

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Thursday, 26 November 2020 8:16 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#222]

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Name *

Address *



Australia

Email *

Phone

Number *

What item are you making a submission on? *

7 Iceton Place Yass

Submission *

Looking at the current submission for 7 Iceton place that will surround our estate in Willow Creek Estate.

We believe a path for mountain bikes, walkers and horse riders from our estate into this new one would be a great asset and somewhere safe for all members to safely walk. Currently there is nothing in our estate even for our children to walk around, no paths etc.

We have concerns that there will be a through road from Iceton to Yass Valley which will see major traffic flow (I propose that there is a culdesac and not a through road.

The Yass Valley Road needs to be 80km and not 100km out to the highway. We have buses that come into all our estates between Dog Trap Road and Yass and it's an accident waiting to happen (voiced by many bus drivers included). Let's not even discuss the slip lane from either direction into our estate (Willow Creek) it's not big enough now let alone for the school buses. This has been brought to the attention of councillors who met with a lot

of us in our Estate a few years ago and nothing has still been done.

A tree line needs to be included in the boundary lines surrounding our Estate just like we have on the other side when our Estate was built.

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Thursday, 26 November 2020 2:09 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#223]

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Name *

Address *



Australia

Email *

Phone

Number *

What item Planning Proposal 2020.03 – 7 Icton Place, Yass Lot 12 DP 1243702 and Lot 13–14 DP 786575
are you
making a
submission
on? *

Submission *

Dear Sir/Madam,

As a homeowner in the adjoining estate, of Willow Creek, I would like to submit the following feedback on the planning proposal 2020.03 – 7 Icton Place Yass.

1) I would like to see the planning proposal include community areas such as parks, bridlepath/recreation pathway for horse riders, cyclists and pedestrians to share (no access for trailbikes, cars etc.). There is a dirt road that was created when the pipeline was laid behind the old sale yards and our estate. This could be made into such bridleway/walking/cycling track and extended.

2) I am concerned about point of egress to the new development. As a rural firefighter, it concerns me that there is only one way into the new community area and that it is on to Yass Valley Way, which (in the event of an emergency like bush fire) would be heavily used to evacuate the community and for emergency services.

3) Will the new development have access to town water? If it does, it will significantly increase pressure on the already inadequate town water supply. If it doesn't and they are all on tank water, then there should be water sources available (ponds/dams) for firefighting and could be integrated as community areas similar to what they have in Dundoos Estate in Murrumbateman or many of the suburbs of Canberra.

4) The infrastructure of the town needs to be improved to support the growth in population. Is there a plan for this? A cinema, recreation activity areas for the youth (teenagers), bicycle path from the community estates into Yass (perhaps from Dog Trap Road).

5) The proposed road access from Yass Valley Way is on a blind corner the crest of a hill where the speed limit is currently 100km/hr. The speed needs to be lowered to perhaps 50 km/hr from the Yass River and a decent slip lane into the new development.

6) It should be a requirement to plant trees as part of the build on the new blocks.

7) O'Brien's Creek needs to be cleaned up and cleared to make is safer and to cope with the pressure the new community. The creek could be developed much like the riverbank in town.

Thank you for your consideration. I hope that our concerns and suggestions are taken seriously and that we see our recommendations implemented where appropriate.

Regards,

A solid grey rectangular box used to redact the signature of the Yass resident.

Yass resident.

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Thursday, 26 November 2020 6:19 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#224]

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Name *

Address *



Australia

Email *

Phone

Number *

What item are you making a submission on? *

7 Icton Place

Submission *

Reducing the block size to 1–2 hectare means that there will be a substantial increase in traffic on Yass Valley way and a significant increase in residents travelling and using the town's resources. However it will also mean an increase of rates going into the region's coffers. Thus I am not opposed to the reduction in block size but I think the development and traffic issues need more thought.

A couple of concerns/suggestions:

1. I am concerned about what the developers will be required to do with the river block. In my community the river block is a cause of contention between residents as well as between residents and non-residents. It is difficult to maintain the land for any use due to poor access in many parts. And the areas that are accessible have attracted people wanting free access to land for animal agistment. It have been difficult and expensive to remove them. I can only guess that a larger community is only going to find it even more difficult to get agreement to any solutions. More thought needs to be put into whether the river block needs to be maintained by residents and if it does then how it can be developed before handover to allow easier maintenance (eg access for slashing, paths, some means

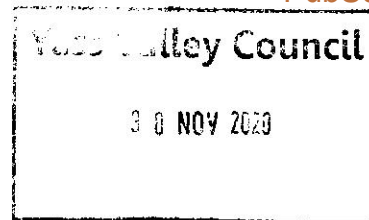
to make it inaccessible to freeloaders).

2. As it is currently shown, there is a lack of community use land (aside from the river) or even some small commercial use options. I would like to suggest it is time to require developers to build some community use areas (e.g. a playground or a park, etc) as part of any future developments including this one. Council could insist that this initially be maintained by the developer (for example the developer could be required to maintain the community use area for 12 months after the last block is sold). Eventually the maintenance would need to revert to the council. But by that stage council will be collecting additional rates.

Likewise a small commercial area for small businesses such as a cafe, a corner store, a takeaway or a farm shop near the entrance to the development would be likely to be used not just by this development but by many residents in surrounding developments. (I am wondering if that is the purpose of block 29).

3. The traffic flow onto Yass Valley Way (YVW) also concerns me. Even if you drop the speed limit on YVW to 80km, it is still going to be difficult to enter and exit this development and the heavier traffic will increase the danger at all the intersections on to YVW. I would suggest that it is time to consider another roundabout. Potentially it may even be worthwhile funnelling traffic from the other nearby developments onto this roundabout as well (i.e. allow through traffic from Rayner Place as well as Iceton Place).

Yass Valley Council
 Planning Proposal P.P.2020.03
 7 Iceton Place, YASS



From :



30 November 2020

The following submissions are in relation to Planning Proposal P.P. 2020.03

First I would make it quite clear to the decision makers involved with this development proposal that I have been in the farming industry all my life. My submissions are based on the experiences of being a very efficient farmer by doing the job properly in the first place.

Firstly the boundary fences are very important, comprising all steel materials. I strongly favour the fence posts be 10 to 11 feet apart. The top wire must be barbed wire 1.8mm in size.

The next plain wire below the barb should be 5 inches below. The bottom plain wire should be 4 inches above ground level, then there should be 2 more plain wires spaced equally between the top and bottom plain wires.

The plain wire must be medium tensile in strength. Netting should be 3 foot 7 and half inches or 110cms high.

With 4 cm mesh (rabbit netting) netting must be stapled or firmly fixed to the plain wires using staples or tie wire.

Gates for the property entrances are very important. Gate width must be at least 14ft wide and clad in netting or can be purchased with closely spaced mesh. Steel galvanised strainer posts and stays and galvanised caps for strainer posts, these are all very important.

Hopefully this section has been clear enough to understand if not please contact me.

Fences that are constructed like I have outlined do the job very well. Horses and cattle can wreck a fence in a very short time, I have seen it happen. Dogs that are not kept secure can do a lot of damage to grazing sheep, so you can see how important good quality fencing is.

Another submission I would like to make is about trees and shrubs.

I would like covenants put in place to stop occupiers from planting trees along boundary fences.

I have seen many fences wrecked by trees. I can show you many cases where this has happened.

Radiata Pines and various species of pines should not be planted. This type tree always ends up an untidy mess and create an enormous fire danger and threat. Wattle trees have a very short lifespan and should be outlawed as well as Poplars, which sucker very quickly and cause a lot of trouble later.

Big trees should be planted a minimum of 20 ft away from boundary fences and small shrubs should be kept a minimum of 6 ft from boundary fences.

[REDACTED] there is noticeably a lot more traffic using Iceton Place and in the dry weather we have a lot of dust from the extra traffic, it would be appreciated if the sealing of Iceton Place could become top priority before work starts on the subdivision as the dust will be a problem.

[REDACTED] subdivided the property which encompassed over 1000 acres at that time. [REDACTED]

[REDACTED] I have seen all the mistakes made and having seen that, hopefully can prevent them happening again.

I am very familiar with this area and if the decision makers think I might be able to assist them with any issues I would be very willing to help.

It would be great to get the job done right for the people that will be affected. This development will have a big impact on our lives so please liaise with us over any issues which could be a problem.

[REDACTED]

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Wednesday, 9 December 2020 9:50 AM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#227]

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Name *

Address *



Australia

Email *

Phone

Number *

What item PP.2020.03 Ice Place Rezoning of R5 rural residential land
are you
making a
submission
on? *

Submission *

9th December 2020

Dear Council,

I am writing this letter of objection to the proposed R5 zone change outlined for the Iceton Place subdivision. While I personally disagree with the ease of re-zoning regulations there is a number of major safety and statistical considerations outside of my personal viewpoint that remain un-resolved in this proposed subdivision.

I will firstly remind the council of their own strategic planning statement (May 2020) and the planning vision goals that were outlined in this document. Three out of four goals outlined by council in this statement are in conflict with the Iceton Place subdivision. The following goals are ambitious and in line with the documented community consultation comments of the future of our beautiful Yass Valley. Let me remind you of these:

- A diverse environment interconnected by biodiversity corridors.
- Healthy and connected communities

- Environmentally sustainable housing choices.

The proposed Iceton Place development fails to take into consideration these goals. There is no evidence of green space, biodiversity corridors, pedestrian access such as bike or walking paths or school bus drop off and pick up zones. Considering the Yass Valley recently was awarded a community grant for a 'learn to ride' circuit thanks to the hard work of a volunteer community group it is disappointing that council does not have the foresight to ensure bike and pedestrian paths are included in new developments. As a local resident and rate payer it seems that the council is happy for bike paths to be developed in other towns like Murrumbateman but not within Yass itself. In addition to the lack of biodiversity corridors and the lack of infrastructure to encourage the community to actively seek alternatives to cars there is no evidence to encourage future houses to have sustainability in mind. The current NSW planning BASIX system has been sighted by many NSW councils as their answer to improving green credibility in new housing however it has many faults and when a council such as Yass Valley openly claims to be encouraging sustainability it is disappointing that the council does not have its own cohesive plan of how the community and council can work together to bring about change in this area.

The Yass Valley's Councils own growth principles also highlights another fundamental conflict with the Iceton Place development. '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 to ensure effective traffic management' (Priorities 2 and 5). It is true that the Rayner Place subdivision has been sighted as the standard of block sizes for Iceton Place and a push to change the R5 zoning is based on the precedent of this subdivision. However, there are a number of fundamental differences between the two subdivisions. Iceton Place has a proposal for at least 19 of the proposed lots being in a flood zone, the proposal indicates that all lots will be providing their own septic/waste management system and not connected to town water. The council has recent dealings with ground water contamination, and it is unbelievable that the Iceton Place subdivision Rezoning would be approved when the risk of ground water contamination is so high. I remind Council of their statement to Gundaroo residents: 'Many on-site sewer management systems exist in Gundaroo, and it is well known that some systems have difficulty performing effectively during periods of wet weather, of which long term residents would be well aware. E.coli was also identified in the groundwater during recent testing' (Council resolution December 2017)

It is a major health and safety concern that groundwater could be contaminated, thereby affecting O'Brien's creek and ultimately the Yass River and water supply. Need I remind council of their responsibility to its residents 'Council has ultimate responsibility for drinking water quality, especially water quality of the Yass River, which provides a water supply for Yass, Bowning, Binalong and soon Murrumbateman. (December 2017). Why would you be willing to take on this risk particularly when you are branding the council as an environmentally conscious organisation and the risk to resident's health and the Yass Valley river ecosystem is so high. By Keeping the current zoning size restrictions in place the risk of groundwater contamination is decreased. As waste systems can be placed away from flood prone land. It would be physically impossible to achieve a place for a waste management system that did not touch on flooding zones in some of the proposed blocks in the rezoned Iceton Place map. Rayner place and Craig

Close are on Town water, sewer and power which eliminates any risk of the above.

One of the most important documents submitted with the Iceton Place subdivision was the Traffic Impact document. However, this document contains inaccurate figures and most concerningly the lack of real traffic data. Large amounts of this document are based on assumed figures because as the report states figures and data were 'not available' or 'not documented' from Yass Valley council. I would like to highlight some of the many safety concerns that lay within this assessment.

Yass Valley Way has a high number of traffic accidents. Highlighted in the report figures show 8 accidents in the past 5 years. The proposed road off Yass Valley Way into the Iceton subdivision is in a high-risk area, between two accident point clusters, is on a steep slope, is on a bend in the road and I believe contrary to the traffic impact report will be used as the main access point for residents in the proposed Iceton subdivision. I come to this conclusion as the percentage road use split in the report of 60% heading towards Canberra and 40% heading into Yass is unrealistic, these figures as the report states are assumed as no traffic data was available from council to base this impact on real figures. I believe most of the proposed Iceton Place blocks will be brought by Canberra workers (due to the price of comparable acres of land in and around Yass) who need access to Yass Valley Way to travel to work. They will not drive into Yass via Gums Lane to get onto Yass Valley Way, as this will mean a longer commute of at least 10 minutes. More users on the road will likely reduce the speed limit on Yass Valley Way as reflected in recent changes on the other side of town and Dogtrap Road. But it fails to account for increased risks of traffic accidents and Pedestrian accidents. As several buses currently drop off and pick up school students along this stretch of road and I have witnessed a number of students in 'near' accidents due to the high amounts of traffic and unsuitable stopping areas that buses and parents have to pull up in. I also object to the current rating of Yass Valley Way as been assessed in 'Fair/good' condition and would like more information on this scaled rating system made available to the public. As a regular user of this road I believe that this rating is too high.

My aim of writing this letter is not to lay blame or to raise objection to every new development but to remind council of the planning goals and the importance of getting the right balance.

Yours Sincerely, concerned local resident



From: [REDACTED]
Sent: Monday, 14 December 2020 8:12 PM
To: YVC Customer Service Team
Subject: RE: Planning Proposal PP.2020.03 – 7 Iceton Place, Yass

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

ATTN:

Mr Arif Chohan

Strategic Planner

RE: Planning Proposal PP.2020.03 – 7 Iceton Place, Yass

Dear Mr Chohan,

I have yet to decide about making a submission to the planning proposal but wanted to make an enquiry in the first instance.

My wife and I own the property [REDACTED], which is adjacent to the proposed development.

My main question at this stage concerns fencing. There is a good fence between our property and the proposed development that is dog-proof.

However our neighbour [REDACTED] agists stock on our property and his and our properties are in open communication. The fence between his property and the proposed development is not dog-proof and this would be a problem for stock on our land. This situation is likely to remain for the foreseeable future.

My question is: can the Council stipulate that adequate dog-proof fencing is provided by the developer between the proposed development and affected neighbouring properties?

I would be grateful if you could explain to me the legal responsibility of the developer in this situation.

Yours sincerely,

[REDACTED]

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Monday, 21 December 2020 11:59 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#231]

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Name *

[REDACTED]

Address *



[REDACTED]

Australia

Email *

[REDACTED]

Phone

Number *

[REDACTED]

What item 7 Icton Place Yass R5 Zone – Change minimum lot size to 1 and 2 ha
are you
making a
submission
on? *

Submission *

The development proposes block sizes too small to meet the requirements of the Yass Valley LEP, particularly in relation to the over 40% of the proposed development area which lies to the east of O'Brien's creek and which is outside the area identified in earlier Council planning considerations for possible residential expansion of Yass. Minimum Block sizes of 5–6ha on that land would more appropriately meet the requirements in the Yass Valley LEP clause 4.1(1) (a), (b) and (c) on minimum block size, given the considerations of protection of native biodiversity, maintaining the actual characteristics of the rural environment and the preserving some reasonable amenity for a landholders to the east who are on much larger blocks. Yass Valley LEP para 4.1 cites minimising the likely impact on amenity of neighbouring properties as the first consideration in relation to setting minimum block size. The proposed development would be surrounded to the east west and north by developments which are either much larger block sizes (especially to the east) or blocks which are of equivalent or larger size but also connected to gas and town services. The development documents incorrectly address protection of native species and the riparian area to the east of O'Briens creek by comparison to hypothetical residential town block development. This is irrelevant for the large parcel of land to the east of O'Brien's creek. Reducing the block size from 10ha to 2 ha on

the east of O'Brien's creek can only severely comprise and complicate conservation of the necessary habitat for the species identified in the planning documents – many small holders will supposedly be responsible, but none would truly be accountable for their preservation. Also landholders on larger blocks to the east of the proposed development will need to deal with larger number of neighbours on fencing, dog incursion and weed and pest control if block sizes are reduced to 2 ha in the area to the east of O'Brien's creek No consideration is given in the planning documents to the risk of roaming dogs predating on on livestock in adjoining areas. What requirements will be put in place for strong dog proof perimeter fencing especially to the south and east of the proposed development?

From: Yass Valley Council <no-reply@wufoo.com>
Sent: Monday, 21 December 2020 3:17 PM
To: YVC Customer Service Team
Subject: Public Consultation online submission [#230]

[EXTERNAL] Please exercise caution when clicking on links or attachments from external sources.

Name *

Address *



Australia

Email *

Phone

Number *

What item Planning Proposal – 7 Icton Place – Planning Proposal (PP.2020.03)
are you
making a
submission
on? *

Submission *

Thanks for the opportunity to comment against the proposed subdivision of 7 Icton Place. (pp.2020.03)

I believe this proposal is largely inconstant with all of the R5 Zone objectives.

I understand redevelopment is something that must happen however there needs to be a sensible approach. The site is zoned R5 Large Lot Residential under the Yass Valley LEP 2013 (Land Zoning Map – Sheet LZN_002B), and has a minimum subdivision lot size of 10ha (Lot Size Map – Sheet LSZ_002B) which should provide an approximately 17 lots and nowhere near the proposed 72 lots.

A development proposal for subdivision of this size that proposes 72 lots and reduces the minimum lot size significantly should not be considered and is significant over development. Further the proposal relies on potable/ rainwater tanks and no sewerage a zone objective requirement. Allowing such a contravene to these objectives will not only impact the rural character but provide a precedence for surrounding R5 Zoning and future

redevelopments. This will have a detrimental effect on adjoining residences and environmental

The council and proposal need to consider a range of lot sizes other than 1 and 2 hectare lot sizes. By providing larger lot sizes along ridgelines and views from nearby estates and Yass Valley Way. This will protect the rural character and its linked biodiversity including the Legless Lizard and Golden Sun Moth instead of secluding these protected species to a smaller confined built up areas. The ability for these protected species to thrive and move will be dramatically decreased, the conservation of rural land is a major issue facing planning in Australia today.

Rural land can best be described as land that is used for any land use that is not urban. However, the term rural does not define the use of the land, it defines the character – one of rolling hills interspersed with native and exotic vegetation and animals. The main feature of rural land is that it has an unplanned, non-uniform, natural look and can be described as "chaotic". This describes rural land the most accurately – it is a mixture of uses where no one use is the dominant one. The location setting will destroy the visual amenity of open paddocks, dense creek line vegetation and unimpeded distant views that is predominant in rural character settings. A more sensible approach would be to consider larger lot sizes that interact with Yass Valley Way and its adjoining smaller R5 estates, which also relates to a key zone objective..

The current intersections along Yass Valley Way such as Rayner Place and Glover Drive are dangerous. Adding another intersection between Dog Trap Road and Rayner Place on a hill within a bend is not a suitable outcome and should be revisited prior to the consideration of any approval. Larger lot sizes would decrease the amount of traffic, alternatively a better outcome for all traffic should divert back through toward Icton Place to Grand Junction Road where the speed limit is more suitable for access to Yass Valley Way and may handle the significant traffic increase. No access to Yass Valley Way should be provided, in doing providing an access way through to Yass valley Way will also invite traffic from the south including Wee Jasper Road and Gums Lane. A decrease in the current speed limit on Yass Valley Way from 100km/h to 80km/h would not even resolve such issue.

The Planning proposal includes an area along O'Briens Creek as 'public land' and seeks to burden council with its ongoing maintenance. This creek reaches its banks frequently even in small rain events. I own a 4 hectare property in a smaller lot size subdivision noting that it is larger than the proposed also backs onto this creek. I can provide evidence of the fast flowing creek and the burden council will need to 'maintain'. Further it is disrespectful to provide such a poor quality area as public space, an area that can be fully enjoyed would be more appropriate. An area such as a small park, benches or a place to walk and sit is deemed a public space not a left over area along a creek.

Regards

