

yass valley council

the country the people

Murrumbateman Community Meeting

North Murrumbateman Project

October 2023

yass valley council

the country the people

Settlement and Future Growth

Towns and Villages Study 2010

- ▶ Informed the Yass Valley Local Environmental Plan 2013
- ▶ Future growth
- ▶ Water

yass valley council

the country the people

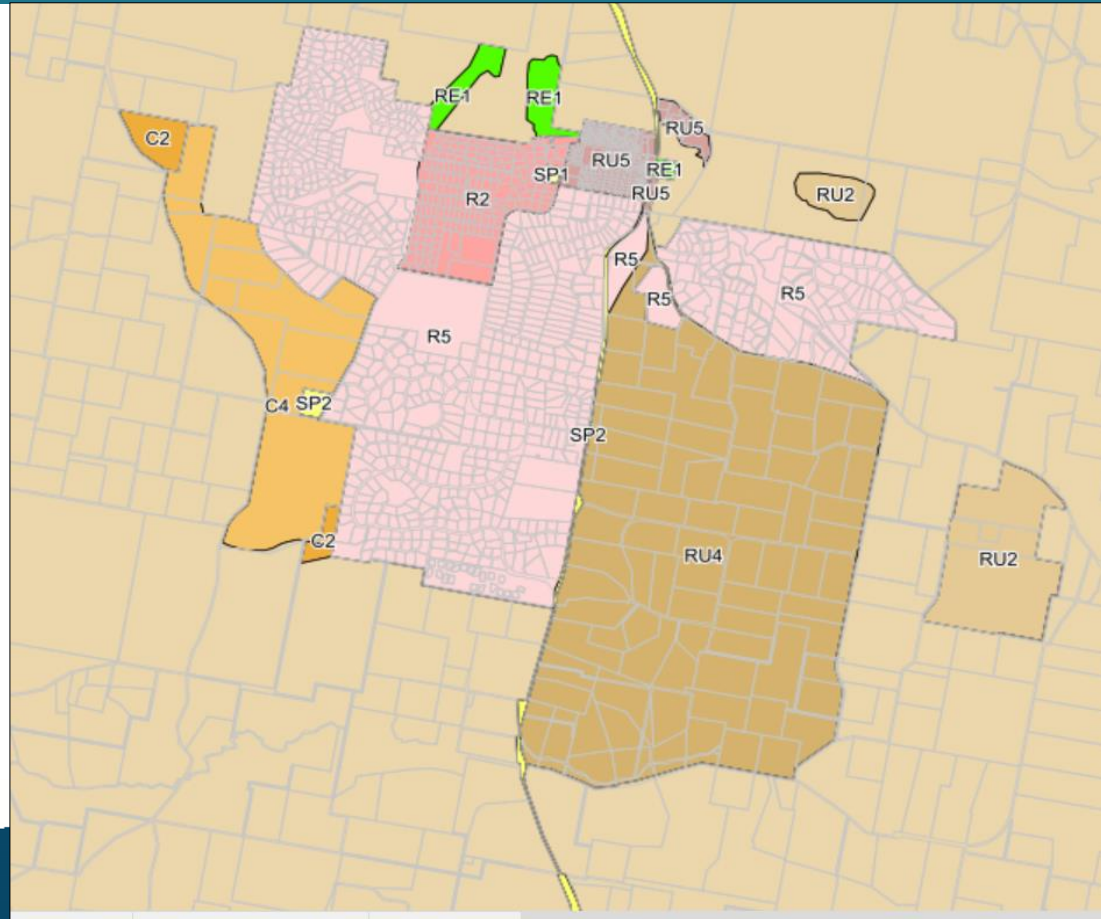
Settlement and Future Growth

- ▶ Yass Valley Local Environmental Plan 2013
- ▶ Murrumbateman Masterplan 2031 (2014)
- ▶ Settlement Strategy 2036 (2019)
- ▶ Local Strategic Planning Statement (2020)
- ▶ Delivery Program 2022–26
- ▶ Regional Environmental Plan

yass valley council

the country the people

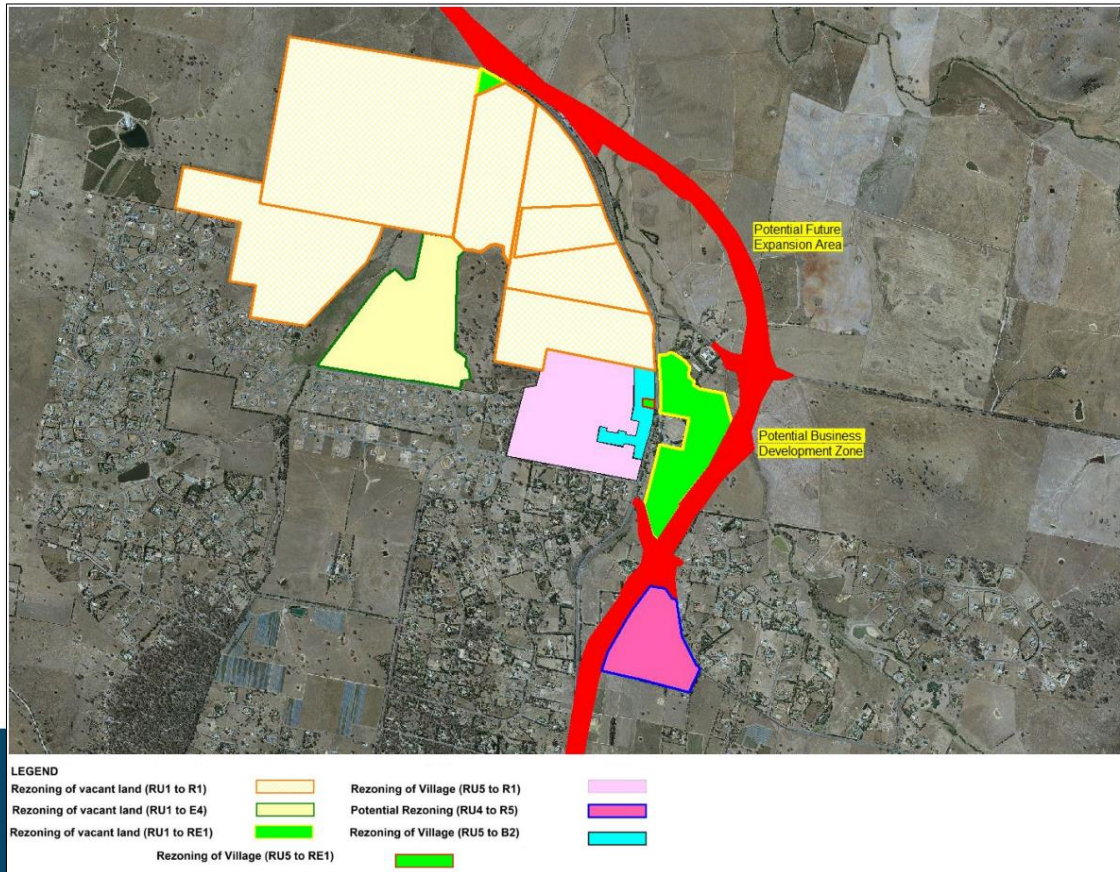
Settlement and Future Growth



Murrumbateman – Settlement Strategy

- 10 000 by 2036
- Growth from village to town
- Land release to the north

Settlement Strategy



North Murrumbateman Project



330ha site

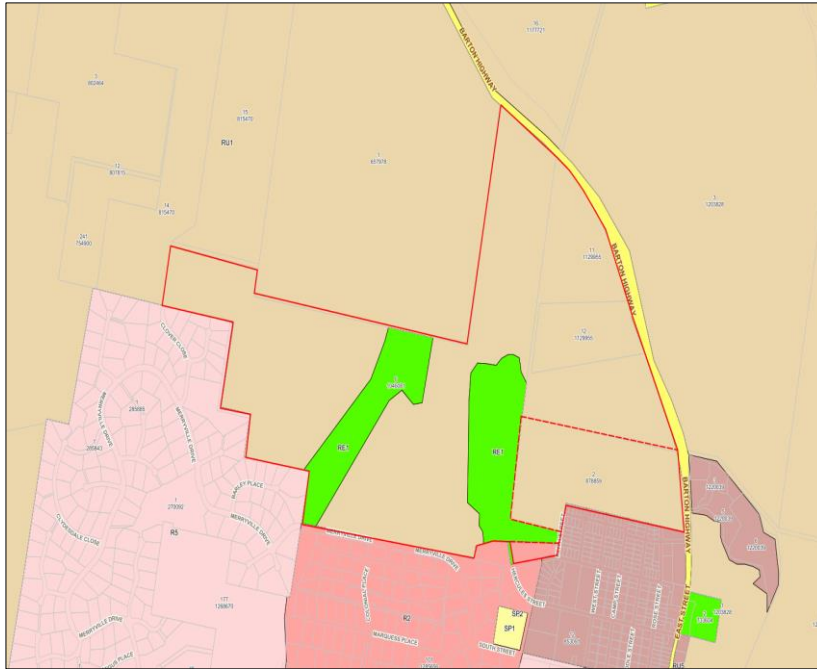
286ha Council owned

44ha Privately owned

yass valley council

the country the people

North Murrumbateman



RU1 Primary Production

RE1 Public Recreation

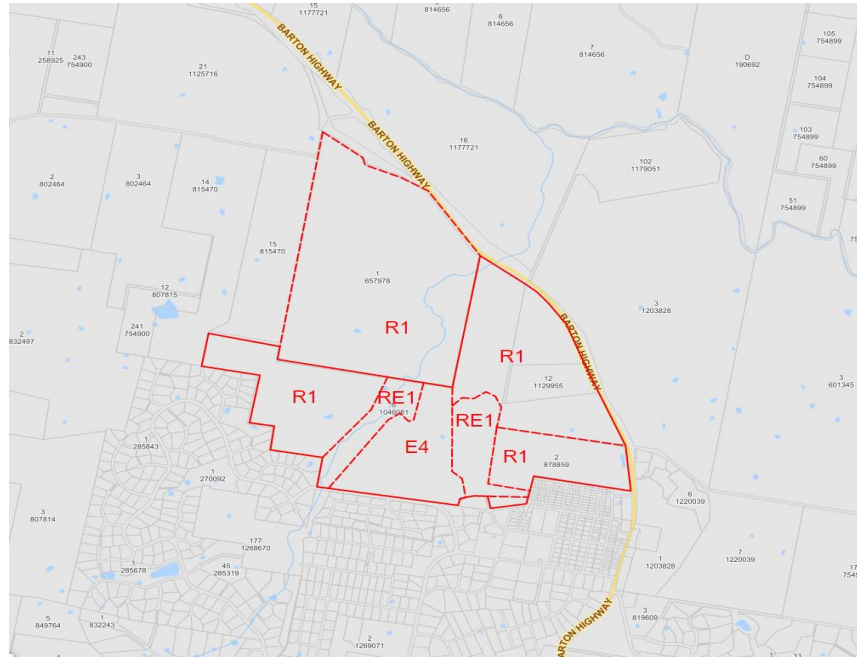
R2 Low Density Residential

North Murrumbateman – Settlement Strategy

Settlement Strategy

- Rezone to R1 General Residential/C4 Environmental Living
- R1 zone - Minimum lot size 1000m²
- 2712 lots – assuming 30% infrastructure
- C4 zone – no assumptions

North Murrumbateman – Settlement Strategy



North Murrumbateman

Based on land in MOU

- R1 zone – 2310 yield
- C4 zone – no assumptions

North Murrumbateman - Assessment

- **Aboriginal cultural heritage survey**
- **European cultural assessment**
- **Contaminated land assessment**
- **Biodiversity**

North Murrumbateman

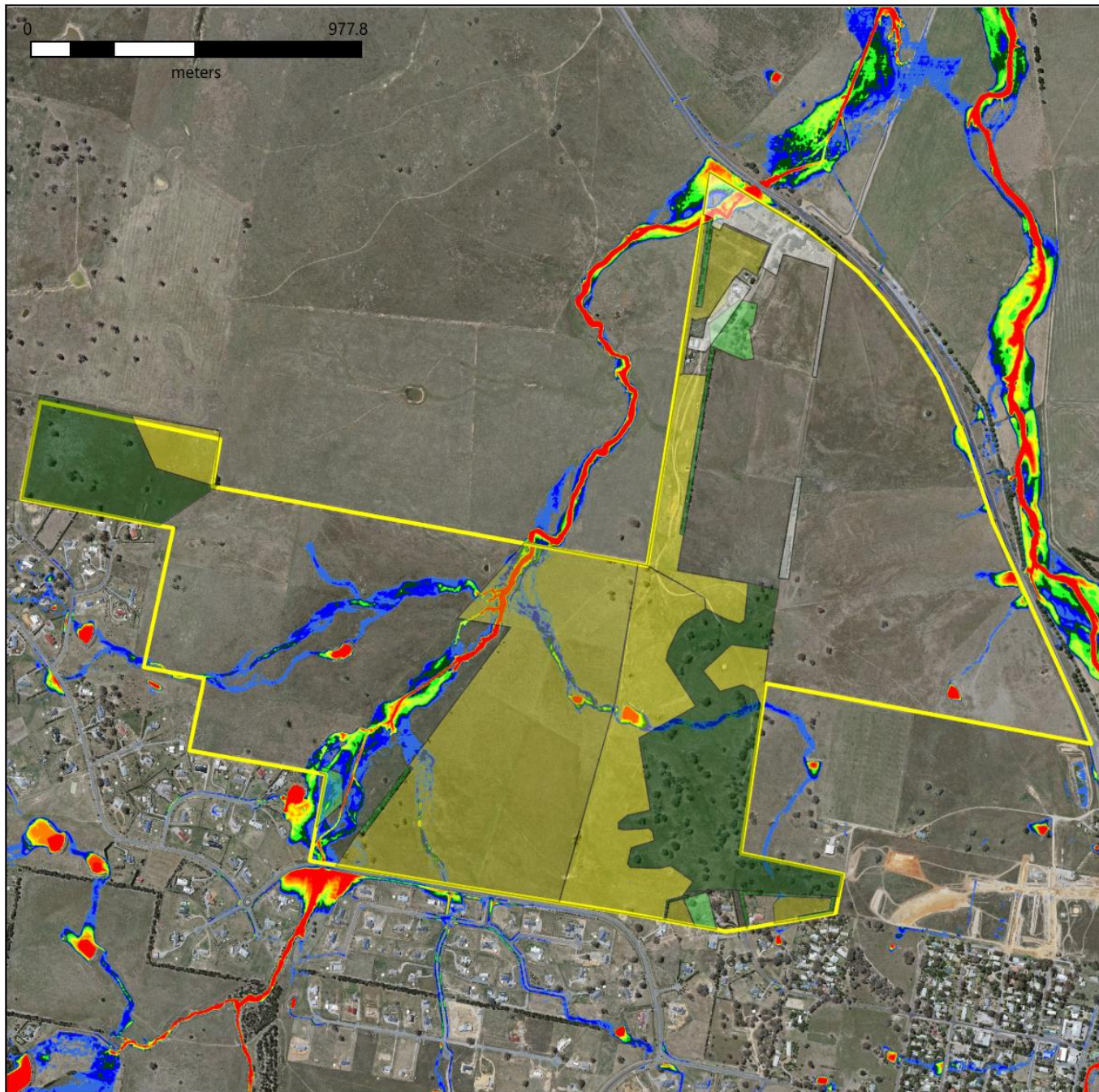
Constraints Work Completed cont.

- Significant biodiversity values on parts of the site – Golden Sun Moth, White Box – Yellow Box – Blakely’s Red Gum Grassy Woodland and Derived Native Grassland, mature hollow bearing trees (bird and bat species habitat)
- Town and Villages Study 2010 – land zoned RE1 – riparian values/Superb Parrot habitat

North Murrumbateman

Strategic Biocertification

- Part of Planning Proposal
- Offsets determined at Planning Proposal
- Can only be applied for by a Planning Authority
- Scenarios were presented to Council



Hawthorn Investigation - Constraints Mapping

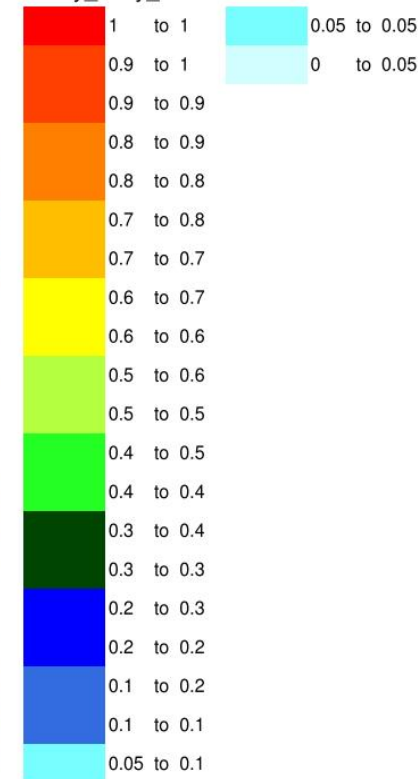
Murrumbateman_Investigation

- Property boundary
- Heritage Conservation Area

NativeVegZones

- Box Gum Woodland Good Cond (2)
- Derived Grassland Good Cond (4)
- Derived Grassland Poor Cond (4)
- Planted Native Veg (5)
- Box Gum Woodland Poor Cond (3)
- all others (1)

Murrumbateman Flood Study_100y_Event



North Murrumbateman – current work

STAGE 1	Pre-Lodgement What is your LEP amendment and what should be included in a planning proposal? Early analysis of the development potential of the relevant land including key environmental or site constraints, review of the strategic planning framework, obtaining advice and consultation with authorities and government agencies and identification of study requirements to underpin a planning proposal.
STAGE 2	Planning Proposal Preparing the planning proposal Where the planning proposal has been initiated by a proponent, council is to review and assess the planning proposal and decide whether to support and submit it to the Department for a Gateway determination. Where the planning proposal has been initiated by council, council is to prepare the planning proposal and submit it to the Department for a Gateway determination.
Rezoning Review Review of proponent-initiated planning proposal by independent planning panel if not supported / or progressed by council A proponent may request a rezoning review if a planning proposal is not supported by council or no decision is made within 115 days for complex planning proposals or 90 days for all other types of planning proposals.	
STAGE 3	Gateway Determination Department review of the planning proposal Department assesses the strategic and site-specific merit of a planning proposal and issues a Gateway determination specifying if the planning proposal should proceed and whether consultation with authorities and government agencies is required.
Gateway Review Reviewing and altering a Gateway determination A proponent/PPA may request review of conditions or determination within 42 days of Gateway determination.	
STAGE 4	Post-Gateway Actioning Gateway determination conditions PPA reviews the Gateway determination and actions any required conditions prior to public exhibition.
STAGE 5	Public Exhibition and Assessment Engaging with the community Consultation with the community, key authorities and government agencies (as required). Review of the planning proposal to address conditions of Gateway determination and submissions.
STAGE 6	Finalisation Making the LEP Final assessment of the planning proposal and if supported, preparation of the draft LEP, review and finalisation. Once finalised, the LEP may be made, notified and come into effect.

- Budget
- Local Environmental Plan Making Guidelines (DPE)

North Murrumbateman Scoping Proposal

- Existing situation
- Development proposal
- Strategic context
- Staging
- Potential zonings and lot yields
- Site specific considerations

North Murrumbateman – scoping proposal

Site Specific	Whole of Murrumbateman
Traffic	Rural vista/scenic landscape
Biodiversity	State infrastructure – health, emergency services, public transport, education etc
Heritage	Commercial/retail land
Bushfire	Community infrastructure– library, hall, sporting facilities, playgrounds
Flooding	
Water	
Multi function open space	
Housing forms/affordability	
Sewage disposal	

North Murrumbateman – planning reports/framework

- ▶ Range of reports to address needs/constraints
- ▶ LEP amendment – planning proposal
- ▶ Contributions planning
- ▶ Development control plan
- ▶ Masterplan

North Murrumbateman – community consultation

- ▶ **Committed to consultation**
- ▶ **No program developed yet**

Questions

