



YASS VALLEY

SETTLEMENT
STRATEGY 2036

(August 2019 Version)

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1. EXECUTIVE SUMMARY

Guiding regional growth is a key strategic challenge facing the Yass Valley Council (YVC). The Yass Valley Local Government Area (LGA) has experienced sustained population growth in recent years.

The Yass Valley Settlement Strategy provides a clear direction for long term growth and development, which accounts for the proposed Parkwood development and increasing pressure for NSW-ACT border development (which was not covered in the previous studies and strategies) within the Yass Valley LGA.

The strategy is delivered through several parts:

- review of the strategic planning context
- The development of guiding themes and principles
- A demographic analysis
- An analysis of current settlements
- Recommendations and implementation.

A review of all relevant government strategies and policies provides a comprehensive understanding of the surrounding strategic planning context. The primary strategic policy document relevant to this strategy is the South East and Tablelands Regional Plan 2036 which replaces the Sydney-Canberra corridor Regional Strategy 2006-2031. The strategy also draws heavily on the previous Towns and Villages Study 2010 and associated supporting studies. The review of these policies has revealed a range of themes which aim to deliver appropriate land use and development planning. These themes aim to achieve development which sustainably integrates environmental, social and economic factors which are in the best interests of the community and the region. The following is a summary of the guiding themes which will guide this settlement strategy. The five themes identified are:

- Environmentally, socially and economically sustainable settlements
- Growth will be focussed on existing towns and villages and settlement expansion, rather than isolated site land release or cross-border sprawl.
- Water security is essential for growth
- Establish, strengthen and enhance the role, function and character of settlements
- Consistency with the South East and Tablelands Regional Plan 2036

These themes are further refined and delivered by the principles in this strategy. Key principles which guide the recommendations include:

- Future development should strengthen the hierarchy of settlements, support and maintain strong multi-functional business centres and maximise infrastructure and services efficiencies
- Future developments should complement existing settlement structure, character and uses and allow for the creation of legible and integrated growth
- Future development should strengthen the efficient use of infrastructure, services and transport networks and not overburden existing services elsewhere
- Future development, particularly at the residential/ agricultural and the residential/industrial interfaces should be planned for and managed to minimise potential conflict between adjacent land uses

Growth in the Yass Valley LGA is influenced by a number of factors, particularly access to a secure reticulated water supply and reticulated sewerage, access and commuting proximity to the ACT, affordable large lot detached housing and rural to semi-rural lifestyle choice (tree-changers). These factors as well as others were thoroughly considered while forming the recommendations in this strategy.

The Yass Valley LGA has experienced sustained population growth since it was formed. In 2005 (post-amalgamation) the estimated residential population of Yass Valley was 13,247. In the ten years following, the population grew by 3,171 people i.e. an increase in total population of over 24 per cent or approximately 2.4 per cent per annum. This increase occurred despite growth being constrained by available water for much of this period. By June 2015, the estimated residential population (ERP) had increased to 16,418 people.

The areas within Yass Valley LGA have developed different roles within the housing market. For example, Murrumbateman and the ACT peri-urban area tend to attract predominantly family households, while Yass, Bowning-Bookham-Rural West and Gundaroo appeal to retirees but also attract families. The differing function and role of these areas means that population outcomes differ across the LGA.

The supply of residential land within the LGA will also have an influence in structuring different population and household futures within the Yass Valley LGA over the next five to ten years. While new residential opportunities are available on the outskirts of most townships, Yass and Murrumbateman provide the majority of the development across the LGA in the form of both standard and rural residential land. Most development in the ACT peri-urban area, Bowning-Bookham-Rural West and Gundaroo will be infill development or subdivision of rural land.

Between 2011 and 2036, the population for the Yass Valley LGA is forecasted to increase by 12,123 persons (77.70 per cent growth), at an average annual change of 2.33 per cent. The following table summarises the population forecasts for the Yass Valley LGA and each of its smaller population settlement areas and highlight how population change will affect different parts of the LGA. Some small areas may be rapidly growing whilst others are stable or even declining in population.

Table 1: Population forecast summary

Yass Valley Council area	Forecast year						Change between 2011 and 2036	
	2011	2016	2021	2026	2031	2036	Total change	Avg. annual % change
Yass Valley Council area	15,603	16,964	18,436	20,268	22,166	27,726	+12,123	+2.33
ACT peri-urban area	2,158	2,326	2,455	2,622	2,804	6,518	+4,360	+4.52
Bowing-Bookham-Rural West	1,722	1,815	1,841	1,864	1,900	1,953	+231	+0.51
Gundaroo & District	1,236	1,285	1,324	1,438	1,575	1,735	+499	+1.37
Murrumbateman & District	3,438	3,819	4,394	5,090	5,878	6,672	+3,234	+2.69
Yass & District	7,049	7,719	8,422	9,254	10,009	10,848	+3,799	+1.74

Population and household forecasts, 2011 to 2036, prepared by .id the population experts, March 2017.

The Yass Valley LGA is forecasted to grow to a population of around 28,000 people by 2036 and to around 43,950 (45,000) at 2056. The majority of this future growth in the short to medium term (to 2036) will be focused in the existing settlements of Yass and Murrumbateman. It is recommended Yass strengthen its role in the region and aim to grow into a Regional Centre of 20,000 people.

Murrumbateman, recognising the primacy of Yass, would aim to grow into a major town/large district town of 10,000 people (although it is recognised these numbers are unlikely to be reached within the life of this strategy).

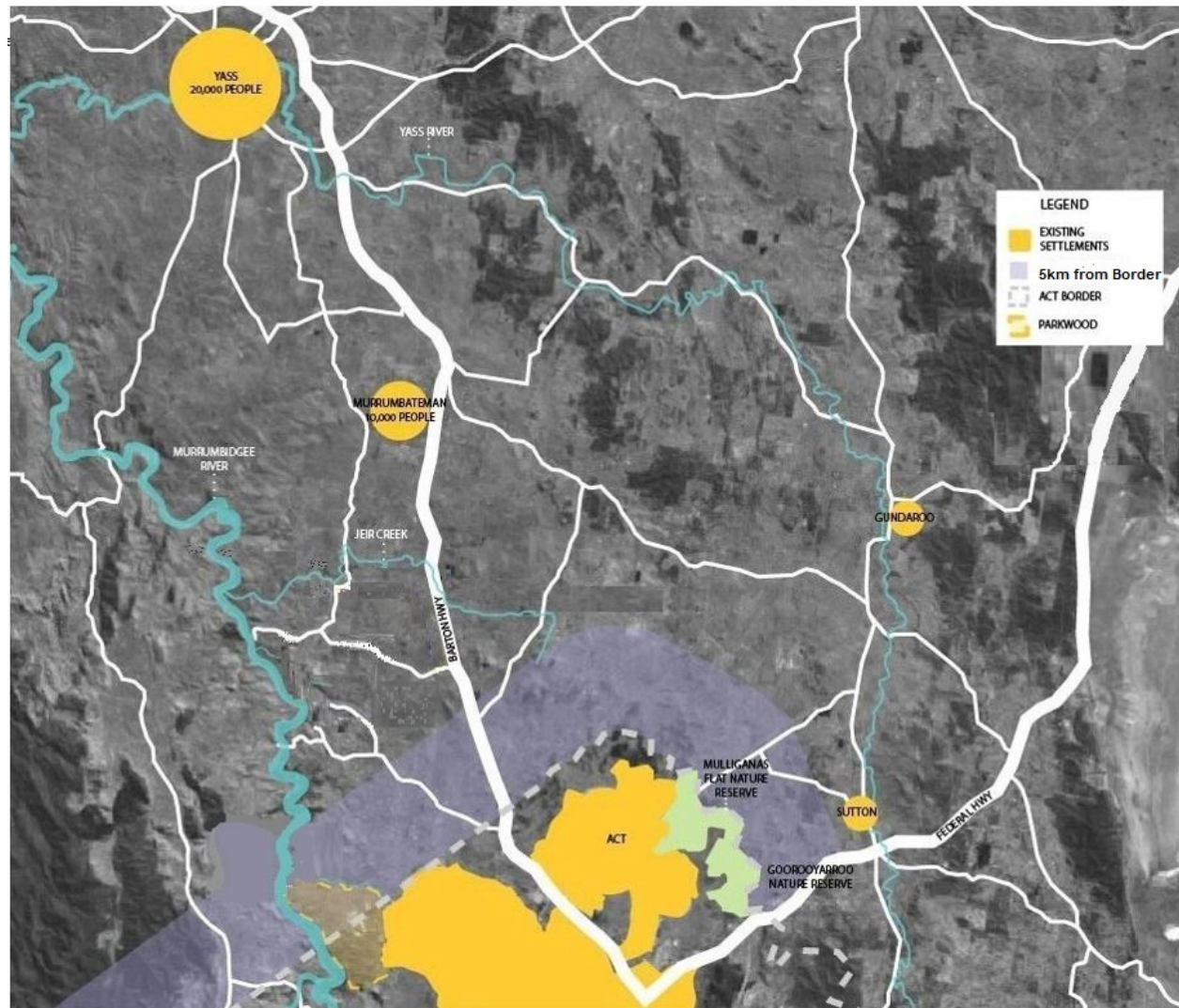
In order to achieve sustainable growth in the region securing a new water supply is required. Two additional water supplies have been identified in this strategy, a supply from ACT water infrastructure and the Burrinjuck Dam. Of these two options, supply from ACT water infrastructure is more compelling. Water supply could be negotiated for the areas north west of the ACT to supply Yass and Murrumbateman. It is not recommended that water supply from the ACT water infrastructure be sought for areas to the north east of Canberra including Sutton, Gundaroo and Mulligans Flat. A secure water supply from the ACT water infrastructure in this area could result in unconstrained sprawl into the northern region.

ACT Government advised that it supports Council protecting “the defined settlements of Gundaroo and Sutton. (and) no intention to seek a pipeline to service the area located north-east of Canberra.” (EPSD, March 2017)

Development in Sutton and Gundaroo is highly constrained due to the lack of a secure water supply and adequate sewerage treatment. Given, the water constraints and the community’s desire for Sutton and Gundaroo to remain as villages, limited future development could be permitted where its impact did not compromise existing village characters or surrounding agricultural uses.

Binalong, Bowning, Bookham and Wee Jasper require no further rezoning’s at this time due to a range of issues including low demand for housing, lack of infrastructure, existing supplies of undeveloped land or undesirable distances to Major Regional Centres, Regional Centres and Major Towns in the region. Future planning proposals for further development which supports economic development and tourism may be considered to allow natural and appropriate growth. While the strategy does not identify growth in these settlements, it is also appropriate to monitor their demand as the cost of land in and adjacent to the ACT may rise.

Figure 1: Proposed settlement hierarchy, 2036



INTRODUCTION AND METHODOLOGY

2. INTRODUCTION

PURPOSE OF THIS STUDY

Guiding population growth is a key strategic challenge facing the Yass Valley Council (YVC). The Yass Valley Local Government Area (LGA) has experienced sustained population growth in recent years. In 2005 the estimated residential population of Yass Valley was 13,247. In the ten years following, the population grew by 3,171 people to 16,418 - an increase in total population of around 24 per cent. This increase occurred despite growth being constrained by available water supply for much of the period.

The NSW Department of Planning and Environment anticipate that this growth will continue, estimating that by 2031 the population will increase to 21,900 with an average growth rate of 1.7 per cent per annum. The population forecasts prepared in 2014 by demography and spatial analysis firm .id to support Council's Fit for the Future submission predicts a faster rate of growth with the population forecast to increase by 9,057 persons between 2011 and 2036 to 24,672 people. This represents an average annual change of 1.85 per cent and an overall growth of 58.07 per cent over this period. These rates are all below the average growth rates of the Yass Valley in recent years. Consequently, the population may be much larger.

With constrained land supply in Canberra and Queanbeyan and high rates of population growth projected to continue in Yass Valley, ensuring an adequate supply of new and strategically located residential land in a number of release areas is vital for managing housing affordability and ensuring the social, economic and environmental sustainability of the Yass Valley. Population growth and development also needs careful planning and management to ensure that the interest of the community, land owners and the development industry are balanced.

The NSW Department of Planning and Environment has recently approved the Regional Growth Plan for the South East and Tablelands Region. This plan replaces the Sydney-Canberra Corridor Regional Strategy and presents a planning framework aimed at managing and balancing future growth with the protection of sensitive natural environments, resources and rural lands.

The Regional Growth Plan does not identify specific sites for future development (it does however acknowledge future development at Parkwood). A key action of the plan is to support the development of local housing strategies by local governments in the Greater Capital area (Queanbeyan-Palerang, and Yass Valley).

The Yass Valley Settlement Strategy seeks to compliment the Regional Growth Plan with a more comprehensive settlement strategy for the local government area. The Strategy includes recommendations as to how the Yass Valley council can approach current and future urban growth pressures to deliver environmentally, economically and socially sustainable settlements for the period 2016-36 and beyond.

STUDY AREA AND SETTLEMENTS

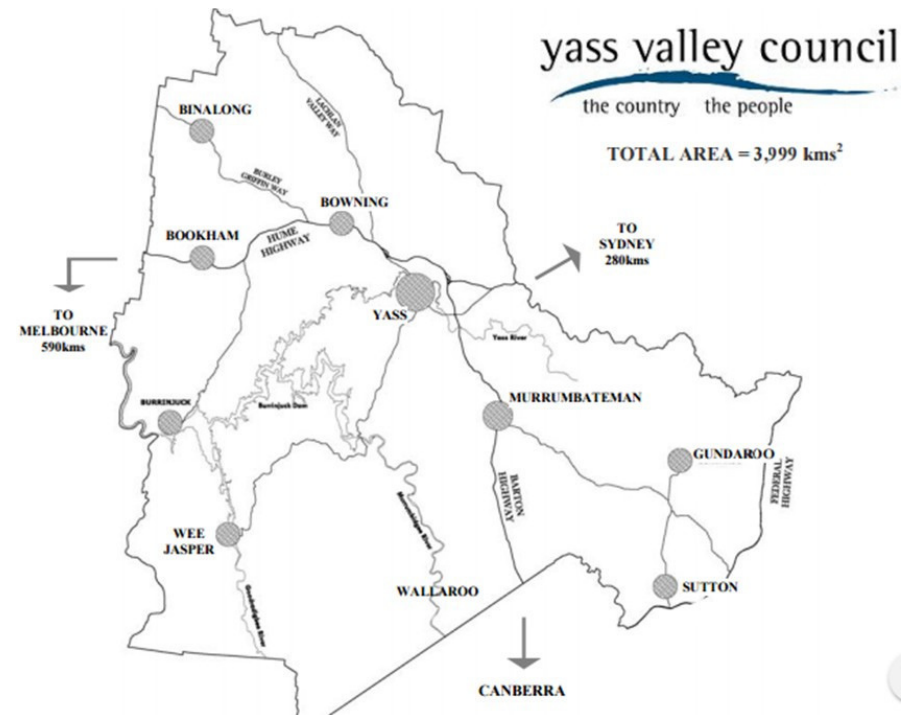
The study area is the Yass Valley Local Government Area (Figure 2). The Yass Valley LGA is located within the South East and Tablelands region and is adjacent to the ACT and strategically located between Sydney and Melbourne. This location provides a high level of access to a major road and rail freight corridor which connects Sydney (280km) and Melbourne (600km) and ease of access to Canberra.

The Yass Valley LGA neighbours the ACT to the south-east, Cootamundra-Gundagai LGA to the west, Hilltops LGA to the north-west, Upper Lachlan LGA to the north, Queanbeyan-Palerang LGA to the east and the Snowy Valleys LGA to the south-west.

The Yass Valley Settlement Strategy analyses the current role of the settlements within the Yass Valley LGA. The future of these settlements is considered in the regional context of NSW and the relationship to the ACT. The existing settlements discussed in this strategy include Yass, Murrumbateman, Sutton, Gundaroo, Binalong, Bookham, Bowning and Wee Jasper. These settlements are defined by their existing population, infrastructure and services and as part of this strategy and each will be investigated for their potential for growth.

Settlements within commuting distance to Canberra, such as Yass, Murrumbateman, Sutton and Gundaroo, are well placed to benefit from the economic opportunities of the ACT's continued growth. Also discussed in this strategy, is the future role of the peri-urban areas located adjacent to the ACT and NSW border. These areas are coming under increased development pressure and require strategic direction to ensure any development is appropriate and sustainable.

Figure 2: Yass Valley Council Local Government Area



Source: id. Profile

3. METHODOLOGY

The Yass Valley Settlement Strategy has adopted an informed and rigorous approach to directing sustainable growth in the region. The development of the strategy has been undertaken collaboratively with Council’s Strategic Planning staff, with input from the project’s Working Party and other key stakeholders.

The strategy reviews and analyses the current regional planning context to inform and guide recommendations for the growth of settlements in the Yass Valley LGA and the formation of principles for settlement patterns. The South East and Tablelands Regional Plan 2036 provides the strategic directions for the region. The settlement strategy is also significantly informed by the Yass Valley Town and Villages Study, Yass Industrial Lands Study, Yass Commercial Precinct Study, which helped to deliver the current Yass Valley Local Environment Plan 2013. The review also provided insights into community perceptions and preferences which informed this strategy.

The strategy undertakes a comprehensive desktop review of the population projections for the Yass Valley LGA, including data from the ABS, NSW Department of Planning and Environment, projections from the Yass Valley Council ‘Fit for the Future’ submission and the ACT Government growth projections. The review analyses these projections, identifies drivers of growth, and clarifies the expected population and demographic profile.

Based on the understanding of the regional planning context and the population projections a more comprehensive review of individual potential growth areas was undertaken. A comprehensive analysis of the role of settlements and the opportunities and challenges including physical constraints such as infrastructure (water and sewerage), services, flooding and habitat, proposed infrastructure, mooted land releases and development intentions allowed for further refinement of suitable growth areas.

The final recommendations were compiled and incorporated into the strategy for public consultation by the Yass Valley Council. Following public consultation, the strategy was adopted subject to amendments.

PLANNING CONTEXT AND KEY ISSUES FOR YASS VALLEY

4. REGIONAL PLANNING CONTEXT

To plan for growth in the Yass Valley it is important to understand the strategic policy and planning framework that applies to the area. This framework is set primarily by the NSW Government and the Yass Valley Council. The strategic policy and planning framework of the ACT Government is also important to understand given Canberra's location immediately adjacent to the Yass Valley and its significant role in driving growth in surrounding local government areas.

The review of the NSW, Yass Valley Council and the ACT's strategic policy and planning frameworks provides the necessary regional planning context for this strategy and the foundations for the recommendations it contains.

NSW GOVERNMENT POLICIES

South East and Tableland Regional Plan (2036)

The South East and Tablelands (SEAT) Regional Plan was approved in July 2017. The plan was developed collaboratively with the Department of Planning & Environment together with local Councils in the region, along with stakeholder and community input. It is the overarching strategic framework for the region, guiding each Council's more detailed local planning – which includes this strategy for the Yass Valley.

The Vision outlined within the plan is *'A borderless region in Australia's most geographically diverse natural environment with the nation's capital at its heart.'* Of particular relevance the Plan notes that people within the area access jobs and services within Canberra. Tourism and agricultural exports are expanding through the region's strategic location and connections to global markets – in Yass Valley's case through the Canberra Airport. It specifically noted Murrumbateman as being internationally recognised for its food and wine offerings.

The need for efficient travel to and from the ACT is highlighted, noting the need to address cross border public transport inconsistencies, and the need for investment in the road network, such as the Barton Highway

The plan mentions the diversity of housing that is available within Queanbeyan-Palerang and the Yass Valley compared to the ACT.

Direction 1 of the SEAT plan relates to the Canberra Airport, with the relevant Action: *'Protect Canberra Airport's current and future operations by maintaining restrictions on the location of nearby residential development.'* *Noise contours associated with the Canberra Airport only affect a very small area of the Yass Valley, nevertheless they have been considered within this strategy in the area adjacent to the NSW-ACT border.*

Direction 5 seeks to promote agricultural innovation, emphasizing that new development must not create or exacerbate land use conflicts.

Strategic transport links are covered within Direction 11, and of particular relevance are the Actions to *'Limit inappropriate adjoining development and direct access points along strategic transport links including the Hume, Federal (and) Barton highways.'* And *'Work with the Australian Government to plan for future high-speed rail corridor.'*

Direction 12 underpins much of this strategy by encouraging Council's to reinforce the role and function of centres as the primary places for

commerce, retail, social activity and regional services. The Settlement Strategy gives effect to this direction by focusing growth on the existing centres of Yass and Murrumbateman, rather than opening up new development fronts.

Direction 14 sets out the Actions required for Councils to protect important environmental assets, particularly those which have been validated. NSW OEHL have made updated mapping available to Council to support strategic and statutory decision making. Figure 7 of the Plan details the location of State and Regional Biodiversity Corridors which connect with the ACT. It is noted that the prominent corridors extending north from the ACT border into the Yass Valley closely align with the Greater Goorooyaroo Area. Direction 15 goes on to encourage the enhancement of these corridors and focussing offsets to regional biodiversity corridors where possible.

Water security is a significant component of this Strategy, and the regional plan makes note within Direction 18 that Yass Valley faces water security issues intensified by a changing climate. It also highlights that parts of the region – including Yass Valley are covered by the Murray Darling Basin Plan (2012) which sets out sustainable diversion limits. This issue is referred to elsewhere in this strategy. The relevant key Action for Yass Valley is the need to prepare/review integrated water cycle management strategies to ascertain long term infrastructure needs for projected population growth.

Direction 26 also refers to the development of a regional water strategy for Yass Valley and Queanbeyan-Palerang. It also notes that further growth of Murrumbateman may require support from the ACT for the provision of water.

There are a number of Directions- 19, 20, 21 which are pertinent to the Yass Valley and this strategy relating to improving Cross Border connectivity, including transport, health and education services. These issues are complex and multifaceted, and a significant amount of discussion has been undertaken in recent years between NSW and ACT agencies in relation to best practice models or agreements that do not disadvantage existing Yass Valley residents for the Parkwood Planning Proposal. Many of these discussions are ongoing.

Direction 24 emphasises that greater housing choice in existing centres is needed to cater for the decrease in the average household size, and to provide more affordable options. The Settlement planning principles set out within the regional plan are as follows:

Decisions around the most suitable locations for new housing must consider the compatibility of land uses, as well as the availability of road connections and service infrastructure. Other considerations include:

- *avoiding or mitigating the impacts of hazards, including the implications of climate change;*
- *protecting areas with high environmental value and/or cultural heritage value and important biodiversity corridors;*

- *identifying a sustainable water supply;*
- *protecting the region’s water supply and the environmental qualities of rivers and streams;*
- *considering the impact of aircraft noise;*
- *protecting areas that contain important resources and minimising the potential for land use conflict;*
- *protecting important agricultural land to capitalise on its potential to produce food and fibre now and in the future; and*
- *Identifying and designing new neighbourhoods so they are environmentally sustainable, socially inclusive, easy to get to, healthy and safe.*

Direction 25 discusses the critical issue of settlement location. *‘Pressure for housing in NSW is driven by ACT policies for more compact settlement and housing affordability. Demand for lower density or semi-rural housing in NSW is leading to development proposals that are inconsistent with current planning strategies in areas close to the NSW-ACT border – mostly within Yass Valley Local Government Area. These proposals could undermine sustainable urban outcomes from identified new urban areas and place undue pressure on infrastructure capacity.’*

Council has had a number of concepts put forward for border adjacent development or development distant from existing settlements in recent years. The Actions relating to this Direction are overarching considerations taken into account in the recommendations of this strategy. They are focusing future settlement to locations that:

- *maximise existing infrastructure and services and minimise the need for new services;*
- *prioritise increased densities within existing urban areas; and*
- *prioritise new release areas that are an extension of existing strategic and local centres.*

And:

Plan for and prioritise services and infrastructure investment to maximise cost efficiencies, coordinate the delivery of different infrastructure assets, and achieve equitable sharing of responsibility, including funding, procurement and ongoing maintenance.

The plan includes a specific narrative for the Yass Valley, of which the Housing priorities are noted:

- *Focus housing on existing centres rather than isolated land releases.*
- *Work with stakeholders to secure a sustainable water source for urban use.*
- *Identify and manage the efficient delivery of services to the proposed Parkwood development.*

Each of these priorities are given effect through the recommendations of this strategy.

YASS VALLEY STUDIES AND PLANS

The majority of the following studies were undertaken to inform the Yass Valley Local Environment Plan (LEP) (2013). Much of the content remains current and has consequently informed this Settlement Strategy.

The Yass Valley LEP 2013 is the primary statutory planning document which provides the framework for the administration of planning. The LEP manages land use change and development in a way that is consistent with the strategic directions for the region and NSW.

The Yass Valley LEP 2013 took effect on 19th of July 2013 and replaced three LEPs previously covering the Yass Valley Local Government Area.

The particular aims of the LEP are as follows:

- a) to establish planning controls that promote sustainable development,
- b) to protect high quality agricultural land and encourage emerging agricultural industries,
- c) to encourage housing diversity,
- d) to promote employment-generating tourism,
- e) to provide for commercial and industrial development,
- f) to encourage the establishment of retail and professional services in urban locations,

- g) to protect and enhance the character of each of the villages in Yass Valley,
- h) to enhance service provision in each of the villages in Yass Valley,
- i) to protect and conserve the cultural heritage and history of Yass Valley,
- j) to protect and enhance the environmental and biodiversity values of Yass Valley,
- k) to minimise land use conflicts

The objectives of the Yass Valley LEP reduce conflicts between land uses, ensure retention and continuation of appropriate character, and ensure the sustainable growth of settlements.

The LEP establishes Principal development standards. The LEP also includes Land Zoning Maps, Lot Size Maps, Heritage Maps, and a range of environmental and natural resource mapping.

The minimum subdivision lot size objectives are:

- l) to minimise the likely impact of subdivision on the amenity of neighbouring properties,
- m) to ensure that lot sizes and dimensions have appropriate regard to the characteristics of the land, the rural environment, the protection of biodiversity, significant geological and natural resources, the heritage and the built form of Yass Valley,
- n) to ensure that subdivision reflects and reinforces the predominant subdivision patterns of neighbouring properties and surrounds,

- o) to maintain the character of Yass Valley,
- p) to ensure subdivision occurs in a planned and sustainable way,
- q) to ensure subdivision does not create unreasonable or uneconomic demands for the provision or extension of services,
- r) To prevent the subdivision of land on the fringe of urban areas into small lots that may negatively influence the layout of future urban areas.

In regard to Minimum Lot Sizes this information is specified in the Lot Size maps corresponding to the particular Land Use Zones.

Rural Lands Planning Proposal

The *Rural Lands Planning Proposal* was prepared by the Yass Valley Council. The Planning Proposal amended the Minimum Lot sizes for subdivision in the RU1-Primary Production and RU2-Rural Landscape zones. The former Yass Valley LEP 2013 had a minimum average 80-hectare lot size with lot averaging meaning that lots could be created as small as 40 hectares and as large as 150 hectares where the average lot size was a minimum 80 hectares.

The amended Yass Valley LEP 2013 (Amendment 1) now allows an average minimum lot size of 40 hectares, with lots as small as 20 hectares and as large as 70 hectares.

Town and Villages Study

The Yass Valley Council Town and Villages Study was prepared in 2010 by the Yass Valley Council and focused primarily on the areas around Binalong, Bowning, Gundaroo, Murrumbateman, Sutton and Yass. This study set out the growth plan and addressed key issues identified in the *Sydney – Canberra Corridor Regional Strategy 2006-2031*. This study also references the *ACT/NSW Cross Border Region Settlement Agreement, Yass Commercial Precinct and Industrial Lands Study* and the *Canberra Spatial Plan*.

The study investigated opportunities for further growth, land affordability and availability, infrastructural constraints such as water supply, review of zones, suitability of existing land uses. The study then identified areas for future residential development and the need to review and plan for existing town and village expansion.

The study details key drivers of change for the Yass Valley LGA. These are:

- Accessibility to the ACT with the majority of the Yass Valley LGA falling within a 40 to 45-minute commuter radius. This increases the Yass Valley LGA's attractiveness as an alternative housing choice as the ACT's population continues to grow. A number of villages are noted as already experiencing considerable pressure from development.
- The demand for lifestyle lots in those areas which are accessible for commuting leading to increasing land values, land speculation and farming constraints.
- Housing choice and affordability with Yass being a viable alternative to the Canberra and

Queanbeyan market, particularly when considering how accessible it is to employment options in Canberra.

- Augmentation of the water supply for Yass and potentially Murrumbateman.
- The proposed Barton Highway duplication which will significantly reduce travel times and enhance accessibility to and from Canberra.
- Latent demand with growth constrained by water availability.
- Availability of vacant lots zoned residential.

The study highlights that there were approximately 2,000 potential lots zoned residential in and around the town of Yass where no significant expansion was proposed.

An additional 1,500 lots were created in an around the villages of Binalong, Bowning, Murrumbateman, Gundaroo and Sutton based on the recommendations of the study, assuming the availability of infrastructure and no environmental constraints.

Water supply was identified as a primary constraint for future growth and development in the Yass Valley LGA. It was anticipated that the planned raising of the Yass Dam (completed 2013) would allow for increased residential growth in the Yass Valley LGA including at Murrumbateman.

Other challenges identified included the need to consider housing diversity due to a projected reducing occupancy rate, which indicates increasingly diverse household mixes, an aging population, conflicts between existing agricultural uses and future urban development, retaining and enhancing existing layout and character of villages, and generating employment (such as retaining young people and creating further employment opportunities).

Yass Valley Industrial Lands Study

In 2008, the Industrial Lands Study was commissioned to review both the current supply and future demand of employment generating land in Yass, and was used to guide the preparation and development of the Yass Valley LEP (now established) in regards to employment generating development.

The study aimed to provide a detailed justification for the development and sustainable management for new employment generating land contiguous with the existing township of Yass. The study made recommendations for four specific employment generating precincts which had a total area of 188 hectares, 131 hectares of which were greenfield development sites with excellent connections to major transport routes. These recommendations were subsequently adopted by the Yass Valley Council in the Yass Valley LEP 2013.

Yass Commercial Precinct Study

The *Yass Commercial Precinct Study* was commissioned by the Yass Valley Council with the aim of providing advice regarding potential future commercial and employment opportunities. This study was intended to guide the future growth of Yass as a commercial centre which would benefit the entire Yass Valley LGA. The study provided recommendations for the update of the former Yass LEP 1987 (since completed).

The study reviewed the existing Commercial Precinct area (which includes the Business zoned land in the existing township of Yass running from the North to the South of Yass along Comur/Laidlaw Street) and surrounding land to identify potential opportunities and challenges for future commercial development. The study recommended appropriate zones and development controls to be incorporated in the LEP

which would support the future development of the commercial centre for Yass and the surrounding region.

The study recognised that the recent rapid population growth was largely driven by housing affordability when compared to the ACT. Analysis showed 56 per cent of employed residents were leaving the Yass Valley LGA each day for work, with the majority working in the ACT. Analysis also shows that the Yass Valley LGA employment pool was expected to grow by about 3,800 workers over the period 2009 to 2031. If the ratio of jobs to workers improves over this period, Yass could potentially support an extra 2,665 jobs, with many of these jobs accommodated within or adjacent to the Yass Commercial Precinct study area. Of the 2,665 extra jobs, 40 per cent of these jobs are expected to be in retail, 22 per cent require office floor space, 13 per cent are health related and 8 per cent would be in education. Commercial areas of growth which will require additional space include retail (a key employer in Yass), the health sector (as it will be one of the fastest growing sectors particularly as the health requirements for the aging population become more significant) and the education sector.

Main recommendations of the study included the rezoning of two areas in the North and South Yass Commercial Precinct that would encourage future job creation, provide additional commercial floor space, an increased network of services and opportunities for competitiveness. These areas included 8ha of B6 Enterprise Corridor Zone and an additional 10ha of B2 Local Centre Zone. These recommendations were subsequently adopted by

the Yass Valley Council in the Yass Valley LEP 2013.

Yass Valley Economic Development Strategy 2014-2017

The *Yass Valley Economic Development Strategy 2014- 2017* is both a guide and a resource to inform future decisions and actions regarding the economic base of Yass Valley. The Yass Valley is to transition from a primarily agriculturally based economy to one which is diverse, robust and sustainable, while maintaining a skilled workforce. This strategy was consistent with various other reports and strategies which supported the Yass Valley LGA growth, including the former *Sydney-Canberra Corridor Regional Strategy and Yass Commercial Precinct Study*. This strategy aimed to recognise and manage the growth generated by the proposed Parkwood development to ensure the LGA benefited and services are not lost. The strategies' objectives have been derived from the *Yass Valley Community Strategic Plan (CSP) 2013-2030*, following community and stakeholder *consultation*.

Key issues discussed in this strategy include Canberra's influence and the importance of taking advantage of this growth while ensuring there are adaptable strategies should the situation change.

Key issues effecting the economic development of the Yass Valley LGA include attracting, retaining and growing small business in the area, with many small businesses being the 'life blood' of Yass Valley LGA. The Barton Highway upgrade would ensure a safe and accessible route into the area and a secure water supply is

identified as necessary for sustainable future growth, particularly for places such as Murrumbateman.

The Yass Valley LGA has identified locational advantages and it is suggested there could be ideal locations for a national distribution/warehouse centre. It is also suggested that the Yass Valley LGA could provide the main residences for construction workers given the proximity to development work in the ACT bordering on the NSW Yass Valley LGA. It is also recommended that the Yass Valley area investigate renewable energy production (solar and wind) opportunities which could supply the ACT Renewable Energy target.

Built Form Study

Prepared by the Yass Valley Council in 2011, the study was the first comprehensive assessment of the built form of the town of Yass. The study offered recommendations on development standards such as minimum lot sizes, height and floor space ratios to be included in the Yass Valley LEP, along with helping to identify the special characteristics of the town.

Built form precincts (a total of 12) were identified and analysed to indicate where special characteristics in some areas should be preserved and other areas had the potential to incorporate higher density development. Greenfield sites were assessed based on looking at the potential urban character which is formed by a combination of lot sizes, building heights and floor space ratio along with current housing design and landscaping.

The study area is made up of twelve precincts and these are listed below.

Table 2: Precinct character summaries

Precinct	Character	Opportunity
Discovery Dr/Reddall St Precinct	The Discovery Drive/Reddall Street Precinct is characterised by light industrial development, a recent subdivision, commercial buildings that served travellers, government offices, large undeveloped lots and disparate built form. The precinct has no strong built form or defined character.	<ul style="list-style-type: none"> — The precinct can further reinforce the existing commercial uses and character. — Uplift of the public and private landscape will contribute the amenity of the arrival experience into Yass. — Further increase in size and prominence of the residential part of the precinct
North Yass Precinct	The North Yass Precinct has a primarily single storey, detached, residential character. Streets are a grid pattern and are generally wide, long and landscaped. Built form is generally brick veneer and weatherboard. The precinct has significant views of the Yass Dam and scenic vistas.	<ul style="list-style-type: none"> — There is no significant change to the character of this precinct. — The existing character will be retained and enhanced through general renovation and redevelopment of the existing houses
Laidlaw St Precinct	<p>The Laidlaw Street Precinct includes residential, commercial and light industrial uses. The precinct does not display a strong or clear character.</p> <p>The precinct contains a large area of undeveloped land zoned residential.</p>	<ul style="list-style-type: none"> — The precinct will build on the existing industrial and commercial uses — The undeveloped area of land offers an opportunity to create a new character for the area, demonstrating modern architecture for detached residential houses
Comur St Precinct	<p>Comur Street Precinct is the main commercial spine of Yass and is characterised by a substantial number of high quality heritage buildings. The precinct is primarily commercial with some shop top housing.</p> <p>The southern end of the precinct is generally newer.</p>	<ul style="list-style-type: none"> — Northern end of the precinct is unlikely to change significantly in the future. However to the south, there is scope for the redevelopment of lots. — Future development should be complementary to the existing character of the precinct and should seek to replicate the existing building height and the building lines which are strong characteristics of the precinct.

South Yass – Eastern Precinct	<p>The South Yass – Eastern Precinct has a primarily residential character. The precinct utilises a grid subdivision pattern and has a consistent lot size and layout. Most of the precinct is to be included in the Yass Heritage Conservation Area. The area displays a significant amount single storey detached dwellings with heritage character. Streets are long and wide and feature well established plantings.</p>	<ul style="list-style-type: none"> — This character of this precinct is unlikely to change — The existing character will be retained and enhanced through general renovation and redevelopment of the existing houses
Grand Junction Rd Precinct	<p>The Grand Junction Road Precinct is primarily a greenfield site. The precinct is primarily used for rural residential purposes. The precinct enjoys views of the Yass River and rural land.</p>	<ul style="list-style-type: none"> — The precinct offers a large redevelopment potential. — The precinct will be to establish a new character, demonstrating modern architecture for detached residential houses
Nicholls Dr/Mary Reid Estate Precinct	<p>This precinct is a new subdivision which is a departure of grid pattern. It is primarily residential composed of single storey detached houses on smaller block sizes.</p> <p>There is a lack of established vegetation and little opportunity to plant large street trees.</p> <p>The subdivision remained partly finished at the time of this study.</p> <p>Approved future stages return to the grid pattern</p>	<ul style="list-style-type: none"> — At the time of the study there were significant portions of the subdivision undeveloped. — The character was continuing to form — The suburb is expected to be less vegetated and demonstrate modern architecture for detached residential houses
South Yass – Western Precinct	<p>The South Yass – Western Precinct has a primarily residential character. The precinct transforms the grid pattern of central Yass to a curvilinear subdivision pattern. The precinct features a number of significant heritage buildings which contribute to the historical character. The built form is mainly single storey detached dwellings constructed of brick veneer, weatherboard and fibro.</p>	<ul style="list-style-type: none"> — The precinct character is unlikely to change — The existing character will be retained and enhanced through general renovation and redevelopment of the existing houses

Merriman Drive/Yeo Crescent

The precinct is one of the most recent developments in Yass. The street pattern is curvilinear and includes cul de sacs. The topography of the area allows for significant views. Development is primarily residential single storey detached dwellings. The precinct lacks any established vegetation.

- The character of this precinct is unlikely to change
- The size of blocks does not support the planting of large street trees.

Shaw St Precinct

This precinct is characterised by a grid street pattern, primarily residential, consistent lot sizes and layout. The precinct contains a number of heritage buildings. Primarily single storey detached dwellings constructed of brick, weatherboard and fibro.

Streets are long, wide and feature established plantings.

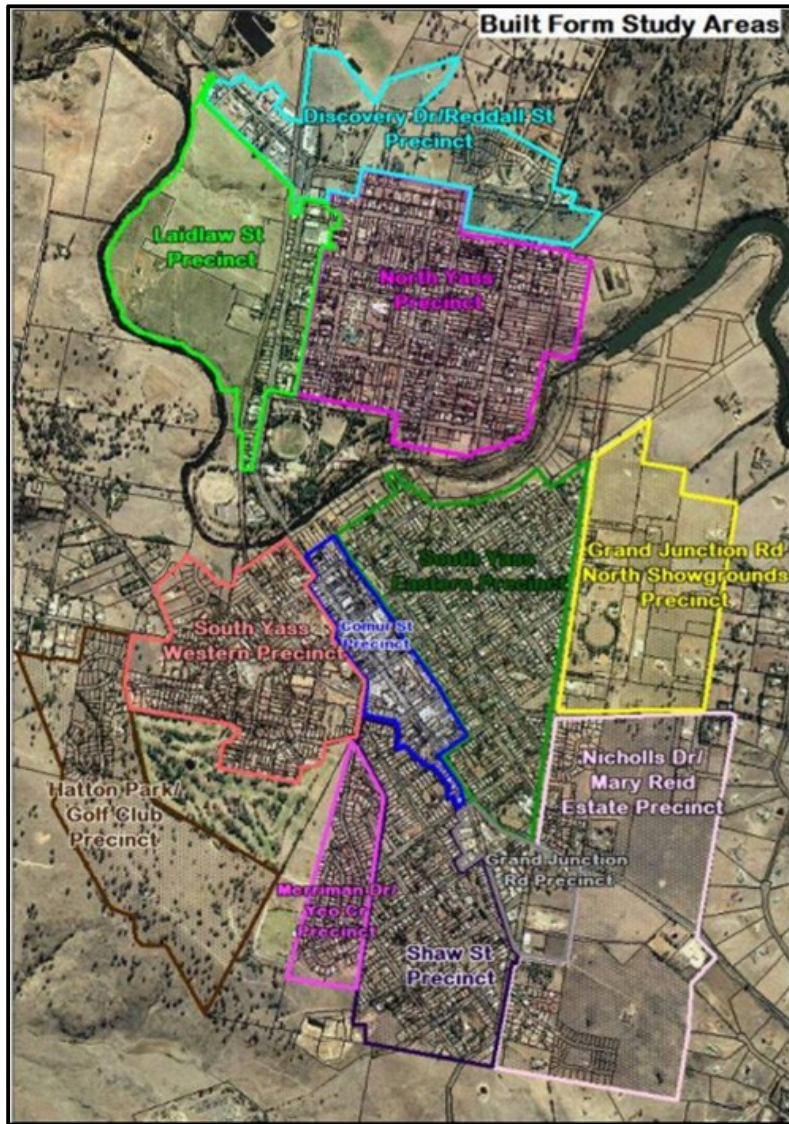
- The character of this precinct is unlikely to change
- The existing character will be retained and enhanced through general renovation and redevelopment of the existing houses

Hatton Park/Golf Club Precinct

The Hatton Park Precinct departs from the orthogonal street pattern for a curvilinear and cul de sac street layout. Further development is likely to follow a similar layout. The precinct is primarily residential, single storey and split level houses. The precinct enjoys scenic views of surrounding rural areas. The precinct features a significant patch of remnant woodland.

- The character of this precinct will continue to develop is a similar outcome to the existing development.

Figure 3: Yass Built Form Study Areas



Subdivision potentials are also outlined to assist the determination of the appropriate minimum lot size for subdivisions.

The study included analysis taken regarding multi-unit dwelling housing in Yass. Results highlighted that there isn't a significant amount of this type of housing, developments of this nature have frequently been over developed and the slope of the site has affected the success of the development by having detrimental impacts on access and privacy aspects.

Yass Valley Council engaged HBO+EMTB Urban and Landscape Design to prepare the *Murrumbateman Master Plan 2031*. The master plan was designed to guide growth over the next 20 years to 2031 and inform and guide future planning proposals seeking LEP amendments. The main objectives of the master plan included achieving sustainable growth, assisting to determine future land requirements and supporting the social and cultural lifestyle of the community.

The Village of Murrumbateman comprises of three distinct types of development:

- The Village Core, with a grid street pattern and relatively small residential lots of between 1000m² and 2000m². Most of the retail, community and commercial uses are located along the Barton Highway (East Street), Rose Street and Hercules Street.
- Large lot rural residential areas to the west, south and southeast of the Village Core, with lots ranging in size from approximately 8000m² to 160,000m². Many of the residents of these “hobby farms” commute to Canberra for work.

Smaller rural lots in productive use such as grape growing and boutique wineries, the majority of which are located east of the Barton Highway and south of Murrumbateman Road.

The master plan highlights a number of infrastructure constraints which may limit potential growth including:

- The Barton Highway - the proposed configuration of the duplication limits movement between the east and west sides of the village and offers limited access to the village itself. The highway may impact on vineyards, the equestrian cross country course, areas of biodiversity and indigenous heritage. The proposed highway will also increase noise levels to adjacent properties and may require headlight screens and noise walls.
- Inadequate town water supply.

The recommendations of the Murrumbateman Master Plan are to expand the Village Core which will provide alternative living, assist with affordable housing, assist to increase local demand for services within the Village centre, and to allow for additional standard residential blocks.

The Master Plan States that 'it is anticipated that Murrumbateman will continue to experience strong population growth and reach 3,030 people by 2013; a total increase of an additional 72 percent'. 'Based on a population increase of 1.271 by 2031 and an average household size of three persons, there is a requirement for an additional 424 lots and 418 hectares by 2031 (assuming an average lot size of 8479 square metres). The 418 hectares of raw land assumes 360 hectares of saleable land and an additional 59 hectares dedicated to roads and drainage (approximately an 86/14 per cent split). Council's current future investigation areas include provision for up to 1695 hectares of raw land. Based on historical demand patterns and forecast population for Murrumbateman this should be sufficient up to 2031.'

The study highlights the need for Murrumbateman to provide employment generating land. The study recommends around 6 hectares of industrially zoned land. Additionally, 2332-5823m² of land could be allocated for retail purposes and 636m² of land could be set aside for commercial purposes in the future. It is crucial to the economic development of the region and Murrumbateman to ensure a surplus of employment land.

The study also identified a strong demand for a primary school, allocation of land for recreation purposes and further supporting uses which would support tourism. The master plan will be reviewed and a detailed plan will be prepared to give effect to this strategy.

Figure 4: Murrumbateman Master Plan 2031



Section 94 Contribution Plans

As development occurs and a population increases within a settlement so does the demand for services, access and amenity. Section 94 of the Environmental Planning and Assessment Act 1979 (EP & A Act) permit councils to collect a contribution, which may be the dedication of land free of cost, or the payment of a monetary contribution, or both to provide services and amenities. Section 94 contributions are used by NSW councils to ensure that the infrastructure, service and amenity requirements of a community are met.

Yass Valley Council has prepared contribution plans (in accordance with the Act). Yass Valley Council currently has five Section 94 Plans in affect across the LGA. These are the:

- Yass Section 94 Plan
- Yass Section 94 Rural Roads
- Yass Valley Heavy Haulage Section 94
- Gunning Section 94 Rural Roads
- Yarrowlumla Section 94 Rural Roads

The Yass Valley - Section 94 Contributions Plan 2004 is the most relevant plan for this settlement strategy. This Plan applies to all lands in the Yass Valley Council LGA. This

purpose of this plan is to provide an equitable and efficient system for the collection of developer contributions for the delivery of infrastructure and services such as:

- Road and Traffic Management works (rural & urban)
- Cycle-ways
- Community Facilities (multi-purpose facilities & libraries)
- Compensatory Tree Planting
- Open Space
- Stormwater Quality Works
- Section 94 Studies and Administration
- Bushfire Protection

Contributions are calculated by formula provided within the plan. It should be noted that a new Ministerial Direction on the 4 June 2010 from the NSW Minister for Planning set a state-wide \$20,000 maximum contribution per allotment.

Yass Valley Council will be undertaking a review of its current Section 94 plans in light of this settlement strategy to ensure consistency.

Councils also receive contributions for water and sewer infrastructure under Section 64 of the Local Government Act.

ACT POLICIES AND STRATEGIES

The ACT Planning Strategy: Planning for a Sustainable Cities (2012)

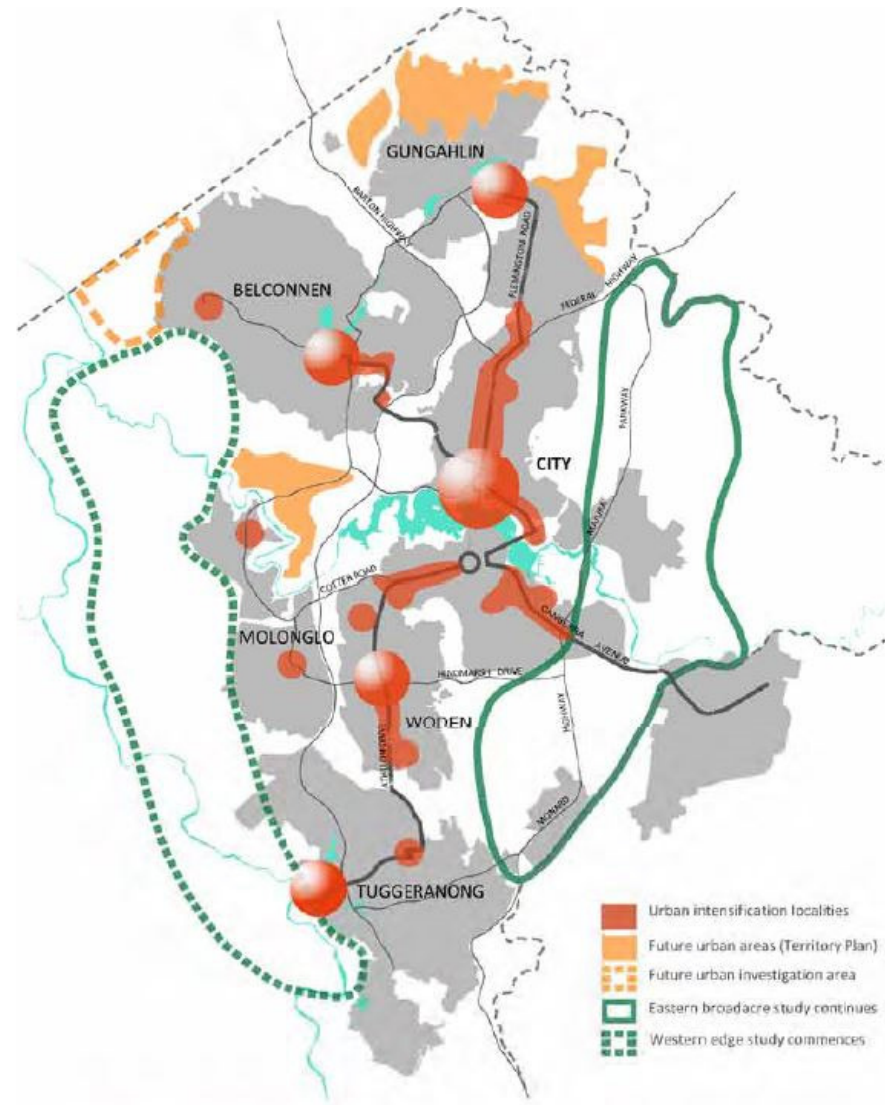
The ACT Planning Strategy: Planning for a sustainable city was published by the Environment and Sustainable Development Directorate in 2012 and establishes how the territory will develop into the future to meet the aspirations of the community and the environmental, social and economic challenges of the 21st Century.

The strategy responds to the Canberra Plan vision and community values expressed in Time to Talk: Canberra 2030 and reinforces the 2004 Canberra Spatial Plan's intention to develop a more compact and efficient city.

The strategy includes a target of 50% or more of new housing being delivered through urban intensification. It also includes a short-term action to prepare structure/concept plans for greenfield areas on the urban edge that appropriately add to the efficient use of existing infrastructure of Canberra. The West Belconnen/ Parkwood development is one area that has been planned for under this action. No other areas on the Yass Valley, ACT-NSW border were identified for investigation by the ACT Government (however CSIRO Ginninderra site has since been included as an urban area through Amendment 86 to the National Capital Plan).

The strategy also aims to attract people to live in Canberra (rather than the region) by making Canberra a more affordable place to live. Increased population in Canberra is required to support a good level of services and diversity in the employment sector.

Figure 5: ACT Planning Strategy – Managing Growth in the ACT



Source: ACT Planning Strategy 2012; prepared by ACT Government

The *ACT Planning Strategy* (a review is due to be released late 2018) recognises

the strong relationship between the ACT and surrounding areas in terms of housing, transport, employment and services and includes a region specific strategy “value the land and natural resources of the region by working collaboratively to manage urban growth, ensure connectivity and continuity in the natural systems and, where appropriate, conserve agriculturally productive land”.

The *ACT Planning Strategy* highlights a key action under the NSW/ACT Memorandum of Understanding, namely the development of a Canberra and Region Strategic Plan

– Land use and infrastructure, which is aimed at providing a mechanism to deliver collaborative strategic land use and growth related infrastructure planning across the ACT and NSW region. Under this regional strategic plan, towns and villages in Canberra and NSW would be viewed collectively so that there are effective services to support growth, sufficient land available to meet demand, and consideration of the full costs of development – social, economic and environmental. The development of an *ACT/ NSW Cross Border Settlement Strategy* was never agreed by the two governments.

The *ACT Planning Strategy* goes on to say “strategies will be prepared to retain the function and identity of regional villages and towns as distinct places, rather than a continuation of the Canberra urban area. Strategies will be prepared to use land in the ACT and region more carefully and sustainably. Urban growth will be focussed on existing urban areas, towns and villages. The lifestyle opportunities afforded by the region will be recognised and supported – the opportunity to live in an urban or suburban environment, rural village, the ‘bush’ or on a farm” (p58).

Areas of high ecological, agricultural, landscape or scenic value would be conserved, with a focus on regional connectivity. Identified heritage sites, places and landscapes will be protected and conserved so intrinsic links to the region’s Aboriginal and non-Aboriginal cultural heritage are kept for future generations.

The interface of the suburban edge with adjoining natural or rural areas will be carefully designed and managed having regard to the threat of bushfire and the need to control other hazards such as weed infestation, predation of native fauna, contamination hazards and flooding.

Consideration will be given to where infrastructure can be extended, modified or connected to improve people’s mobility and freight distribution or add to the region’s economic potential.

Gungahlin and West Belconnen Strategic Assessments

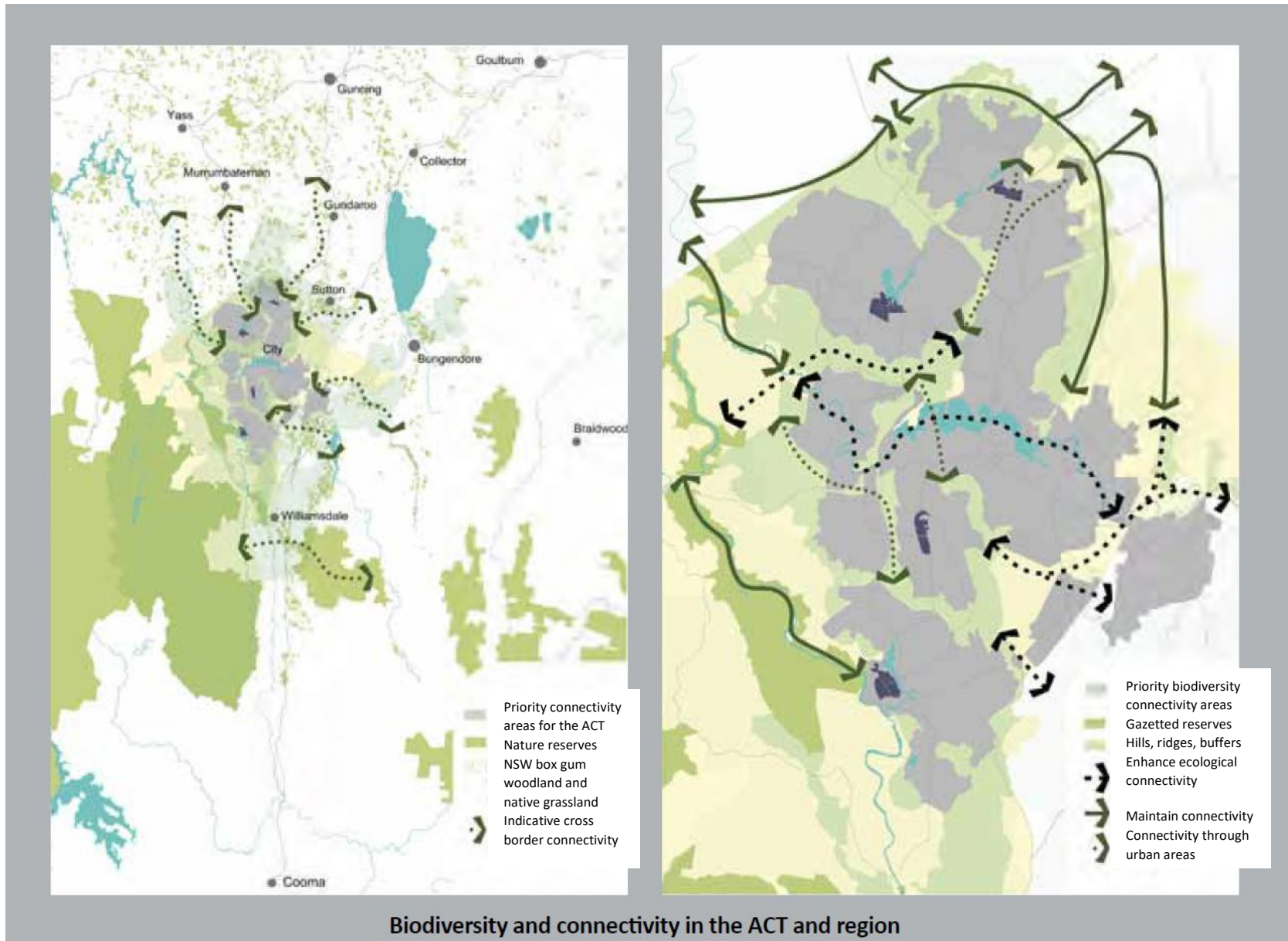
These assessments were undertaken to consider development of the Gungahlin and West Belconnen areas in light of requirements under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC)*. Of particular relevance in the Gungahlin Strategic Assessment (2013) were the following Actions:

- The creation of Kenny Nature Reserve (160 hectares), which hosts Striped Legless Lizard and Box Gum Woodland);
- An addition of 300 hectares to the Mulligan's Flat – Goorooyaroo nature reserves, which includes Superb Parrot habitat, Golden Sun Moth and Box Gum Woodland;
- The creation of Kinlyside Nature Reserve (201 hectares), which contains Box Gum Woodland, Golden Sun Moth and Pink-Tail Worm Lizard; and
- An addition of 120 hectares to the north-western Hills, Ridges and Buffer zone from the urban areas of Taylor and Jacka, as well as north Horse Park broadacre area"

The West Belconnen Strategic Assessment was undertaken in order to secure EPBC approval for the development. Relevant actions covered by that approval include:

- Construction and operation of residential, commercial, community, light industrial and open space land uses, and related urban development and infrastructure.
- A biodiversity offsets package for Golden Sun Moth due to impacts from the Ginninderra Drive extension, including impacts on the existing offset sites known as Jaramlee and West Macgregor.
- The creation of the West Belconnen Conservation Corridor along the Murrumbidgee River and Ginninderra Creek encompassing a minimum of 549.9ha including the habitat of listed threatened species and ecological communities identified in the Program as occurring within the West Belconnen Conservation Corridor.
- Works in the West Belconnen Conservation Corridor including:
- Construction of a sewer tunnel by direct drilling so as to pass beneath Pink Tailed Worm Lizard and Box Gum Woodland habitat and involving limited surface works outside Pink Tailed Worm Lizard habitat.
- Recreation and tourist facilities including buildings, picnic areas, car parking and access roads and walking and cycling tracks.
- Bushfire and maintenance management access tracks.
- Bushfire management measures including vegetation management by way of slashing, controlled burning, controlled livestock grazing, and access tracks.

Figure 6: Biodiversity and Connectivity in the ACT and Region



Source: ACT Planning Strategy 2012; prepared by ACT Government

The Y Plan

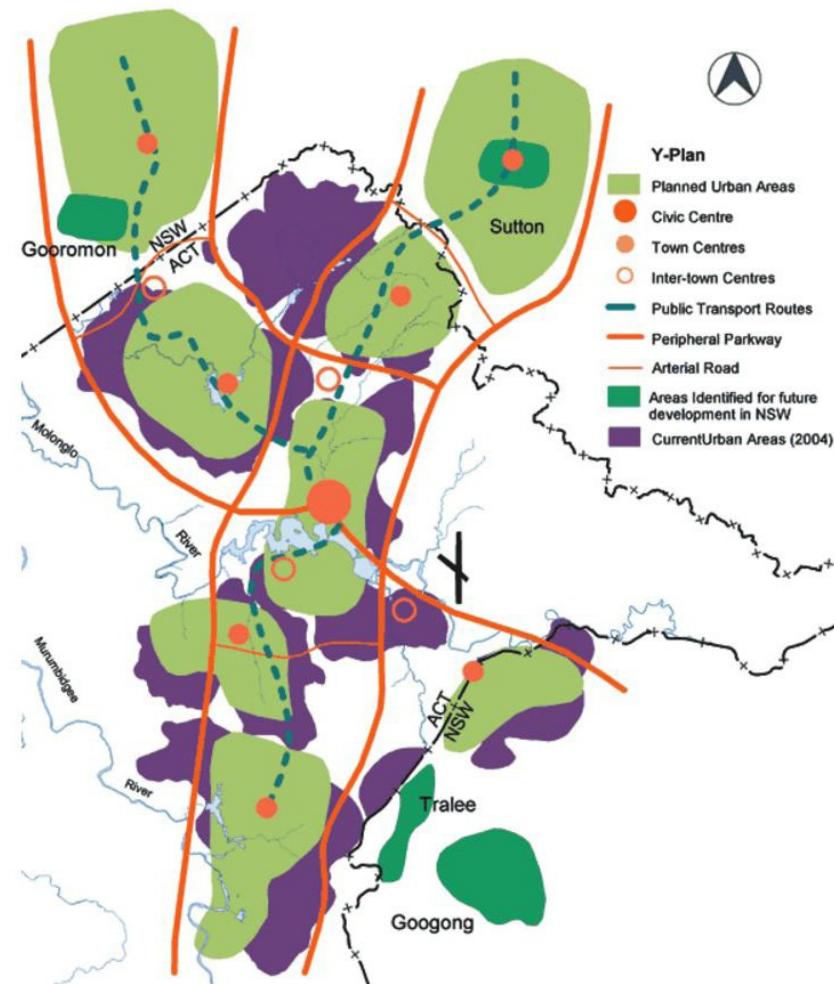
The Y-Plan was the result of a combined effort of the National Capital Development Commission and American transport consultants (Alan M. Vorhees and Associates), commencing in 1966. The Y-Plan was detailed in the NCDC's Tomorrow's Canberra report in 1970. The Y-Plan governed Canberra's development up until the adoption of the Canberra Spatial Plan in 2004.

The Y-Plan focused on catering for the future growth of Canberra suburbs in the shape of a "Y". The city centre was the centre of the 'Y'. Woden and Tuggeranong formed the tail of the "Y" to the south of the city centre, Belconnen and Gooromon-Jeir was toward the west and Gungahlin and Sutton toward the east, forming the two northern branches. These particular areas were described as satellite towns aimed to draw people away from the centre of Canberra. It was proposed that rapid transit links would connect the town centres. The plan was based on the assumption Canberra would remain a car-reliant city.

The Y-Plan was designed to accommodate up to 500,000 and potentially up to one million if expansion took place across the border into NSW. At the time NCDC suggested the ACT's borders be expanded to Lake George to the north-east and towards Yass to the north-west to increase the land coverage to an additional 1,000 square kilometres. Consideration was also recommended for a joint authority to be formed (between NSW and ACT) to develop land over the border, or purchase the land for the ACT.

The cross border development did not occur for a range of reasons mostly attributed to political changes, lack of inter-governmental coordination, concerns over infrastructure costs and slowing population growth.

Figure 7: The Canberra Spatial Plan 2004 - Y Plan



Source: The Canberra Spatial Plan 2004; prepared by ACT Government

CROSS BORDER STRATEGIES AND POLICIES

ACT-NSW MOU on Cross Border Region Settlement

Signed by the First Ministers in 2006 under the auspices of the ACT-NSW Regional Management Framework the MoU highlights that planning for a sustainable future of the cross border region is best achieved with the cooperation and collaboration of all levels of government with an interest in the region.

The MoU contains a series of settlement principles for the region to guide growth: These are as follows:

1. All future settlement in the ACT should occur in accordance with the Strategic Direction outlined in the Canberra Spatial Plan; future settlement in NSW should be in accordance with the Sydney-Canberra Corridor Regional Strategy.
2. Subject to the terms of the Memorandum of Understanding on Cross Border Water Resources, water may be supplied to any existing settlement in the Cross Border Region, or any proposed new settlement in the Cross Border Region, where both parties to this MoU agree the settlement is in accordance with the following principles.

Principle 1: All future settlement in the Region should be located to:

- maximise the efficient use of existing infrastructure and services;
- minimise the need for additional infrastructure and services through the use of integrated economic, social and environmentally sustainable planning and design solutions;
- minimise the economic and community cost of providing and maintaining infrastructure networks and community services; and
- protect areas of high conservation, cultural, natural heritage or landscape value.

Principle 2: Any proposed development bordering the ACT and NSW must be complementary and, where appropriate, integrated with the existing land uses (or future land uses proposed under the plans outlined in Principle 1 above if different to existing) on either side of the border to minimise land use conflict. Compatibility of land use, road connections and service ties must support future development.

Principle 3: Future urban residential growth will predominantly be accommodated within existing urban areas (as defined in this Strategy) creating a pattern of compact and consolidated urban areas, surrounded by non-urban lands. New settlement areas should demonstrate a high degree of urban containment with regard to services and employment as a means of enhancing transport efficiency.

Principle 4: Greenfield developments should, where ever possible, be:

- contiguous with (i.e. as close as possible) existing urban settlements, or self-contained in their provision of services; and
- released and staged in a manner that is consistent with orderly and economic development and that reflects a sustainable and demonstrated demand for housing in the locality and, more generally, in the Region;

Principle 5: Economic development diversity will be supported by:

- the provision and enhancement of employment lands to accommodate long term needs that will be strongly linked to transport networks. This will be the priority land use for these lands;
- supporting the regional value of key infrastructure assets by limiting activities that may diminish their function or ability to contribute to the Region;

Principle 6: Rural industry and agricultural landscapes will be protected and supported through limiting activities and development that may diminish their economic, cultural and scenic contribution to the Region. Activities and development that are to be limited include rural residential forms of subdivision and subdivision that generally does not support the agricultural use of land; and

Principle 7: 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.

Whilst the MoU had a 30-year time frame it was in effect not enacted. One of the two first implementation actions – the development of an ACT/NSW Cross Border Settlement Strategy was never agreed by the two governments.

ACT – NSW MoU on Cross Border Water Resources

Agreed in 2006, the purpose for this MoU is:

- to formalise and secure water supply arrangements from the ACT to existing NSW recipients (namely Queanbeyan),
- to articulate the conditions of further supply of ACT water to areas of the ACT/NSW Cross Border region,
- to provide a framework to allow formalisation of possible future access to NSW water for use in the ACT and
- to advance the sustainable management of ACT water for the purposes of the National Capital and the ACT/NSW Cross Border Region,
- to ensure a best practice approach and to complement the Cross Border Settlement MoU.

The MoU includes a number of clauses related to the additional supply of water to NSW. These include:

- that the Territory has the capacity within its available water resource to supply into the ACT/NSW cross border region allowing for necessary environmental flows and meeting relevant intergovernmental commitments;
- additional water supplies from the ACT into NSW are taken from the NSW Cap under the Murray Darling Basin allocations;
- that urban development is directed to areas that are consistent with the ACT/NSW Cross Border Settlement MoU and subsequent ACT/NSW Cross Border Region Settlement Strategy;
- that those persons to whom ACT water is to be supplied are subject to the same demand management principles and measures as recipients in the ACT;
- that the costs of providing additional infrastructure to access ACT water is not borne by the Territory.

It is important to note that this MoU never came into effect due in part to the jurisdictions never endorsing the cross border settlement strategy. In 2008 a tri-partite agreement was reached between the ACT, NSW and Commonwealth Government to supply new urban areas in Queanbeyan under section 12(2) of the Googong Dam Act. A similar agreement is being negotiated for water supply for the proposed West Belconnen/Parkwood development.

Guiding Themes

The strategic planning policies established by the NSW Government and the Yass Valley Council provide clear guidance for the creation of this settlement strategy. The ACT Governments' strategic policy also offers useful context given the demand for development close to the ACT and NSW border. Review of these policies has revealed a range of themes which aim to deliver appropriate land use and development planning.

These themes aim to achieve development which sustainably integrates environmental, social and economic factors which are in the best interests of the community and region. The following are a summary of the guiding themes which will guide this settlement strategy. The four themes identified are:

- Environmentally, socially and economically sustainable settlements
- Growth will be focussed on existing towns and villages and settlement expansion, rather than isolated site land release.
- Water security is essential for growth
- Establish, strengthen and enhance the role, function and character of settlements
- Consistency with the South East and Tablelands Regional Plan 2036

These themes are further refined and delivered by the principles in this strategy.

5. DEMOGRAPHIC ANALYSIS

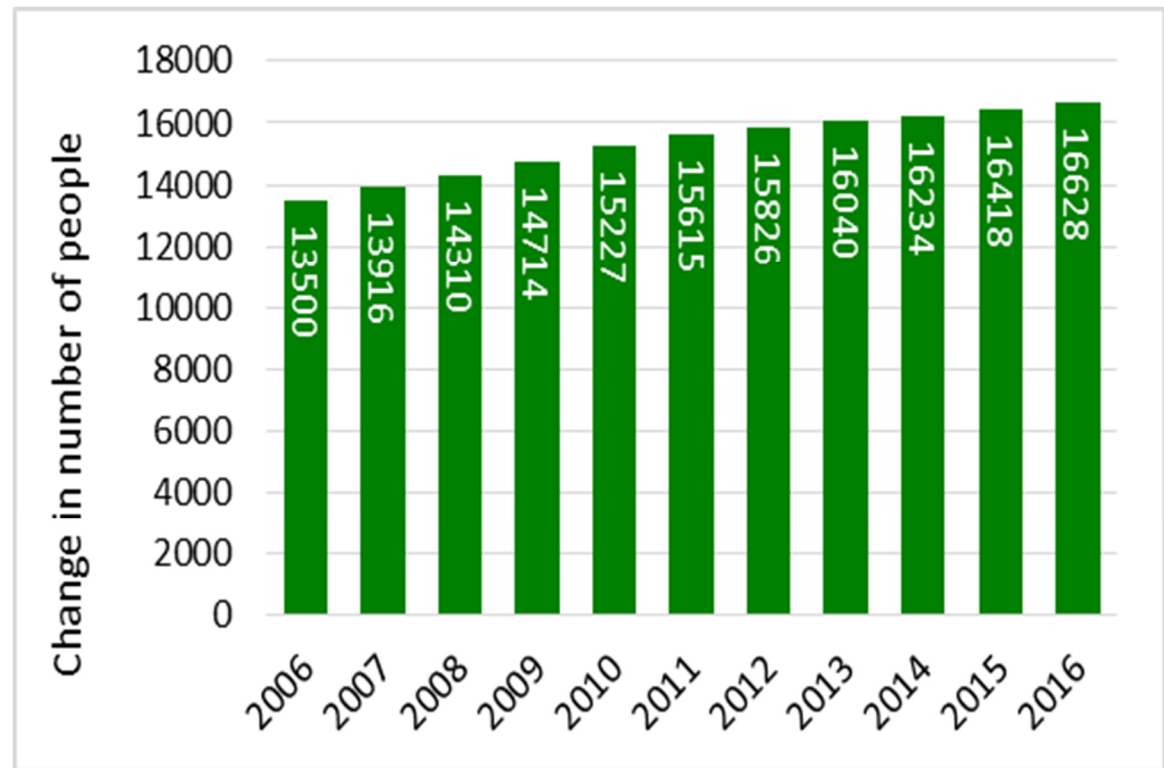
EXISTING POPULATION CHARACTERISTICS

The Yass Shire was proclaimed on 1 January 1980 following the amalgamation of Goodradigbee Shire and the Municipality of Yass. Yass Shire in turn was dissolved and merged into the Yass Valley Council on 11 February 2004, following a further amalgamation of Yass Shire and parts of Gunning and Yarrowlumla Shires.

The Yass Valley has experienced sustained population growth since it was formed. In 2005 the estimated residential population of Yass Valley was 13,247 see (Figure 5). In the ten years following, the population grew by 3,171 people an increase in total population of over 24 per cent or approximately 2.4 per cent per annum (Table 2).

This increase occurred despite growth being constrained by available water for much of this period.

Figure 8: Estimated Resident Population, Yass Valley Council area



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0)

From 2006 to 2011, the Yass Valley LGA experienced an average annual population change of 3.13 per cent per year (15.66 per cent in total or 2115 people).

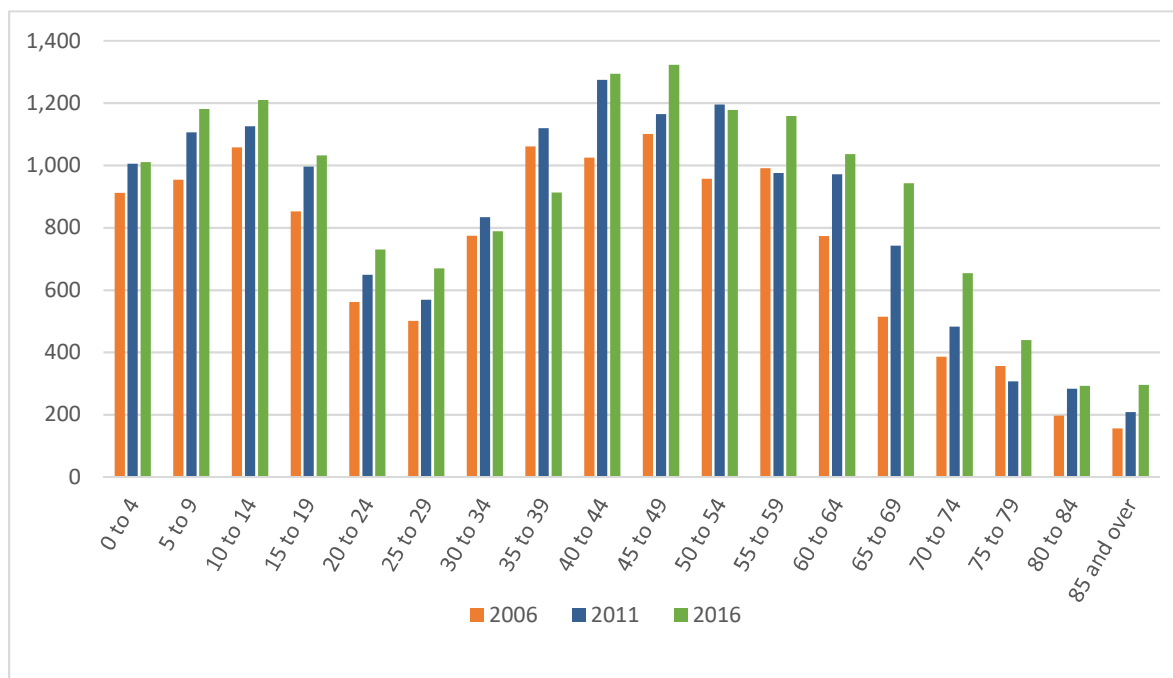
Table 3: Rate of population change Yass Valley LGA 2006-2016

Year	Population	Change (%)	Dwellings	Change (%)	Household size
2006	13,135 (+3,460)	35.76	5,468	31.95	2.7
2011	15,020 (+1,885)	14.3	6,088	11.3	2.7
2016	16,142 (+1,122)	7.5	6,511	6.9	2.7

Source: ABS 2006, 2011 and 2016 Censuses data, August 2017

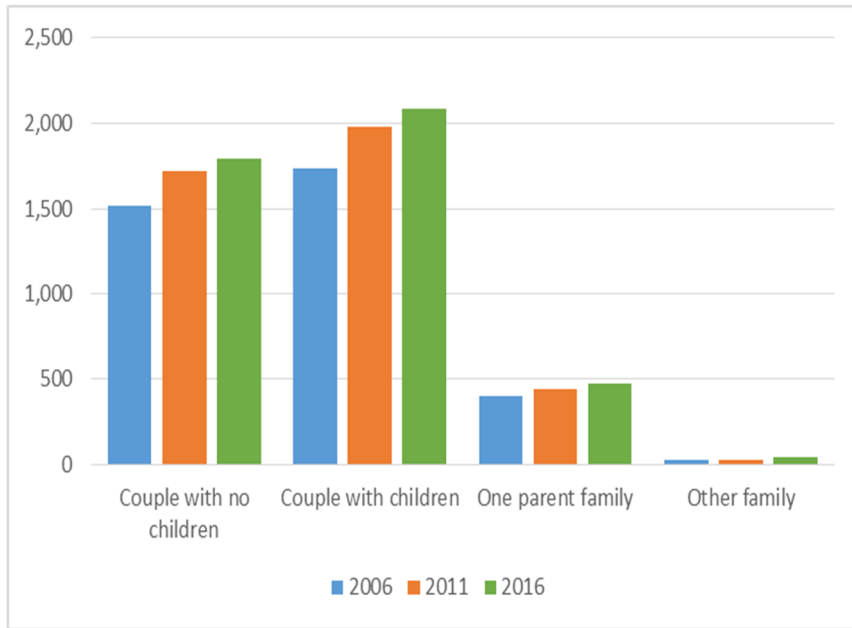
At the 2016 Census the median age in the Yass Valley was 42 Years (Figure 9). The largest changes in the age structure over the period 2006-2016 were in the 65-69 year age group (+429 people), 40-44 year age group (+269 people), 70-74 year age group (+268 people) and 60-64 years age group (+263 people). These changes have implications for the types of services and facilities that are required in the Yass Valley.

Figure 9: Age profile of Yass Valley 2006-2016



Source: ABS, Census of Population and Housing 2006, 2011 and 2016; Compiled by .id the population experts. March 2017

Figure 10: Family Composition

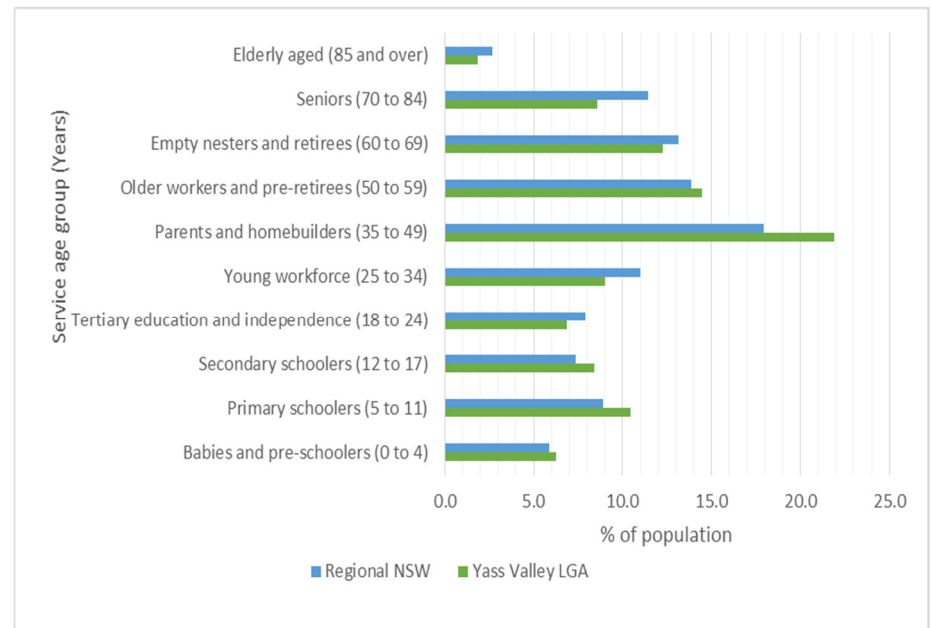


Source: ABS, Census of Population and Housing 2006, 2011 and 2016; March 2017.

2016 data shows that the number of couples with children (average two children per family) has increased to 2,086 in comparison to 1,736 in 2006 and the number of couples without children has also increased from 1,515 in 2006 to 1,794 in 2016 whereas one parent families have grown from 398 in 2006 to 474 in 2016 as shown in Figure 10.

The service age group data (Figure 11) indicates that there are a higher proportion of people in the younger age groups (0 to 17 years) - 25.1 per cent of the population of Yass Valley - and a lower proportion of people in the older age groups (60+ years) - 22.7 per cent - compared to the Regional NSW average (22 per cent and 27.2 per cent respectively). Similarly, there is a larger percentage of 'parents and homebuilders' in Yass Valley (21.9 per cent compared to 18 per cent).

Figure 11: Age Structure – Service Age Groups 2006 to 2016



Source: ABS, Census of Population and Housing 2006, 2011 and 2016, March 2017

The dominant group in the Yass Valley is young families (parent and homebuilders group) with young children.

According to 2011 census data, almost half (49.7 per cent or 3,860 people) of Yass Valley area's working residents travel outside of the area to work. Just over a one third (36.4 per cent or 2,826 people) live and work in the area. Of the residents that travelled outside of Yass Valley for work 3,692 (95.65 per cent) worked in the ACT. Motor vehicle was the primary mode of transport with 68.2 per cent of people commuting to work by car (within Yass Valley or to elsewhere) as the driver.

6. POPULATION PROJECTIONS

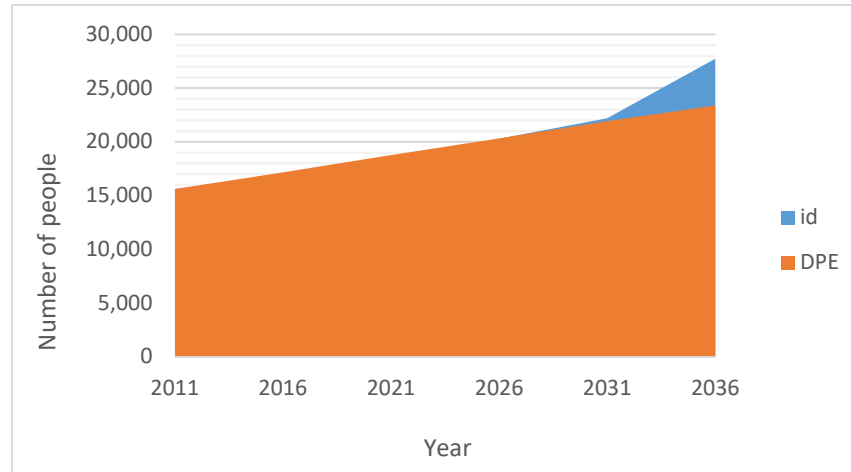
The projected population growth for the Yass Valley has been estimated by the NSW Department of Planning and Environment (DPE) to inform NSW Government planning process and by .id the population experts to inform the Yass Valley Council’s submission to the “Fit For the Future” local government reform process. There are subtle differences in the projection, namely that .id has a slightly higher rate of projected growth over the period 2011-36 than DPE, with 2.33 per cent as opposed to 1.6 per cent. This results in a difference of 4326 people at the end of the projection period in 2036.

The .id has projected the growth rates above, whereas DPE has projected the growth rates below the average annual rate of change of 2.3 per cent for the period 2011-36.

Using .id’s projection, the population of Yass Valley will grow by 30.7 per cent from 2016-31 alternatively the DPE projection will result in growth of 27.7 per cent.

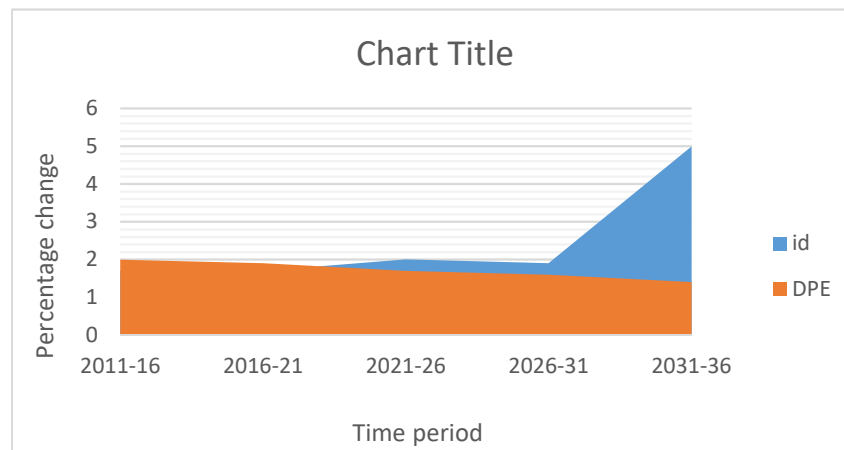
The ACT Government’s population projections for the period 2017-32 highlights that ACT population will increase by 94,016 or 23.2 per cent (1.5% average annual increase).

Figure 12: Yass Valley population projections 2011-2036



Source: 2016 NSW population and household projections, NSW Planning and Environment and Population and household forecasts, 2011 to 2036, August 2017

Figure 13: Yass Valley population projections 2011-2036



Source: 2016 NSW population and household projections, NSW Planning and Environment, and Population and household forecasts, 2011 to 2036, August 2017

For the purposes of the Yass Valley Settlement Strategy, .id's projections will be utilised for the period 2011-31. Longer term population projections are not available for the Yass Valley LGA (.id prepared projections to 2036, however, these do not take account of the proposed development at Parkwood).

Post 2031 growth in the Yass Valley may comprise the Parkwood residential development as well as growth in the remainder of the local government area. The planned Parkwood development is anticipated to commence in 2032. It is proposed that 300 dwellings be released per annum in Parkwood from 2032-2047 resulting in 5,000 new dwellings in this part of Yass Valley and increasing the population by approximately 13,000 people.

Assuming growth in the remainder of Yass Valley continues at a comparable rate to its historical 10-year average annual growth rate for 2001-2011, the population of Yass Valley could be projected to grow to around 43,900 at 2056. Of this population 12,400 residents would live in Yass. Land release and growth needs to be staged to allow sustainable growth of Yass and Murrumbateman.

Table 4: DPE and .id Population Forecast Comparison

	DPE	.id
Total Population		
2011	15,600	15,603
2016	17,150	16,764
2021	18,750	18,436
2026	20,300	20,268
2031	21,900	22,166
2036	23,400	27,726
Total Households		
2011	5,750	5,732
2016	6,400	6,288
2021	7,100	6,907
2026	7,800	7,619
2031	8,450	8,379
2036	9,100	10,304
Average Household Size		
2011	2.69	2.69
2016	2.64	2.67
2021	2.60	2.64
2026	2.57	2.63
2031	2.54	2.62
2036	2.51	2.66

	DPE	.id
Implied Dwellings		
2011	6,450	6,138
2016	7,200	6,744
2021	7,950	7,403
2026	8,750	8,160
2031	9,450	8,966
2036	10,200	10,996
Total Population Change		
2011-16	1,550	1,361
2016-21	1,600	1,472
2021-26	1,600	1,832
2026-31	1,550	1,898
2031-36	1,500	5,560
Average Annual Population Growth (%)		
2011-16	2.0	1.7
2016-21	1.9	1.7
2021-26	1.7	2.0
2026-31	1.6	1.9
2031-36	1.4	5.0

Source: NSW LGA population projections by NSW Planning and Environment (DPE) and Population forecasts 2011 to 2036 by .id

MIGRATION PATTERNS

Most recent residential growth has been focused in the two main centres of Yass and Murrumbateman, both of which are within commuting distance of Canberra. The primary housing market role that the Yass Valley has played during the post-war period was to attract family households from larger metropolitan areas, in particular from the ACT and greater Sydney, as well as drawing significant numbers from overseas.

The role of The Yass Valley Council area as a destination for families is expected to continue over the forecast period. As a result of this, there is an ongoing need for residential expansion within the Yass Valley LGA for both existing residents and for people moving to the area.

The migration flows depicted in Figure 14 do not represent future or forecast migration flows. The arrows represent migration flows to the area as a whole and do not indicate an origin or destination for any specific localities within the area. Overseas flow shows overseas arrivals only, based on answers to the census question “where did the person usually live 5-years ago”.

POPULATION AND AGE STRUCTURE

As noted above, knowledge of how the age structure of the population is changing is essential for planning age - based facilities and services, such as child care, recreation and aged care.

The future composition of Yass Valley’s population is a function of the current age of the population (people aging each year, being born and dying) as well as the age of people migrating into and out of the area. This in turn is driven by location (fringe, city centre, regional or rural) the existing housing stock (separate dwellings, medium or high density), the amount and type of new residential development (same as existing stock, or diversifying) and where the area is in a cycle of change.

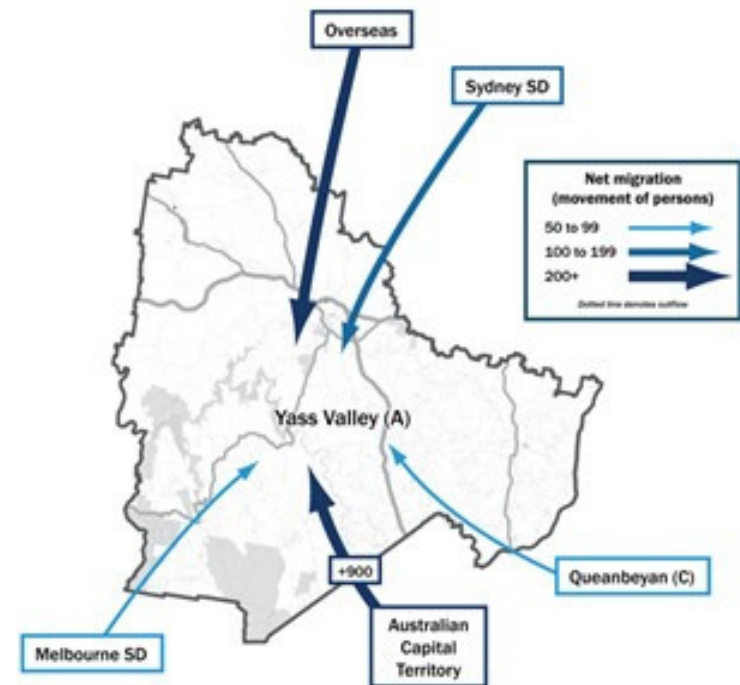
Between 2011 and 2036, the age structure forecasts for the Yass Valley Council area indicate a 29.4 per cent increase in population under working age, a 67.4 per cent increase in population of retirement age, and a 28.1 per cent increase in population of working age.

In 2016, the dominant age structure for persons in the Yass Valley Council area was ages 45 to 49, which accounted for 8.2 per cent of the total persons.

The age group expected to experience the largest increase in persons between 2016 and 2026 is forecast to be in ages 75 to 79, which is expected to increase by 278 and account for 3.5 per cent of the total persons.

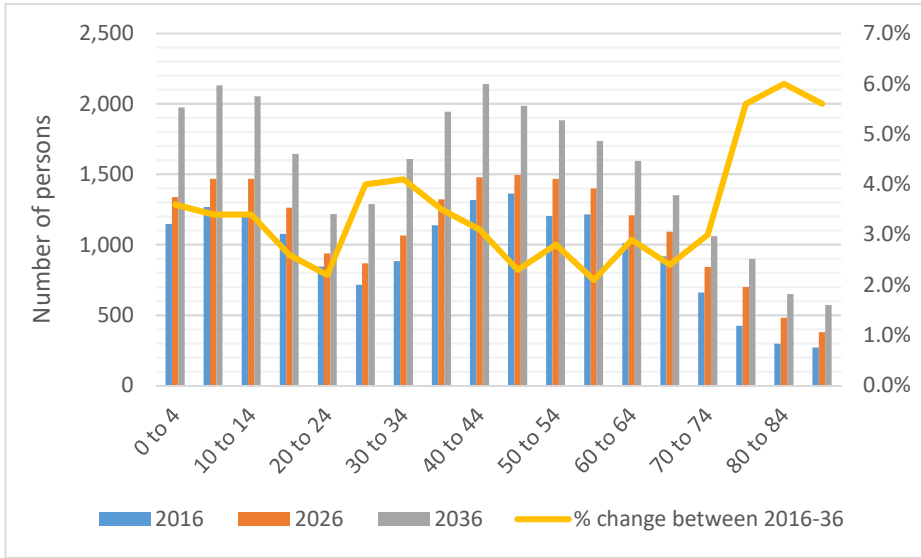
The largest age group in 2026 is expected to be 45 to 49 years, with a total of 1,495 persons.

Figure 14: Historical migration flows Yass Valley Council Area 2006-2011



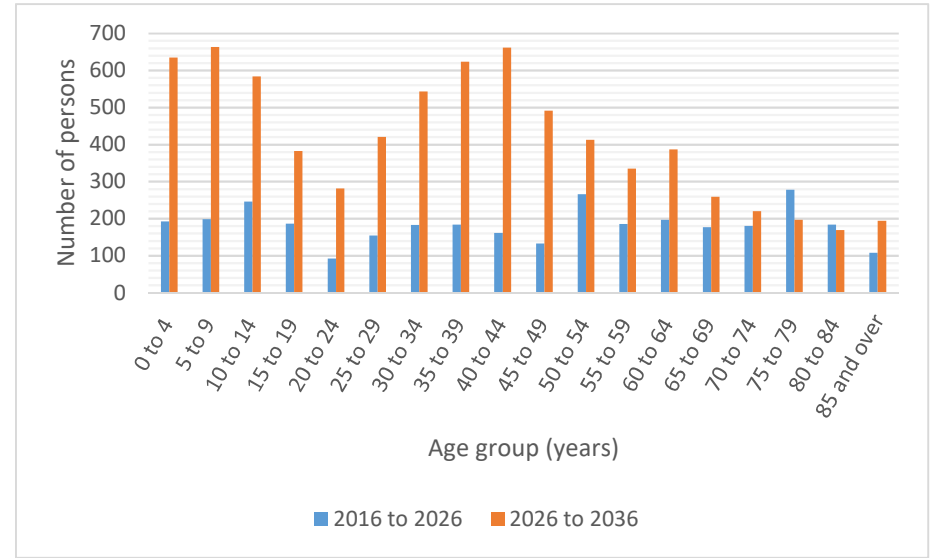
Source: Population and household forecasts, 2011 to 2036, prepared by .id the population experts, August 2014.

Figure 15: Age structure forecast for Yass Valley, 2011 to 2036



Source: Population and household forecasts, 2011 to 2036, prepared by population experts, March 2017

Figure 16: Forecast change in age structure – 5-year age groups



Source: Population and household forecasts, 2011 to 2036, prepared by population experts, March 2017

Table 5: Forecast age structure – 5-year age groups

Yass Valley Council area - Total persons	2016		2026		2036		Change between 2016 and 2036
	Number	%	Number	%	Number	%	
Age group (years)							Number
0 to 4	1,146	6.8	1,338	6.6	1,973	7.1	+827
5 to 9	1,268	7.5	1,467	7.2	2,130	7.7	+861
10 to 14	1,223	7.2	1,468	7.2	2,052	7.4	+830
15 to 19	1,076	6.3	1,262	6.2	1,643	5.9	+568
20 to 24	844	5.0	937	4.6	1,218	4.4	+374
25 to 29	715	4.2	868	4.3	1,288	4.6	+574
30 to 34	882	5.2	1,065	5.3	1,608	5.8	+726
35 to 39	1,138	6.7	1,322	6.5	1,945	7.0	+808
40 to 44	1,318	7.8	1,479	7.3	2,140	7.7	+822
45 to 49	1,362	8.0	1,495	7.4	1,986	7.2	+624
50 to 54	1,203	7.1	1,468	7.2	1,882	6.8	+679
55 to 59	1,214	7.2	1,399	6.9	1,734	6.3	+520
60 to 64	1,011	6.0	1,208	6.0	1,595	5.8	+584
65 to 69	916	5.4	1,092	5.4	1,351	4.9	+436
70 to 74	661	3.9	841	4.1	1,061	3.8	+400
75 to 79	423	2.5	700	3.5	898	3.2	+475
80 to 84	296	1.7	480	2.4	649	2.3	+353
85 and over	270	1.6	378	1.9	572	2.1	+302
Total persons	16,964	100.0	20,268	100.0	27,726	100.0	+10,762

Source: Population and household forecasts, 2011 to 2036, prepared by .id the population experts, March 2017

POPULATION, HOUSEHOLDS AND DWELLINGS

The addition of dwellings to the housing stock is a major driver of population growth in an area, providing opportunities for households to relocate from other areas or new households to form locally (such as young people leaving the family home or separations/divorces). Residential development can take various forms depending on the availability of land. These include new housing estates on greenfield sites, subdivision in existing residential neighbourhoods (often called infill development), conversion of industrial lands to residential lands, and densification of housing by building up.

The number of dwellings in the Yass Valley Council area is forecast to grow from 6,746 in 2016 to 8,160 in 2026, with the average household size falling from 2.67 to 2.63 by 2026.

This summary shows the results of the forecasts for population, households and dwellings in the Yass Valley Council area. The period 2016 to 2026, as the short to medium term, is likely to be the most accurate and useful forecast information for immediate planning purposes.

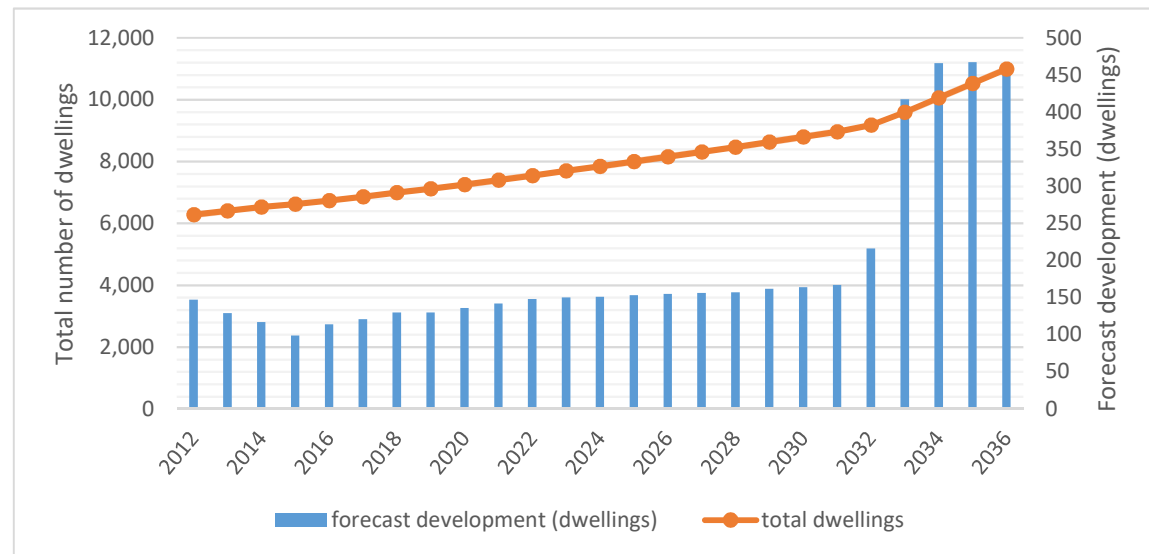
It is important to look at the relationship between population and average household size. If the average household size is falling, then there will need to be growth in the number of households (and dwellings for them to live in) to maintain or grow the population.

Table 6: Forecast population, households and dwellings

Yass Valley Council area	Forecast year					
Summary	2011	2016	2021	2026	2031	2036
Population	15,603	16,964	18,436	20,268	22,166	27,726
Change in population (5yrs)	-	1,361	1,472	1,832	1,898	5,560
Average annual change	-	1.69%	1.68%	1.91%	1.81%	4.58%
Households	5,732	6,288	6,907	7,619	8,379	10,304
Average household size	2.69	2.67	2.64	2.63	2.62	2.66
Population in non-private dwellings	173	173	173	233	233	293
Dwellings	6,138	6,744	7,403	8,160	8,966	10,996
Dwelling occupancy rate	93.39	93.24	93.30	93.37	93.45	93.71

Source: Population and household forecasts, 2011 to 2036, prepared by .id, the population experts, March 2017

Figure 17: Forecast residential development



Source: Population and household forecasts, 2011 to 2036, prepared by .id, the population experts, March 2017

POPULATION GROWTH BY AREA

With the contrast of residential demand across the LGA, different areas within the Yass Valley Council area have developed different roles within the housing market. For example, Murrumbateman and the ACT peri-urban areas tend to attract predominantly family households, while Yass, Bowning-Bookham-Rural West and Gundaroo appeal to retirees but also attract families. The differing function and role of these areas means that population outcomes differ across the LGA.

The supply of residential property within the LGA will also have an influence in structuring different population and household futures within the Yass Valley LGA over the next five to ten years. While new residential opportunities are available on the outskirts of most townships, Yass and Murrumbateman provide the majority of the development across the council area in the form of both standard and rural residential land. Most development in the ACT peri-urban area, Bowning-Bookham-Rural West and Gundaroo will be based on the recent reduction of the lot size from 80ha to 40ha.

Between 2011 and 2036, the population for the Yass Valley Council area is forecast to increase by 9,058 persons (58.07 per cent growth), at an average annual change of 1.85 per cent. The following tables summarise the population for the Yass Valley Council area and each of its smaller population settlement areas and highlight how population change is affecting different parts of the LGA in different ways. Some small areas may be rapidly growing whilst others are stable or even declining in population.

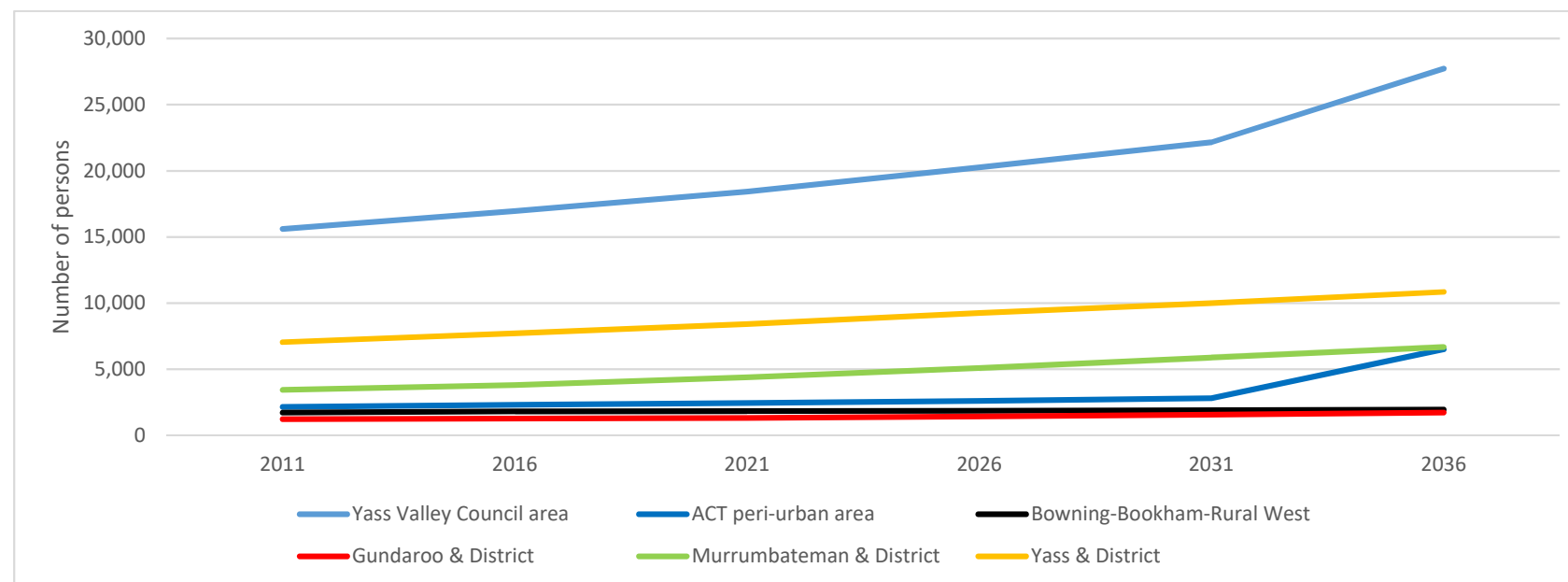
NOTE: Population numbers in forecast .id for the 2016 base year are derived from Estimated Resident Population from the Australian Bureau of Statistics. These differ from (and are usually higher than) Census counts as they factor in population missed by the Census and population overseas on Census night. They are generally considered a more accurate measure of population size than Census counts.

Table 7: Population summary

Yass Valley Council area	Forecast year						Change between 2011 and 2036	
	2011	2016	2021	2026	2031	2036	Total change	Avg. annual % change
Yass Valley Council area	15,603	16,964	18,436	20,268	22,166	27,726	+12,123	+2.33
ACT peri-urban area	2,158	2,326	2,455	2,622	2,804	6,518	+4,360	+4.52
Bowning-Bookham-Rural West	1,722	1,815	1,841	1,864	1,900	1,953	+231	+0.51
Gundaroo & District	1,236	1,285	1,324	1,438	1,575	1,735	+499	+1.37
Murrumbateman & District	3,438	3,819	4,394	5,090	5,878	6,672	+3,234	+2.69
Yass & District	7,049	7,719	8,422	9,254	10,009	10,848	+3,799	+1.74

Source: Population and household forecasts, 2011 to 2036, prepared by .id, the population experts, March 2017

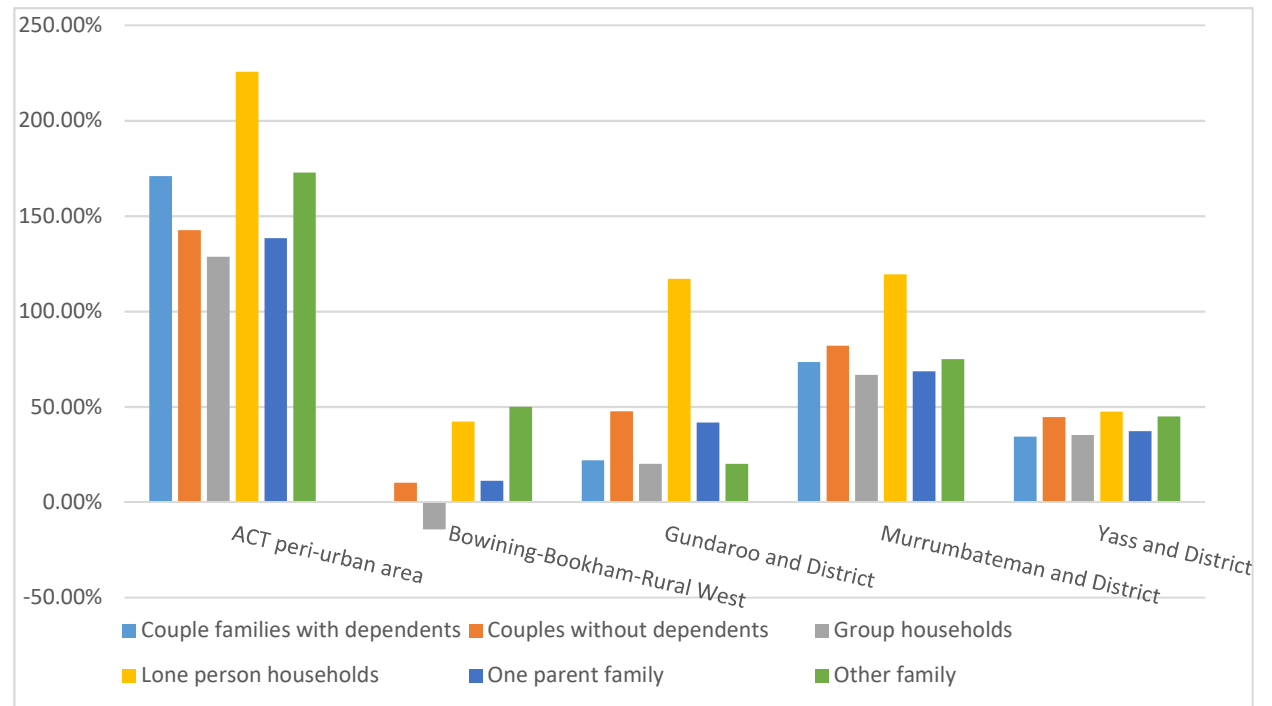
Figure 18: Forecast net change of population by area



Source: Population and household forecasts, 2011 to 2036, prepared by .id, the population experts, March 2017

An examination of household types across the Yass Valley LGA indicates there will be expected growth over the medium to longer term in couple families with dependents and couples without dependents. ACT and peri-urban areas is expected to have the highest percentage of growth with between 128.57% and 225.56% increase in all household types from 2016 to 2036. Bowning, Bookham and Rural West are expected to have the lowest amount of overall change (0.444%-50.00% from 2016 to 2036) with an expected decline of -14.28% in group households over the same period.

Figure 19: Forecast change in household types 2016-2036



Source: Households type forecast, .id the population experts, August 2017

Table 8: Forecast residential development, 2016 to 2036

Yass Valley Council area	Change in dwellings between 2011 and 2036	
	number	%
Yass Valley Council area	+4,858	+79.2
ACT peri-urban area	+1,555	+191.6
Bowing-Bookham-Rural West	+171	+20.8
Gundaroo & District	+287	+61.2
Murrumbateman & District	+1,263	+107.1
Yass & District	+1,582	+55.5

Source: Residential development forecast, .id the population experts, March 2017

APPLICATION OF THE PROJECTIONS

The previous section has drawn primarily on the population projections prepared by .id for the Yass Valley Councils Fit For the Future submission. .id has forecast an increase in overall population for the Yass Valley Council area of an average of 1.8 per cent each year until 2036 with the highest growth in Murrumbateman (3%). These figures forecast a population of 10,320 for the Yass and District area, 7,186 for Murrumbateman, and 2,832 for ACT per-urban area.

It is suggested that the population forecast by .id is conservative, falling below the recent average rate of growth in the Yass Valley and not taking into account a range of state and local influences. Whilst the projections from .id are considered conservative because the demographic profile e.g. the age of the population is believed to reflect the likely demographics of the future Yass Valley population.

One of the most significant influences is the impact of the ACT on driving growth in the surrounding local government areas. ACT Government policies for a more compact city with a target of greater than 50% infill development is seeing a significant shift to medium and high density developments and a reduction in the number of single residential blocks being released to the market. Demand for single residential blocks typically exceeds supply. In 2015-16 land for single residential blocks was typically selling for over \$1,000m² making it some of the most expensive land in Australia for residential building.

In addition to the high prices of land which has significant implications for housing affordability the blocks available in Canberra are typically small compared to those available in Yass Valley. The supply of greenfield land in the ACT is also finite with only about another 20-30 years supply available.

In the past, much of the growth in residential development outside of the ACT has been directed to the former Queanbeyan LGA. As with Canberra, there is a finite supply of easily developable residential land in the Queanbeyan - Palerang Regional (QPR) local government area. Water is also a constraint on development in QPR LGA. Further residential development will require the securing of a secure water supply most probably from ACT water supply infrastructure. This water supply is not guaranteed and would need to be negotiated with the ACT, NSW and Commonwealth Governments.

Given the above constraints it is believed that the Yass Valley LGA is the new growth front for residential development on the Greater Capital area. Consequently the Yass Valley Settlement Strategy recommends that Yass should aim to accommodate a total population of 20,000 people, and Murrumbateman should aim to accommodate a total population of 10,000.

If approved, the development of Parkwood is anticipated to begin (in NSW) by 2032 with an estimated residential population of 13,000 by 2047.

Assuming growth in the Yass Valley grows at a comparable rate to its historical 10 year average annual growth rate for 2001-2011 the population of Yass Valley could be projected to grow to around 43,900 at 2056.

7. HIERARCHY OF EXISTING SETTLEMENTS

This strategy has identified eight settlements ranging from Yass with a current population of 7,726 through to small villages and hamlets such as Wee Jasper with a population of 275 people. These settlements should be understood within a hierarchy where each type of settlement performs varying roles within the region.

The Sydney – Canberra Corridor Regional Strategy 2006-2031 provided guidance on the role of settlements in the Yass Valley LGA and recommended settlements with the capacity for growth. The hierarchy of this strategy was not carried over into the South East and Tablelands Regional Plan with the exception of the metropolitan city (Canberra) and Regional Centres (Batemans Bay, Bowral, Bega, Goulburn and Queanbeyan). The regional plan states that “councils are encouraged to identify their own centre hierarchies that set out the centres, towns and villages that service local communities.”

It should be noted that major regional centres and regional centres are identified in this table but are not directly applicable to this strategy. Canberra is identified as the major regional centre as it provides greater services, shopping, education, cultural facilities, recreational facilities, recreation and employment than any other settlement in the region. The Yass Settlement Strategy therefore outlines the settlement hierarchy for Yass Valley. This hierarchy can be used to compare and contrast the role and function of each settlement with regards to provided infrastructure and services.

It should be noted that major regional centres and regional centres are identified in this table but are not directly applicable to this strategy. Canberra is identified as the major regional centre as it provides greater services, shopping, education, cultural facilities, recreational facilities, recreation and employment than any other settlement in the region. The Yass Settlement Strategy therefore outlines the settlement hierarchy for Yass Valley. This hierarchy can be used to compare and contrast the role and function of each settlement with regards to provided infrastructure and services.

The table below categorises each settlement into one of nine categories (each type). The table provides a brief description, indicative population and a proposed future type. A settlements proposed category would depend on the projected growth and recommendations.

Table 9: Hierarchy of existing settlements

Hierarchy	Description	Indicative Population	Current settlement	Future settlement
Major regional Centre	Large centre with an important role in providing regionally based services, shopping, education, cultural facilities, recreation and employment. A range of urban environments and the full range of housing types are generally provided in a series of suburbs. Depending upon size and location may provide higher order health and education services, major retail and specialists professional services. Focus for employment activity and employment lands.	100,000+	Canberra	Canberra to continue in role as the metropolitan centre/city for the region. For the purposes of the hierarchy Parkwood is considered part of Canberra.
Regional Centre	Regional centres have a large, diverse population and housing base. All essential services are connected. Depending on location, a large, diverse employment base provides for higher order goods and services. Depending on location, a full range of local services as well as higher order services such as major hospital and numerous medical facilities, TAFE College, high school and often a University campus and major indoor recreation facility are generally provided. It typically also has regional offices of State Government Departments and Council offices. It has a large mixed commercial area providing service, retail and office uses with a large chain supermarket and a discount department store. It caters for convenience, weekly and comparison shopping. Centres have strong connections with Surrounding settlements It draws its catchment from the surrounding settlements and LGAs.	10,000+	Goulburn and Queanbeyan	Goulburn, Queanbeyan and Yass it is worth noting that given the proximity of Goulburn and Queanbeyan it is unlikely that Yass will ever be the location of regional State Government departments, particularly of the scale currently located at Queanbeyan. However, increased population in the LGA may result in a greater presence of state agencies providing local services.
Major town/Large district town	Larger towns providing local and district services and facilities, comprising the general range of weekly and some higher order goods and business services. Well established town centres with moderate employment base. The full range of housing types is generally provided. All essential services are provided. Access to services is generally high such as police stations, medical/hospital facilities and a range of education facilities.	6,000-10,000	Yass	Murrumbateman, however the relatively short travelling distance from Yass and in particular Canberra will limit the number and types of higher order goods and business services.

Hierarchy	Description	Indicative Population	Current settlement	Future settlement
District town	Small centres which tend to have a dominant town centre with a variety of retail services, post office, schools and potentially a police station and some basic medical facilities. Generally lower density housing. Reliant on higher order centres for specialised services, shopping and employment	2,000-6,000	Murrumbateman 3,804 (2016)	
Small town	Provides a range of lower order, local services. Strong employment relationships with larger settlements nearby. It has shopping for weekly and convenience shopping. In the absence of a district centre, it may have some professional offices. It may also have a Council branch office.	500-2,000		
Village	Small centres with local retail (convenience needs) and possibly speciality tourism retail. May contribute to the regions character and to tourism. Typically have only a general store / post office. It may have a primary school. Connection to reticulated water and sewer Connections vary. Provides and typically has only a general store / post office.	200-500	Gundaroo 474 Sutton 252 Bowning 283 Binalong 334	Bowning and Binalong. Gundaroo and Sutton will have slightly higher population than that prescribed by the hierarchy but will maintain their character as villages. It is anticipated that these villages will have a number of retail establishment (primarily food and beverage related or niche markets) reflecting the village lifestyle desired of residents or to support tourist.
Hamlet	No major services within this settlement apart from potentially a Rural Fire Service and /or primary school.	100-200	Bookham 206 Wee Jasper 287	
Localities	Comprise a cluster of housing located on smaller than average rural sized blocks within non-urban zones. Reticulated water and/or sewer generally not available. Usually no services located within the settlement.		Goondah Burrinjuck	

These figures are derived from the ABS Urban Centres Localities which are defined as a contiguous cluster of population centres containing greater than 2000 people. The urban centres of Bookham and Wee Jasper do not contain population high enough to qualify as an Urban Centre or Locality, therefore the figure includes the greater area population.

8. OPPORTUNITIES AND CHALLENGES

Yass Valley Local Government Areas' location immediately adjacent to the metropolitan area of Canberra presents a range of opportunities and challenges. Without the presence of the ACT within easy commuter distance of much of the LGA there would be significantly less growth pressures on Yass Valley. The community would also have less access to higher level services including retail, education, cultural facilities, recreation and employment. The towns and villages of Yass Valley would be significantly different without Canberra's influence.

The table below outlines a range of key challenges and opportunities for the Yass Valley.

Table 10: Challenges and opportunities

	Challenge	Opportunity
Potable water supply	<p>The primary constraint recognised for future development within the Yass Valley is the availability of water supply. Yass, Bowning and Binalong are all provided with water from the Yass Water Treatment Plant which sources water from the Yass River via the Yass Dam. The recent raising of the Yass Dam wall has increased the dam's storage capacity from 872ML to 2400ML at maximum capacity. The additional yield will provide water security to the residents of Yass town and the villages of Binalong, Bowning and some residents of Murrumbateman (upon construction of a pipeline). Once the population of these centres increases above 15,500 an alternative source of water will be required.</p> <p>The other villages rely on groundwater and tank water. There is an embargo on the issuing of new groundwater licences for the Yass Groundwater Catchment. The embargo does not allow for new groundwater licences to be issued unless exemption criteria are met and effectively curtails large scale residential developments.</p>	<p>Recent augmentation of the ACT water supply infrastructure as part of the water security project may provide some opportunity for cross border water supply to support the growth of some areas of Yass Valley.</p> <p>Whilst water could be provided from the ACT water supply infrastructure the water would need to be sourced (purchased/traded) from the NSW (Murrumbidgee) cap or sustainable diversion limit (post 2019) under the Murray Darling Basin Plan. Yass Valley Council and/or the developer would be required to pay the costs of the infrastructure and the water users would be required to cover the cost of water purchase in their water charges.</p> <p>Water has been negotiated for the proposed Parkwood development. Potentially Icon Water and the ACT Government could agree to the provision of water to other areas of Yass Valley. If this occurs provision of water via a pipeline to the ACT should be prioritised for Yass and Murrumbateman.</p> <p>ACT Government advised that it supports Council protecting "the defined settlements of Gundaroo and Sutton (and) no intention to seek a pipeline to service the area located north-east of Canberra." (EPSD, March 2017)</p>

	Challenge	Opportunity
Sewerage	<p>Bowning, Binalong, Sutton, Gundaroo, Wee Jasper and Bookham are not serviced by a sewerage collection/transport system. These villages rely on a variety of on-site sewerage treatment and management systems including septic tanks, trench absorption systems and waterless and wet composting systems.</p> <p>The Sutton and Gundaroo communities have generally not expressed interest/support for the development of centralised sewerage systems in the respective villages in the past. The Wee Jasper and Bookham communities are too small for centralised sewerage systems to be cost effective. Binalong and Bowning have not received funding for a sewerage system although the community are supportive of the concept of these villages being seweraged.</p> <p>It is widely recognised that a minimum lot size of 2000m² is capable of sustainably containing a conventional on site sewerage management system. Allotments smaller than this are often constrained to the point that they are either unable to be fully developed or an expensive non-conventional technology is required to be used to dispose of effluent.</p> <p>The recent direction by the NSW Department of Planning and Environment in relation to Planning Proposals at Gundaroo, requires minimum lot sizes of 5,000 sqm if not connected to a reticulated sewerage scheme.</p>	<p>The new sewerage treatment plant in Yass town is capable of treating sewage for 6,800 Equivalent Population (EP) and has the facility for future expansion for 10,800 EP. The new sewerage scheme at Murrumbateman is capable of supporting 1,100 initially and capable of expanding to 3,000 (with future water supply) creating further opportunities for the village's expansion.</p> <p>If a water supply from the ACT water supply infrastructure is secured for these towns the sewerage infrastructure can be further augmented to allow for further expansion.</p> <p>Binalong and Bowning could be seweraged if funding was available. This would help to address some amenity issues in these villages and lead to some growth.</p>

A growing and ageing population	<p>The Yass Valley has experienced sustained population growth since it was formed. This rate of growth can place undue pressure on infrastructure and services particularly if the growth is diluted across a number of towns and villages. Some areas may never reach a critical mass to support the services they require e.g. a school, aged care facilities. This may result in residents being unable to age in place and therefore having to leave their community as they age, or alternatively a high level of population churn as young families move away to be closer to schools and playing fields etc.</p>	<p>Focus growth on existing towns and villages to allow the communities to reach a population threshold that supports the sustainable provision of services or the provision of community and public transport.</p>
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	Challenge	Opportunity
Provision and capacity of infrastructure	<p>Across the Yass Valley there are different infrastructure standards, both in terms of hard infrastructure (roads, water and sewer), soft infrastructure (e.g. schools, community halls) and access to services (e.g. shops, doctors). Some of the older villages, in particular Binalong, Bowning and Wee Jasper do not (and are unlikely to) have a population that will support an increase in infrastructure and services.</p> <p>Murrumbateman school closed in the 1970s. Of the approximately 530 primary and high school-aged children in Murrumbateman the majority are travelling to and from Canberra or Yass to school.</p>	<p>Increasing the population at Murrumbateman to approximately 10,000 people will foster the growth of local and district services and facilities, comprising the general range of weekly and some higher order goods and business services. It will also support the establishment of a school(s).</p> <p>Some growth adjacent to Gundaroo and Sutton will support the local school and the businesses in the village.</p> <p>Significant growth in the other villages would be required to justify increased infrastructure and services. This is not proposed in the Strategy. A focus on tourism in these areas could support the ongoing provision of services, in particular retail.</p>

The Barton Highway	<p>33 kilometres of the Barton Highway remains dual carriageway despite the increasing traffic using this route on a daily basis.</p> <p>The existing highway between the ACT border and the dual carriageway north of Murrumbateman is a single lane carriageway and has a poor safety standard.</p> <p>Traffic volumes in 2014 ranged from about 8000 vehicles per day near the Yass Valley Way to 12,500 vehicles per day near the ACT border. There are distinct weekday morning and afternoon peak periods. Heavy vehicles make up about 8% of the total traffic flow.</p> <p>Traffic volumes based on population projects are expected to increase by 1.8% per annum near Yass Valley Way and 3% near the ACT border. These projects however do not account for the potential impact of international flights from the Canberra airport which commence in late 2016. It is assumed that this will generate more traffic, including freight, from the Riverina, western and central west NSW.</p> <p>Current funding for the Barton Highway is for duplication planning and safety works only. The timing for commencement of duplication works has not yet been decided and remains a long term action for the Government.</p>	<p>Growth of the Yass Valley population along the Barton Highway corridor will put increasing pressure on this already busy highway. This may strengthen the business case for bringing forward the duplication of the route.</p>
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	Challenge	Opportunity
High Speed Rail	<p>CLARA has recently announced a proposal to develop a high speed Rail network. The federal government has already reserved its own alignment for a high speed rail network.</p> <p>In the event of a commencement of any High speed rail project the Yass Valley LGA would need to reconsider its future development front. This location, size and density of an alternative development front would be subject to the detailed proposal. The development around a high speed rail service would need to be assessed under the strategic planning context, principles and criteria established in this strategy.</p> <p>An alternative development front may compromise the growth of Yass and Murrumbateman and impact on the settlement hierarchy of the Yass Valley LGA.</p> <p>The current private proposal by CLARA requires greenfield development sites to offset the cost of the construction. The current proposed line between Goulburn and Yass is dependent on how Canberra is accessed. Either a spur line or through line is proposed to service Canberra.</p>	<p>High speed rail would offer an opportunity to create a transit oriented development front. A new settlement centred on a high speed rail line with close proximity to Yass and Canberra could offer a highly efficient, sustainable and desirable development front.</p>
Land use conflict	<p>The presence of agriculture and non-rural land use in one location can often generate conflict due to their potential incompatibility. Agriculture can affect adjoining small rural lots which are used essentially for residential purposes. Similarly, the presence of small rural lots creates an adverse influence on the continued operation of the agricultural enterprise as it increases the price of land, reducing farmers' ability to pay rising costs or expand their land holdings in order to increase profits.</p> <p>The issue of rural-urban conflict can arise when there is no separation between incompatible uses, let alone the misunderstanding which may exist about the purpose and character of a district.</p> <p>There is also the potential for land use conflict to occur in areas where wind farms are or are likely to be located particularly if this is an area where there is a high proportion of rural residential development.</p>	<p>High value rural industry and agricultural landscapes need to be protected and supported through appropriate containment and transition of land uses, limiting activities and development that may diminish their economic, cultural and scenic contribution.</p> <p>Rural lands close to the ACT are under increasing pressure from alternative (sometimes conflicting) land uses.</p> <p>To effectively address the issue of land use conflict, any isolated development proposed away from the existing settlements should be restricted. Proposed development should not conflict with the existing land uses around it. Any speculative development in areas closer to the ACT should be discouraged and restricted</p> <p>Rural living education may be important as new residents from an urban environment move to rural/rural residential areas.</p>

	Challenge	Opportunity
Employment base	<p>Just over a third (36% or 2,831 people) of Yass Valley residents work in the LGA. Almost a half (49.6% or 3,852 people) of Yass Valley area's working residents travel outside of the area to work primarily to the ACT (3,477 or 90.1%). Canberra therefore acts as a 'sponge city' with Yass, Murrumbateman, Sutton and Gundaroo in particular functioning as dormitory suburbs.</p> <p>Yass Valley's ability to compete with Canberra is constrained by the types of employment and wages on offer. The high proportion of public administration and knowledge jobs in the ACT are unlikely to be replicated in Yass, particularly as Yass town is unlikely to attract state or commonwealth government departments.</p>	<p>Further development of the commercial and industrial lands in each settlement will reduce the 'sponge' effect of Canberra by developing the independent economies and employment of each settlement.</p> <p>Murrumbateman in particular needs to provide designated employment/light industrial lands as recommended in the structure plan. This will also assist in resolving the existing conflicting uses within the village.</p> <p>There is a need for the smaller settlements to create strong identities and attract niche businesses to maximise employment and tourism opportunities.</p>
Self-containment of settlements	<p>The majority of settlements in the Yass Valley are too small to be self-contained and must therefore obtain services (both lower and higher order services) from other villages or towns or more frequently from the ACT.</p> <p>Even Yass town itself is not fully self-contained lacking medical services and a large employment base for example.</p> <p>Lack of self-containment can create challenges related to the creation of 'dormitory suburbs' and leakage of retail expenditure to other areas. It also results in a reliance on car based travel as opposed to more sustainable travel options that are available in more self-contained settlements.</p>	<p>Consolidating growth in Yass Town and ensuring that it remain the dominant settlement through the increased availability of employment land (commercial and industrial) will assist with self-containment of Yass. Increased retail and service availability in Yass town may reduce the leakage to the ACT.</p>
Ribbon development	<p>Continuous urban sprawl stretching out from the ACT border along the Barton Highway would diminish the desired character for the Yass Valley LGA and compromise productive rural land and any areas of biodiversity significance.</p>	<p>There is an opportunity to define which areas within the LGA should be developed to facilitate the sustained growth of the Yass Valley. Any future development should be contiguous to the existing settlements and leap frog, isolated and ribbon development should be restricted to reinforce the character of existing settlements.</p>

	Challenge	Opportunity
Climate change	<p>According to the OEH (2014) South East and Tablelands Climate Change Snapshot in the near future (2020-2039)</p> <ul style="list-style-type: none"> — Maximum temperatures will rise by 0.5-1.0 °C — Minimum temperatures will rise by 0.5-1.0 °C — There will be 1-5 more days above 35 °C — There will be 10-20 less nights with temperatures less than 20 °C — Spring rainfall will decrease — Autumn rainfall will increase — Winter rainfall will decrease — Increase in average and severe fire weather <p>In the far future (2040-2079)</p> <ul style="list-style-type: none"> — Maximum temperatures will rise by 2.0-2.5 °C — Minimum temperatures will rise by 1.0-1.5 °C — There will be 5-10 more days above 35 °C — There will be 20-30 less nights with temperatures less than 20 °C — Spring rainfall will decrease — Autumn rainfall will increase — Winter rainfall will decrease — Increase in average and severe fire weather <p>Changes in rainfall and higher evaporation rates are likely to lead to less water for streams and rivers which will have consequences for storages such as the Yass Dam and place further strains on the Valley's water resources.</p>	<p>Climate change may present opportunities to diversify the agricultural base of the Yass Valley.</p>

	Challenge	Opportunity
Location of regional centres and Canberra	<p>The location of the Yass Valley LGA adjacent to the ACT provides the primary driver of growth. Constrained land supply in the ACT is increasing development pressure in the LGA.</p> <p>The presence of Canberra and other regional centres such as Goulburn and Queanbeyan reduce the pressure for Yass to provide higher level services and reduce pressure for further state funding for services and facilities.</p>	<p>Yass Valley LGA would not be experiencing the high levels of growth typically seen over the past decade without the presence of Canberra. The LGA is well placed to utilise the higher level services and employment offered by the ACT. Two of the largest settlements in the LGA are within commuting distance to Canberra and have excellent access on the Barton Highway. Leveraging on this proximity and access will allow further growth in these areas.</p> <p>The Yass Valley LGA is strategically located adjacent to the Hume Highway and can utilise the access to Canberra and surrounding centres to further develop a diverse local economy and develop the local tourism industry.</p>
Housing diversity	<p>The limited range of housing typologies offered in the Yass Valley LGA reduce the diversity of population that can be accommodated. Apart from Yass which offers a full range of dwelling types, all other settlements typically only offer detached housing.</p> <p>Due to a limited supply of reticulated water and sewerage, existing character and lifestyle appeal, large blocks and detached housing will remain the dominant housing type within the LGA.</p>	<p>Yass and Murrumbateman may consider increasing housing diversity as they both grow into larger settlements. Offering a more diverse range of dwelling types encourages a greater diversity of population and also allows for ageing in place.</p>
Managing settlement growth to protect and enhance The existing cultural heritage, environmental, biodiversity and landscape values of the Yass Valley	<p>Greenfield sites may not be suitable for future development due to adverse impacts on existing cultural heritage, environmental, biodiversity and landscape values. Future development sites will need to minimise any impact and aim to incorporate and enhance any features identified in initial investigations.</p>	<p>Utilising cultural heritage, environmental, biodiversity and landscape values in future development can add significant value, amenity and character to future development sites.</p>

9. PRINCIPLES

The Yass Valley Settlement Strategy is guided by the following key principles. These principles have been developed through a comprehensive understanding of the strategic policy and planning framework, analysis of demographics, consultation with key stakeholders and community and an understanding of the existing Yass Valley spatial character. These principles will guide the Yass Valley Settlement Strategy and provide clear directions for the strategies that will determine future growth of settlements.

- Provide for a diversity of choice in residential land and dwelling types in a range of appropriate locations
- Encourage development that responds to emerging demographic trends and associated lifestyle requirements
- Future development, particularly at the residential/agricultural and the residential/ industrial interfaces should be planned for and managed to minimise potential conflict between adjacent land uses
- 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
- Future developments should complement existing settlement structure, character and uses and allow for the creation of legible and integrated growth
- 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.
- Future development should strengthen the hierarchy of settlements, support and maintain strong multi-functional business centres and maximise infrastructure and service efficiencies
- Future development should strengthen the efficient use of infrastructure, services and transport networks and not overburden existing services elsewhere
- Ensure sufficient employment land is provided to allow towns to play an appropriate retail role as their population increases, providing employment and reducing escape expenditure.
-

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. Future development adjoining land with these values should incorporate buffers as necessary to help protect those values and to avoid future land use conflict

- Future development areas or settlements should recognise, protect and complement any unique topographic, natural or built cultural features essential to the visual setting, character, identity, or heritage significance
- Future development should respond to the risks associated with the impacts of climate change by enhancing the efficiency and resilience of existing and future settlements.
- Future development should be designed and located to maximise total water cycle management and minimise impacts on the environment.
- Unless land can only be accessed from the ACT, and appropriate servicing arrangements can be entered into with the ACT, urban development will not be supported.
- Future development areas should maintain a buffer or transition zone and open space within and between to maintain and reinforce the identity of Yass Valley LGA's various settlements.
- Ensure growth of towns occurs without ribbon development.

Additionally, the former Sydney-Canberra Corridor Regional Strategy set out 'threshold Sustainability Criteria' which were also adopted in the Yass Valley Council's 'Town and Villages Study'.

10. SETTLEMENT SPECIFIC RECOMMENDATIONS

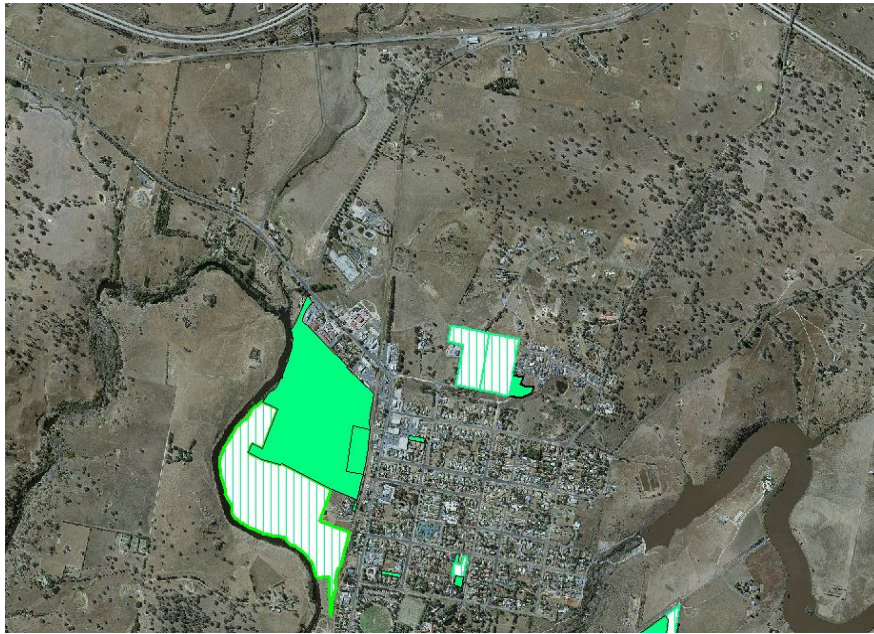
The following section outlines the existing roles and character and the recommendations for the future character and growth of the existing towns and villages and the peri-urban areas in the Yass Valley.

Table 11: Yass settlement existing role and character

Settlement	Yass
Current role	<ul style="list-style-type: none"> — The current population of Yass and district is estimated to be 7,521 (id). — The existing role of Yass and surrounds is a Major town/Large district town (6000-10,000 residents). — Forms the major town in the Yass Valley LGA. — Yass provides a strong local economy and a range of services to the LGA. — Yass has a well-established commercial centre. — Offers a full range of dwelling types. — Provides a range of education facilities.
Main features	<ul style="list-style-type: none"> — Located about 59km north-west of Canberra located adjacent to the Barton Highway. — Has developed within a primarily rural setting with high quality landscape and natural environmental features such as the Yass River. — Yass Valley LGA has a high level of commuting 49.6% travel outside of the Yass Valley LGA for work, with 90.1% of those who commute working in the ACT. — 89.4% of Yass (State Suburb) housing was defined as separate in 2016.

Settlement	Yass
Existing infrastructure	<ul style="list-style-type: none"> — Reticulated potable water from Yass Dam. — Reticulated sewerage. — Located proximate to the Barton and Hume Highways. — Established retail, social and health services. — 3 primary schools, 1 high school, 2 preschools, 3 early learning/day care centre and 1 TAFE. — 1 hospital. — 1 ambulance station. — 1 fire station — SES Operations Centre. — Public library. — Established recreation facilities such as, public pool, bowling club, showground, squash courts. — Limited public transport - buses — Access to Rail Infrastructure (Yass Junction). — Cemetery — Waste transfer station
Settlement character	<ul style="list-style-type: none"> — Yass is located at the junction of the Hume Highway and the Barton Highway. Yass settlement began in 1830's as a result of its location between Sydney and Melbourne. — Yass's urban area is focused around the Yass River, a major tributary of the Murrumbidgee River. — Yass is predominantly surrounded by cleared agricultural land. — Comur Street (Yass Valley Way) provides the primary access to Yass from the Hume Highway and Barton Highway. — Comur Street forms the main street and central business district of Yass. — Laidlaw Street/Yass Valley Way to the north of the Yass River are the location of the majority of the industrial and some commercial uses. — A second industrial area is located adjacent to the southern approach to Yass along Yass Valley Way. — Housing is primarily low density detached housing but also some semi-detached/flat, unit or townhouse developments. — A range of distinct heritage precincts with built form character and lot layout patterns. — Yass has two main grid street patterns that change angle at the Yass River. — Lot typography in Yass generally consists of two typical subdivision patterns with the common blocks types being orthogonal grid layout (seen in the character of the older parts of Yass) and the curvilinear pattern.

Figure 20: North Yass Existing Zoned Land



LEGEND

Greenfield - Vacant



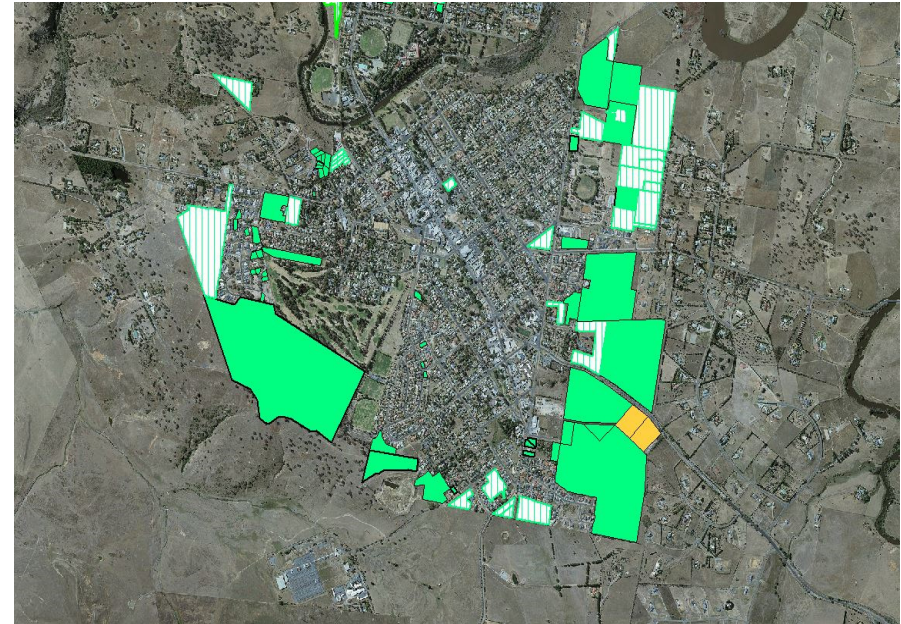
Brownfield - Vacant



Greenfield - with constraints



Figure 21: South Yass Existing Zoned Land



LEGEND

Greenfield - Vacant



Brownfield - Vacant



Greenfield - with constraints



Table 12: Yass Future character

Settlement	Yass
Future role	<ul style="list-style-type: none"> — Yass’s future role will be that of a regional centre equivalent with Goulburn and Queanbeyan. — Yass will remain the preeminent centre in the Yass Valley, the home to the administrative and commercial centre and the largest population. — Yass will accommodate the majority of future population growth of the Yass Valley LGA. It is recommended Yass should aim to accommodate a population of 20,000 people by 2036. — Yass will become an increasingly attractive option for ACT residents due to its affordability and location. It should actively market this competitive advantage. — Yass will have a strengthened employment sector to reduce the risk of the town becoming a commuting suburb of Canberra. — Yass will have established a secure water supply that can sustainably support a growing population.
Opportunities for growth	<ul style="list-style-type: none"> — Yass has a significant volume of existing zoned developable land that can accommodate additional residential growth. — Changes to the Minimum Lot Size in the RU1 and RU2 zones coming out of the Yass Valley Rural Lands Planning Proposal may allow for minor increased development on the fringes of the town. — A number of zones allow for dual occupancy. — Highly modified vegetation (i.e. for pastures). — Potentially low environmental constraints due to surrounding agricultural uses. — Sensitive urban infill and intensification especially around Comur Street and North Yass. — Intensification of undeveloped or unsubdivided land zoned for residential. There are some areas that have been zoned for residential. This land has yet to fully realise its potential and could allow a greater intensity of development.

Settlement

Yass

- The raised Yass Dam was completed in 2013 which increased its capacity to cater for a total of **6,008** connections/dwellings. The existing connections to Yass, Bowning and Binalong currently equate to **3,284**, leaving a spare capacity of **2784 connections**.

The table below summarises existing and proposed water connections:

Development Type	Total Land Area	Approximate Lot Yield/Connections	Lots Currently able to be Serviced	
Yass Greenfield (zoned)	178.42 ha	1,784	Yass Growth	1804
Yass Brownfield (zoned) (i.e former Saleyards)	4.04 ha	40		
Yass infill (zoned) (i.e single dwelling on large/multiple lot/s)	82.18 ha	821		
		2645		
			Existing connections Yass, Bowning, Binalong	3,284
Murrumbateman Village (zoned)	-	117 (Currently to village bore)	117	
Fairley- Murrumbateman (zoned)	-	150 (Currently to village bore)	150	
Murrumbateman growth areas (un-zoned)	Approx 350 ha	2700	653	
			Total Proposed Murrumbateman Connections	920 (when pipeline constructed)

Note 1: The smallest current Yass MLS is 700 sqm and basing an indicative yield of 1000 sqm would account for land that may be required for road construction on larger sites.

Note 2: Have assumed a minimum lot size of 1000 sqm for Murrumbateman growth areas (plus additional 30% land area set aside for infrastructure etc.)

- It is anticipated that development will occur much quicker in Murrumbateman than Yass in the short term due to a number of factors, particularly latent demand, closer proximity to Canberra, fewer landowners and fewer physical constraints. Development of Yass infill sites in particular is likely to be extremely slow due to owner’s willingness to develop, topography or other constraints. As such in the short to medium term this available capacity is able to be redirected towards Murrumbateman.
- For Yass and Murrumbateman to continue developing beyond this, an alternative secure water source to the Yass Dam must be secured urgently, and the provision of a Yass to Murrumbateman pipeline is critical in providing the first section of infrastructure which may ultimately transport water from the ACT to Yass.
- Proposed Yass-Murrumbateman water pipeline while passing close to or through land holdings south of Yass, has not been designed to include water supply junctions to these areas.
- Sewerage system designed to cater for a population of 10,800 (ep). The system also takes trade waste so capacity could be reduced if there is industrial expansion.
- The Transgrid electricity substation and a number of transmission lines limit the growth to the west and south-west.
- Expansion of Yass should not compromise the surrounding biodiversity.
- Management of runoff into the Yass River.
- Bushfire.
- Physical barriers created by the Hume Highway and the extensive water frontage and catchment into the Yass River.
- Sites which are outside the existing established rural residential areas should not be considered for higher density development. These sites would result in a ‘Leapfrog’ effect, effectively creating unconnected satellite settlements outside the existing town core.
- These satellite developments would have minimal or no relationship with adjacent rural residential subdivisions and contrast with the normal higher density development in the town core transitioning to lower density development on the fringes.
- Unlikely that there will be effective co-ordinated infill in the existing rural residential areas due to the current zoning and multiple ownership.
- Land outside the town limits, which is lower cost and relatively free of constraints, should not be developed ahead of land which is more appropriately located adjacent to or within the existing urban area.

Challenges on development

Settlement	Yass
	<ul style="list-style-type: none"> — Locating land for commercial purposes within satellites outside the existing core will likely compete with and cannibalise existing businesses. — Maintaining the historical pattern of development in Yass – large lots with detached houses – is not reflective of the changing demographics of the area (e.g. increase in single person households). — As outward growth of Yass is becoming less desirable it is important to look at what we can do with the existing urban footprint. While the character and lifestyle that Yass offers is very important so is the continued growth and sustainability of the town. — Flooding <ul style="list-style-type: none"> – Flooding constraints from the Yass River and local creeks and flow paths (Bango’s Creek, Chinaman’s Creek, Major Overland Flow (MOF) flow paths. – The area south of the Hume Bridge along Comur Street is worst affected by the flooding of the Yass River. – A number of flooding hotspots are identified such as upper Comur Street-Chinaman’s Creek flow path, Polding Street, Lead Street, Yass Golf Course and Pollux Street. — Mitigation of conflicting land use impacts, such as residential, on productive rural land or industrial land. — Infrastructure provision. — Lack of natural containment and multiple development fronts. — Lack of consolidation created by historical land use zones which form a ‘ring’ around the town — <u>Potential threats to character</u> — Existing streetscape, built form and landscape characters. — Loss of rural and natural landscape character — Lack of continuation of street, heritage, and built form character in adjacent future developments. — Lack of connection and integration between future developments and the existing township. — Lack of concentration around the core of Yass due to large scale developments at a significant distance. — Inappropriate suburban subdivisions will fail to complement existing character. — Failure of future development to continue the existing street grid network.

- Greenfield sites which are vacant and are already zoned R1 General Residential have an approximate area of 178.42 ha. This could yield 1,784 lots, assuming a lot Minimum Lot Size of 1000 sqm. Assuming one dwelling per lot and the projected household rate of 2.5 people, 1,784 lots could accommodate an additional 4,460 people.
- Existing residential land supply — The Brownfield site of the former Saleyards is 4.04 ha, and is already zoned R1 General Residential. This could yield approximately 40 lots. Assuming one dwelling per lot and the projected household rate of 2.5 people, 40 lots could accommodate an additional 100 people.
- There are numerous other parcels of land within the town which could be further developed, however are constrained e.g. existing dwelling on larger lots, willingness of owners to further subdivide, topography and/or soil condition. These land parcels have an approximate total area of 82.13 ha. This land area could accommodate a total of 821 lots, and a total of 2052 people.
- Note: The smallest current Yass MLS is 700 sqm and basing an indicative yield of 1000 sqm would account for land that may be required for road construction on larger sites.

Note: These figures do not take into account vacant R5 Large Lot Residential zoned land (most of which has already been subdivided)

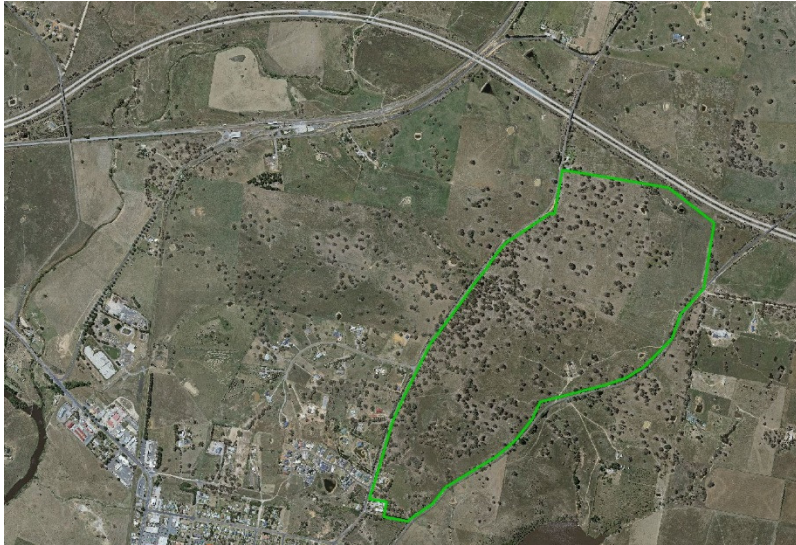
Settlement	Yass
Required residential land supply	<ul style="list-style-type: none"> — To reach a population of 20,000, Yass will require approximately an additional 5360 residential lots (assuming one dwelling per lot and 2.5 people per dwelling). — The existing zoned Greenfield, Brownfield and infill sites can provide for an approximate total of 2,645 lots leaving a shortfall of 2,715 lots.
Recommendations	<ul style="list-style-type: none"> — Yass should aim to have a future population of 20,000 people (although it is recognised this number is unlikely to be reached within the life of this strategy). — A secure water supply and water infrastructure could be negotiated with the ACT. — No further employment land is recommended to be zoned at this time. Uptake of commercial and industrial land should be monitored to ensure the ongoing economic development and self-containment of Yass. — Land adjacent to existing commercial and industrially zoned land should be safeguarded where appropriate to ensure that the opportunity for future expansion. — Yass Valley Council should work with private developers to develop incentives to attract increased growth to the region. — Yass should focus on urban containment and renewal in accommodating residential growth rather than considering leapfrog/satellite settlements. Proposals which seek to leapfrog should not be supported. Land in these areas should be investigated for long term growth. — A site bounded by Wee Jasper Road and Cusack Place could be considered for some upzoning from R5 Large Lot Residential to R1. Part of the site is constrained by powerlines, however land in the northernmost portion would be adjacent to and could be integrated with the existing Mary Reid Estate (MLS 700 sqm). Although the land comprises 5 lots, it is held in the ownership of only two families, and has a total area of 57.9 ha. This land could accommodate an estimated 200-300 additional lots subject to detailed site investigations, and preparation of an overall Masterplan showing road connection into Mary Reid Estate. — Another parcel of land which is contiguous with the existing village is located on Cooks Hill Road – opposite Discovery Drive and Archer Place. While this site is contiguous and able to connect to services, it has Aboriginal Cultural Heritage, Environmental and Topographical issues which need careful consideration. Some form of upzoning is likely to be supported – such as to an E4 Environmental Living Zone, however the Minimum Lot Size and layout would need to be the subject of additional work. — Some existing blocks within Yass may be appropriate for renewal and intensification. In particular, some of the 120 homes constructed in the 1950’s across North and South Yass for the former Housing and Electricity Commissions are reaching the end of their useful lives. — Encouraging a greater diversity of housing types and providing well designed housing for residents who are aging or have a disability could be achieved through a mechanism such as the application of the R3 Medium Density Residential zone, with a reduction in the minimum lot size possibly to 300 sqm. — Would provide opportunity for the provision of ‘adaptable’ housing close to existing aged care facilities in North Yass to ‘age in place’ and transition to assisted living. Would also allow for more efficient delivery of services such as Home Living Support & Meals on Wheels if the residents are within a smaller catchment.

Recommendations

- Appropriate urban renewal sites would need to meet the following criteria:
- Achieve site consolidation – multiple sites in same ownership.
 - In close proximity to services – especially retail and medical;
 - Have reasonably flat access to these services and if possible an established footpath network;
 - Not identified as a heritage item within the YVLEP 2013 or have a high quality of existing housing stock;
 - Not located within the Mainstream or Major Overland Flow Path (>15cm depth) of a 1% AEP Flood Event in Yass Town;
 - Have either a wide street frontage or frontages to more than one street or public reserve;
 - Redevelopment would ensure prominence/identities of dwellings, visibility of entries, increase passive surveillance of streets/reserves, avoid provision of solid fencing to street/reserves – compared to traditional battle-axe/gunbarrel development;
- There are 28 sites identified for urban renewal in Yass totalling 2.2 ha. If the lot size was reduced to 300 sqm, and the sites redeveloped, this would allow for approximately 50 additional dwellings.
- At this stage, urban renewal sites have been limited to those which are publicly owned – especially to avoid any sensitivity surrounding privately owned dwellings for renewal. It is also to identify opportunities for Council to support affordable housing and improvement of housing stock for low income residents of Yass. If other sites are suggested by landowners which meet the above criteria they could also be considered.
- There is also the potential to decrease the minimum lot size over part or all of the Kirkby Jones site (Total 60 ha). Reducing the minimum lot size over this land from 700 to 500 sqm could potentially increase the lot yield by a further 235 lots. This would enable additional houses which could be in close proximity to facilities and services in North Yass.
- Figure 20 and 21 shows existing Greenfield and Brownfield sites in Yass.
- Figure 22 shows potential urban renewal sites for rezoning from R1 to R3 Medium Density Residential, R5 Large Lot Residential to R1, and RU1 to E4 Environmental Living.
- Even in the event of the above recommended rezoning/reduction in minimum lot sizes, there would still be a shortfall of lots if Yass is to grow to a population of 20,000. Yass Valley Council will need to reconsider smaller lot sizes on some of the existing ‘Greenfield’ sites if it wants to avoid the creation of satellite settlements outside existing rural residential areas.
- The Yass Built Form Study (2011) be reviewed, including urban/greenfield residential minimum lot sizes and infill development sites.
- 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 capability, servicing feasibility, cultural heritage and flora and fauna assessment.
- Preparation of a Yass- Murrumbateman Planning Proposal generally consistent with recommendations in this Strategy. Land in private ownership proposed to be rezoned will be required to undertake or reimburse any required supporting site investigations or specialist planning advice (e.g. Flood, Ecological, European/Cultural assessment).

Settlement	Yass
Staging	<ul style="list-style-type: none"> — Yass land development should occur ahead of Murrumbateman land releases or concurrently. — Land in Yass should only be rezoned to deliver a contiguous urban development. New urban land should not isolate rural or rural residential lands.
Justification of the recommended outcome	<ul style="list-style-type: none"> — Yass has traditionally grown by providing growth in large expanses of greenfield land, developing large lifestyle lots. Yass still has some capacity for growth in this way but is beginning to expand too far and in multiple directions. — The large rural residential lifestyle lots have largely formed a ring around the town, limiting further contiguous residential development. — The recommendations acknowledge the constraints of water supply. Concentration of growth in Yass and Murrumbateman provides a sound business case for a potential future water supply from a pipeline into the ACT. — The recommended outcome ensures that Yass maintains its place in the settlement hierarchy. — Higher population threshold will provide a case for the maintenance and enhancement of services such as the hospital and other state government services and better public transport. — The recommended outcome promotes urban containment renewal and considers building on the existing character of Yass. — Acknowledges environmental and flooding constraints. — Balances land uses and minimises impact on productive rural land.
Considerations	<ul style="list-style-type: none"> — Water supply and associated infrastructure to be negotiated and constructed. — Protect productive rural land. — Potential for urban sprawl or settlement jumping areas of agricultural or rural residential land. No land should be rezoned unless contiguous with the existing town. — Potential for unsympathetic development unless appropriate guidelines put in place.

Figure 22: Yass Settlement Proposed Rezoning



Potential rezoning (RU1 to E4) of vacant land in north of Yass Town



Urban renewal sites (R1 to R3) within Yass Town



Potential rezoning (R5 to R1) of vacant land in south of Yass Town



Urban renewal sites (R1 to R3) within Yass Town

Table 13: Murrumbateman settlement existing role and character

Settlement	Murrumbateman
Current role	<ul style="list-style-type: none"> — Murrumbateman is currently a district town (2000-6000 residents). Murrumbateman and districts population in 2016 is estimated to be 3,804 (id). — Murrumbateman provides a limited range of housing types, basic retail services and facilities. — Murrumbateman supports a large population of commuters to the ACT. — The village and surrounds provides a range of food related industries which support tourism industry. — There is a limited amount of short stay accommodation provided in the village. — Murrumbateman provides a rest stop for travellers
Main features	<ul style="list-style-type: none"> — Forms a District Town in the Yass Valley LGA. — Located about 38.8 km north-west of Canberra via the Barton Highway. — Murrumbateman is the closest existing settlement to the ACT on the Barton Highway. — Murrumbateman has developed within a primarily rural setting with high quality landscape and natural environmental features. — Murrumbateman’s Village core is surrounded by large lot rural residential estates — Rural residential estates are popular due to the lifestyle opportunities and affordable separate housing. — 98.7% of Murrumbateman (State Suburb) housing was defined as separate in 2011. Housing is primarily low density and average household size was 3. — Non-residential uses clustered close to the Barton highway. Uses with frontage to the highway are Win’s Creek Meadery, IGA Supermarket / Petrol Station, Murrumbateman Inn, the Uniting Church, and the Old School House (now used as the Branch Library). Jones Park and the Recreation Ground are separated from the rest of the Village by the Barton Highway. — The village supports two churches, the All Saints Soldiers Memorial Church and the Community (Uniting) Church. There is also a strong sporting/ cultural presence in the village with at least 20 active community groups/clubs, which are catered for predominantly at the recreation ground and the hall.
Existing infrastructure	<ul style="list-style-type: none"> — Murrumbateman has an independent reticulated water supply which was developed in 1984 from groundwater and supplemented in 2008. Water is untreated and is drawn from bores located within the grounds of the Murrumbateman Recreation Ground. Water quality is generally poor. Even with the additional groundwater source there are concerns regarding the security to supply peak demand to the Village. — Provision of a small volume of reticulated water from Yass (available as a result of the raising of the Yass Dam Wall) could service approximately 920 lots at 2.5 persons per dwelling (Fairley development has absorbed 100 lots, in addition to approximately 120 existing lots within the village). This water supply limits growth of the Village Core on small lots. Large lot rural dwellings typically capture their own rainwater and sometimes augment this with bore water.) — Construction on the \$8 million Murrumbateman Sewerage Scheme is complete. This project will provide an increased amenity for the village of Murrumbateman and create further opportunities for village expansion and lifestyle improvement. — No schools currently operating in Murrumbateman. The original school closed in 1973. — Murrumbateman Early Childhood Centre/preschool on Rose Street. — Childcare centre (Fairley) due to open 2017. — Rural Fire Shed (Rose Street)

Table 14: Murrumbateman future character

Settlement	Murrumbateman
Future role	<ul style="list-style-type: none"> — Murrumbateman’s role will change to that of a major town. — This role will be reinforced by a recommended population of 10,000 people (although it is recognised this number is unlikely to be reached within the life of this strategy). — Additional employment generating lands, as identified in the structure plan, should be provided to ensure a level of self-containment. — Future development should be considered pending the resolution of infrastructural and environmental limitations. — Murrumbateman will have increases in retail and services including a primary school.

- In 2004 Murrumbateman was using between 750% and 1000% of the sustainable groundwater yield.
- The raised Yass Dam was completed in 2013 which increased its capacity to cater for a total of **6,008** connections/dwellings. The existing connections to Yass, Bowning and Binalong currently equate to **3,284**, leaving a spare capacity of **2784 connections**.
- The table below summarises existing and proposed water connections:

Challenges on development

Development Type	Total Land Area	Approximate Lot Yield/Connections	Lots Currently able to be Serviced	
Yass Greenfield (zoned)	178.42 ha	1,784	Yass Growth	1804
Yass Brownfield (zoned) (i.e former Saleyards)	4.04 ha	40		
Yass infill (zoned) (i.e single dwelling on large/multiple lot/s)	82.18 ha	821		
		2645		
			Existing connections Yass, Bowning, Binalong	3,284
Murrumbateman Village (zoned)	-	117 (Currently to village bore)	117	
Fairley- Murrumbateman (zoned)	-	150 (Currently to village bore)	150	
Murrumbateman growth areas (un-zoned)	Approx 350 ha	2700	653	
			Total Proposed Murrumbateman Connections	920 (when pipeline constructed)

Note 1: The smallest current Yass MLS is 700 sqm and basing an indicative yield of 1000 sqm would account for land that may be required for road construction on larger sites.

Note 2: Have assumed a minimum lot size of 1000 sqm for Murrumbateman growth areas (plus additional 30% land area set aside for infrastructure etc.)

- It is anticipated that development will occur much quicker in Murrumbateman than Yass in the short term due to a number of factors, particularly latent demand, closer proximity to Canberra, fewer landowners and fewer physical constraints. Development of Yass infill sites in particular is likely to be extremely slow due to owner’s willingness to develop, topography or other constraints. As such in the short to medium term this available capacity is able to be redirected towards Murrumbateman.
- For Yass and Murrumbateman to continue developing beyond this, an alternative secure water source to the Yass Dam must be secured urgently, and the provision of a Yass to Murrumbateman pipeline is critical in providing the first section of infrastructure which may ultimately transport water from the ACT to Yass and Murrumbateman.
- Barton Highway capacity and access management to avoid congestion.
- Very few facilities, specifically - no school, no aged and disabled accommodation and limited family support services.

Settlement

Murrumbateman

- Conflict between land uses within the village and surrounds. Murrumbateman has a number of industrial and commercial uses that have been established in the village, and have caused a loss of amenity to surrounding residential properties. As such, it is a priority that a specific area is set aside for industrial and commercial uses to address this matter. The area which was earmarked for future light industrial/commercial use within Murrumbateman Masterplan should be relocated east of proposed bypass. This location would ensure greater separation from the village and protect the visual approach to Murrumbateman.
- The Murrumbateman STP has a 500m buffer.
- Potential negative impacts on visual amenities along the highway corridor.
- Environmental constraints including Superb Parrot nesting areas.
- Mitigating the risks of bushfire and flooding.
- Mitigation of impact on rural productivity.
- Loss of 'village' character with continuous sprawl or inappropriate subdivisions that fail to achieve a consistency with existing character.
- Lack of connection and integration between future developments and the existing township.
- Limited clear physical barriers to constrain the sprawl of Murrumbateman. The Barton Highway and Dog Trap Road act as east and west barriers.
- Longrail Gully Road could provide a north-west boundary. Gooda Creek offers a south west boundary. Should more development occur east of the Barton Highway Murrumbateman Creek offers a north-east and eastern boundary. The sewerage treatment buffer will also provide a north eastern boundary to development. The RU4 land to the south-east constrains any future development in this area of Murrumbateman.
- The proposed Barton highway presents a significant physical barrier. Village core should be concentrated on the western side of the Barton Highway.
- Lack of concentration around the core of Murrumbateman due to large scale, low density developments.
- Loss or fragmentation of the commercial centre of the village.

Opportunities for growth

- Community support growth and development of Murrumbateman.
- Strong market demand for affordable separate housing.
- Desirable location within commuting distance of the ACT and rural village 'tree change' lifestyle.
- Improved water and sewer infrastructure can allow further development capacity.
- The preferred direction for expansion is to the north and northwest of the village. With the exception of some rocky outcrops in the northern area and the STP buffer, the land is virtually unconstrained. As it is a 'greenfield' site, significant setbacks can be accommodated from the Barton Highway alignment, and incorporated into any future subdivision design to protect visual amenity. Hawthorn to the north is owned by Yass Valley Council, and presents opportunities for heritage, open space, horse/walking/cycle linkages with the existing settlement.
- RU5 Village zoning is no longer reflective of the size of the Murrumbateman settlement, and business owners – particularly those handling bulky goods or generating noise are constrained by adjacent residential uses. Existing residents also experience a lower level of visual and noise amenity.
- Murrumbateman can potentially cater for a large amount of growth in the LGA, opening up opportunities for affordable housing within a village setting. This expansion would be staged, with those areas to the immediate north developed first to consolidate the existing village area.
- Few original character buildings. However, the limited character buildings are generally clustered around East Street (Barton Highway).

Settlement**Murrumbateman**

- Existing land supply
- 220 existing village lots (including Fairley).
 - 9.33 ha of vacant RU5 zoned land could accommodate 44 additional dwellings (based on a Minimum Lot Size of 1500 sqm)
 - 4.7 ha of vacant Crown Owned RU5 zoned land (this is not available for development at this time). Two allotments are located between North and Hercules Streets which were historically set aside as a reserve for a Primary School.
 - Land adjacent to east of the village core needs to consider the future Barton Highway bypass.
- Required land supply
- Accommodating a population of 10,000 will require additional residential lots
 - Based on a population of 3,219 (Murrumbateman 2016 State Suburb), there is a need to create an additional (approximate) 2712 lots (based on a household occupancy of 2.5 residents).
- Recommendations
- Due to the proximity and access to Canberra, high demand for separated residential housing, improved water supply and the recently commissioned sewerage treatment plant Murrumbateman is recommended for significant development and a future population of 10,000 persons.
 - 352 ha of land is recommended to be rezoned from RU1 Primary Production to R1 General Residential, with a Minimum Lot Size of 1000 sqm. This would equate a yield of approximately 2712 lots (assuming 30% land area set aside for infrastructure).
 - Provide local services and facilities, comprising the general range of weekly and some higher order goods and business services.
 - Increase commercial and industrial zonings to allow the development of a moderate employment base.
 - Provide zone/s that allow a diverse range of housing types (i.e. R1 General Residential).
 - Recommended that lot sizes be retained, however B2 Local Centre and R1 General Residential Zoning be introduced to recognise the commercial focus along Hercules, Rose and the Barton Highway.
 - Existing land use issue needs to be addressed with land set aside to encourage existing and new business owners to relocate in accordance with the Murrumbateman Structure Plan- which was adopted by Council. Recommend that the B5 Business Development zone be applied to that area.
 - E4 Environmental Living is proposed over the pocket of land formed by McClungs Creek to the west, the identified Superb Parrot habitat to the east, and Governor Drive to the south. This area has also been identified as having potential values as a Grassland associated with an Endangered Ecological Community and requires further studies to be carried out.
 - 'Height of Buildings' Map should be introduced into the LEP to restrict maximum building heights to 8 metres, and also a 'Floor Space Ratio' Map for the R1 General Residential zone of 0.5:1.
 - Allow for the establishment of essential services and access to services such as police stations, medical facilities and a range of education facilities.

Settlement	Murrumbateman
	<ul style="list-style-type: none"> — Continue to lobby for a new school with the NSW Government. — Maintaining the hierarchy is critical to ensure Murrumbateman does not undermine the viability of Yass. — Maintain development within the identified physical limitations in this strategy. — Development east of a future Barton Highway bypass will require an underpass and key pedestrian links to reduce isolation. — The two lots which are significantly impacted and bisected by the proposed Barton Hwy Bypass-Murrumbateman Road intersection should be rezoned from RU4 Primary Production Small Lots to R5 Large Lot Residential (2ha) consistent with the zoning opposite. — No further residential development can be enabled in Murrumbateman until such time as reticulated water is provided to Murrumbateman from Yass Dam. As such, an 'Urban Release Area' map could be introduced into the LEP together with a supporting clause:
Recommendations	<p><i>Public utility infrastructure</i></p> <ol style="list-style-type: none"> 1. <i>Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</i> 2. <i>This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure.</i> <ul style="list-style-type: none"> — To ensure that these areas are master-planned to be integrated into the existing community, and additional clause should be included for 'Urban Release Areas' similar to the following: <p><i>Development control plan</i></p> <ol style="list-style-type: none"> 1. <i>To ensure that development on land in an urban release area occurs in a logical and cost-effective manner, in accordance with a staging plan and only after a masterplan is prepared to be included in the comprehensive development control plan that includes specific controls prepared for the land.</i>

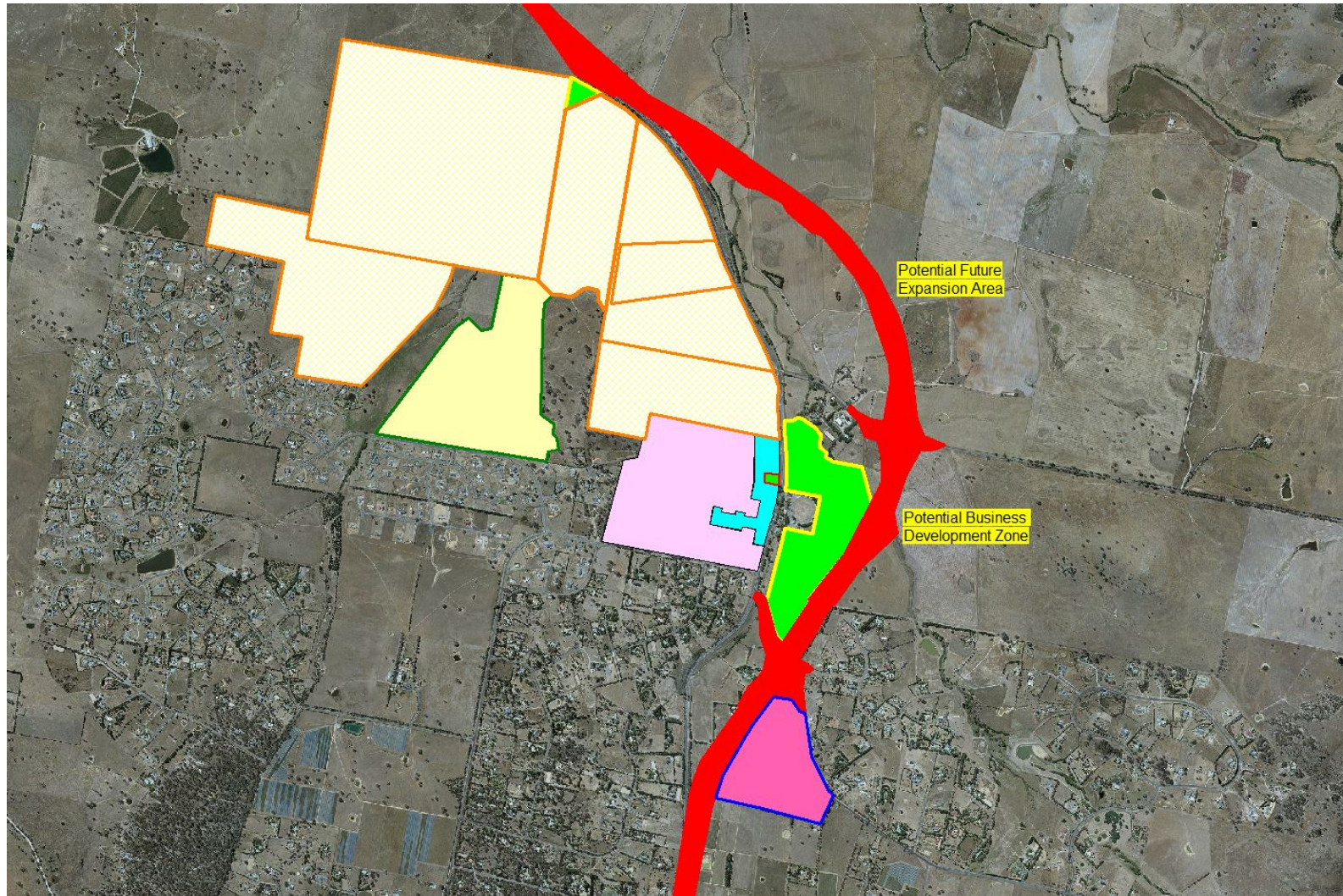
Recommendations

- To create a more efficient and sustainable development footprint of Murrumbateman, and provide balance to the extensive rural residential sprawl that has occurred - a slightly smaller lot size is proposed for the future areas to the north, given that they will be serviced with reticulated water and sewer. A minimum lot size of 1000 sqm will achieve more containment and consolidate the core of Murrumbateman, and is consistent with the existing lot sizes in Yass. It also seeks to address the high resident/owner turnover which Murrumbateman experiences where new residents find they are unable to maintain 2-5 ha properties in addition to commuting to the ACT for schools and employment.
- RE1 Public Recreation Zone is recommended to be placed over the corner of land in Council Ownership to secure the riparian area where McClungs Creek meets the Barton Highway. When the land to the west is eventually developed, that section of McClungs Creek should also be rezoned to RE1 to link and form a continuous corridor and walking/horse trail back into Murrumbateman.
- RE1 Public Recreation Zone is recommended to be applied to the existing Recreation Ground surrounds which are now in Council Ownership, rather than under lease.
- RE1 Public Recreation Zone is recommended to be applied to the land in the south east corner of 'Fairley' Estate which will be provided to Council in due course.
- Figure 23 provides the land area and proposed rezoning that will achieve the recommended growth.
- The land to the east to remain in RU1 Primary Production zoning as a 'Further Expansion Area' to accommodate growth beyond the life of this strategy, and avoid fragmentation.
- Preparation of a Yass- Murrumbateman Planning Proposal generally consistent with recommendations in this Strategy. Land in private ownership proposed to be rezoned will be required to undertake or reimburse any required supporting site investigations or specialist planning advice (e.g. Flood, Ecological, European/Cultural assessment).
- The speculative proposal on a 22 hectare parcel Council received to reduce the lot size (currently 20ha) on Dog Trap Road has had additional site specific ecological work undertaken by the landowner. A total of 25 hollow bearing trees were recorded on the site. The loss of hollow-bearing trees is a Key Threatening Process under the Threatened Species Conservation Act 1995. The main threatened species utilising hollow bearing trees in the area is the Superb Parrot. The presence of two confirmed nesting trees for Superb Parrots directly across the road from the site indicates that the area is used by Superb Parrots for nesting and foraging. Although NSW OEH do not support a significant reduction in the minimum lot size for this site, this site can be identified for future investigation should the landowner wish to pursue a Planning Proposal seeking a smaller minimum lot size.

Settlement	Murrumbateman
Justification of the recommended outcome	<ul style="list-style-type: none"> — Efficiently utilise water infrastructure provided to Yass. The construction of a pipeline between Yass and Murrumbateman will offset the cost of a potential pipeline from the ACT to Yass. — High quality access to the ACT and Hume Highway along the Barton Highway. — High demand for detached residential living. — Within easy commuting distance to Canberra. — Murrumbateman has not been historically 'hemmed in' by its growth, and is able to expand in a planned staged way to the north. — Dog Trap Road to form western limit of future growth. — Development should not extend east of the proposed Barton Duplication Alignment until such time as development on the west side of the Barton Highway begins to reach the same level as the southern Murrumbateman STP buffer. Facilitate staged, consolidated growth of settlement. — Identifying the location and scale of future residential areas will support Council requests for State and Federal grant funding, and support representations in regard to the establishment of a primary school. — Support for growth.

- Considerations
- Water supply and associated infrastructure to be negotiated and constructed.
 - Protect productive rural land.
 - Promoting containment and intensification of the village core.
 - Protect the biodiversity and natural resources of the area.
 - Reduce the impact on the existing settlement

Figure 23: Murrumbateman Settlement and Future Growth



LEGEND

- | | | | |
|--------------------------------------|---|---------------------------------|---|
| Rezoning of vacant land (RU1 to R1) |  | Rezoning of Village (RU5 to R1) |  |
| Rezoning of vacant land (RU1 to E4) |  | Potential Rezoning (RU4 to R5) |  |
| Rezoning of vacant land (RU1 to RE1) |  | Rezoning of Village (RU5 to B2) |  |
| Rezoning of Village (RU5 to RE1) |  | | |

Table 15: Sutton settlement existing role and character

Settlement	Sutton
Current role	<ul style="list-style-type: none"> — Sutton is a village bounded by the Yass River to the east, and McLaughlin’s Creek to the west, approximately 20 km from Canberra. — Located on the south-east edge of the Yass Valley LGA, adjacent to the Federal Highway. — The village is bisected by the Sutton - Gundaroo Road, which accesses the Federal Highway and Queanbeyan to the south, over McLaughlin’s Creek. — The village provides limited local retail. — Sutton’s population was 229 (2011 Census, UCL). Average people per household was 2.7
Main features	<ul style="list-style-type: none"> — The current village layout was established in 1889, and comprises a rectilinear grid of half acre allotments. — Rural residential lifestyle residents and commuters to the ACT & Queanbeyan. — Residential uses dominate the village. Surrounded by productive agricultural land. The area supports ‘mixed farming’ uses such as Olive Groves and Alpacas. — Separate housing is the dominant housing type. — Close proximity to Canberra and Queanbeyan. Easy access to Canberra provided by the Federal Highway.
Existing infrastructure	<ul style="list-style-type: none"> — Sutton relies mostly on rain water tanks and non- reticulated groundwater for its water supply. The quality of the groundwater is often quite poor due to high mineral levels and potential pollution from onsite sewerage management systems leaking into the many local aquifers. — The frequency of rainfall is often not sufficient to meet demand and as a result water is often drawn from the bores. In 2004 the ground water usage around Sutton Village was between 200 and 300% of sustainable yield. — Sutton is not sewered and relies on onsite effluent disposal. Consultation with the community in the past has revealed that residents of Sutton do not support the development of a centralised sewerage system. — St Peter’s Anglican Church which is situated at the junction of Sutton - Gundaroo Road and Camp Street. — Sutton Store and Rural Stock Feeds business located near the corner of Camp and Victoria Streets. — Sutton Public Hall is located on West Street, separated from the main road by the recreation ground. — Sutton Primary School is located on Victoria Street. — SES unit/shed (Victoria Street) — Rural fire brigade

Table 16: Sutton future character

Settlement	Sutton
Future role	<ul style="list-style-type: none"> — Sutton’s role is to remain generally unchanged. — Limited (less than 150 lots) additional growth may be appropriate to accommodate some growth, consistent with the Sutton Masterplan. — Characteristics of a village should be maintained. There are opportunities to strengthen the villages appeal through urban design treatments (refer to Sutton Masterplan). — Increased commercial development in the village core potentially supporting day trippers as well as the local community.
Opportunities for growth	<ul style="list-style-type: none"> — Growth constrained by water and sewerage and community desire to maintain a village lifestyle. — Opportunity to strengthen the commercial centre with retail facilities including niche stores and cafes. — A greater degree of housing diversity is required– particularly to cater for an aging population. — Long-term growth of the village, development in the north-west direction could be beneficial. — Area to the immediate north, north-west, south and south-east– potential to accommodate future growth. — Limited number of character buildings provides an opportunity to develop a more cohesive village character.
Challenges on development	<ul style="list-style-type: none"> — Any substantial increase to the village without an alternate reticulated water supply will have serious consequences for the existing residents of the village as well as the agricultural uses in the area. Given the constraints associated with the groundwater supply and quality and the low rainfall at Sutton and further residential growth is limited. — Need to retain the recto-linear street grid if future expansion occurs. — Integration of new development and the existing village. — Council receiving speculative development requests that are not connected or contiguous with the existing settlement — On site sewerage treatment must be provided unless alternative infrastructure is provided, which requires larger lot sizes. Yass Valley Council has not made a commitment at the time of this strategy to support/provide reticulated sewerage. — NSW Department of Planning & Environment will likely require larger lot sizes (i.e 5000 sqm) consistent with its direction for Gundaroo in the absence of a reticulated sewerage system. — Mitigation of impact on rural productivity and minimisation of conflict of uses. — Providing guidelines that allow development to deliver a built form, density and character consistent with the existing village and rural surrounds. — High conservation value vegetation to the west of the village, beyond the hill, remnant of the critically Endangered Yellow box, white box, Blakely’s Red Gum Grassy woodland. — Potential heritage sites with Aboriginal Cultural significance. — Flooding risk. — Protect the biodiversity values of the Crown land in the village core from weed infestation, domestic and feral animals from nearby development.

Settlement	Sutton
	<ul style="list-style-type: none"> — Current road alignment creates amenity and safety issues. — Desire from part of the community for the Sutton-Gundaroo Road to bypass the Village. — Bushfire risks to the area west of the village. — Further retail and industrial expansion within the village is unnecessary given the locations close proximity to Queanbeyan and Canberra (Sutton Vision). — ACT Government advised that it supports Council protecting “the defined settlements of Gundaroo and Sutton (and) no intention to seek a pipeline to service the area located north-east of Canberra.” (EPSD, March 2017)
Recommended outcome	<ul style="list-style-type: none"> — No significant development of Sutton is recommended (less than 150 lots) - consistent with the Sutton Masterplan. — Allows for the protection of Sutton’s village character and directs the majority of growth to Yass and Murrumbateman. — Accommodate small amount of controlled growth that is contiguous with the existing village character. — Limited residential re-zonings would be appropriate adjacent and contiguous with the existing village if they can demonstrate a secure water supply (sufficient for potable and bushfire requirements), sustainable on-site sewerage disposal, and development has regard to other site characteristics such as floodprone land and biodiversity values. — Inclusion of controls with the proposed comprehensive DCP will retain and enhance the character of the villages and towns within the Yass Valley LGA. — Preparation of a Sutton Planning Proposal generally consistent with recommendations of this Strategy and Sutton Masterplan. Land in private ownership proposed to be rezoned will be required to undertake or reimburse any required supporting site investigations or specialist planning advice (e.g. Flood, Ecological, European/Cultural assessment)
Justification of the recommended outcome	<ul style="list-style-type: none"> — The level of recommended growth is limited due to reliance on groundwater, lack of reticulated sewer and biodiversity values. — Proximity to Canberra and Queanbeyan and easy access to the Federal Highway. — Future development would be contiguous with the existing settlement. — Community desire for limited controlled growth and maintaining the village identity from ACT.
Considerations	<ul style="list-style-type: none"> — Protecting productive rural land. — Reducing sprawl. — Protect the biodiversity and natural resources of the area. — Minimise impact on the existing settlement.

Table 17: Gundaroo settlement existing role and character

Settlement	Gundaroo
Current role	<ul style="list-style-type: none"> — Gundaroo is a village. — The village is self-contained and offers limited services. — Semi-rural character. — Gundaroo’s population was 474 (2016 Census).
Main features and character	<ul style="list-style-type: none"> — The village of Gundaroo features high quality village character. — A number of character buildings and developing in a thoughtful and sympathetic manner. — Gundaroo is a compact village spread over a grid street network. — Wide well established streets. — Bound by the Yass River to the West. — Surrounded by cleared, productive rural land. — Approximately 34km from Canberra. — The dominant housing type is low density detached housing. — High quality trees in the streetscapes. — The European heritages values of Gundaroo are a major part of the character of the village with a number of individual buildings have been conserved.
Existing infrastructure	<ul style="list-style-type: none"> — Gundaroo relies mostly on non - reticulated groundwater for its water supply. The quality of this water is often quite poor due to high mineral levels and is therefore not potable. Most people – and all new dwellings are required to have rainwater tanks. However, the frequency of rainfall is often not sufficient to meet demand and as a result water is often drawn from the bores. Groundwater usage in 2004 was between 150 and 300% of sustainable yield. — No sewerage facilities - growth would require additional On Site Sewage Management Systems to be installed. Previous community consultation in the last decade has revealed that the community of Gundaroo do not support the development of centralised sewerage systems. This issue is currently being discussed again in light of recent rezoning requests. — Gundaroo has existing effluent disposal problem in village due to heavy soils, poor drainage and inundation/overland flow during high rainfall events. — Commercial and community uses are mainly clustered along Cork Street. These include the Cork Street Café, St Mark’s Anglican Church, Sally Paskin’s Shop, The Gundaroo Store, Royal Hotel/Grazing Restaurant, Soldiers Memorial Hall, Post Office, IGA supermarket, Wine Bar, Library, Fire Service and Broлга Books & Art. There are also two undeveloped areas within the village, being - the Gundaroo Common located on Dairy Creek Road, and the Police Paddock bounded by Morning, Lind, Lute and David Streets. — Three Churches are still in use within the village, being St Joseph’s Catholic Church, St Mark’s Anglican Church and the Community/Uniting Church. The Gundaroo Park is the main recreational area for the Village, and the Soldier’s Memorial Hall is used regularly for social, cultural and community events. The Gundaroo Common is still used as a community grazing area. — Gundaroo School (Kinder to Year 6). Preschool children have access to Gundaroo Outside of School Hours program (GOSH) (Town and Villages Strategy, 2010. p. 130).
Existing land supply	<ul style="list-style-type: none"> — Two Planning Proposals affect land to the north and south of the village. Council resolved to endorse in July 2017. — Few existing lots remain undeveloped.

Table 18: Gundaroo future character

Settlement	Gundaroo
Future role	<ul style="list-style-type: none"> — The future role of Gundaroo will remain generally unchanged. — There is an opportunity for limited growth which will maintain the character of the village, consistent with the Gundaroo Masterplan. — Minimum lot size will be determined by the NSW Department of Planning & Environment, and whether future lots are serviced with reticulated sewer (2000 v's 5000 sqm)
Opportunities for growth	<ul style="list-style-type: none"> — The land to the south of Gundaroo can accommodate an extension of the existing grid street layout. — High demand for residential properties in the Gundaroo village, given the lifestyle choice that the village provides and its proximity to Canberra. — Allow growth to occur around the established village area to make effective use of existing roads and electricity infrastructure. — Developing the village to the north and south would allow the semi-rural village character to be maintained, and the subdivision pattern to reflect that of the existing streets.
Challenges on development	<ul style="list-style-type: none"> — Increasing development within the Village is difficult due to the absence of reticulated water and sewer. — The higher the density of the development, the more difficult it is to secure a potable water supply and ensure there is adequate land area to dispose of effluent. — Providing required separation from OSSM disposal areas and domestic bores to new lots. — Flooding from the Yass River and overland flow. — Retain high quality village character and architectural styles. — The west of the village is bound by the Yass River and is bound by a significant tract of land zoned RE1 (village Common) to the east. — Bushfire hazard particularly to the east of the scarp – availability of water for firefighting is a major issue. — Gundaroo common has reasonably high habitat values and is home to a number of endangered species –encourage connectivity and any development should not fragment other areas of remnant vegetation and riparian areas. — Encourage new development which is sympathetic to the heritage values of the village and appropriate integration with the existing village.

Settlement	Gundaroo
Recommendations	<ul style="list-style-type: none"> — Small number of new lots with development that is sympathetic to the existing character of the village. — Limited growth will allow Gundaroo to retain its village character and to direct majority of growth towards the regional centres of Yass and Murrumbateman. — Development should be consistent with the outcomes and recommendations of the Gundaroo Master Plan. — Further development of Gundaroo should recognise the high quality character and develop in a sympathetic manner, considering street layout, street plantings and architectural quality and character. — Proposed residential lots should be large enough to accommodate on site sewerage treatment if not connected to reticulated sewer (5000 sqm recommended by Department of Planning & Environment) — It is recommended that development be allowed to occur to north and south of existing settlement, subject to availability of a secure water supply. — A comprehensive Yass Valley DCP to be created that protects and enhances the existing character of the village.
Justification of the recommended outcome	<ul style="list-style-type: none"> — It is considered that some limited growth could be accommodated, without having a negative impact on the character of the village. — Rezoning and development of this area would only be considered subject to the availability of a secure water source and demonstration that effluent could be satisfactorily disposed, given the drainage line that extends through the properties (north and south).
Considerations	<ul style="list-style-type: none"> — Protect productive rural land. — Reducing sprawl and promote containment and contiguous development. — Strong heritage character of the village. — Protect the biodiversity and natural resources of the area. — Reduce the impact on the existing settlement.

Table 19: Bowning settlement existing role and character

Settlement	Bowing
Current role	<ul style="list-style-type: none"> — Bowning is a small village. In 2016 the population for Bowning was 283 people (Census 2016). — Located about 12.52 km from Yass and 72.7 km from Canberra. — Proximate to the Hume Highway and Lachlan Valley Way.
Main features	<ul style="list-style-type: none"> — No consistent development character. — Street layout is a mixture of rectilinear and orthogonal patterns. Lot areas are a mix of size and shapes. — There are a number of significant heritage items in Bowning including the railway station, Steers General Store, St James Church, Cobb and Co Inn, Bowning Public School, Commercial Hotel, Bowning Catholic Church, and the Advance Hall. — High level of access to Yass and Canberra provided by the Hume Highway. — 100% separate houses (2016 Census). Average number of persons per house hold is 2.3 (2016 Census).
Existing infrastructure	<ul style="list-style-type: none"> — Reticulated potable water supply from Yass Dam. — No reticulated sewerage - relying on onsite sewerage treatment and management systems. — Bowning Public School, rural fire service, community hall, sports oval, Café, Hotel, 2 churches (Catholic and Church of England), Garage, Transfer Station, cemetery.
Existing land supply	<ul style="list-style-type: none"> — Bowning currently has 412 residentially zoned lots. This can comfortably accommodate approximate total 1,030 population (2.5 people per dwelling and one dwelling per lot). — Many of the existing allotments remain undeveloped.
Settlement character	<ul style="list-style-type: none"> — Semi orthogonal lot layout. — Surrounded by productive agricultural land. — Alternative agriculture in the surrounding area such as Alpacas. — Numerous significant heritage buildings which should be maintained and form part of the future character of the village.

Table 20: Bowning future character

Settlement	Bowing
Future role	<ul style="list-style-type: none"> — The future role of Bowning will remain unchanged in that it will remain a small village — Further development of the tourism industry.
Opportunities for growth	<ul style="list-style-type: none"> — Bowning offers an alternative village lifestyle. — Affordable detached housing. — Access to Hume Highway (15 minutes to Yass and 55 minutes to Canberra). — Future Village expansion to the west of the village along Red Hill Road – This area contains 40 existing ‘paper lots’ these are not zoned for development but could provide a first development front if demand increases. — Many undeveloped lots that could contribute to the character of the village over time.
Challenges on development	<ul style="list-style-type: none"> — Substantial number of allotments do not have sealed access. — Growth and development decreased after the Hume Highway alignment diverted traffic out of Bowning. — Water supply constrains future development past Cossack Street in a northwest direction. — Flora and Fauna Assessment would need to be carried out to determine future development potential. — Limited demand for housing. — Conservation area and a number of heritage buildings would need to be considered if development was to occur. — Unsewered.
Recommendations	<ul style="list-style-type: none"> — No further residential rezonings are recommended for Bowning given the large vacancy rates. This should be monitored as demand may increase in the future. — Continue to support any proposals which encourage and capture tourism off of the Hume Highway. — Additional rural development will be accommodated on the fringe of the existing village due to the reduction in the rural lot size from 80 to 40 ha.
Justification of the recommended outcome	<ul style="list-style-type: none"> — Lack of demand for housing and availability of vacant lots — A large proportion of undeveloped land. — Limited services. — No reticulated sewerage
Considerations	<ul style="list-style-type: none"> — Protecting productive rural land. — Minimise impact on the existing settlement.

Table 21: Binalong Settlement current role and character

Settlement	Binalong
Current role	<ul style="list-style-type: none"> — Currently a quiet rural village Binalong is home to some outstanding examples of colonial architecture and a relatively intact main street. — Binalong, including the surrounding rural lands, had a population of 543 in the 2016 Census. — The urban locality had a population of 334 (2016 Census). — Binalong provides a tourist/day visitor destination. — Burley Griffin Way passes through village.
Main features and character	<ul style="list-style-type: none"> — 30 km southeast of Harden, 36km northwest of Yass, 31km south of Boorowa, 96km from Canberra (1 hour, 10 minutes). — The village is sited between a vegetated ridgeline, the railway line and Balgalal and Bobbara Creeks. — Preserved heritage streetscapes and the historic 1876 and 1915 railway alignments. — Numerous significant heritage buildings which should be maintained and form part of the future of the village. — Lot layout is a mix of rectilinear and orthogonal patterns. Lots are generally rectangular in shape and varying in area. — No major services are provided within this settlement apart from a post office and a primary school. — Dwellings are 97.9% detached houses. — Significant proportion of undeveloped lots within the village. — The village is surrounded by productive agricultural land.
Existing infrastructure	<ul style="list-style-type: none"> — Reticulated potable water from Yass Dam. — No reticulated sewerage. Relies on onsite sewerage treatment and management systems. Performance of absorption trenches is ineffective during wetweather. — Binalong Primary school, Mechanics Institute, CWA rooms, Transfer Station, Library deposit station, Catholic Church, Church of England. — Swimming pool, golf/bowling club and recreation ground. — Lack of significant services (retail and medical). — Services include a part time police station and small Public Primary School with an average student population of around 30 students between 2008 and 2014.
Existing land supply	<ul style="list-style-type: none"> — Binalong currently has residential land zoned to allow for 819 lots. Based on residential occupancy a total population of approximately 2047 could be accommodated. — Many residential lots remain undeveloped. — A number of the streets remain unsealed. — Low demand housing market.

Table 22: Binalong future character

Settlement	Binalong
Future role	<ul style="list-style-type: none"> — The future role of Binalong will remain unchanged. — Further development of the tourism industry.
Opportunities for growth	<ul style="list-style-type: none"> — Attractive to “tree changers” market. — Home to many artists and craftspeople with shops and studios open to the public. — Build on tourism industry already emerging. — Significant proportion of undeveloped lots within the village will allow for growth. — Access to the Hume Highway via Burley Griffin Way.
Challenges on development	<ul style="list-style-type: none"> — Distance from Canberra is a deterrent for daily commuters. — Availability of services within Yass and Boorowa inhibit Binalong’s opportunity to advance up the settlement hierarchy. — Although preservation of the rural character and heritage has occurred due to the bypassing of the Hume Highway and the closure of the Railway in 1989, the village experienced immense economic and social impacts (Town and Villages Study, 2010). — Substantial decrease in the 0 to 24-year age groups which is concerning for the future of the village. — Unsewered village.
Recommendations	<ul style="list-style-type: none"> — There is no significant development or rezoning recommendations for Binalong. — Maintain the character of the village in particular the historical streetscape, historical buildings and fabrics, historic spaces and views to and from surrounding land. — Maintain the character of the village centre to support both the local community and enhance visitors experience — Continue to support any proposals which encourage and capture tourism off of the Hume Highway — Additional rural development will be accommodated on the fringe of the existing village due to the reduction in the rural lot size from 80 to 40 ha.
Justification of the recommended outcome	<ul style="list-style-type: none"> — Significant distances to Yass and Canberra — Low demand for housing in Binalong — Lack of existing infrastructure and services — No reticulated sewer
Considerations	<ul style="list-style-type: none"> — Allow continuing growth. — Protect productive rural land. — Protect the biodiversity and natural resources of the area. — Minimise impact on the existing settlement.

Table 23: Bookham Settlement current role and character

Settlement	Bookham
Current role	<ul style="list-style-type: none"> — Bookham is currently a hamlet. — A very small rural village adjacent to the Hume Highway. — In the 2016 Census Bookham SSC, which includes the surrounding rural lands had a population of 161 people.
Main features and character	<ul style="list-style-type: none"> — 32 km (23 minutes) from Yass, 91.8 Km (1 hour, 7 minutes) from Canberra. — A small settlement located alongside the Hume Highway. — Logical and contained grid layout that runs parallel to the Hume Highway. — Bookham offers a roadside stop, café and farm machinery sale yard. — Residents must travel to Yass or Jugiong for basic services. — Bookham has heritage significance. — Bookham offers an attractive rest stop on the Hume Highway. — Two high quality churches built from local granite, the 1926 Uniting Church and the Catholic St Columbus. — Eco-tourism destination with the Murrumbidgee Canoe Trail starting at Nanangroe Reserve (20km away)
Existing infrastructure	<ul style="list-style-type: none"> — Bookham is not serviced by reticulated water or sewer. — Given the small size of the village a reticulated sewerage system is not cost effective. — Two churches, a café, public rest stop, hall, machinery business and recreation ground. — School is closed.

Table 24: Bookham future character

Settlement	Bookham
Future role	<ul style="list-style-type: none"> — The future role of Bookham will remain unchanged. — Further development of the tourism industry.
Opportunities for growth	<ul style="list-style-type: none"> — Provide a rural/ rural residential lifestyle. — Provides a servicing role for travellers between Sydney/Canberra and Melbourne. — A limited tourism/servicing industry. — Land uses in the village should allow for a wide range of tourism related uses and uses which may be complementary to the recently approved Yass Valley windfarm between Bookham and Jugiong.
Challenges on development	<ul style="list-style-type: none"> — Distance from Yass and Canberra limits the potential for intensive residential development. — Bookham is constrained between the highway and the hill to the south. — Limited existing services. — Low demand for housing.
Recommendations	<ul style="list-style-type: none"> — There is no significant development or rezoning recommendations for Bookham. — Maintain the character of the village in particular the historical streetscape, historical buildings and fabrics, historic spaces and views to and from surrounding land. — Maintain the character of the village centre to support both the local community and enhance visitor’s experience. — Continue to support any proposals which encourage and capture tourism off of the Hume Highway.
Justification of the recommended outcome	<ul style="list-style-type: none"> — Significant distances to Yass and Canberra. — Low demand for housing in Bookham. — Lack of existing infrastructure and services. — Lack of a secure water supply.
Considerations	<ul style="list-style-type: none"> — Protect productive rural land. — Protect the biodiversity and natural resources of the area. — Further development of local tourism industry.

Table 25: Wee Jasper existing role and character

Settlement	Wee Jasper
Current role	<ul style="list-style-type: none"> — Wee Jasper is a hamlet. — Estimated population of 80 people. — Located on the western banks of the Goodradigbee River. — Wee Jasper is a popular location to access the variety of camping, fishing and other outdoor pursuits such as Carey’s Caves that the area has to offer.
Main features and character	<ul style="list-style-type: none"> — Small permanent community. — Seasonal community and large numbers of eco-tourists that increases in warmer months. — Wee Jasper is well known for its impressive geology - particularly Carey’s Cave and significant limestone and fossil deposits from the Devonian period. — Detached housing is the dominant housing type. The buildings are of a semi consistent character, constructed of weatherboard and corrugated iron roofing. — Remote and rugged location, which provides amenity and ‘treechange’ lifestyle choice. — The village is bound by the Goodradigbee River to the east. — Access and egress of Wee Jasper is over a single bridge across the adjacent river. — 82.8km from Canberra, this is an undesirable distance for a commuting population. — The Catholic Church together with the former Police Barracks and Stables and 1899 Public School are stone buildings which provide character to the village.
Existing infrastructure	<ul style="list-style-type: none"> — Store and Stables Tavern (both closed), Catholic Church and Waste Transfer Station. — School (10 students).

Table 26: Wee Jasper future character

Settlement	Wee Jasper
Future role	<ul style="list-style-type: none"> — The role of Wee Jasper will remain generally unchanged. — The future of the Village is likely to be based around tourism, rather than further residential growth.
Opportunities for growth	<ul style="list-style-type: none"> — A remote and rugged location gives Wee Jasper character, but also constrains further development. — Develop ecotourism industry as the main attraction for visitors to the area (camping, hiking, kayaking, etc.). — Landscape setting and services make Wee Jasper a desirable community for ‘tree changers’. — Existing buildings provide character that should be retained and enhanced should further development occur.
Challenges on development	<ul style="list-style-type: none"> — Ingress and egress from Wee Jasper is via the Wee Jasper Road into Yass, and Mountain Creek Road into Canberra. Both roads are winding and/or steep in sections, with some portions remaining unsealed. Neither road is suitable for handling increased volumes of traffic. These roads would also present problems in the event of a bushfire, if large numbers of persons or emergency service vehicles required to exit and enter the Village. — Lack of demand for real estate. — Undesirable commuting distances to Yass and Canberra. — Fluctuating tourist numbers. — Lack of infrastructure and services to support a larger population. — Flooding risks. — Bushfire.
Recommended outcome	<ul style="list-style-type: none"> — LEP change to 40ha minimum lot size RU1 and RU2 may generate some further development in the surrounding area. — Support proposals which would strengthen the ecotourism industry of the village.
Justification of the recommended outcome	<ul style="list-style-type: none"> — Distance and quality of connection to Yass and Canberra. — Low demand for housing. — Limited services and infrastructure. — Population size.
Considerations	<ul style="list-style-type: none"> — Protect productive rural land and further develop the ecotourism industry of the area. — Protect the biodiversity and natural resources of the area.

Table 27: Parkwood planning proposal

Settlement	Parkwood (Ginninderry)
Role	<ul style="list-style-type: none"> — Parkwood is currently rural land which is the subject of a rezoning request (Planning Proposal). For the intent of this settlement strategy it has been agreed that Parkwood would be treated as if it has been rezoned (this is consistent with the South East and Tablelands Regional Plan 2036). — Parkwood is proposed as an urban settlement immediately adjacent to the existing ACT suburbs of Holt and Macgregor.
Main features and character	<ul style="list-style-type: none"> — Extension of the ACT into the Yass Valley onto a peninsula of land that is landlocked by the ACT border, the Murrumbidgee River and Ginninderra Creek. There is no direct public road access to this area from NSW and no intention to construct a direct access route. NSW Residents need to travel through the ACT to get back into NSW. — First land release is anticipated in 2032 (subdivision) and the development is expected to grow by 300 dwellings per annum until approximately 2048. — The development at Parkwood is proposed to accommodate approximately 13,000 people residing in 5,000 houses. Houses will be in a range of densities with blocks ranging from approximately 500m² to 1500m² — Parkwood will have an urban character and will be developed to ensure a borderless look and feel with the surrounding ACT suburbs. — 213 ha of the development site is proposed to be placed in a Conservation Corridor and managed by an environmental management trust. This includes the Ginninderra Falls and Gorges. — Minimal infrastructure at present as this is agricultural land.
Existing infrastructure	<ul style="list-style-type: none"> — A review of infrastructure requirements for the development has found that, with appropriate augmentation, the delivery of all infrastructure services from the ACT is readily feasible. This reflects the location of the development. The surrounding ACT suburbs were developed when the Y Plan was the premier strategic planning document. Infrastructure was consequently designed to support a large cross border population.
Opportunities for Growth	<ul style="list-style-type: none"> — Rezoning for 5,000 dwellings. — Parkwood has defined boundaries formed by the Murrumbidgee River and Ginninderra Creek. Parkwood is accessible only from the ACT. Parkwood may have an advantage in securing long term servicing and management arrangements with the ACT. — ACT Government commitment to delivery services and infrastructure as part of joint venture — Identified in the ACT Planning Strategy.
Challenges on development	<ul style="list-style-type: none"> — Cross border service and infrastructure delivery, operation and funding to be resolved as part of rezoning.
Recommended outcome	<ul style="list-style-type: none"> — Rezoned for 5000 dwellings (R1 General Residential) and E2- Environmental Conservation and E3 Environmental Management for the Conservation Corridor. — Prepare a 'Parkwood' Local Environmental Plan with specific zones, land use tables and local provisions specific to this site. — That the natural boundaries created by the Ginninderra Creek and Murrumbidgee River form the boundary of settlement. No urban growth beyond these boundaries will be considered. Growth is to be directed towards the regional centres of Yass and Murrumbateman.
Justification of the recommended outcome	<ul style="list-style-type: none"> — Stage of rezoning – has progressed through the NSW 'Gateway' process. — Unique circumstances apply to this development, in particular the land locked nature of the site (constraining future growth) and the joint venture with the ACT Government.
Considerations	<ul style="list-style-type: none"> — Parkwood could 'take up' the majority of population growth in the midterm

Figure 24: Parkwood (Ginninderry)



Table 28: Peri-urban area (Western Yass Valley – ACT border) existing role and character

Settlement	Peri-urban area (western Yass Valley - ACT border)
Current role	<ul style="list-style-type: none"> — A productive rural landscape. — Predominantly large farms, vineyards and natural landscapes. — Wattle Park Uniting Church is a prominent feature on Barton Highway. — St Sava Serbian Orthodox Monastery is a prominent feature in the rural landscape. — Home to ‘Hills of Hall’ wine sub-region. — Surveyor’s Hill vineyard, bistro, cottage and B&B. — Gooromon Park offering birdwatching and horse riding.
Main features and character	<ul style="list-style-type: none"> — The population of the area was 2,341 (2016 Census) — The area is characterised by productive rural lands and dispersed detached housing. — The Murrumbidgee River is the dominant natural feature within the landscape. — The Brindabella National Park and mountain range to the west provides a natural barrier and scenic backdrop to the area. — Access is provided by the Barton Highway and a range of smaller roads e.g. Mountain Creek Road, Fairlight Road and Wallaroo Road. — The area has close proximity to Canberra and high quality access provided by the Barton Highway.
Existing infrastructure	<ul style="list-style-type: none"> — Barton Highway — No reticulated water or sewer
Existing land supply	<ul style="list-style-type: none"> — Current land development is in accordance with the rural lands minimum lot size 40 ha (average) for subdivision (Note: There are many lots created by the former Yarrowlunla Shire which are below this size)
Settlement character	<ul style="list-style-type: none"> — Limited residential housing – primarily small lifestyle farms. — Tourist destination close to Canberra. — Wineries and vineyards provide amenity and industry to the area. — Mountain range views. — The area provides a high quality natural and rural experience.

Table 29: Peri-urban area (Wallaroo-Spring Range) future character

Settlement	Peri-urban area (western Yass Valley - ACT border)
Future role	<ul style="list-style-type: none"> — Land will remain rural with a minimum lot size of 40ha
Opportunities for growth	<ul style="list-style-type: none"> — Close proximity to Canberra. — Greenfield sites with readily developable land. — Proximity to services and utilities particularly the Barton Highway and any future water pipeline from the ACT to Murrumbateman and Yass. — LEP change to 40ha minimum lot size in the RU1 and RU2 zone may generate further development in the area. — High quality amenity. — Anticipated high demand for housing. — Within commuting distances to main economic centre of the ACT.
Challenges on development	<ul style="list-style-type: none"> — Cross border water supply (Canberra Water Supply Act and Murray Darling Basin Diversion Limits) and infrastructure. — Future Barton Highway duplication — Barton Highway is a major entry point into ACT. — Sewerage infrastructure. — Pressure for ACT residential spill-over into a working agricultural area. — Land use conflicts due to close proximity of ACT e.g. traffic, filling, illegal dumping, weeds, pest management etc. — Cross border agreements between NSW and the ACT governments. — Urban containment to reduce sprawl. Urban sprawl would compromise and diminish the natural and rural character of the surrounding area. — Managing expectations of new residents - not a rural residential area. Need to protect established rural enterprises. — Would need to be set an appropriate distance back from the ACT border to ensure that there is an appropriate approach to the National Capital, from an open rural landscape setting through a suburban setting and then into the urban environment of central Canberra. — Proposed development of CSIRO Ginninderra site will allow urban development up to NSW-ACT Border, opening up the potential for a ribbon development corridor along Barton Highway (National Capital Plan Amendment 86 Approved May 2016). — An appropriate setback from the ACT border will also promote a contained settlement that does not 'bleed' from the existing urban form of Canberra.

Settlement	Peri-urban area (western Yass Valley - ACT border)
Recommendations	<ul style="list-style-type: none"> — The land immediately adjacent to the border should be maintained as productive rural land and high quality natural environment. This could be achieved by restricting any conflicting land use that is neither compatible nor supportive for rural production and the natural environment. — Intensive residential development of this area is to be avoided.
Justification	<ul style="list-style-type: none"> — Close proximity to Canberra and Parkwood. — Reduce urban sprawl — Strengthen identity of existing settlements
Considerations	<ul style="list-style-type: none"> — Protect productive rural land. — Protecting the approach to the ACT. — Reducing urban sprawl and maximise urban containment of ACT. — Protect the biodiversity and natural resources of the area.

Table 30: Peri-urban areas (North Eastern Yass Valley - ACT border) existing role and character

Settlement	Peri-urban area (north eastern Yass Valley - ACT border)
Current role	<ul style="list-style-type: none"> — Predominantly flat grasslands and open grassy woodlands — Productive rural land — The area features a number of significant water courses such as Murrumbateman Creek, Spring Flat Creek, Back Creek and Yass River. — Greater Gorooyaroo Project Area to northeast of the ACT-NSW border, bordered by the ACT Mulligan’s Flat Woodland Sanctuary and Gorooyaroo Nature Reserve, Sutton Road, Murrumbateman Road and Nanima Road. — Predominantly lifestyle/hobby farms.
Main features	<ul style="list-style-type: none"> — The area is mainly cleared agricultural land and associated secondary native grassland — Existing biodiversity values. — Ecological corridor that runs from the ACT into NSW. — The existing community consists of scattered rural residential and rural properties.
Existing infrastructure	<ul style="list-style-type: none"> — Mulligan’s Flat Road and Horse Park Drive – which bypass through the ACT suburbs of Bonner, Forde and Gungahlin. — No reticulated water or sewer. — No social infrastructure or services. — No existing retail or commercial centres.
Existing land supply	<ul style="list-style-type: none"> — The area represents a significant greenfield site to the north of the ACT, adjacent to the NSW/ACT border.

Table 31: Peri-urban areas (North Eastern Yass Valley - ACT border) future character

Settlement	Peri-urban area (north eastern Yass Valley - ACT border)
Future role	<ul style="list-style-type: none"> — The area is to remain largely undeveloped as rural and rural residential properties.
Opportunities for growth	<ul style="list-style-type: none"> — Close proximity to Canberra (Education, employment, health, services and amenities). — Significant greenfield development potential.
Challenges on development	<ul style="list-style-type: none"> — The existing infrastructure in the area (which is actually in the ACT) does not support large scale residential development without extensive augmentation. This includes both the ‘hard’ infrastructure such as roads and water and social infrastructure particularly schools. — Intensive development on the NSW side of the ACT/NSW border is inconsistent with the strategic planning context for the region in particular the ACT Planning Strategy and the South East and Tablelands Regional Plan. — Partly abuts the existing ‘Hills, Ridges and Buffer Zone’ under the National Capital Plan. One of the objectives of this is to provide open buffer spaces for the visual separation of ‘towns’. The zone also provides for the protection of the landscape and environmental values of the National Capital. While this zone would be effective in fulfilling this role within the ACT, it is insufficient to provide open buffer spaces and visual separation for any development within NSW. — Congestion issues for development using existing infrastructure in both NSW and ACT. Access would be via existing Canberra suburbs which are not suitable for the development of an arterial road. — The existing Mulligans Flat Road has limited capacity. — Would be reliant on ACT water infrastructure. It is not economic to have two pipelines – the focus is extending a water pipeline towards Yass and Murrumbateman along the Barton Highway only- not towards Sutton/Mulligan’s Flat. Water would be from the NSW Sustainable Diversion Limit. — ACT Government advised that it supports Council protecting “the defined settlements of Gundaroo and Sutton (and) no intention to seek a pipeline to service the area located north-east of Canberra.” (EPSD, March 2017) — Major connectivity role into a significant, intact and contiguous area of White Box. Yellow Box, Blakely’s Red Gum and Grassy Woodlands, which is a listed critically Endangered Ecological Community under the Threatened Species Conservation Act 1995. — Intensive urban development of the area would encircle and further isolate and fragment important ecological habitat.

Settlement	Peri-urban area (north eastern Yass Valley - ACT border)
Challenges on development	<ul style="list-style-type: none"> — No major geographical or physical containment/delineation for a new development front (unlike Parkwood which is physically ‘landlocked’. This means that suburban growth in this area could lead to extensive and uncontrolled urban sprawl in a northern direction. — Limited viability for self-containment or local commercial business with close proximity to Gungahlin Town Centre. — The land adjacent to Mulligans Flat and Goorooyarroo Nature Reserve that is in Yass Valley LGA is of high ecological and strategic connectivity importance (Figure 24 & 28). This is because of the movement of individual animals across the area (e.g. seasonal movements of birds) and the recolonization back and forth of native plants and animals, and potential expansion of habitat for locally extinct species from the Sanctuary. — Any intensive urban style of development will introduce pressures on the adjacent sanctuary including weeds, domestic animals, vehicle traffic etc. — The potential for ‘spill over’ of plants and animals from the Sanctuary has high conservation value and represent an opportunity for neighbouring landholders and agencies to improve ecological and habitat values in the wider area. — A limited area to the immediate east of the Goorooyaroo Nature Reserve and the Federal Highway also falls under the Australian Noise Exposure Forecast (ANEF) contour from the Canberra Airport (Figure 26). — It is recommended that the area northeast of the ACT/NSW border remain generally unaltered.
Recommended outcome	<ul style="list-style-type: none"> — Restrict more intensive higher density residential development within the ANEF Contour which is subject to aircraft noise. — Restrict any speculative proposal for the intensive urban development along the ACT/NSW border particularly within 5km area of Yass Valley from the ACT border to contain the urban residential development of Canberra. — The restriction of isolated and intensive urban development within 5 km of the ACT border will strengthen the effort to protect and maintain the rural land and high quality natural environment. It will also limit any land use conflict between the rural, agricultural and quality natural environment and the urban residential development <ul style="list-style-type: none"> — Consider restricting land uses such as truck parking and depots, intensive agriculture (e.g. poultry farming) and extractive industry within the area predominantly developed for rural lifestyle purposes, in particular the area within 5km of the NSW/ACT border to protect the amenity of the area. — Identifying high quality woodland or grassland areas in NSW to be set aside as future Sanctuary areas (the closer the better, and ideally, directly adjacent to and ‘building out ’ from the existing Sanctuary)

Settlement	Peri-urban area (north eastern Yass Valley - ACT border)
Justification of the recommended outcome	<ul style="list-style-type: none"> — Enhance the connectivity of the woodlands between north eastern ACT and important remnants in the Yass Valley LGA (note, much of the mapping for this has been done for the region) — Enacting and supporting policies that help ‘spill-over’ animals establish populations in the landscape – e.g. control and cat containment (e.g. with fox control, provide spaces of land far enough from homes where fox control using 1080 baiting can occur) — Give effect to South East and Tablelands Regional Plan 2036 – <i>Direction 15: Enhance Biodiversity connections</i>, including associated Actions. — Strategically locating biodiversity offset measures (including agreements under the <i>Biodiversity Conservation Act 2016</i> or subsequent legislation) adjacent to the Sanctuary <ul style="list-style-type: none"> — Intensive residential development in this location would require a secure water supply from ACT water infrastructure. This would undermine any proposal to secure a water pipeline towards Yass and Murrumbateman. — Development at this location would be inconsistent with the NSW regional planning context. — Restricting any intensive urban development within 5km of the ACT border would consolidate the current ‘green wedge/buffer’ role of the existing ACT Hills Ridges and Buffer Zone under the National Capital Plan. — Consider restricting land uses such as truck parking and depots, intensive agriculture (e.g. poultry farming) and extractive industry within the area predominantly developed for rural lifestyle purposes, in particular the area within 5km of the NSW/ACT border to protect the amenity of the area. — The existing infrastructure and services nearby are unable to support large population growth. — Would result in unconstrained northward sprawl of the ACT which is inconsistent with the principles of this strategy and policy context. — The area contains as its core some of the largest and most diverse areas of Commonwealth listed Critically Endangered Ecological Box Gum Grassy Woodland Communities left in Australia. This type of woodland once covered a vast area of eastern Australia, but now only small fragments remain. About half these woodlands in this area are protected in ACT reserves, and others are embedded in rural land in Yass Valley LGA. Landscape-scale connectivity is critically important to fully realise their conservation value. (Identified in National Recovery Plan). — Higher density residential intensification within the ANEF 20 contour may limit the operation or future expansion of the Canberra Airport. Canberra Airport currently does not have a curfew, which is a strategic advantage over Sydney Airport for international passenger flights, which commenced in 2016.
Considerations	<ul style="list-style-type: none"> — Protect productive rural land. — Protect the identity and containment of Sutton and Gundaroo settlements — Protect the biodiversity and natural resources of the area. — Enable further development of an important environmental corridor — Contain the urban growth of the ACT. — Prevent overutilization of existing infrastructure.

Figure 25: NSW-ACT Greater Gorooyaroo Area (Greater Gorooyaroo Strategy 2013)

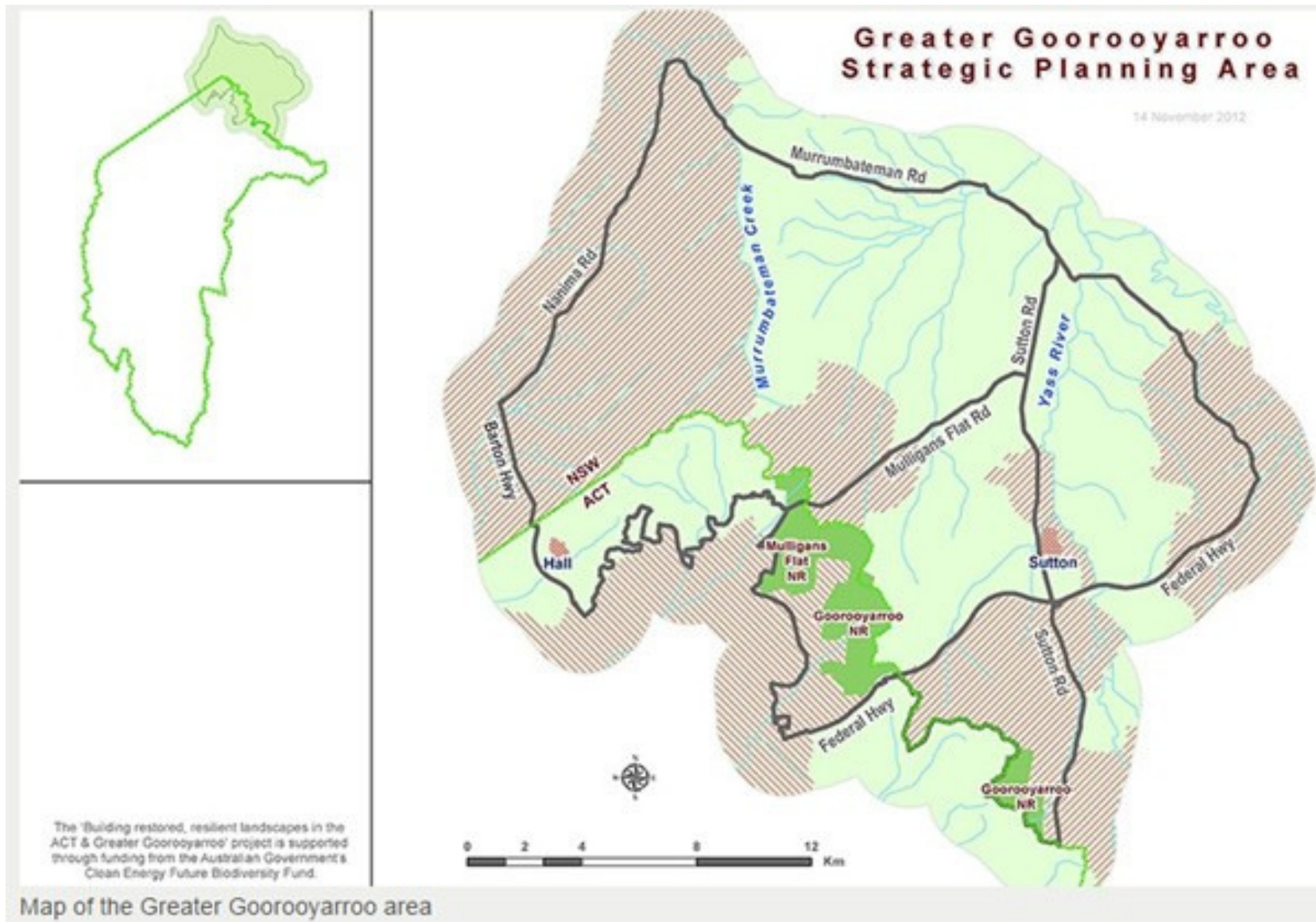


Figure 26: Australian Noise Exposure Forecast (ANEF) 20 contour from the Canberra Airport



Figure 27: Peri urban interface

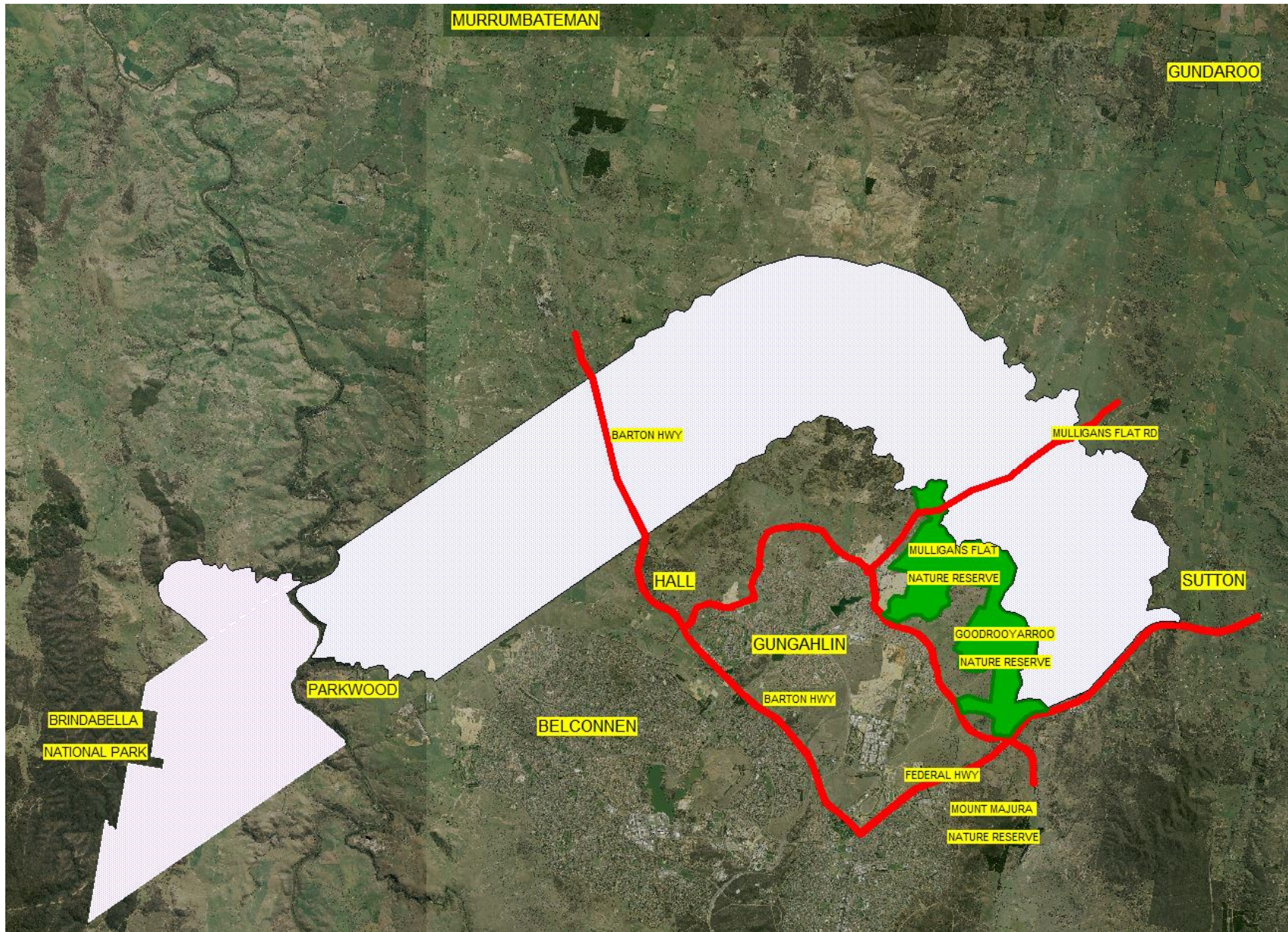
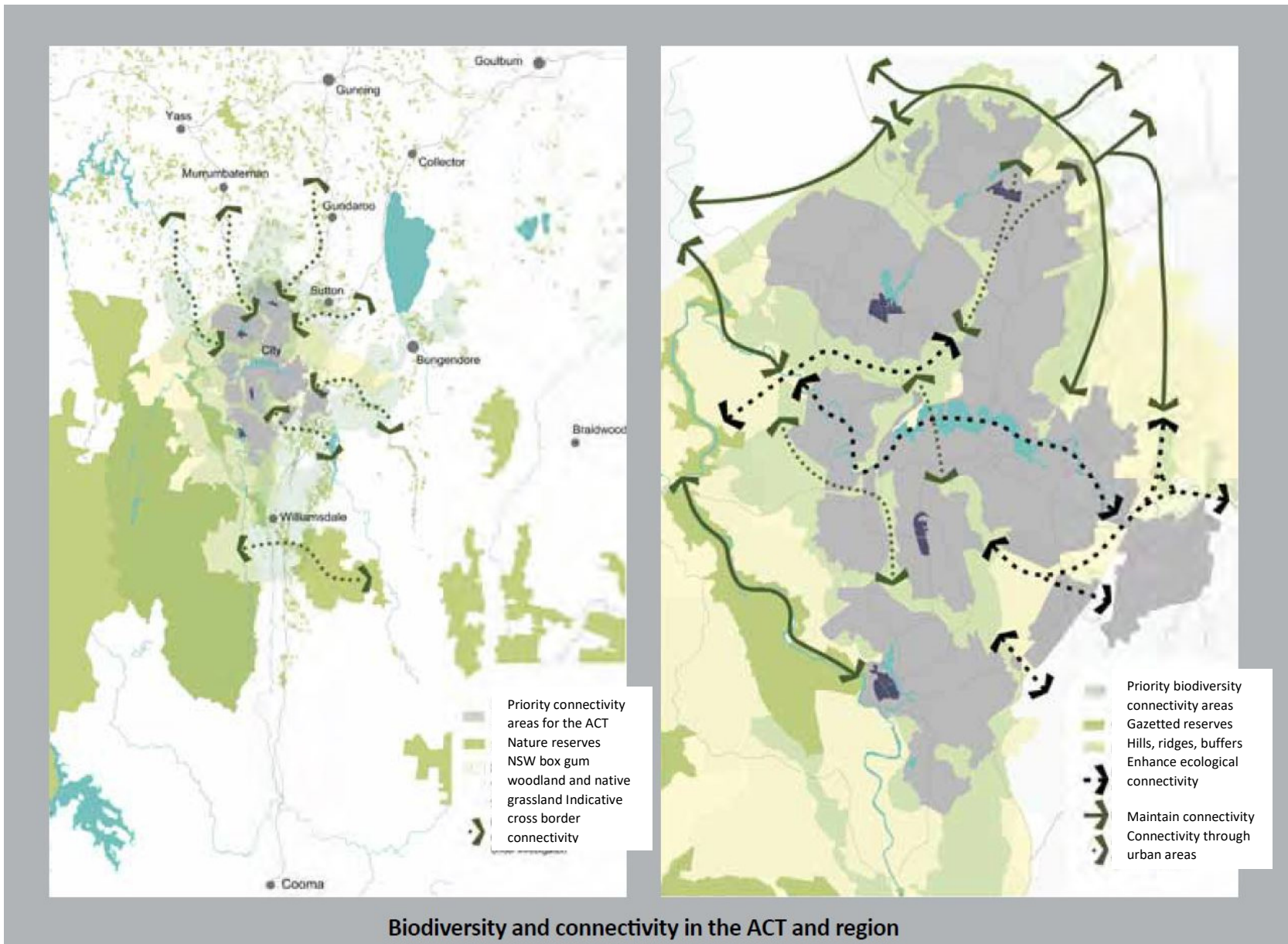
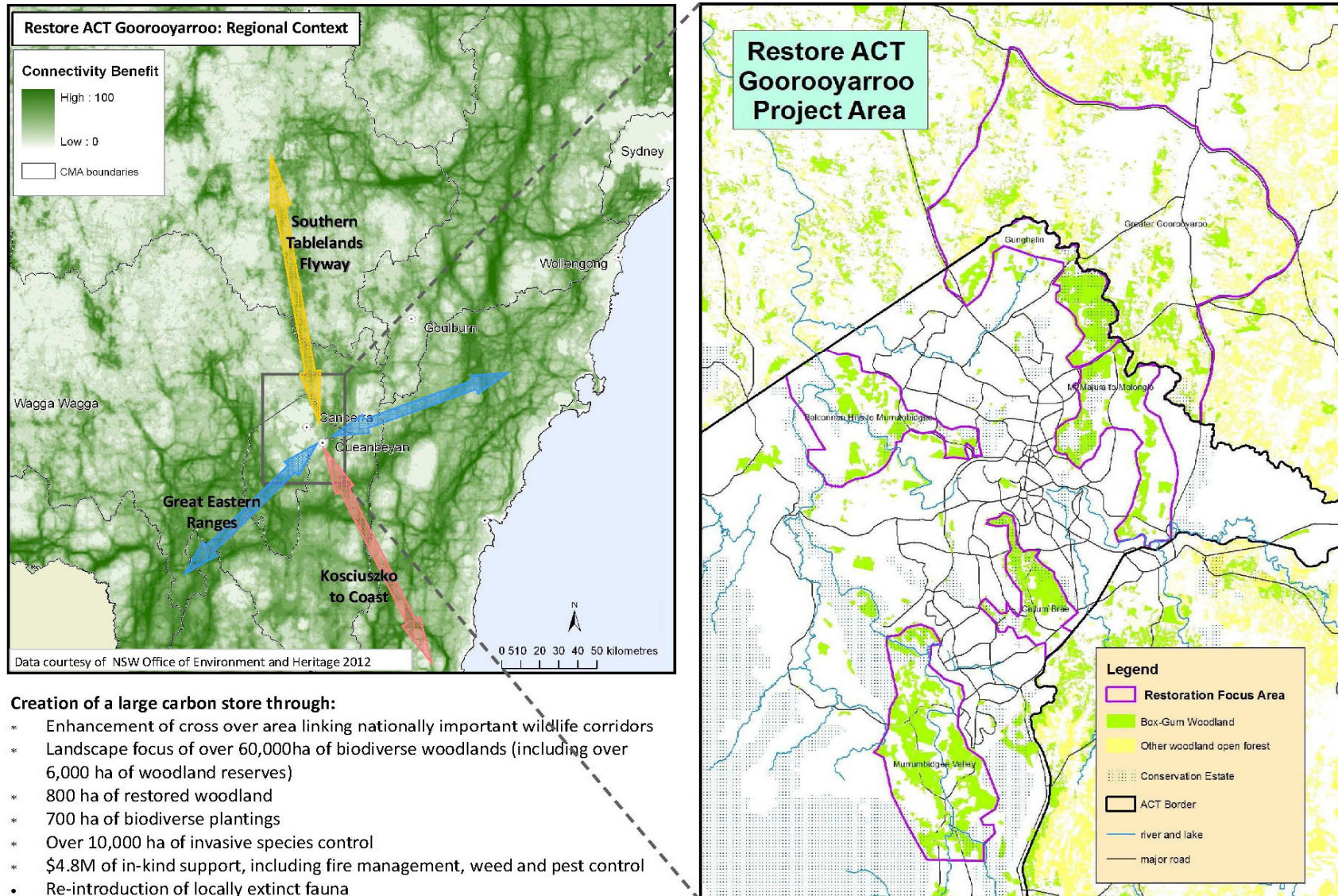


Figure 28: Biodiversity and connectivity in the ACT and region, ACT Planning Strategy



Source: ACT Planning Strategy 2012; prepared by ACT Government

Figure 29: Restore ACT Goorooyarro: Regional Context - Mulligans Flat Trust



Creation of a large carbon store through:

- * Enhancement of cross over area linking nationally important wildlife corridors
- * Landscape focus of over 60,000ha of biodiverse woodlands (including over 6,000 ha of woodland reserves)
- * 800 ha of restored woodland
- * 700 ha of biodiverse plantings
- * Over 10,000 ha of invasive species control
- * \$4.8M of in-kind support, including fire management, weed and pest control
- Re-introduction of locally extinct fauna

11. SUMMARY OF RECOMMENDATIONS

The Yass Valley LGA is forecasted to grow to a population of around 25,000 people by 2036 and to around 43,900 at 2056. The majority of this future growth in the short to medium term (to 2035) will be focused in the existing settlements of Yass and Murrumbateman. It is recommended Yass strengthen its role in the region and grow into a Regional Centre of 20,000 people (although this is an ultimate size, and likely to be reached beyond the timeframe of this strategy). This strategy does recognise that Yass is highly constrained and may have difficulty reaching this size. The focus for Yass is recommended to be on developing existing residential zoned greenfield sites and encouraging urban renewal of some existing housing reaching the end of its useful life. Murrumbateman, while recognising the primacy of Yass, would grow into a major town/large district town of 10,000 people through the staged development of greenfield sites contiguous with the existing settlement. This will require rezoning of some land in both Yass and Murrumbateman.

Binalong, Bowning, Bookham and Wee Jasper require no rezoning's at this time due to low demand for housing, lack of infrastructure, existing supplies of undeveloped land and undesirable distances to Major Regional Centres, Regional Centres and Major Towns in the region. Future planning proposals for further development which supports tourism will be considered to allow natural and appropriate growth.

Despite their proximity to Canberra, development in Sutton and Gundaroo is highly constrained due to the lack of a secure water supply and adequate sewerage treatment. Given the water constraints and the community's desire for Sutton and Gundaroo to remain as village's some limited future development could be permitted only where its impact did not compromise existing village characters or surrounding agricultural uses. As stated above, growth needs to be focussed and redirected to Yass and Murrumbateman.

In order to achieve sustainable growth in Yass and Murrumbateman - a new secure water supply is required. Two additional water supplies have been identified in this strategy, a supply from ACT water infrastructure and the Burrinjuck Dam. Of these two options supply from ACT water infrastructure is more compelling. Extending ACT water infrastructure to the north-west appears to provide the most efficient option to service the greatest population in the Yass Valley LGA. Additionally, existing ACT water infrastructure is already provided toward the north-west and could be extended to supply Yass and Murrumbateman. NSW and ACT governments should commence negotiations for a secure water supply to the Yass Valley LGA in the near future (noting that while the water is from ACT Water supply infrastructure it will need to be sourced from the NSW Sustainable Diversion Limit).

It is not recommended that water supply from the ACT be sought for areas to the north east of Canberra – including Sutton, Gundaroo and Mulligan's Flat. It is not feasible nor desirable to allow for two separate water pipelines from the ACT. Furthermore, a secure water supply from the ACT water infrastructure into this area could result in unconstrained sprawl north of the border. Removing the potential for development 'creep' over the border will also protect the defined settlements of Gundaroo and Sutton. It should be noted that the ACT Government have supported this position of Council (EPSD, March 2017).

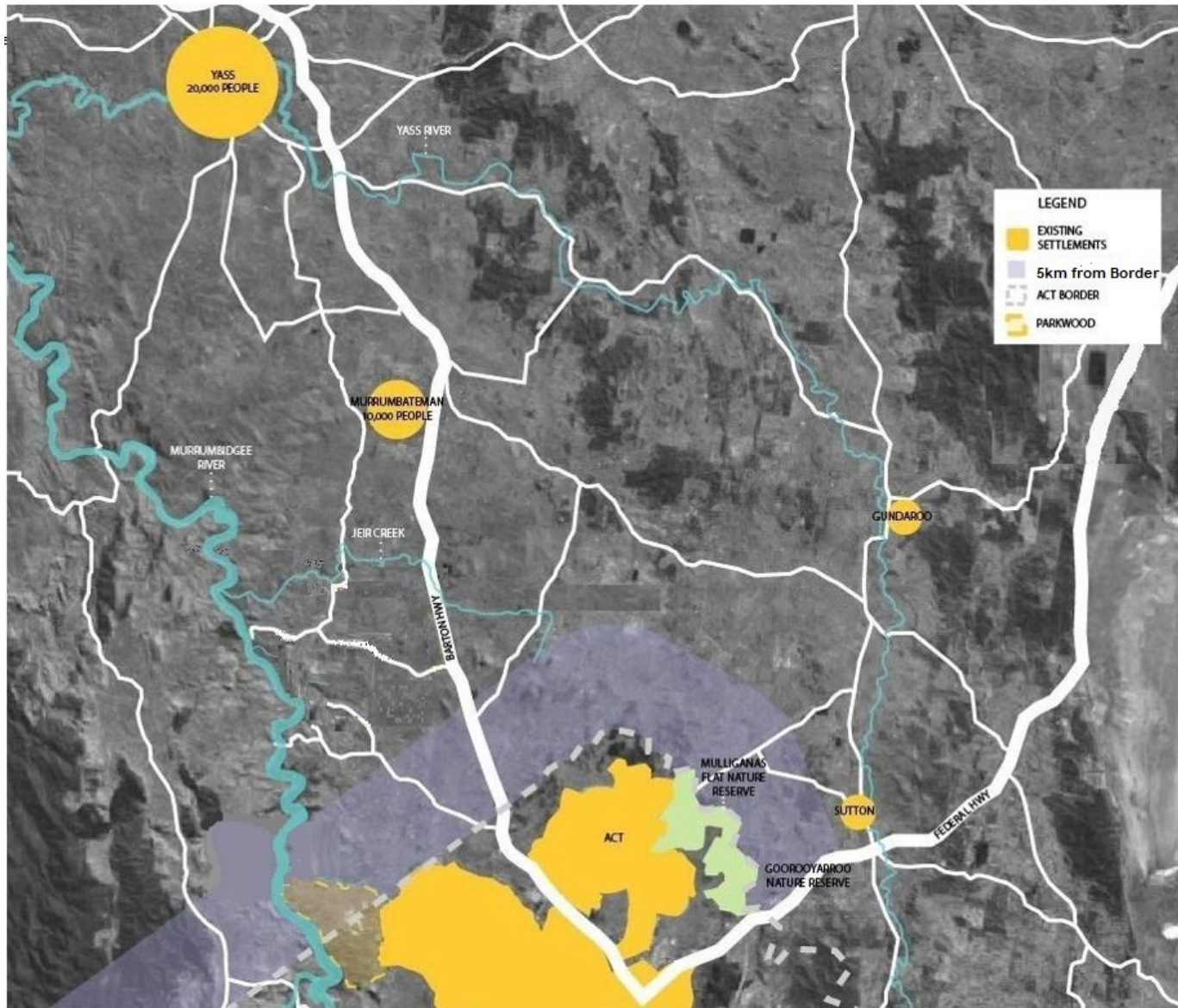
It is recommended that Council should restrict the development of isolated, intensive urban residential development and speculative growth in rural, agricultural and environmental land to avoid land use conflicts and protect the productive agricultural land, strengthen the rural character and unique natural environment of the Yass Valley. It is highly recommended to limit intensive urban residential and speculative development within 5km of Yass Valley LGA from the ACT to protect the rural landscape approach into the ACT, the unique environmental reserve, significant biodiversity and strengthen the connective of nature reserves and its biodiversity value, in particular, Mulligans Flat, Gorooyarroo Nature Reserve and surrounding areas with significant box gum grassy woodland.

It would also protect the Yass Valley LGA from being consumed by unsustainable

urban sprawl overflowing from Canberra. Parkwood would be excluded from this restriction and controls as the site is physically contained and only accessible through the ACT, not NSW. If Council resolves to support the development of Parkwood, it would also be administered by a standalone LEP, rating and/servicing agreement.

This Yass Valley Settlement Strategy can be further strengthened through incorporating its recommendations within the local strategic planning statement which is now required to be prepared under section 3.9 of the Environmental Planning and Assessment Act 1979.

Figure 30: Future settlement populations and hierarchy and buffers



12. CONCLUSION

In conclusion, the Yass Valley Settlement Strategy has sought to provide comprehensive guidance for the Yass Valley LGA in the delivery of sustainable and appropriate growth and development.

Through a collaborative and rigorous approach the strategy has been able to analyse demographic data and review the strategic planning context of the region. This has allowed the identification of key settlements that can sustainably and efficiently accommodate the future growth of the LGA up to 2036 and into the longer term. Recommendations have been presented which describe the ideal levels of growth in settlements and suggests how that should be accommodated.

The strategy understands the current limitations to development in the Yass Valley LGA. The resolution of a secure water supply is understood to be 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.

APPENDICES

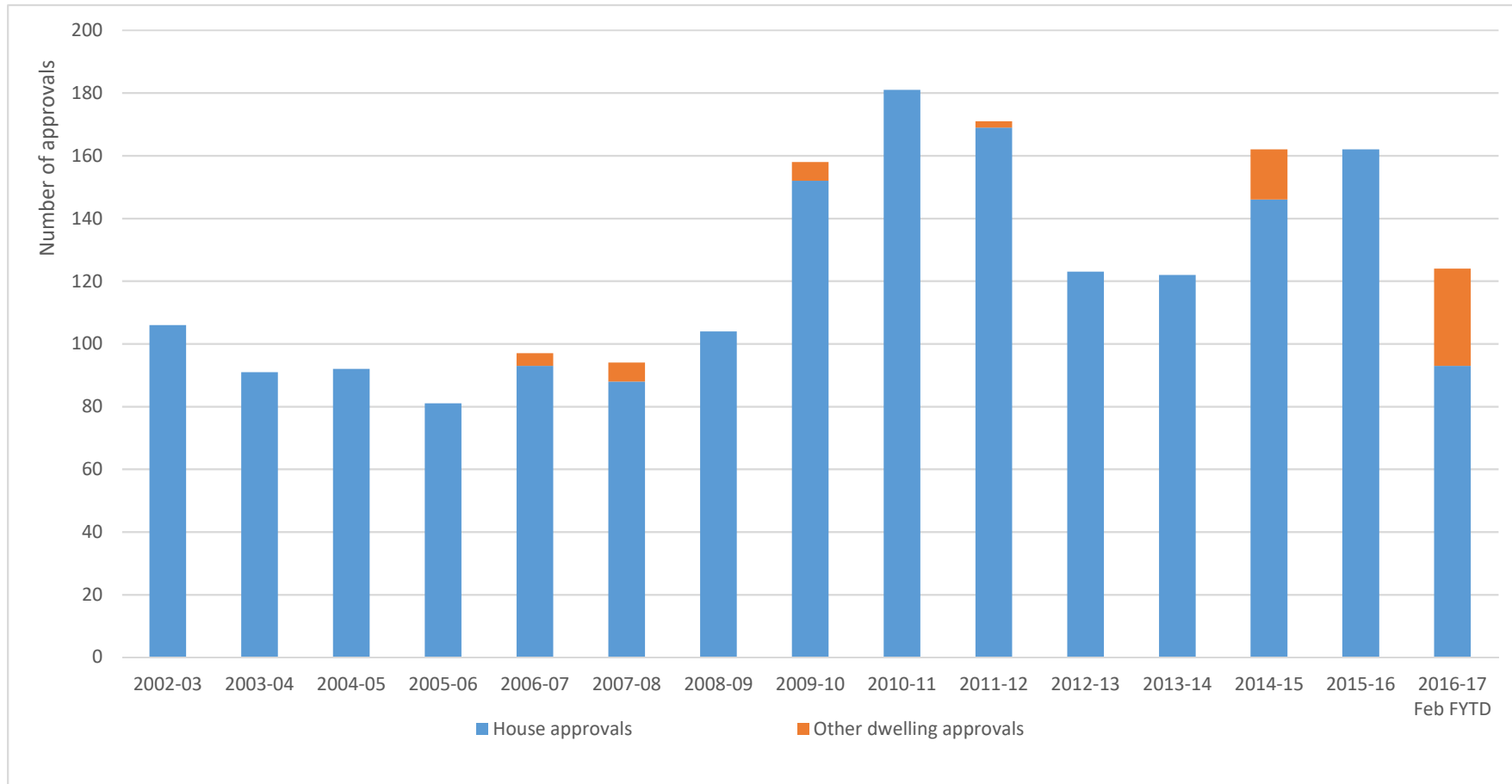
APPENDIX 1

Residential building approvals

Yass Valley Council area	Number			Annual change		
Year (ending June 30)	Houses	Other	Total	Houses	Other	Total
2016-17 Feb FYTD	93	31	124			
2015-16	162	0	162	+16	-16	0
2014-15	146	16	162	+24	+16	+40
2013-14	122	0	122	-1	0	-1
2012-13	123	0	123	-46	-2	-48
2011-12	169	2	171	-12	+2	-10
2010-11	181	0	181	+29	-6	+23
2009-10	152	6	158	+48	+6	+54
2008-09	104	0	104	+16	-6	+10
2007-08	88	6	94	-5	+2	-3
2006-07	93	4	97	+12	+4	+16
2005-06	81	0	81	-11	0	-11
2004-05	92	0	92	+1	0	+1
2003-04	91	0	91	-15	0	-15
2002-03	106	0	106	-3		

Source: Australian Bureau of Statistics, Building Approvals, Australia (8731.0). Compiled and presented in profile.id by .id, the population experts

RESIDENTIAL BUILDING APPROVALS



Source: Australian Bureau of Statistics, Building Approvals, Australia (8731.0). Compiled and presented by .id, the population experts.

