the construction of a dwelling.

The lot with the smallest Building Envelope, (Lot 47 with a BE of 1,844m²), has adequate area available for effluent disposal (1,300m²) with adequate area of 544m² available for dwelling construction. The 1,844m² BE can also be expanded when considering the area available and suitable for effluent irrigation within the powerline easement which is currently not include within the BE.

Twelve of the proposed lots will be required to have secondary treatment measures applied for the protection of groundwater.

Bores

There are 11 bores registered within 500m of the boundaries of the site, and one bore located within the site. Two town water supply bores are approximately 100m west of the site's boundary and are 110-120m deep.

The existing bore within the site will be permanently decommissioned as part of the proposed future subdivision, thus removing the need for any buffer.

The Land Capability Assessment states that bores generally require a 250m buffer distance from the nearest effluent disposal areas to ensure there is minimal risk of contamination. However, applying a 250m buffer from the two town water supply bores and new non-potable bore would greatly limit the opportunities for onsite effluent disposal. Instead, the Assessment supports the adoption of a 150m buffer to the two town bores and a 100m buffer to the new non-potable bore. These have been applied to the draft subdivision design.

The 150m and 100m buffers are considered to be appropriate by the Land Capability consultant due to several mitigating factors:

- The bores are located on the opposite side of a central drainage depression which will form a hydrological barrier to any potential contamination resulting from run-off from effluent irrigation areas;
- The bores are used infrequently, particularly since the upgrade of the Yass Water Supply Weir;
- The proposed lots that would intersect a 250m buffer are limited in number (12). Effluent management practices on these lots will include special measures such as Advanced Secondary Treatment Systems with disinfection, and with effluent dispersal via subsurface drip irrigation – thereby ensuring the highest quality treated effluent with minimal chance of contamination;
- The new reticulated water supply bore on Lot 72 will only be used for non-potable water supply;
- The casing of the new bore will include cement grout to reduce the risk of ingress of potentially contaminated surface water down the casing to the water bearing zone;
- The depth to the main water bearing zones in the area exceeds 20 metres therefore there is a vertical separation between effluent dispersal areas and water bearing zones of >20m and minimum horizontal separation of >150m to town water supply bore;

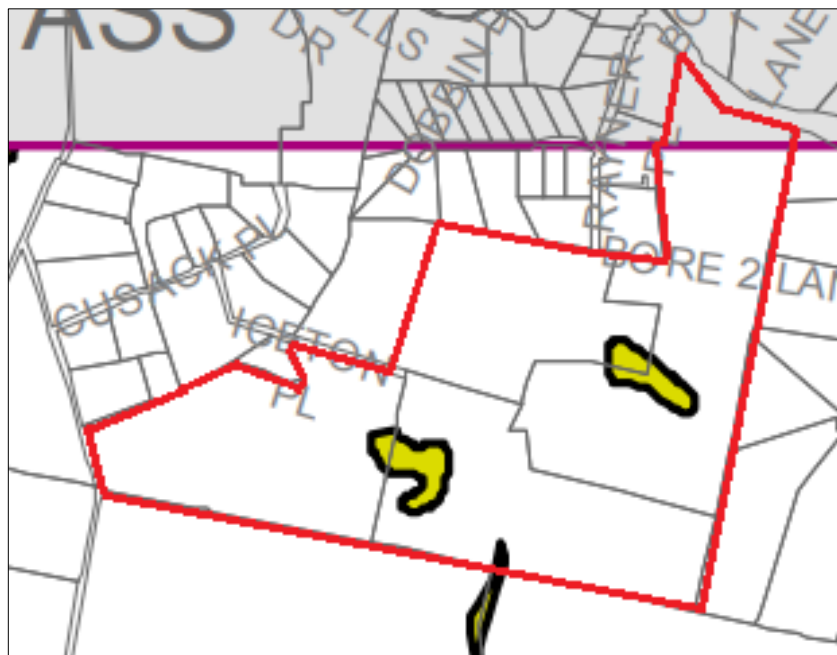
- Low application rate of minimum secondary treated and disinfected effluent, to the surface or near surface; and
- Low transmissivity of fractured rock groundwater aquifers that underlay the area.

In summary, the Land Capability Assessment has identified the site's groundwater constraints and recommended appropriate measures to avoid, mitigate and minimise the risk of any groundwater contamination from a future subdivision of the site. These have been applied to the draft subdivision design.

Salinity

There are three areas of the site that are mapped as Dryland Salinity on the Yass Valley LEP 2013 – Natural Resources Land Map (Sheet NRL_002). Figure 14 below is an extract from this map.

Figure 14 – Dryland Salinity



Any future application to develop the site will be subject to *Clause 6.6 – Salinity* of the YLEP 2013, meaning that the consent authority will need to be satisfied as to the development avoiding, minimising and mitigating any significant adverse environmental impact.

In regards to salinity, the Land Capability Assessment states:

The areas mapped as salt effected are associated with drainage depressions and there is no evidence of saline scalding, no impact to pasture growth or species composition in adjacent paddocks, and no salt crusting.

These areas are stable and not eroding but do present a limitation to effluent disposal and dwelling construction. These areas are already included in the buffer areas associated with the drainage depressions.

It is considered that the development will not have a significant adverse impact, or be adversely impacted by salinity, given that land clearing has essentially already occurred, areas of mapped salinity are stable and not severely salt effected, and these areas are identified as unsuited to the construction of dwellings or disposal of effluent.

Rocky Outcrops / Shallow Soils

All indicative building envelopes are located clear of the identified areas of rocky outcrops / shallow soils, with the exception of Lot 62 that has a portion of the building envelope affected. However, the Land Capability Assessment states that there is still adequate area (min 1,300m²) of unconstrained land available within the building envelope for the on-site disposal of effluent.

3.3.3.7 Stormwater Management

O'Briens Creek runs through the middle of the site. Apart from a very small area in the south-eastern corner of the land, the site naturally drains to O'Briens Creek which has a catchment area of some 2,925ha.

The low proposed density of development will mean that increases in stormwater flows from the development will be insignificant in comparison to existing flows in the creek. Stormwater from dwellings on the proposed lots will be discharged to drinking water tanks with overflows allowed to follow the natural topography of the land to O'Briens Creek.

Roadside drainage will be designed to cater for the predicted flows from the site with culverts constructed as necessary to convey stormwater flows under new roads. A bridge is proposed to be constructed over O'Briens Creek and this will be designed to convey the 1% AEP flood.

3.3.3.8 Bushfire Risk

The site has not been mapped or declared bushfire prone by the Yass Valley Council. However, it is subject to bushfire risk from grasslands. A Bush Fire Strategic Study (BFSS) has been prepared for the site and draft subdivision by Ember Bushfire Consulting (Appendix 8). An annexure to the BFSS was prepared to reflect the amended subdivision design and is also provided in Appendix 8.

Note: A Bushfire Assessment Report under s.100b of the *Rural Fires Act 1993* will be prepared for the Development Application for subdivision of the site.

In accordance with the guidelines and recommendations in Planning for Bushfire Protection (PBP) 2019, Chapter 4 Strategic Planning, the BFSS contains an assessment of:

- The bushfire landscape;
- Land use;

- Access and egress;
- Emergency services;
- Infrastructure; and
- Adjoining land.

The BFSS supports the adoption of a minimum lot size on the site of 1-2ha and concludes that the site is “...deemed to meet the broad objectives of Chapter 4 *Strategic Planning* PBP (2019) and is capable of meeting the acceptable solutions of Chapter 5 *Residential and Rural Residential Subdivisions* PBP (2019)”.

→ The results of the Bush Fire Strategic Study and Annexure demonstrate that the site’s bushfire risk will not be an impediment to a future subdivision that applies the reduced minimum lot sizes proposed by this Planning Proposal.

Q9: Has the Planning Proposal adequately addressed any social and economic effects?

3.3.3.9 Social and Economic Effects

Reducing the minimum lot size applicable to the site to facilitate a higher density form of rural residential subdivision will have two main positive social and economic effects, being:

- Providing a range of lot sizes within a rural residential estate in proximity to the commercial and public services available in Yass; and
- Increasing the supply of residential land within proximity to Yass without burdening town water and sewer infrastructure.

3.3.4 Section D – State and Commonwealth Interest

Q10: Is there adequate public infrastructure for the Planning Proposal?

The Guide to Preparing Planning Proposals states that typically, this question applies to planning proposals that:

- result in residential subdivisions in excess of 150 lots;
- substantial urban renewal;
- infill development; or
- development that will result in additional demand on infrastructure (such as public transport, roads, utilities, waste management and recycling services, essential services such as health, education and emergency services).

This Planning Proposal will result in some additional demand on public roads, Council’s waste management services and other essential public services from the increased number of lots that a reduced minimum lot size will facilitate.

It has been demonstrated in the Traffic Impact Assessment and Intersection Modelling that a subdivision of the site applying the reduced minimum lot sizes proposed by this Planning Proposal will not create any significant traffic impacts and that acceptable levels of service for Yass Valley Way (regional road) will be maintained.

In the overall context of the projected population growth for Yass over the next 20 years or so, the additional demand created by this Planning Proposal for other essential public services is not expected to be significant or result in any shortage of service provision, with potential lot yield increasing from approximately 17 lots to 71.

Q11: What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The Department of Planning, Industry and Environment (DPIE) issued a Gateway Determination on 18 November 2020, requiring the Planning Proposal to be placed on public exhibition and sent to several public authorities for consultation.

During the consultation process agency submissions were made by:

- Natural Resources Access Regulator (NRAR);
- Department of Primary Industries – Fisheries (DPI Fisheries);
- Essential Energy;
- Heritage NSW;
- Optus;
- Transport for NSW (TfNSW);
- TransGrid;
- WaterNSW; and
- Department of Planning, Industry and Environment – Biodiversity and Conservation Division (DPIE).

Refer to previous detailed discussion of the agency submissions and response in Section 1.2 of this document.

3.4 PART 4 – MAPPING

The following Lot Size Maps would be amended as a result of this Planning proposal:

- Lot Size Map - Sheet LSZ_002B;
- Lot Size Map - Sheet LSZ_001H;
- Land Zoning Map – Sheet LZN_002B; and
- Land Zoning Map – Sheet LZN_001H.

Please refer to previous Figures 7 and 8. They indicate the location and extent of the proposed amendments to the Yass Valley Local Environmental Plan 2013 Lot Size Map and Land Zoning Map.

3.5 PART 5 – COMMUNITY CONSULTATION

Section 3.34 and Schedule 1 of the *Environmental Planning and Assessment Act 1979* contains the community consultation requirement for planning proposals. Consultation will also be undertaken in accordance with the DPIE's "A Guide to Preparing Local Environmental Plans".

A total of eight submissions were made by members of the public during the community consultation process in December 2020. Table 9 below summarises the issues and includes a response to each.

Note: Some of the submissions raise quite specific issues relating to such things as boundary fencing, tree planting et cetera. Such detailed matters are more appropriately dealt with at the Development Application stage (should this Planning Proposal be approved).

Table 9 – Community Submissions and Response

Community Submissions – December 2020	
Issue	Response
1. Requesting shared path within Willow Creek Estate to link to new development.	This relates to an existing development and is not relevant to this Planning Proposal
2. Concerns about through road from Icton development to Yass Valley Way.	Access to Yass Valley Way is considered necessary from a general access and emergency management viewpoint. It also provides a practical and efficient solution to get traffic directly to an arterial road without impacts to other low standard local roads. These issues are considered to be addressed by the Traffic Impact Assessment and additional intersection modelling.
3. Various concerns on safety of Yass Valley Way eg. school bus stops, increased traffic, and suggestion the speed limit on Yass Valley Way should be reduced.	Speed limits are the domain of RMS and Council is encouraged to consult with RMS regarding the appropriate speed limit for Yass Valley Way. The proponents support a reduction to 80km/h if this is considered appropriate. Safety and capacity issues have been dealt

	with in the Traffic Impact Assessment and subsequent additional intersection modelling that has been provided to Council since the initial community consultation period.
4. Requesting tree line planted along boundary between Iceton and Willow Creek estate.	This matter is not relevant to the Planning Proposal and should be dealt with as part of any future Development Application.
5. Requesting inclusion of community areas within proposed development including shared paths.	<p>Approximately 14% of the site has been set aside for community use. In addition, the low density of development is considered to provide ample open space and opportunity for recreation within each lot.</p> <p>There is no intention to install shared paths. There are no shared paths within adjoining developments or any links from the site back to town and provision of internal tracks seems superfluous and will provide little benefit unless they link to existing networks.</p> <p>In any case this is an issue that should be dealt with during the DA stage.</p>
6. Concern regarding single access onto Yass Valley Way.	This is an incorrect statement. There is a second access proposed via Iceton Place. Emergency access has been considered in both the flood analysis and strategic bushfires study and are considered to be adequately addressed.
7. Concern regarding impacts on town water supply.	It is not proposed to connect to the town water supply.
8. Suggest provision of water source/s eg. ponds/dam for firefighting.	Water for firefighting will be considered as part of the detailed bushfire analysis undertaken as part of the DA process.
9. General comment about town infrastructure needing improvement eg. theatre, recreation facilities.	This is a general comment for consideration by Council and is not directly relevant to the Planning Proposal.
10. Concerns on the location of the access to Yass Valley Way and current speed limit of Yass Valley Way.	Speed limits are the domain of RMS and Council is encouraged to consult with RMS regarding the appropriate speed limit for Yass

	<p>Valley Way. The proponents support a reduction to 80km/h as this is considered appropriate.</p> <p>Safety and capacity issues have been dealt with in the Traffic Impact Assessment and subsequent additional intersection modelling that has been provided to Council since the initial community consultation period.</p>
11. Suggest requirement for tree planting as part of any new build on the new blocks.	This matter is not relevant to the Planning Proposal and should be dealt with as part of any future Development Application.
12. Development and improvement of O'Briens Creek area.	This matter will be dealt with in detail as part of the future Development Application. Also refer to comments below.
13. Concerns on future management of the community lot along the Creek.	This matter will be dealt with in detail as part of the future Development Application. The future Community Association will be responsible for the management of the land within the Community Lot alongside O'Briens Creek, with a Management Plan to be prepared and approved by Council as part of the DA process.
14. Concerns on standards of boundary fencing and potential for roaming dogs.	This matter is not relevant to the Planning Proposal and should be dealt with as part of any future Development Application.
15. Suggestion of covenants to stop trees being planted along boundaries.	This matter is not relevant to the Planning Proposal and should be dealt with as part of any future Development Application.
16. Standard of Iceton Place and requirement for sealing this road.	The proposal is to upgrade and seal Iceton Place. This matter should be dealt with as part of any future Development Application.
17. General comment about Council strategic planning and conflicts between planning objectives and the proposed development.	Justification and alignment with Council and NSW government strategic planning objectives has been provided within the Planning Proposal.
18. Blocks located in flood zone.	A very detailed flood study and assessment has been prepared and the amended

	subdivision has been designed taking the findings of the flood investigations into account to minimise flood risk.
19. Potential ground water contamination and lack of reticulated water and sewerage systems.	These issues are addressed with the Land Capability Assessment included with the Planning Proposal.
20. Suggestion of inaccurate traffic data and general safety issues with Yass Valley Way.	Safety and capacity issues have been dealt with in the Traffic Impact Assessment and subsequent additional intersection modelling that has been provided to Council since the initial community consultation period.
21. Biodiversity concerns particularly with the proposed reduction of lot size east of O'Briens Creek.	The biodiversity assessment is provided with the Planning Proposal and detailed consultation has been held with the NSW Biodiversity Conservation Division. These issues are considered to be adequately addressed as detailed in the Planning Proposal.

3.6 PART 6 – PROJECT TIMELINE

The estimated project timeline indicated below in Table 10 has been updated to reflect the fact that a Gateway Determination has been issued and the initial period of consultation with agencies and the community has been completed.

Table 10 – Project Timeline

Project Timeline	
Action	Dates
Submission of amended Planning Proposal to Council.	Dec 2021
Council assessment.	Dec 2021
Government agency consultation	Jan - Feb 2022

Project Timeline	
Public exhibition of amended Planning Proposal.	March 2022
Submission to the DPIE to finalise the LEP.	March 2022
LEP drafted.	April 2022
LEP gazetted.	May 2022

4 APPENDICES

Provided Under Separate Cover

1. Proposed Subdivision Plan and Constraints Maps.
2. Biodiversity Development Assessment Report (Draft).
3. Traffic Impact Assessment and SIDRA Modelling.
4. Aboriginal Cultural Heritage Assessment Report.
5. Preliminary Site Investigation for Contamination.
6. Flood Study and Flood Assessment.
7. Amended Land Capability Assessment.
8. Bushfire Strategic Study and Annexure.
9. Aquifer Test Results.
10. Non-Potable Water Supply Concept Plans.