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# YASS VALLEY OPEN SPACE STRATEGY 2024-2036

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DRAFT REPORT  
4 DECEMBER 2023



YASS VALLEY COUNCIL

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# ACKNOWLEDGEMENT OF COUNTRY

We are honoured to be in the ancestral lands of the Ngunnawal people.

We would like to acknowledge the Ngunnawal people as the traditional custodians of the Yass Valley and pay respect to the Elders of the community and their descendants.

# ACKNOWLEDGEMENTS

Parkland Planners and Otium Planning Group sincerely thank everyone who contributed to the preparation of the Yass Valley Open Space Strategy:

## Yass Valley Council

Yass Valley Councillors

Julie Rogers	Director, Planning and Environment
Sharon Langman	Acting Strategic Planning Manager
Liz Makin	Strategic Planning Manager

Mel Cook	Senior Project Officer, Recreation Assets
Peter Harvey	Manager Recreation Assets
Phil Hodges	Manager Maintenance Delivery

Yass Valley Aboriginal Advisory Group  
Yass Valley Open Space Project Committee

## Other organisations

Onerwal Aboriginal Land Council

## Community

Sporting and recreation groups, schools and community members who responded to surveys and community engagement in March-April 2022 and in early 2024.

# EXECUTIVE SUMMARY

## Introduction

This Yass Valley Open Space Strategy sets out the rationale and recommendations for planning and provision of public open space to meet the needs of the Yass Valley community in its towns, villages and rural areas to 2036.

## Planning context

This Strategy is consistent with relevant Commonwealth and NSW legislation, as well as the NSW government and Yass Valley Council's vision and objectives for public open space.

## Supply of open space

Public open space in Yass Valley is owned by Yass Valley Council, State government (Department of Planning and Environment-Crown Lands, National Parks and Wildlife Service, NSW Forests, Land and Housing Corporation), and public schools. Open space owned by private organisations supplements public open space provision.

Yass Valley is well supplied with public open space across the LGA, with some oversupply and gaps in places.

The Yass Valley community is fortunate to have access to a range of land and water-based opportunities offered by public open space, such as parkland, sporting facilities, environmental areas, cultural open space, golf courses, equestrian facilities, camping areas, and walking/cycling/shared connections between public open spaces.

By planning area the rate of provision of public open space for park and sport in 2021 and 2036 if no additional open space is provided is:

Planning area	Park (ha/1,000 people)		Sport (ha/1,000 people)	
	2021	2036	2021	2036
Yass and District	3.25	2.37	3.46	2.52
Murrumbateman and District	0.25	0.16	0.84	0.56
ACT Peri-Urban	0.26	0.06	7.65	1.83
Gundaroo and District	1.49	1.16	1.58	1.23
Bowning-Bookham-Rural West	-	8.28	-	2.67

Below recommended provision

## Demand for open space

Demand for open space in Yass Valley was determined by a combination of factors including community engagement, demographic analysis, and analysing trends in participation of activities and provision of open space.

The population of Yass Valley is expected to increase by 58% from 17,233 people in 2021 to 27,230 people in 2036, with forecast growth highest in ACT Peri-Urban (4,850 people), Murrumbateman and District (2,360 people) and Yass and District (2,180 people).

## Community and stakeholder engagement

Engagement with the community during preparation of this Strategy involved an online community survey, consultation with the Yass Valley Open Space Committee and the Yass Valley Aboriginal Consultative Committee, and public exhibition of the Draft Yass Valley Open Space Strategy.

The Yass Valley community told us in the online survey:

- ❑ the most popular parks and open spaces for informal use in the Yass Valley local government area are Riverbank Park and the walking loop in Yass, and the Murrumbateman Recreation Ground.
- ❑ the most popular activities done at favourite parks in Yass Valley are walking/ cycling on the pathways (53%), relaxing and enjoying nature (43%), exercising dogs (39%), socialising (38%), attending community events (31%), using the playground (26%), informal activities (25%), picnic/barbecue (22%), fitness and exercising in the park (18%)
- ❑ 33% participate in outdoor organised sport.
- ❑ community values of open space in Yass Valley are open space, natural/ environment, recreation, access and connections, visual, culture, social/community, atmosphere, and sustainability.
- ❑ 25% of online survey respondents are satisfied with the provision for outdoor activities and spaces in Yass Valley.
- ❑ the “top 10” activities and spaces/facilities requested in open space are:
  1. walking
  2. bush walking
  3. play
  4. swimming/water play
  5. bike riding
  6. BMX and mountain bike riding
  7. outdoor fitness
  8. picnics and barbecues
  9. skating
  10. equestrian activities.

Key points made by the community in the online survey about open space planning in Yass Valley are:

- Focus on Yass, but also villages and other areas outside Yass
- Make Yass and villages self-contained rather than having to go to Canberra
- Don't replicate Canberra in Yass Valley
- More facilities in Murrumbateman
- Provide open space for an expanding population
- Opportunities for new open space with land not under Council control
- Protect existing trees and plant more trees
- Multi-purpose recreational and community use of equestrian facilities
- Recognise the needs of the equestrian community
- Plan for open space needs of growing population
- Move focus away from sport to nature
- Move focus away from traditional sport for young people
- Move focus away from children's play areas to other recreation opportunities
- Provide safe and accessible open spaces
- More safe opportunities for walking, cycling and horse riding
- Natural areas for both recreation and fauna habitat
- Improve park maintenance and cleanliness
- Cater for all ages in open spaces, particularly children and older people
- More places and activities for young people in open spaces
- Affordable open space
- More swimming opportunities
- Parks in Yass town centre
- Opposition to enclosed off leash dog parks
- Open space design considerations
- Open space activation ideas.

## Vision for open space in Yass Valley

***Public open space in the Yass Valley local government area is diverse, accessible, and fit for purpose. The public open space network offers a range of natural and embellished spaces that provide for sport, outdoor recreation and play. The provision of these spaces considers the needs of urban and rural communities and aims to be efficient and sustainable.***

The guiding principles for public open space in Yass Valley are equity, sustainable provision, diversity, values-based, multiple use, and community.

## Open space planning and provision framework

The open space planning and provision framework is based on:

- State government guidance on open space planning such as the Greener Places Guide
- analysis of existing open space supply and public park and sporting area outcomes
- consideration of community and stakeholder feedback.

The framework consists of:

1. Public Open Space Function and Hierarchy
2. Performance Criteria: capacity-size and shape, capacity-quantity, distribution and diversity, access and connectivity, land quality
3. High Level Outcomes for Initial Greenfield Residential Planning:

### Overall Quantum

- Parks for Recreation at least 2.5 hectares per 1,000 residents
- Land for Sport at least 2.0 hectares per 1,000 residents
- Additional Open Space areas provided for environmental and other purposes (waterways, linear connections, buffers etc)

### Supply Capacity

- Land for local park not to be less than 0.5 hectares per 1,000 people
- Land for district/ township level parks not to be less than 2 hectares per 5,000 people
- Land for sport to be 5 hectares per 2,500 people or greater

### Park Hierarchy, Minimum size and Distribution

- Centrally located local parks servicing residents within 400-500 m safe walking and if less than 1 ha must be 100% functional land and no smaller than 0.5 Ha.
- Larger district parks provided in central locations to the development of at least 2 Ha or more. District parks should be within 2 km of all residents.
- Land for sport provided as part of large central park and at least 5 Ha, unless sufficient sporting parkland is provided adjacent to the development and Council has determined there is enough capacity for the proposed population. In this case a 3 Ha sport and active recreation park should be provided with a configuration to be advised by Council.

### Land Quality

- All land to comply with the performance criteria for Land Quality and Capacity
- Where multiple use open space is proposed, the area of land associated with drainage, detention basins, waterways, habitat protection and other non-recreation uses, should be excluded from calculations of park or sporting land. However, co-location/ multiple use is encouraged, as are design solutions that represent efficient use of space.



4. Embellishment Guidelines for Local Recreation Park/Village Recreation Park, District / Township Recreation Park, Sporting Parks, Regional Parks and Sports and Event Precincts, Linear/ Riparian- Dual Purpose Open Space and Natural Area Parks in terms of boundary fencing, water taps and irrigation, toilets, bike/pedestrian paths and facilities, playgrounds, power and lighting, youth facilities, informal active facilities, active recreation elements, sporting fields/courts, picnic tables/seats/ barbecues, shade, landscape works, car parks and internal roads, and special elements.

## Recommendations by planning area

Recommended actions by Planning Area are:

Function		Recommendations
<b>Yass and District</b>		
<b>Open space</b>	YD1	Provide open space in new residential subdivisions (2.5 hectares/1,000 people park, 2 hectares/1,000 people sport, generally within 400 metres of homes)
	YD2	Implement the Yass Main Street Masterplan, including the public plaza in the Crago Mill Precinct redevelopment
<b>Park</b>	YD3	Address shade, fencing and parking at existing play spaces.
	YD4	Address issues regarding poor quality shade, seating, picnic tables, drinking water for people and dogs, and toilets in existing parks.
	YD5	Extend the off-leash dog exercise area in Walker Park
	YD6	Address maintenance issues in existing parks, particularly mowing and weeds.
	YD7	Implement the Victoria Park Masterplan.
	YD8	Rehabilitate the Old Yass Tip (Crown reserve for Public Recreation). Engage with the community to prepare a masterplan for the site which may include a bike park and sporting fields.
	YD9	Retain the former Elgas depot ('Old Gasworks') for Yass River access and a link to Riverbank Park. Liaise with the Yass Antique Machinery Club to understand their use of the site.
	YD10	Rehabilitate and embellish the former Elgas depot for recreation to complement the existing Riverbank Park setting (long term).
	YD11	Provide a new picnic area at the Don Bayley boat ramp and at Joe O'Connor Park.
	YD12	Prepare a Masterplan for Riverbank Park.

Function	Recommendations
	YD13 Consider a jetty at Riverbank Park for water recreation.
	YD14 Retain riverside open space and access to 18 Hanley Place, Yass (Lot 16 DP 1147860, 2.85 ha). Investigate access solution to steep site. Regenerate bushland. Consider an arboretum and walking trail.
	YD15 Address drainage issues in Miles Franklin Park, including rehabilitation of the drainage line between Mont Street and the Yass Bike Park.
	YD16 Undertake an Aboriginal Heritage Assessment of Lot 4 DP 1071431 (5,958m <sup>2</sup> ) at the corner of Discovery Drive and Cooks Hill Road in consultation with the Onerwal Local Aboriginal Land Council. If agreed, retain and embellish Lot 4 DP 1071431 for a local park in consultation with the local community, because it is well located and visible for local open space in North Yass, is an adequate size, and is in a developing residential area.
	YD17 Ensure a shared pathway access between Discovery Drive and Reddall Street through Lot 63 DP 1079585 (8,428m <sup>2</sup> ) for the Stage 3 Discovery Drive subdivision plan.
	YD18 Dispose of Lot 19 DP 1071431 (705m <sup>2</sup> ) on Discovery Drive because it is too small for useable local open space, and other nearby open spaces such as Lot 4 DP 1071431 at corner of Discovery Drive and Cooks Hill Road are more functional. Use funds from sale to embellish local park at Lot 4 DP 1071431.
	YD19 Retain Lot 9 DP 1071431 (842m <sup>2</sup> ) on Discovery Drive if required for water management. If not, dispose of because it is too small for useable local open space, and other nearby open spaces are more functional. Use funds from sale to embellish local park at Lot 4 DP 1071431.
	YD20 Liaise with Onerwal Local Aboriginal Land Council, Yass Aboriginal Advisory Committee members and other interested community members about provision of picnic and barbecue facilities to support social gatherings and events at Oak Hill (Lot 7006 DP 1024017).
	YD21 Retain part of Lot 20 DP 813992 (1.334 ha) on Yeo Crescent for a local park as it is elevated with extensive views, and offers local park and informal recreation opportunities in the local area despite being close to the sporting precinct of Walker Park. If part of the land is sold, use funds from sale to embellish the park.
	YD22 Install a township/district play space in Clayton Street Reserve (Lot 40 DP 1137506).
<b>Sport</b>	YD23 Retain Walker Park as “home” for rectangular field sports
	YD24 Retain Victoria Park as “home” for cricket.
	YD25 Retain Joe O’Connor Park as “home” for netball.
	YD26 Retain Victoria Park as “home” for tennis (public courts).

Function	Recommendations
	YD27 Implement the Victoria Park Masterplan.
	YD28 Undertake further upgrades and developments for Joe O'Connor Park listed in the Crown Reserves Sports and Recreation Grounds Plan of Management.
	YD29 Include baseball and softball diamonds with cages in an existing/new sportsground.
	YD30 Provide additional toilets, change rooms and amenities in Riverbank Park.
	YD31 Provide sports courts in south Yass.
	YD32 Provide two rectangular equivalent/one oval sporting fields in the south-east potential growth area.
<b>Environmental</b>	YD33 Complete a flora and fauna management plan for the riverbank south of Victoria Park in Yass.
	YD34 Remove weeds and revegetate Hattons Corner as appropriate.
	YD35 Consider retaining part Lot 5 DP 582330 (3.155 ha) in Faulder Avenue due to its biodiversity value as part of the proposed subdivision of the site.
	YD36 Retain Lot 77 DP 1141221 and Lot 18 DP 1207832 (two lots either side of Burgess Place) as a local park with Box Woodland.
	YD37 Subject to completion of biodiversity assessment, retain part Lot 1 DP 163390 (7 ha) south of Walker Park as RE1 Public Recreation zoned land or potentially reclassified to operational land, rezoned and sold. Note lease expired 30/7/2023. Retain the link road through the site.
	YD38 Remove blackberries and other weeds from Crown Land Reserve D60478 at 40 Yass River Road to improve the land as a public river park for activities such as fishing. Note that vehicle and pedestrian access is poor as roads are narrow, the road bridge on Yass River Road is in poor condition, and there are few road verges for parking.
<b>Cultural</b>	YD39 Engage with the local Aboriginal community about the location, design and construction of an amphitheatre for corroborees and ceremonies which encompasses natural features in Riverbank Park (weir) or Coronation Park.
	YD40 Engage with the local Aboriginal community to integrate artwork with seats and tables in Coronation Park.
	YD41 Undertake an Expression of Interest to restore/ preserve/ redesign the Aboriginal artwork on Yass Bridge in Riverbank Park and to provide signage recognising the artist and the expression/meaning on the school-led design and the traditional owner design.

Function		Recommendations
<b>Golf</b>	YD42	Retain Yass Golf Course
<b>Equestrian</b>	YD43	Liaise with Yass Show Society to improve public access to Yass Showground for equestrian activities.
	YD44	Improve the surface and amenities at Yass Showground.
	YD45	Marchmont Crown Trust to engage with the community and prepare a Masterplan for new multi-purpose equestrian and recreation areas and facilities at Marchmont Racecourse Reserve.
	YD46	Marchmont Crown Trust to undertake site works at Marchmont Racecourse Reserve before redevelopment of reserve for equestrian and recreation uses.
<b>Camping</b>	YD47	Assist with publicising free public camping at The Captain campsite on Black Range Road through the Yass Visitor Information Centre and other outlets.
<b>Connections</b>	YD48	Seek funding for community engagement, detailed design and construction of a shared rail trail in the disused rail corridor linking Yass Junction Railway Station and Yass CBD (Railway Museum).
	YD49	Enter into a licence agreement with Transport for NSW to enable development of an active transport corridor from Yass Rail Museum to Yass Junction.
	YD50	Design, seek funding and construct the rail trail.
	YD51	Construct a shared path from south Yass to Cooma Cottage.
	YD52	As part of undertaking road grading on Black Range Road and other rural roads, facilitate a safe level space for walking where possible.
<b>Murrumbateman and District</b>		
<b>Open space</b>	MD1	Provide open space in new residential sub-divisions (2.5 hectares/ 1,000 people (local/ neighbourhood) /centralised) park, 2 hectares/1,000 people sport, generally within 400 metres of homes).
	MD2	Prepare a high level Masterplan for all Murrumbateman recreation facilities, parks and spaces and further consult with the community to determine priority for delivery and location identification for specific facilities in existing areas (The Common) and north Murrumbateman future growth area including Council owned land and Hawthorn land.
	MD3	Implement the action items in the Strategic Plan for Murrumbateman Recreation Ground 2021.
	MD4	Prepare a Plan of Management for the Crown land portion of Murrumbateman Recreation Ground, pending additional Public

Function	Recommendations
	Recreation purpose approved by the Minister.
MD5	Consult with relevant associations on potential for general public use and enhancements on community title land within the Estates.
<b>Park</b>	<p data-bbox="416 421 1485 577">MD6 Council to consider locating regional playground and fitness facilities at Murrumbateman Recreation Ground given benefits of existing facilities, infra-structure, access, and value for investment given multi-use nature of grounds.</p> <p data-bbox="416 577 1485 712">MD7 Prepare a site benefit analysis for the location of a regional, centralised destination sustainable park on Council managed land in Murrumbateman</p> <p data-bbox="416 712 1485 846">MD8 Prepare a specific concept Masterplan for the regional playground equipment for all-inclusive/ abilities/ages. Funding from Federal government and Council.</p> <p data-bbox="416 846 1485 913">MD9 Construct a regional playground.</p> <p data-bbox="416 913 1485 1070">MD10 Council to request becoming Crown Land Manager for the residual part of Lot 55 DP 754900 in addition to the Old Murrumbateman School House Reserve (excluding any area leased to Education) for community use.</p> <p data-bbox="416 1070 1485 1227">MD11 Review Council lease of part Lot 7 Section 5 DP 758736 (Hercules Street) for potential to purchase and retain as an existing township/district park with playground equipment for young children, also used as a travel stop and local centre/ commuter carpark.</p> <p data-bbox="416 1227 1485 1339">MD12 Council to consider resuming land from lease on North Murrumbateman/ Hawthorn property for priority community needs for parks or playground.</p> <p data-bbox="416 1339 1485 1451">MD13 Install fitness stations/ equipment at Recreation Grounds, The Common and in suitable places next to pathways/ trails.</p> <p data-bbox="416 1451 1485 1518">MD14 Upgrade play equipment and pathways in Jones Park local/village park.</p> <p data-bbox="416 1518 1485 1608">MD15 Install barbecue facilities at Jones Park, the village green, and near tennis courts (Recreation Ground)</p> <p data-bbox="416 1608 1485 1765">MD16 Engage with young people in Murrumbateman to design social, play and active elements in a 'Youth Spot' in an open space near shops or within multi-use Murrumbateman Recreation Grounds (has free Wifi) and access to stage for playing music.</p> <p data-bbox="416 1765 1485 1877">MD17 Retain the off-leash dog exercise area at the Murrumbateman Recreation Ground and at The Common.</p> <p data-bbox="416 1877 1485 1989">MD18 Construct off-leash dog exercise area with separated areas for small/ quiet and large dogs at Murrumbateman Recreation Ground.</p> <p data-bbox="416 1989 1485 2033">MD19 Address equipment upgrades, seating, tables, barbecue facilities, toilets</p>

Function	Recommendations
	and shade at existing play spaces.
	MD20 Address maintenance issues in parks.
	MD21 Embellish parkland in existing and new release area community spaces.
<b>Sport</b>	MD22 Construct new amenities building with toilets, change rooms, canteen, for use by all sports, listed as high priority in 2021 Strategic Plan.
	MD23 Develop feasibility and design for enclosed all weather multi-purpose sports courts.
	MD24 Provide new enclosed all weather multi-purpose sports courts as listed in 2021 Strategic Plan.
	MD25 Relocate the cricket nets to another location for safety reasons.
	MD26 Plan and construct new sporting fields and ovals double rectangular equivalent sporting field/one full size oval) in open space on a greenfield site north Murrumbateman growth area on Hawthorn property owned by Council (potentially co-locate with land identified for future high school).
<b>Environmental</b>	MD27 Subject to environmental assessment and strategic masterplanning for the North Murrumbateman land, consider retaining the two parcels zoned RE1 Public Recreation off Merryville Drive for environmental values and recreation (expand zoned areas as informed by strategic biodiversity certification approval).
	MD27 Subject to action above, open pedestrian/cycling accessways within the two RE1 Public Recreation parcels at North Murrumbateman by extracting from lease agreement.
	MD28 Undertake native vegetation restoration plantings in RE1 zones and appropriate areas of open space where opportunity permits.
	MD29 Support local groups in enhancing and restoration of natural areas including bordering of recreation areas.
	MD30 Review the management plan for Murrumbateman Bush Cemetery to ensure appropriate maintenance and enhancement of conservation areas.
	MD31 Install barriers at Murrumbateman Bush Cemetery to limit vehicle access in conservation areas.
	MD32 Install more seating near the water reservoirs where new Lions Club Art project can be viewed and rest stops along the winery trail/pathways.
<b>Cultural</b>	MD33 Prepare Masterplan for Hawthorn orchard, outbuildings and surrounding land for cultural activities, recreation and public open space (or part of high-level masterplan).

Function		Recommendations
	MD34	Prepare Masterplan/Plan of Management to restore and enhance the historical school/ school-house buildings, orchard garden and grounds.
<b>Golf</b>		-
<b>Equestrian</b>	MD35	Deliver the improvements to equestrian facilities at Murrumbateman Recreation Ground listed in the 2021 Strategic Plan
	MD36	Remediate the surfaces on the three northern equestrian arenas
	MD37	Repurpose the southern sand arena as the improvements to the equestrian facilities are relocated to the north of the Recreation Ground
<b>Camping</b>	MD38	Undertake analysis for a suitable future location in Murrumbateman for RV camping.
<b>Connections</b>	MD39	Complete the Murrumbateman Winery Trail up to the Barton Highway for safety of residents and other users of the connection to bus stop and for fitness (noting may not be able to cross the high-way until detailed highway duplication plans are available).
	MD40	Developer to complete pedestrian accessways along McClungs Creek as part of new development The Fields to Merryville Drive.
	MD41	Plan and construct pedestrian/cycling accessway along McClungs Creek riparian zone within the RE1 Public recreation zone (North Murrumbateman/Hawthorn property).
	MD42	Construct a pedestrian/ cycling accessway from Scrubby Lane along Lot 1 DP111676 (water waste and sewerage buffer) to Dog Trap Road and along Lot 1 DP834176 adjacent to Isabel Drive/Merryville Park up to Road Roundabout at Isabel/ Merryville and connect to existing shared pathways.
<b>ACT Peri-Urban</b>		
<b>Sutton</b>		
<b>Open space</b>	ACTP 1	Implement the Sutton Village Masterplan 2017.
	ACTP 2	Prepare a Plan of Management for Sutton Common to include informal recreation opportunities for the community, and biodiversity improvements. Request for Council to become Crown Land Manager, or support Sutton Landcare to become trustees, or suggest Landcare become the licence holder under Crown Lands.
	ACTP 3	Reconsider the licence terms for grazing over part of Crown reserve 754882 in Sutton with the purpose of future public requirements if part or all of the reserve is required for public open space. Priority for public open space are the lots adjacent to Sutton Public School and Woodbury Ridge Estate.

Function		Recommendations
	ACTP 4	Provide open space in new residential subdivisions to the north, west and south of Sutton village (2.5 hectares/ 1,000 people park, 2 hectares/1,000 people sport, generally within 400 metres of homes).
<b>Park</b>	ACTP 5	Engage with young people in Sutton to design social, play and active elements in a 'Youth Spot' in an open space near shops
	ACTP 6	Address shade, fencing and parking at existing play spaces.
	ACTP 7	Address issues regarding poor quality shade, seating, picnic tables, drinking water for people and dogs, and toilets in existing parks.
	ACTP 8	Address maintenance issues in existing parks, particularly mowing and weeds.
<b>Sport</b>	ACTP 9	Provide two rectangular equivalent/ one oval sporting fields in Sutton
<b>Environmental</b>	ACTP 10	Restore and enhance the banks and areas adjacent to Yass River and McLaughlins Creek.
	ACTP 11	Clear weeds to improve visual and physical access to the bank and McLaughlins Creek at Bob Collis Reserve.
	ACTP 12	Implement the Sutton Stormwater Network Upgrade Scheme.
<b>Cultural</b>	ACTP 13	In consultation with the local Aboriginal community revisit the Yass Traditional Owner River Restoration Project on McLaughlins Creek at Sutton Oval.
<b>Golf</b>		-
<b>Equestrian</b>		-
<b>Camping</b>		-
<b>Connections</b>	ACTP 14	Consider pedestrian crossing on Sutton Road/ Camp Street/ Victoria Street.
	ACTP 15	Investigate opportunities for access to the creek/river.
	ACTP 16	Increase maintenance of road verges.
	ACTP 17	Introduce a Greenways path around Sutton.
<b>Wallaroo</b>		



Function		Recommendations
Park	ACTP 18	Investigate the suitability of retaining the two Council-owned public reserves adjoining the river (Lot 5 DP 701582 and Lot 13 DP 253616) for informal water-based recreation. If considered suitable for public reserves, improve wayfinding and formed road access, and embellish for fishing, picnics and camping.
Park	ACTP 19	Consider the small parcel of Council-owned land near the bus stop on Spring Range Road in Wallaroo as a meeting place for local residents for picnics, barbecues and social gatherings.
<b>Mullion</b>		
Park	ACTP 20	Provide a play opportunity at Mullion Recreation Ground/Mullion Hall (Mountain Creek Road).
Sport	ACTP 21	Convert tennis courts to multi-purpose courts at Mullion Recreation Ground.
Environment	ACTP 22	Prepare a preliminary biodiversity assessment of the woodland at the Mullion Recreation Ground to inform future management.
<b>Gundaroo and District</b>		
<b>Open space</b>	GD1	Implement the Gundaroo Masterplan
	GD2	Provide open space in new residential subdivisions (2.5 hectares/ 1,000 people park, 2 hectares/1,000 people sport, generally within 400 metres of homes)
	GD3	Review use agreement for grazing on part or all of the Police Paddock
	GD4	Address maintenance issues, particularly mowing and weeds
<b>Park</b>	GD5	Engage with young people in larger villages to design social, play and active elements in a 'Youth Spot' in an open space near shops.
	GD6	Address shade, fencing and parking at existing play spaces.
	GD7	Address issues regarding shade, seating, picnic tables in Gundaroo Park.
	GD8	Support the Park Manager (administration, financial, expertise) in developing and maintaining infrastructure in Gundaroo Park.
	GD9	Designate an off leash dog exercise area.
	GD10	Signpost and upgrade river access points at the end of Lot Street and Rosamel Street.
<b>Sport</b>	GD11	Provide multi-purpose sports courts in Gundaroo Park.

Function		Recommendations
	GD12	Improve parking, sports lighting, security lighting and the internal road at Gundaroo Oval.
	GD13	Provide two rectangular equivalent/ one oval sporting fields in Gundaroo.
<b>Environmental</b>	GD14	Restore and revegetate banks and areas adjacent to Yass River in public ownership.
	GD15	Implement measures recommended in Gundaroo Flood Risk Management Study and Plan: <ul style="list-style-type: none"> <li>- Implement the Gundaroo Detention Basin Scheme.</li> <li>- Construct a detention basin in West Gundaroo Common.</li> <li>- Construct a detention basin in Police Paddock.</li> </ul>
	GD16	Complete a biodiversity assessment of Lake George/St George Hill for biodiversity stewardship.
	GD17	Retain RE1 Public Recreation zoning over Lot 64 south of St George Hill if a launch area for paragliding is proposed.
<b>Cultural</b>	-	
<b>Golf</b>	-	
<b>Equestrian</b>	-	
<b>Camping</b>	GD18	Review operation and management of the camping area in Gundaroo Park.
	GD19	Support the Park Manager (administration, financial, expertise) in developing and maintaining existing infrastructure in Gundaroo Park.
<b>Connections</b>	GD20	Construct a pedestrian path from the west end of Rosamel Street along Yass River to Lind Street, connecting into the rear of Gundaroo Park.
	GD21	Investigate other river access and riverbank walking routes.
	GD22	Improve drainage at the southern end of the village.
	GD23	Improve road verges of roads around the village, such as Back Creek Road and Sibley Road.
<b>Bowning-Bookham-Rural West</b>		
<b>Bowning</b>		
<b>Open space</b>	BBR W1	Complete the Bowning Masterplan.

Function		Recommendations
	BBR W2	Investigate opportunities for additional open space on the western side of the village near the school and near shops.
	BBR W3	Liaise with school principal to allow community access to facilities and space on Bowning Public School grounds.
	BBR W4	Liaise with private landowner for more frequent public access to Bowning Hill (currently once per year).
	BBR W5	Provide open space in new residential subdivisions (2.5 hectares/1,000 people park, 2 hectares/1,000 people sport, generally within 400 metres of homes).
<b>Park</b>	BBR W6	Engage with young people in larger villages to design social, play and active elements in a 'Youth Spot' in an open space near shops.
	BBR W7	Relocate the playground from the community hall to Bowning Recreation Ground.
	BBR W8	Undertake community engagement to agree on alternative use (such as community park, youth recreation) for Council land adjacent to Bowning rail station.
	BBR W9	Address requests for embellishment of existing play spaces.
<b>Sport</b>	BBR W10	Undertake further upgrades and developments for Bowning Recreation Ground listed in the Crown Reserves Sports and Recreation Grounds Plan of Management.
	BBR W12	Provide a multi-purpose sports court at Bowning Recreation Ground.
<b>Environmental</b>	BBR W13	Maintain environmental areas surrounding the oval and south of the railway. Provide informal pedestrian/ recreation access as appropriate.
	BBR W14	Construct a vegetated bund at Bowning Recreation Area to better prevent entry of flood water.
	BBR W15	Implement the recommendations of the Murrumbateman, Bowning, Bookham and Binalong Flood Study.
<b>Cultural</b>	BBR W16	Engage with local indigenous people regarding cultural opportunities in open spaces in Bowning.
<b>Golf</b>		-
<b>Equestrian</b>		-
<b>Camping</b>	BBR W17	Introduce camping for recreational vehicles at Bowning Recreation Ground

Function		Recommendations
<b>Connections</b>	BBR W18	Construct a path link between town- Bowning Recreation Ground- community hall.
<b>Binalong</b>		
<b>Open space</b>	BBR W19	Prepare a Masterplan for the Binalong Recreation Ground.
	BBR W20	Investigate opportunities for additional open space on the western side of the village near the school.
	BBR W21	Liaise with school principal to allow community access to facilities and space on Binalong Public School grounds.
	BBR W22	Provide open space in new residential subdivisions (2.5 hectares/ 1,000 people park, 2 hectares/1,000 people sport, generally within 400 metres of homes).
<b>Park</b>	BBR W23	Undertake further upgrades and developments for Binalong Recreation Ground listed in the Crown Reserves Sports and Recreation Grounds Plan of Management and consistent with the Masterplan for Binalong Recreation Ground.
<b>Sport</b>	BBR W24	Undertake further upgrades and developments for Binalong Recreation Ground listed in the Crown Reserves Sports and Recreation Grounds Plan of Management and consistent with the Masterplan for Binalong Recreation Ground.
	BBR W25	Investigate the opportunities for location of sporting facilities near the primary school.
<b>Environmental</b>	BBR W26	Consider the range of possible recreational uses for Lot 7305 DP 1147899 (mapped as Environmental and Public Recreation purposes), including primitive camping, bike park, etc.
	BBR W27	Implement the recommendations of the Murrumbateman, Bowning, Bookham and Binalong Flood Study.
<b>Cultural</b>	BBR W28	Engage with local indigenous people regarding cultural opportunities in open spaces in Binalong.
<b>Golf</b>		-
<b>Equestrian</b>		-
<b>Camping</b>	BBR W29	Investigate a suitable location for free RV parking facilities in Binalong.
<b>Connections</b>	BBR W30	Improve road verges for walking.
<b>Bookham</b>		

Function		Recommendations
<b>Open space</b>	BBR W31	Provide open space in new residential subdivisions (3 hectares/1,000 park, 1.5 hectares/1,000 sport, generally within 400 metres of homes)
<b>Park</b>	BBR W32	<p>Implement the Bookham Mainstreet Masterplan, including:</p> <ul style="list-style-type: none"> <li>- Install picnic tables along the circuit path through the woodland</li> <li>- Install a presentation garden including carpark, garden beds (water sensitive urban design), seats, bike parking.</li> <li>- Install playground with accessible basket swing, concrete circuit bike path, nature play elements</li> </ul> <p>Install healthy highway hub (traveller rest area) including enclosed leash free dog area, outdoor exercise equipment, concrete circuit path, seating.</p>
<b>Sport</b>	BBR W33	<p>Implement the Bookham Mainstreet Masterplan, including:</p> <ul style="list-style-type: none"> <li>- Bookham Recreation Ground: retain the oval, install cricket practice nets, install seats and picnic tables to clubhouse viewing area, install hammock swing, new barbecue facilities.</li> <li>- Replace artificial grass to tennis courts to provide a community facility, preferably a multi-purpose sports court</li> </ul> <p>Undertake further upgrades and developments for Bookham Recreation Ground listed in the Crown Reserves Sports and Recreation Grounds Plan of Management</p>
<b>Environmental</b>	BBR W34	Implement the recommendations of the Murrumbateman, Bowning, Bookham and Binalong Flood Study
<b>Cultural</b>		Engage with local indigenous people regarding cultural opportunities in open spaces in Bookham.
<b>Golf</b>		-
<b>Equestrian</b>		-
<b>Camping</b>		Provide free RV parking facilities in Bookham Recreation Ground.
<b>Connections</b>		<p>Open space between Fagan Drive and the highway west of underpass: construct a circuit path through woodland. Add a path between the circuit path to the underpass.</p> <p>Improve road verges for walking.</p>
<b>Wee Jasper</b>		
<b>Open space</b>	BBR W39	Implement the Wee Jasper Mainstreet Masterplan.
<b>Park</b>	BBR W40	<p>Embellish the Wee Jasper Recreation Reserve north of Wee Jasper Road:</p> <p>Install a community square (playground, picnic/barbecue area, carpark, toilet) for community markets, events and gatherings.</p>
	BBR	Retain Lot 14 DP 255410 (4.53 ha) to provide public access between the

Function		Recommendations
	W41	village and the Goodradigbee River south of Wee Jasper Road. Do not renew lease to adjoining land owner.
	BBR W42	On Lot 14 DP 255410: <ul style="list-style-type: none"> <li>- Undertake riparian and terrestrial planting and removal of rubbish</li> <li>- Create a designated fishing area</li> <li>- Remove weeds along the river and public open space</li> <li>- Install boardwalk over Snake Gully</li> <li>- Formalise parking area near public water access</li> <li>- Construct path from carpark to river edge</li> <li>- Install picnic table and seats adjacent to the river</li> </ul> Provide picnic facilities for informal recreation at Careys Reserve.
<b>Sport</b>	BBR W43	Embellish the Wee Jasper Recreation Reserve north of Wee Jasper Road: <ul style="list-style-type: none"> <li>- Upgrade the cricket pitch/ informal field area for school and community sporting use</li> </ul>
	BBR W44	Install a multi-purpose court sport and games area on the existing tennis court.
<b>Environmental</b>		-
<b>Cultural</b>	BBR W45	Engage with local indigenous people regarding cultural opportunities in open spaces in Wee Jasper.
<b>Golf</b>	-	
<b>Equestrian</b>	-	
<b>Camping</b>	BBR W46	Support Reflections Holiday Parks with promotion of camping opportunities in their Wee Jasper camping reserves.
<b>Connections</b>	BBR W47	Embellish the Wee Jasper Recreation Reserve north of Wee Jasper Road: Install a woodland walk east and west of the cricket ground, including paths and boardwalks, interpretive, botanical and directional signage, seating and tree planting
	BBR W48	Construct shared footpaths with seating at 200 metre intervals as shown on the Wee Jasper Mainstreet Masterplan.
	BBR W49	Liaise with Reflections Holiday Parks to improve pedestrian connections between the village and the Wee Jasper camping reserves.
<b>Cavan</b>		
Park	BBR W50	Establish a seating/picnic area at the Taemas Bridge at Cavan to enjoy views of the Murrumbidgee River.

Function		Recommendations
<b>Childowlah</b>		
Park	BBR W51	Investigate future use and embellishment of vacant public land at Childowlah.
<b>Kangiara</b>		
Park	BBR W52	Investigate future use and embellishment of four parcels of vacant public land on or near Lachlan Valley Way.

## Management recommendations

Recommendations for more effective open space planning and management processes within Council include to:

- integrate the findings and recommendations of this Strategy into Council's Local Environmental Plan, Development Control Plan, developer contributions plan, Plans of Management, Masterplans for new release areas and for open spaces, and other relevant plans and policies.
- reflect the recommended 2.5 hectare per 1,000 people rate of provision of open space for greenfield and infill residential development in the Yass Valley Developer Contribution Plan.
- adopt recommendations and guidelines set out in this Strategy for the minimum expected embellishment of open space by developers at the time of dedication to Council, and embellishment of parks and sporting land by Council.
- continue to levy and collect developer contributions for open space under Section 7.11 of the *Environmental Planning and Assessment Act 1979*.
- update Plans of Management for community and Crown land.
- rezone identified open space land as RE1 Public Recreation or C2 Environmental Conservation as appropriate.
- adopt the recommended classification system for open spaces.
- include open space planning controls and design requirements for the different types and hierarchies of open space in the Yass Valley Development Control Plan.
- develop a method of tracking maintenance costs for each type of open space.
- ongoing asset management.
- review, monitor and implement this Strategy as part of Council's Integrated Planning and Reporting Framework, including the Community Strategic Plan, Delivery Plan and Operational Plan.

Guidance for acquiring land for open space, and for rationalising, consolidating and disposing of open space for other uses are provided.

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# 1 INTRODUCTION

## 1.1 Background

### 1.1.1 History and setting

The Yass Valley local government area (LGA) is situated in the south-west of NSW, 280 kilometres south-west of the Sydney Central Business District (CBD) and adjoining the Australian Capital Territory (ACT). Yass township is located 60 kilometres north-west of the Canberra CBD.

The Yass Valley has a proud and rich Aboriginal history, with evidence of occupation in the region, the Birrigai Rock Shelter, dating back over 20,000 years. The original inhabitants of the Yass Valley area were the Ngunnawal and Wiradjuri Aboriginal people. The Ngunnawal people are recognised as the traditional custodians of the Yass Valley.

Hamilton Hume and William Hovell led an expedition in 1824 to explore the land between Lake George and Bass Strait to find new grazing land for the colony on behalf of Governor Brisbane. They set off from Hume's station near Lake George into areas not yet settled by the Europeans, travelling west through the Yass Plains and continuing south to Corio Bay near Geelong.

European settlement in the Yass Valley had begun by 1830 due in part to the agricultural potential of the area and its location as a stopover where the Sydney to Melbourne road crossed the Yass River. Yass township was gazetted in 1837. Murrumbateman is now considered a township. The smaller villages were based on pastoral settlements, with Bowning and Binalong growing around the railway line.

Today, rural land in the Yass Valley is used largely for agriculture, particularly sheep grazing, and for rural lifestyle. Tourism and viticulture are also important service industries.

As the largest town in the Yass Valley, Yass is the service centre for numerous villages as far afield as Wee Jasper, over 50 kilometres from Yass.

The Yass Valley has a wide range of informal, active and natural open spaces to cater for the recreation, sporting, community and social needs of its 17,243 residents in 2021. Yass Valley's open spaces importantly also cater for workers and visitors to the Yass Valley local government area.

Such open spaces include Yass River riverbank parks, civic parks and gardens such as Banjo Paterson Park, sporting fields and courts, natural areas such as river and creek foreshores and bushland, showgrounds and recreation grounds, children's play spaces, skate parks, and parks used for informal recreation activities such as picnics and barbecues.

### 1.1.2 Need for an open space strategy for Yass Valley

The adopted vision for Yass Valley Council is *“to build and maintain sustainable communities while recognizes the environment and First Nations people of the country.”* Council recognises the elements of a sustainable community as being social, environmental and economic sustainability, social connections, civic leadership, environmental health and economic prosperity which can be maintained to meet current and future needs. The provision, protection and enhancement of public open spaces is necessary to support social wellbeing.

Yass Valley Council resolved on 25 November 2020 to include the preparation of an Open Space Strategy for Yass Valley in its 2021/22 Operational Plan. This is the first Open Space Strategy prepared for the Yass Valley local government area.

Increasing demand for housing has and will result in residential subdivisions and higher populations and density in the towns and villages of the Yass Valley local government area, bringing increased and diverse community demands and expectations for open space. Such expectations should be balanced against the modest population and rate base of the Yass Valley, the desire of residents for a rural lifestyle, and available funding.

The population of the Yass Valley LGA is expected to increase by 10,000 people (58% from 17,233 people in 2021) to reach 27,230 people by 2036. This equates to approximately 3,745 additional dwellings, based on an assumed average 2.68 persons per dwelling between 2021 and 2036.

Open space plays an important role for our community, including providing places for diverse activities such as exercise, quiet reflection, children's play and organised sport. However, as communities grow and change, greater attention needs to be placed on planning open spaces to ensure that they are able to respond to current and future needs. The value that the community places on public open spaces has markedly increased since COVID-19 restrictions in 2020-21.

Yass Valley Council wants to understand the open space values, demands and expectations of its growing community, and to better match open spaces to those demands now and over the next 15 years.

The outcomes of the Yass Valley Open Space Strategy will inform Council's strategic plans including its Development Contributions Plan, Local Environmental Plan and other planning controls, operational plans and delivery programs, and Plans of Management and Master Plans for specific open spaces.

## 1.2 Scope of this Strategy

### 1.2.1 What is open space?

Drawing on the United Nations Charter of Public Space (adopted May 2013) the NSW Public Spaces Charter defines public space as follows:

*Public spaces are all places publicly owned or of public use, accessible and enjoyable by all for free and without a profit motive.*

The NSW Public Spaces Charter recognises that all public space in NSW is on Country.

Public spaces include public open spaces. Examples of public open spaces are parks, gardens, playgrounds, beaches, riverbanks, waterfronts, bushland, and outdoor playing fields and courts that are open for public access.

In its 'Great Public Spaces Guide' the NSW Government sets out what makes Great Open Spaces:

*Quality open spaces make for liveable, sustainable and healthy neighbourhoods. They provide us with places to exercise, play, rest, participate in social activities, and contribute to healthy, happy and resilient communities.*



The provision of public open space for sport, recreation, and the protection and enjoyment of nature can occur in multiple settings. Within the scope of this strategy, public open space includes the following:

- ❑ formal parks developed with facilities for community outdoor recreation
- ❑ land and spaces providing for organised and social sport and physical activity
- ❑ conservation areas and bushland
- ❑ waterways and protected riparian corridors
- ❑ largely undeveloped land with primary drainage purposes
- ❑ other publicly owned undeveloped lands.

Nature strips and road verges in urban and rural areas can also be considered as open space.

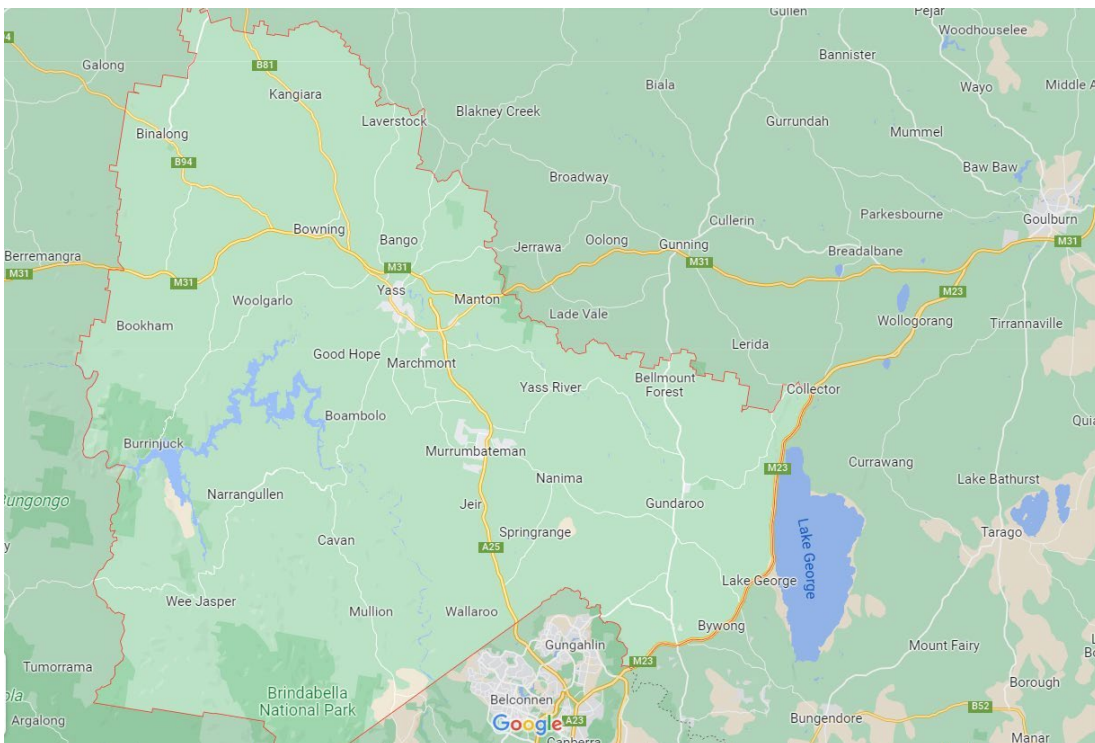
Public open space is also supplemented by privately owned open space, which is not included in the scope of this strategy.

### 1.2.2 Where does this Strategy apply to?

This Strategy applies to developed areas within the Yass Valley local government area which is close to 4,000km<sup>2</sup> in area. Yass Valley LGA includes the townships of Yass and Murrumbateman, and rural villages and localities as shown in Figure 1. The proposed Parkwood-Ginninderry development on the ACT border is not included in this Strategy as it is a masterplanned cross-border development.

Villages in Yass Valley are at Binalong, Bookham, Bowning, Gundaroo, Sutton and Wee Jasper. The Yass Valley LGA also includes the localities of Bango, Bellmount Forest (part), Boambolo, Brindabella (part), Burrinjuck, Bywong (part), Cavan, Collector (part), Good Hope, Jeir, Kangiara, Lake George (part), Laverstock, Lerida (part), Manton, Marchmont, Mullion, Nanima, Narrangullen, Springrange, Uriarra (part), Wallaroo, Woolgarlo, and Yass River.

Figure 1 Yass Valley Council local government area



In developing this Open Space Strategy the unique characteristics and challenges facing rural and regional Councils have been examined. Regional Councils do not have the same access to funding and resources as their metropolitan counterparts, and it is therefore necessary to develop non-standard approaches to meeting community needs and expectations. The reasons that people are attracted to non-metropolitan areas are varied but include more affordable housing, less congestion, more open areas, slower pace of life, and larger allotments. In the case of Yass Valley, proximity to Canberra is a key attractor. However, in moving to such areas there is often a conflict in expectations around provision of and access to services and facilities, which must be balanced against the desire to retain rural aesthetics and potential land use conflicts where agriculture and residential uses intersect. The open nature and rural aspect of regional areas is an attractive feature to many, and whilst contributing to visual landscape these areas are not necessarily readily available for recreational or public use. The cost to provide and maintain open space areas given the tyranny of distance faced by rural and regional Councils is a unique constraining factor not faced by metropolitan areas.

### 1.2.3 Who owns open space in Yass Valley?

All land is of cultural and environmental importance to Aboriginal people and particularly to Ngunnawal people as Traditional owners of the lands in the Yass Valley and beyond.

The focus of this Strategy is on public open space owned, managed or leased by Yass Valley Council, while taking into account other open spaces which are owned and managed by other organisations. Such open spaces include open space owned by the NSW government, community managed open space such as Binalong Golf Course, open spaces on public and private school grounds, and private open space such as Yass Golf Course.

### 1.2.4 What is the timeframe of this Strategy?

The planning timeframe for the Yass Valley Open Space Strategy is 10-15 years.

## 1.3 Aims and objectives of this Strategy

Council's aim for this Strategy is to undertake a holistic assessment of public open space assets across the Yass Valley local government area.

Following on from the aim, Council's objectives for the Strategy are to:

- ensure a more equitable distribution of high quality, accessible open space across the Yass Valley that is financially and environmentally sustainable
- ensure Yass Valley's open space network is connected and encourages improved community health outcomes through active and passive recreation
- establish and manage open space to protect its natural, cultural or heritage values
- identify requirements for open space to enable policy and guidance to be implemented for future development, including habitat and environmental values.

## 1.4 Process of preparing this Strategy

The tasks and outputs of each stage of preparing this Strategy are in Table 1.

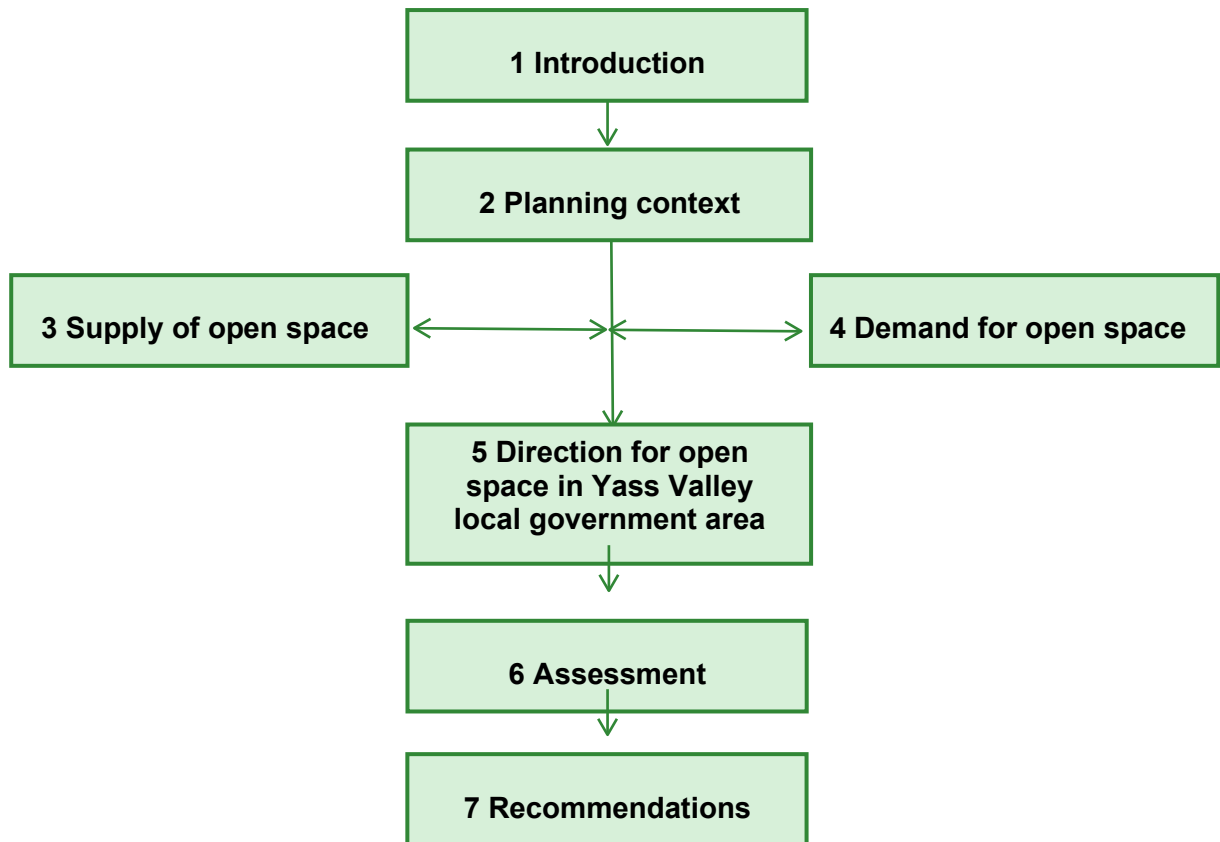
Table 1 Process of preparing the Yass Valley Open Space Strategy

Stages	Tasks	Outputs
<b>Collection and review of background information</b>	Collect and review background information Inspections of open spaces	
↓		
<b>Open space inventory</b>	Mapping of open spaces Contact with adjoining Councils and other open space land owners in Yass Valley	Inventory GIS maps
↓		
<b>Community engagement</b>	Meeting with Yass Valley Open Space Project Committee about survey outcomes Meeting with Yass Valley Aboriginal Advisory Committee Online community survey Sport and recreation group survey School survey	Community Engagement Outcomes Report–Stage 1
↓		
<b>Prepare first draft Strategy</b>	Prepare first Draft Yass Valley Open Space Strategy	Review and feedback from Council staff
↓		
<b>Stakeholder meetings</b>	Meeting with Yass Valley Open Space Project Committee – 7 December 2022 Councillor Workshop 5 December 2023	
↓		
<b>Prepare Draft Strategy</b>	Prepare Public Exhibition Draft Strategy Council review Council resolution	Draft Yass Valley Open Space Strategy
↓		
<b>Public exhibition and community engagement</b>	Draft Strategy on display on Yass Valley Council website Referral to people involved in preparation of the Strategy Drop-in sessions for community members held in all towns and villages	Community Engagement Outcomes Report – Stages 1 and 2
↓		
<b>Prepare Final Strategy</b>	Review public submissions Prepare Final Strategy Council adoption	Yass Valley Open Space Strategy
↓		
<b>IMPLEMENTATION</b>		

## 1.5 Contents of this Strategy

The remaining sections of this Strategy are:

Figure 1 Contents of the Yass Valley Open Space Strategy



# 2 PLANNING CONTEXT

## 2.1 Importance of public open space to healthy communities

Numerous studies have identified the importance of public open space and parks to improving the health of communities. Key benefits of living in a place with a supply of accessible, well developed and linked open spaces include:

- improved participation in physical activity
- improved social interaction and community connectedness
- improved mental health
- local climate benefits from increased vegetation and green space
- improved biodiversity and sustainability of wildlife and bird populations
- increased participation in outdoor recreation for young people
- savings in health costs.

Design of open spaces which maximises active living and creates a healthy environment considers such things as:

- proximity of parks and paths
- visibility of public spaces and pathways and perceived safety issues
- desirability of setting
- connectivity
- supporting infrastructure
- diversity of settings and opportunities
- enhancing environmental health.

Governments at all levels have acknowledged the importance of public open space to community social, physical, psychological and environmental health.



## 2.2 Planning context of open space in Yass Valley

The planning context of open space in the Yass Valley local government area is shown in Tables 2 and 3. Information from planning legislation, reports and policies is integrated into the relevant sections of this Strategy.

Table 2 Planning context of open space planning in Yass Valley

	Land use	Open space	Recreation	Environmental	Access
National	-	Peak sporting groups facility requirements	AusPlay physical activity data	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>	<i>Disability Discrimination Act 1992</i>
<b>NSW</b>	<i>Environmental Planning and Assessment Act 1979</i> <i>Local Government Act 1993</i> <i>Crown Land Management Act 2016</i> <i>Crown Land Legislation Amendment Act 2017</i> <i>Community Land Management Act 2021</i> <i>Commons Management Act 1989</i>	NSW Public Open Space Strategy 2022 NSW Public Spaces Charter NSW Public Spaces Practitioner's Guide Great Public Spaces Guide Great Public Spaces Toolkit COVID Safe Public Space Guide NSW Smart Public Open Spaces Guide NSW Smart Places Playbook Greener Places 2017 Draft Greener Places Design Guide (Issue 04 2020): 1. Open space for recreation, 2. Urban tree canopy; 3. Bushland and Waterways	NSW Everyone Can Play Guidelines NSW Office of Sport Strategic Plan 2018-2022	<i>Protection of the Environment Operations Act 1997</i> <i>Biodiversity Conservation Act 2016</i> <i>Biosecurity Act 2015</i> <i>Pesticides Act 1999</i> <i>Rural Fires Act 1997</i> Greener Places: Design Principles for NSW (Issue 3 2020) Draft Greener Places Design Guide (Issue 04 2020): 1. Open space for recreation, 2. Urban tree canopy; 3. Bushland and Waterways	<i>Disability Inclusion Act 2014</i>
<b>Regional</b>	South East and Tablelands Regional Plan 2036 Southern Tablelands Regional Economic Development Strategy 2018-2022 Tablelands Destination Development Plan 2020 to 2025				
<b>Yass Valley local government area</b>	Refer to Table 3				

Table 3 Context of open space planning in Yass Valley local government area

	Integrated Reporting	Landuse	Open space	Recreation / tourism	Community/ arts/culture	Environmental	Access
Strategic	Yass Valley Community Strategic Plan 2042	Towards 2042 Yass Valley Local Strategic Planning Statement 2020 Yass Valley Local Environmental Plan 2013 Yass Valley Settlement Strategy 2036 Yass Town and Villages Study Yass Main Street Strategy	<b>YASS VALLEY OPEN SPACE STRATEGY</b> Park and Playground Strategy 2017 Yass Valley Development Contributions Plan 2018	Yass Valley Destination Action Plan Digital Yass Valley: Smart Region	Draft Yass Valley Aboriginal Heritage Study 2013 Yass Valley Aboriginal Reconciliation Action Plan Public Art Policy Community Engagement Strategy	Climate Change Risk Assessment Yass Valley Local Government Area Biodiversity Management Plan 2012 Yass Valley Strategic Weeds Plan Yass River Invasive Species (Willow)	Yass Valley Disability Inclusion Access Plan 2017-2020 Bike Plan and Pedestrian Access Mobility Plan 2017
Policies		Property Acquisition and Disposal Leasing of Council Property	Asset Management Naming of Public Assets			Environmental Sustainability	Access Through Parks
Operational	Yass Valley Delivery Program 2022-2026 Yass Valley Operational Plan Yass Valley Resourcing Strategy	Geographic Information System (GIS) base maps	Parks and Recreation Asset Management Plan 2021 Swimming Pools and Caravan Park Asset Management Plan 2021 Service levels for parks and playgrounds	Playground and Equipment Upgrade Plan Bookings			

	Integrated Reporting	Landuse	Open space	Recreation / tourism	Community/ arts/culture	Environmental	Access
Specific places	<p>Murrumbateman Masterplan 2031 Structure Plan (adopted in part)</p> <p>Gundaroo Master Plan 2017</p> <p>Sutton Masterplan 2017</p> <p>Yass Main Street Strategy 2022</p> <p>Bookham Main Street Masterplan 2022</p> <p>Wee Jasper Main Street Masterplan 2022</p>	<p>Strategic Plans:</p> <ul style="list-style-type: none"> <li>- Murrumbateman Recreation Ground 2021</li> <li>- Walker Park Regional Sporting Complex 2017</li> <li>- Sutton Recreation Grounds 2018</li> <li>- Gundaroo Recreation Grounds 2018</li> </ul> <p>Plans of Management:</p> <ul style="list-style-type: none"> <li>- Crown Reserves: Sport and Recreation Grounds Draft</li> <li>- Wee Jasper Memorial Hall and Tennis Courts 2021</li> <li>- Yass Gorge 2017</li> </ul> <p>Victoria Park Masterplan 2021</p> <p>Yass Riverbank Park Concept Plan One</p> <p>Riverbank Park Adventure Playground</p> <p>Yass Crago Mill Precinct</p>		Yass Valley Visitor Guide		<p>Nature Reserves Plans of Management</p> <p>Yass Gorge Plan of Management</p> <p>Flood studies/ floodplain risk management plans:</p> <ul style="list-style-type: none"> <li>- Sutton and Gundaroo</li> <li>- Murrumbateman, Binalong, Bookham, Bowning</li> <li>- Yass</li> </ul>	



In its 2023-24 budget Council has committed to prepare Masterplans for Binalong and Bowning and a masterplan for the Binalong Recreation Ground.

## 2.3 Open space planning and management in Yass Valley

### 2.3.1 Planning

Council's Strategic Planning section within the Planning and Environment Department is responsible for strategic open space planning in Yass Valley.

Yass Valley Local Environmental Plan 2013 identifies land zoned RE1 Public Recreation, RE2 Private Recreation, C1 National Parks and Nature Reserves, and C2 Environmental Conservation which are the most relevant zones for open space.

Until now, planning for open space for the Yass Valley local government area has been addressed in a suite of plans produced in 2017-19, including:

- ❑ Master Plans for Sutton and Gundaroo in 2017
- ❑ Yass Valley Development Contributions Plan (2018) which sets out requirements for developers to provide contributions towards land for open space.
- ❑ Yass Valley Settlement Strategy 2036 (2019).

Until now Yass Valley has not determined a desired quantity of land for open space provision.

Council is also in the process of drafting a Development Control Plan that will assist in managing open space areas such as road verges and tree plantings in new subdivisions.

### 2.3.2 Allocation

Use agreements (lease, licence, other arrangement) are entered into between the open space user and the owner or manager of the land.

All Council managed facilities such as sporting fields can be booked through Council's online facility booking system.

### 2.3.3 Maintenance

#### Introduction

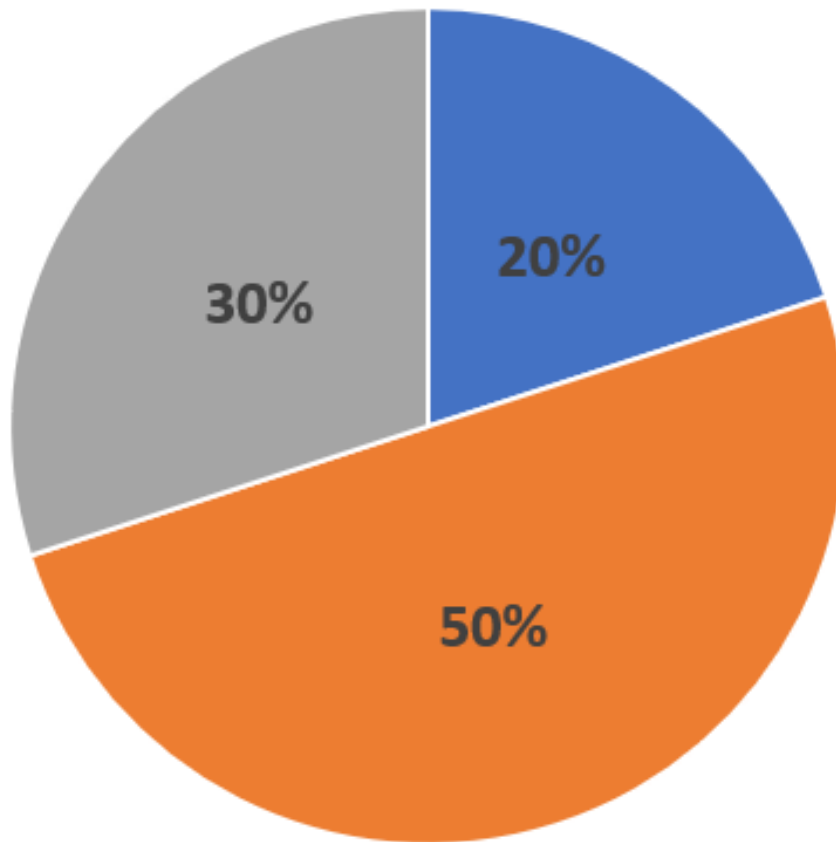
Maintenance of Council controlled public open space is generally undertaken by Council teams or contractors. In some cases, user agreements or leases pass some or all responsibility for maintenance to the lessee/user group. Generally, where community groups (such as sporting clubs or community associations) are managing sites, Council has assisted them with some in-kind support, depending on the circumstances.

Council's maintenance of public open space is guided by the Parks and Recreation Asset Management Plan (2021) which details mowing frequency and playground maintenance activities.

The average costs of maintenance of open space in Yass Valley are shown in Figure 2.

Figure 2 Average maintenance costs for open space in Yass Valley

Openspace Maintenance Average Costs  
3 years



■ \$168,113.00 Sports Field    ■ \$518,000.00 General Maintenance    ■ \$350,000.00 Contract Works

Source: Yass Valley Council

**Asset management**

Management of open space assets is guided by Council's Parks and Recreation Asset Management Plan 2021.

**Maintenance and inspection activities**

Maintenance of parks and playgrounds in Yass Valley is undertaken according to Council's maintenance standards set out in the Parks and Playgrounds Strategy 2017. The Strategy is due for review.

Maintenance service levels are not documented except parks and playground maintenance and mowing frequencies as in Table 4 below.

Inspections are recorded in Council's electronic maintenance management system.

A key issue in relation to maintenance of open spaces is watering of these spaces. A limited water supply impacts on Council's ability to meet housing demand, let alone watering of open space and sports surfaces.

Table 4 Levels of service for park and playground maintenance and inspections

Activity	Category 1 – Park	Category 2 – Park	Category 3 – Park
<b>Maintenance</b>			
Mowing of grass	Weekly	Monthly	Monthly
Edging/whipper snipping of hard landscaping	Weekly	Monthly	As required
Irrigation in summer	Weekly	n/a	n/a
Weed spraying	As required	As required	As required
Fertilising	Quarterly	As required	As required
Garden maintenance	Weekly	As required	As required
Sweeping/blowing hard pavement	Weekly	As required	n/a
Rubbish removal	Weekly	Fortnightly	As required
Topping up sofffall	As required	As required	As required
Cleaning of equipment	Weekly	Quarterly	Quarterly
<b>Inspections</b>			
Routine - identifies general maintenance issues associated with normal wear and tear, cleanliness, vandalism, or other routine maintenance requirements	Weekly	Monthly	Monthly
Operational - checks the operation, stability and wear of equipment	Quarterly	Quarterly	Quarterly
Comprehensive - checks the compliance of equipment with safety standards, the overall safety of the equipment, foundations and surfaces. Also assesses the compliance of any repairs, added or replaced components, and any new playground installations	Biennially	Biennially	Biennially
Reactive - conducted when issues are reported by the general public or Council staff	As required	As required	As required

Source: *Park and Playground Strategy 2017*

### 2.3.4 Emerging management issues

Key issues identified in regard to management of public open space in Yass Valley are:

- quantum of public open space to be maintained and limitations of budgets
- need to more effectively define different maintenance standards that reflect the role of individual parks and sporting areas
- cost of maintaining open space that is not functional for sport and recreation yet is expected to be mown frequently
- changing community expectations for the standard of development and maintenance of key parks in townships
- impacts of flooding, fires and extreme weather on public open space and the cost of remediation

- ❑ reliance on community groups to manage and maintain areas and the declining levels of volunteerism and aging of current committees
- ❑ changing standards within sports for fields of play and ancillary facilities, creating pressure on budgets for renewal and upgrades
- ❑ increasing expectation for open space to have multiple roles, including environmental and climate protection, buffer areas and flood mitigation.

### 2.3.5 Other organisations involved in open space management in Yass Valley

Maintenance and management of open spaces in the Yass Valley LGA is also carried out by:

- ❑ local sporting clubs which assist Council with maintenance
- ❑ sporting groups which manage and maintain facilities under agreement with Council
- ❑ Landcare groups
- ❑ Heritage Lands Trust
- ❑ contractors
- ❑ volunteers
- ❑ community based groups with specific site interests (see below).

The Yass Traditional Owner River Restoration Project employed local Aboriginal people to rehabilitate sites at Yass, Sutton and Murrumbateman. Such restoration has involved invasive weed removal, native plant revegetation, wetland construction, and waterwise demonstration gardens. Members of the Yass Valley Aboriginal Consultative Committee have requested this concept be revisited.



The Friends of Yass Gorge (FOYG), including Yass Landcare Group and other interested parties, is a community organisation committed to maintaining Yass Gorge. Council has an agreement with FOYG to carry out activities such as undertaking annual flora surveys, fauna surveys, annual photo monitoring, site reviews following restoration works, regular observations of the site to check for damage, and weed management. The Green Army has been involved with Yass Gorge.

The Murrumbateman Community Association (MCA) is a voluntary, not-for-profit, community association which has had a significant responsibility in maintaining open space within Murrumbateman on a voluntary basis through the Murrumbateman Menshed, specifically the maintenance of many aspects of the Murrumbateman Recreation Grounds. The MCA works alongside sporting organisations and other community groups.

In some areas of Yass Valley such as in Murrumbateman, some open space areas are managed under a special Crown title of Neighbourhood Community Title Land in developed 'estates'. These spaces tend to be linear connections and drainage areas, but can also include general open space that may have a specific recreation facility on it, and which are the Estate local community association's responsibility and under their insurance.

## 2.3.6 Funding sources

Sources of funding for capital and recurrent costs associated with open space include:

### Council

- Transfers from capital and recurrent reserves
- Capital grants
- Recurrent grants and subsidies
- Developer contributions
- User fees and charges
- Capital revenue.

### Government grants previously received by Yass Valley Council

- NSW Public Space Legacy Program for open space legacy works (Adventure Playground at Riverbank Park)
- Stronger Country Communities Fund (amenities buildings in Binalong, Gundaroo, Sutton; lighting upgrade, equestrian storage shed and horse yards built in 2022/23 at Murrumbateman Recreation Ground; Learn to Ride Facility in Miles Franklin Park; Netball court upgrades at Joe O'Connor Park)
- Sports Australia under the Community Sport Infrastructure Fund (Walker Park Sporting Complex – new field lighting, new carpark, grandstand and officials room)
- Crown Reserves Improvement Fund – Lake George, Victoria Park in Yass, Bowning Recreation Ground.
- Community Enhancement Funds (Renewable Energy Projects).

### Other funding sources

- Clubgrants Category 3 Infrastructure Grants for sport and recreation (Marchmont Reserve Trust)
- Sponsorship by private companies
- Fund raising by local community and service groups
- Club membership fees
- Lease fees.

## 2.4 Best practice models of open space planning and provision

Determining best practice for planning and provision of public open space is a continually debated realm of planning policy. Defining best practice is problematic as every local government area has different constraints and opportunities and resources available. The following section reviews several recently produced guidelines and whole of industry analysis to provide guidance for the Yass Valley local government area.

This review suggests that any best practice approach would have the following characteristics:

1. Public open space planning includes natural areas, waterways, public parks, sporting spaces, linear open space and green corridors:

- a. Contemporary planning also considers how other public spaces can contribute to an overall network (e.g. sporting spaces in schools, buffer corridors, strips and footpaths, bikeways and public plazas).
  - b. Transitional use of public space is also emerging as a “staged” approach to providing public parks. This recognises that as a neighbourhood matures different activity outcomes may be required. Transitional use also recognises that growth in new areas may need to reach threshold populations before investment in public parks or sporting spaces can be resourced.
2. Public open space networks benefit from a localised planning approach that considers access, location and complementing the urban form.
    - a. New urban areas which have public open space planned “up-front” can make more efficient use of space and provide greater diversity of setting.
    - b. Localised planning for existing areas can often find a range of solutions including multiple uses of open space and reconfiguring existing spaces to meet new needs. The emphasis in localised planning is on providing a range of opportunities on suitable pieces of land (as opposed to a defined number of parks of a certain size).
    - c. Emerging best practice recognises the contribution public open space (including parks, waterways and natural areas) makes to defining urban character and protecting local environmental values.
  3. Public parks should be considered a “versatile” resource and renewal/ redesign of spaces is a regular response to changing local community characteristics.
    - a. This suggests that selection of land for public parks should seek to maximise the flexibility of the site in providing for recreational use.
    - b. Land which is too heavily constrained or too expensive to reconfigure becomes inefficient infrastructure.
    - c. Constraints that are continually identified as making open space unsuitable for public parks (i.e. unsuitable for recreational use) include: frequent flooding and poor drainage; proximity to high voltage corridors; land contamination; excessive slope; poor visibility and limited road frontage and; proximity to noxious or dangerous activities.
  4. While reliance on a simple “standards” approach that specifies a number of hectares per 1,000 residents is not considered best practice, it is accepted that a sufficient quantum of park land to meet needs and provide diversity of recreation opportunity is critical to best practice provision.
    - a. There is no readily identified “best practice” quantum for public parks for general recreation purposes. However, the issue of size, particularly for local parks, has been identified as a critical factor. Preferred minimum sizes of 0.5 to 1 hectare are frequently identified for local parks.
    - b. The 2013 State of the Sector Report (see next section) identifies that for “passive” parkland both the national median and the median for Regional Inland Areas is 4 hectares/1,000 people.
    - c. Emerging approaches acknowledge that spatial standards are more critical in provision of sporting land as there are specific size and shape requirements for formal sports fields and courts.
    - d. For sporting land between 1 and 2 hectares/1,000 people is most commonly cited as a provision target. The national median is 1.5 hectares/1,000 people and the median for Regional Inland Areas is 2 hectares/1,000 people.

- e. Many guides are also recognising provision rates for sports fields or facilities based on population numbers (e.g. 1 rugby league field per 4,000 residents, and 1 tennis court per 1,500 people). These rates are usually developed to reflect participation numbers within each state or region.
  - f. Minimum sizes are critical in providing sporting parks. Emerging best practice is to provide larger areas (8 hectares +) which can accommodate a number of sporting uses, and are more efficient to develop and service a larger catchment. These “district” or “regional” facilities are better able to respond to diverse and changing participation trends; and in new urban areas, allow for user groups and participation to grow.
5. Best practice ensures sufficient distribution of public open space so that all residents have access at local and higher catchment levels.
- a. Access to local park opportunities within 400 metres safe walking distance is considered best practice by the NSW Department of Planning and Environment, Government Architect NSW, and in most states. This is also supported in nationally endorsed guides such as Healthy Places and Spaces and other “active urban design” guides. Some guides including the NSW Draft Greener Places Design Guide also recommend access to local parks in higher density areas should be within a smaller radius such as 200 metres.
  - b. Emerging approaches focus more on opportunity provision rates (e.g. 1 district park per 5,000 residents) than spatial standards (1 hectare per 5,000 people).
6. Planning should provide a hierarchy of public parks that provide both local and destination public spaces.
- a. Best practice public open space planning provides for local and destination opportunities. This “hierarchy” is usually expressed in terms of catchments serviced (e.g. local, neighbourhood, district, city wide, regional). The use of a hierarchy also encourages diversity in settings and expands the range of opportunities available to residents.
  - b. Newly acknowledged best practice planning identifies the importance of active transport and suggests a hierarchy of path networks (and by association open space corridors/ linear parks) which provide a range of distances and destinations for walking, cycling and running opportunities.
7. Recognition of the importance of linear public open space corridors (e.g. overland flow and drainage corridors, creeks and other linear park elements that are predominantly open space) providing “green” connections as part of the public park networks and critical linkages and access points to active recreation or parkland recreation opportunity.
- a. Best practice planning acknowledges the importance of providing opportunities for active recreation and physical activity. The development of a network of pedestrian/ cycle paths and trails linked to residential areas and linking public open space is now a core part of open space planning.
  - b. Providing linkage to and between public open space areas can increase the availability of opportunities. Use of linear open space to facilitate increased access often replaces more formal approaches involving isolated park areas.
  - c. Linear parks can complement existing linear open space (such as waterways) but need to be designed to be accessible and visible.
  - d. Providing a high percentage of road frontage and visibility is recognised as best practice for linear parks, rather than housing backing on to these areas and limiting visibility.

8. Development of a sustainable public parks network considers environmental, economic and social needs.
  - a. Best practice approaches seek to maximise the recreation benefit for the maintenance investment. Design of spaces, land suitability, location and management of constraining factors are critical in creating an efficient and affordable network.
  - b. Emerging best practice also considers how public space and public parks can better integrate with local economies and provide “merged” spaces where public space and service, retail or café interests combine to create vibrant and well used *public places*.
  - c. It is increasingly clear that very small isolated parks provide limited benefit for recreation and become costly “landscape features”. Best practice seeks to invest in public parks commensurate with the recreational benefit provided.
  - d. Equity of provision is increasingly being defined in terms of walkable access to specific opportunities rather than hectares per 1,000 residents.
  - e. The potential for open space to fulfil a number of environmental and social functions has been widely accepted and integration of Water Sensitive Urban Design (WSUD) treatments and multiple use of open space is increasingly encouraged. Best practice approaches identify a number of design parameters that need to be met to ensure that recreation potential and user safety is not compromised.
  - f. Contemporary planning approaches build on strengths within an area and seek diversity rather than trying to replicate a “model” provision for each place.

## 2.5 Industry trends in open space planning and provision

Numerous industry trends affect public open space planning and provision. The following points summarise the key trends observed from open space studies and strategies across NSW and Queensland:

- ❑ Most local governments are facing increasing financial constraints in regard to the funding of infrastructure development and future maintenance.
- ❑ Community expectations are increasing as to the quality of parks and sporting areas and the level of access they have to these. In particular there is increasing awareness of “high quality” destination parks with regional scale play and active recreation elements.
- ❑ There is increasing pressure on available land stocks and affordability of housing. This is impacting on land quantity and quality provided for public open space.
- ❑ Provision of land for sport is trending towards larger multi-use precincts as opposed to small single or double field facilities.
- ❑ Active transport provision and linkage has become a prominent consideration in urban and parks planning.
- ❑ Many councils are dealing with a legacy of land notionally allocated as public open space that is not fit for purpose and would be expensive to develop as parkland and difficult to maintain.
- ❑ Many councils are reviewing their levels of open space provision and the public open space land they have with a view to rationalising their estate in favour of more targeted investment for public parks and reducing costs associated with marginal (semi-functional) open space.
- ❑ Access has become a key measure of performance for public open space. This is expressed both in the walkability radius as well as the ratio of street frontage to total boundary.



- ❑ In response to many of the above pressures there are increasing attempts to provide multiple use open space that provides recreation as a secondary function.
- ❑ Increasing pressure on available sporting land is being compounded by the difficulty in acquiring new suitable land. Strategies to address this demand include:
  - Increased investment in field and court lighting to increase use hours
  - Installation of synthetic fields and courts where high use hours and demand can justify the capital and recurrent cost
  - Dual provision partnerships with education institutions to jointly develop and use facilities
  - Increased amalgamation of clubs and multiple clubs sharing facilities
  - New management of fields with councils controlling the field and allocating use hours to multiple users, rather than leasing fields to a single sport
  - “new space” solutions such as synthetic sports fields and courts on roof tops of buildings and car parks.

## 2.6 Multiple Use of Open Space / Water Sensitive Urban Design

### 2.6.1 What is Multiple Use of Open Space?

Multiple use of open space seeks to combine a number of functions within a parcel of open space. Most commonly it refers to combining public parks and stormwater/drainage management. Open space can also include other infrastructure such as utility corridors, active transport, and built features such as transformers, reservoirs, pump stations and public transport stops.

Increasing pressures on availability of land for residential use and the increasing use of marginal land for residential development (i.e. land with flooding, drainage and other constraints) has meant that urban design solutions are being sought that minimise use of quality land for public open space. In addition state legislation has increased requirements for protection of waterways (e.g. requirements for buffer widths) and the management of stormwater. Natural treatments involving vegetated corridors and wetlands are emerging as preferred solutions under such approaches as Water Sensitive Urban Design (WSUD).

There is increasing acceptance of multiple use of open space in urban design, however several issues which have emerged with attempts to combine too many functions into a single open space this compromising its use for public open space. In most cases design is critical as is the development of clear guidelines regarding appropriate application of multiple use approaches.

### 2.6.2 Water Sensitive Urban Design

Water sensitive urban design (WSUD) is based on the integration of stormwater treatments systems into the urban landscape (generally in public open space) whilst maintaining visual amenity, protecting natural systems, enhancing or maintaining recreation function, protecting water quality, utilising the natural topography and minimising development costs. In theory WSUD appears to be an answer to a planning dilemma, however the balance between infrastructure function and recreational/amenity function can be difficult to achieve.

The inclusion of stormwater management systems and infrastructure in public open space is unequivocally a greatly debated topic amongst town planners, recreation and open space professionals and land developers alike. The key issue is that attempts to install multiple use frameworks on public open space can easily fail through poor design and result in space that does not function well for any of the intended uses. Further, poor outcomes can lead to disproportionate maintenance costs compared with the recreation value of a site.

Most state planning authorities have developed WSUD guidelines or standards. The Sydney Metropolitan Catchment Authority act as advocates of the principles, designing programs to assist in the implementation and evaluation of WSUD in the community and conducting educational seminars. Whilst there is overwhelming documentation of WSUD and support in its implementation, there is some ambiguity as to when it should be applied. Most WSUD policy explored through a literature review failed to identify the circumstances as to when WSUD should be applied.

Whilst many of the guidelines provide clear criteria for the installation of structures, there is minimal guidance as to the trigger for WSUD application. It is often assumed that the WSUD principles pertain to all facets of public open space and its application is discretionary. In many cases this discretion may be led by the developer. This approach is not desirable as Council should determine when such an approach is suitable as part of multiple use of open space in any development.

### 2.6.3 Key lessons about multiple use of open space

1. The review of existing guidelines and emerging approaches across Australia suggest that multiple use of open space is now a consistent part of urban planning for public open space. The major issues associated with multiple use are:
  - loss of functional/ useable parkland for active recreation
  - increased levels of risk for users of public parks associated with WSUD and stormwater treatments
  - negative visual and landscape impacts on public open space from poorly planned or constructed treatments
  - creation of access and mobility barriers due to WSUD and stormwater treatments
  - impacts on maintenance costs where stormwater treatments dominate public park areas and recreational use is limited.
2. Multiple use of open space is possible and can be accommodated with clear guidelines on appropriate application and design parameters. The best practice approaches include:
  - guidelines that limit the percentage of area of public parks that can be applied to other uses.
  - design guidelines that ensure WSUD treatments proposed for public open space are aesthetically pleasing, pose no risk to users, and do not unreasonably increase maintenance burdens.
  - acknowledgement that some treatments for stormwater are not suitable in public open space and should not be included in multiple use approaches.
  - guidelines that identify at least the minimum functional area required for recreation and the tolerance to impacts such as infrequent inundation.
  - water quality standards and design guidelines that ensure any water bodies do not become significant maintenance concerns.

Similarly, it is difficult to retrospectively implement the principles of WSUD into older established developed areas. Council will include appropriate WSUD design principles in the Development Control Plan that is currently being drafted.

# 3 OPEN SPACE IN YASS VALLEY

## 3.1 Public open space types used in the analysis

The open space system in the Yass Valley local government area includes a diverse mix of sporting facilities, playgrounds, passive open spaces, river frontage reserves and bushland, connected by trails and corridors.

Classifying the supply of public open space is a complex task as many land parcels can have multiple values or primary and secondary functions. In addition, land that may become a developed park in the future may be included as potential parkland or other/undeveloped open space. The best way to understand supply is by examining each of the planning areas adopted for this strategy which are based around the profile.id ([www.profileid.com.au](http://www.profileid.com.au)) population forecasting catchments using Australian Bureau of Statistics small area boundaries.

The existing public open space estate in Yass Valley local government area was assessed to make a broad determination about classification according to two main criteria:










1. Primary function or Purpose
2. Hierarchy of supply, which only applies to community parks and sporting land.

The classification system is not based on operational determinations based on the level of maintenance service defined for a particular site. Rather it deals with the planning framework around which public open space is considered. In general, this planning framework considers:

- provision of public parks for outdoor recreation which are fit for purpose and have some level of development to enable recreation use. Often provided based on a planning standard.
- provision of public land for organised sport, often provided based on a planning standard.
- protection of natural and cultural assets such as bushland, landscape features, memorials, heritage sites and natural riparian corridors. These are “value-adding” open spaces which occur “opportunistically” and are not provided according to any planning standard.
- other open space which is required for water cycle management (e.g. stormwater), buffering between incompatible uses, or as connectivity for active transport or ecological linkage. Such spaces become available for open space when development occurs.

The following table explains the classification system used for this Strategy.

Table 4 Classification system used for public open space analysis

Environmental	Cultural	Camping reserve
<p>Conservation and bushland areas which are predominantly in a natural state. Riparian corridors which have not been developed as riverbank/ creekside parks</p> <p>Hierarchy: n/a</p> <p>Yass Gorge</p> 	<p>Land which is of Aboriginal and/or cultural heritage significance</p> <p>Hierarchy: n/a</p> <p>Oak Hill, Yass</p> 	<p>Land used for tent, caravan and recreational vehicle camping</p> <p>Hierarchy: n/a</p> <p>Wee Jasper camping reserves</p> 
Golf	Sport	Equestrian
<p>Special purpose land used mainly for golf</p> <p>Hierarchy: n/a</p> <p>Binalong Golf Course</p> 	<p>Land developed and used primarily for formal organised sport</p> <p>Hierarchy: District, Regional</p> <p>Bookham Recreation Ground</p> 	<p>Special purpose land used only or mainly for equestrian activities (could be within a multi-purpose open space)</p> <p>Hierarchy: n/a</p> <p>Murrumbateman Recreation Ground</p> 
Park	Hall	Other open space
<p>Parks that are predominantly developed for general recreation and community use. These parks may include active elements such as youth spaces or outdoor gyms.</p> <p>Hierarchy: Local, District, Regional</p> <p>Gundaroo Park</p> 	<p>Open space occupied by a community hall</p> <p>Hierarchy: n/a</p> <p>Sutton Hall</p> 	<p>Other open space and formed drains including buffer lands, undeveloped open space, overland flow paths, dual purpose drainage/recreation, or where the purpose is unknown.</p> <p>Hierarchy: n/a</p> <p>Former rail land, Bowning</p> 

## 3.2 Supply of open space by planning area

Yass Valley local government area has over 2,100 hectares of open space including parks, reserves, riparian open space, natural areas and other open space. This includes approximately:

- ❑ 1,580 hectares of environmentally and culturally important land including Yass Gorge
- ❑ 87 hectares of Neighbourhood Community Title land (Open Space and Environment)
- ❑ 79 hectares for equestrian and events - special purpose lands which includes Yass Showground and Murrumbateman Recreation Ground
- ❑ 71 hectares of land used for golf
- ❑ 50 hectares of sporting lands, including large sporting precincts such as Walker Park and Victoria Park in Yass
- ❑ 44 hectares of developed community recreation parks
- ❑ 23 hectares of camping reserve, some of which is used for recreation
- ❑ 188 hectares of “other” open space where the primary function is not recreation (or is unknown) but may support recreation may be a secondary purpose (such as trails).

*NOTE: calculation of open space areas uses the GIS and property parcel data provided by Yass Valley Council. Open space type is determined by primary purpose i.e. the main use of the majority of the open space parcel or its main intended use.*

Table 5 contains more detail of the current supply of open space by planning area in Yass Valley.

Table 5 Summary of Open Space Supply in Yass Valley local government area

Open space type	Yass and District	Murrumbateman and District	ACT / Peri-urban	Bowning-Bookham-Rural West	Gundaroo and District	Total hectares
Environment and culture	62.29	49.78	10.77	57.45	1,399.88	<b>1,580.17</b>
Open space	48.02	26.74	15.84	19.13	51.33	<b>161.06</b>
Camping	0.00	0.00	0.00	23.32	0.00	<b>23.32</b>
Golf	30.62	0.00	0.00	40.65	0.00	<b>71.27</b>
Sport	26.81	3.64	11.90	5.05	2.10	<b>49.50</b>
Equestrian and Events	39.13	36.23	3.21	0.00	0.00	<b>78.57</b>
Park	25.19	1.07	0.39	15.65	1.98	<b>44.28</b>
Future Environmental (in subdivision plans)	24.70	0.00	0.00	0.00	0.00	<b>24.70</b>
Future Open Space (subdivision plans)	0.00	0.00	2.20	0.00	0.00	<b>2.20</b>
<b>Total (including future)</b>	<b>256.76</b>	<b>117.46</b>	<b>44.31</b>	<b>161.25</b>	<b>1,455.29</b>	<b>2,035.07</b>
Neighbourhood Community Title (NCT) Open Space	0.00	86.54	0.00	0.36	0.00	<b>86.90</b>
<b>TOTAL (inc NCT)</b>	<b>256.76</b>	<b>204.00</b>	<b>44.31</b>	<b>161.61</b>	<b>1455.29</b>	<b>2,121.97</b>

## 3.3 Features of public open space in Yass Valley

### 3.3.1 Environmental land

Yass Valley is home to some of Australia's most picturesque and diverse landscapes, characterised by grassland plains, gently rolling hills and green valleys which give way to the spectacular Brindabella Ranges. Brindabella National Park and five Nature Reserves are within the boundaries of the LGA.

Furthermore, the economic and visual contribution of the significant areas of diverse agricultural land is important in the identity of the Yass Valley. These lands form part of the rural life feel and vistas that are valued by the community. Whilst not accessible to the public, these lands form an important part of the open space landscape of the area.

Some sections of Yass Valley also contain two nationally listed Critically Endangered Ecological Communities:

- ❑ Natural Temperate Grassland of the South Eastern Highlands. Part of Yass Gorge and Gundaroo Common contain examples of Natural Temperate Grassland in the region.
- ❑ White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland (often referred to as "Box Gum Grassy Woodland (BGGW)"). Box Gum Grassy Woodlands at Gundaroo Common, Mullion Recreation Ground, Murrumbateman and in Sutton play an important role in the experience of open space for both local residents and the wider Yass Valley community.



Open spaces in Yass Valley support numerous endangered and vulnerable flora and fauna species, including the nationally and State endangered species such as Regent Honeyeater (*Xanthomyza phrygia*), Superb Parrot (*Polytelis swainsonii*), Diamond Firetail (*Stagonopleura guttata*), Spotted-tail Quoll (*Dasyurus maculatus maculates*), Golden Sun Moth (*Synemon plana*), Keys Matchstick Grasshopper (*Keyacris scurra*), Wee Jasper Grevillea (*Grevillea iaspicula*), Golden Moths Orchid (*Diuris lanceolata*) and Hoary Sunray (*Leucochrysum albicans*).

### 3.3.2 Water

The Murrumbidgee, Yass and Goodradigbee Rivers and Burrinjuck Dam are significant parts of the 'Blue Grid' open space system in Yass Valley that provide additional recreational opportunities and wetlands adjacent to water bodies.

Burrinjuck Holiday and Recreation Park at Burrinjuck Dam with several boat ramps offers watersports (water skiing, jet skiing, sailing, canoeing), and swimming in the dam. Good Hope Resort offers watersports, fishing, boating, and boat launching facilities.



Boat ramps are provided at Joe O'Connor Park, and at Don Bayley boat ramp east of Yass Gorge and Morton Avenue Boat Ramp.

### 3.3.3 Indigenous culture

The Yass Valley landscape has a high indigenous cultural significance including pathways and songlines, together with other places of ceremonial significance on hills, mountains, rivers and creeks.

Yass Valley has a strong connection to Country, with indigenous mapping and acknowledgement throughout the valley in the form of memorials, artwork, signage and walking trails.

The Yass River is of great significance to the Ngunnawal people, including the former Aboriginal camp ground surrounding the Yass Gorge. This significance is highlighted through walking trails with signage and storytelling to tell the area's story.

The Munnagai Yerribi Walk (meaning "come let's walk") is a sealed path suitable for wheelchairs. It begins at Flat Rock Crossing and ends at Hovell Street, and is also accessible from Grampian Street. Spectacular views of Yass Gorge may be seen along the Walk and from the eastern ends of Grampian and Hovell Streets.

Oak Hill in Yass is a historically and culturally significant First Nations site with a preserved scar tree memorial.



Indigenous art murals are applied to the foundations of Hume Bridge over the Yass River to highlight First Nations history.

### 3.3.4 Camping

Camping is catered for at Yass Valley Caravan Park, Joe O'Connor Park in Yass for fully self-contained Recreational Vehicles (RVs), Yass Showground, 'The Captain' Crown camping area off Black Range Road in Yass, Hume Park Tourist Resort at Good Hope, Gundaroo Park,

Reflections Holiday Park at Burrinjuck Waters, Lake Burrinjuck Leisure Resort, and Reflections Holiday Parks Wee Jasper (Billy Grace Reserve, Fitzpatrick Trackhead Reserve, Micalong Creek Reserve, and Swinging Bridge Reserve).

### 3.3.5 Golf

Two golf courses are in Yass Valley:

Table 6 Golf courses in Yass Valley

Golf course	Location	Course type	Ancillary facilities	Manager
Yass Golf Club	Yass	18 hole golf course	Club house Function rooms Toilets	Yass Golf Club
Binalong Golf Course	Binalong	18 hole sand green course	Club house	Binalong Community Club



### 3.3.6 Sport

Yass Valley provides facilities for a broad range of field and court sporting activities. Sporting facilities in the Yass Valley local government area and user groups are listed below.

Table 7 Sporting facilities in the Yass Valley local government area

Facility	Town/ village	No. main facilities	Ancillary facilities	User groups
<b>Fields</b>				
Walker Park	Yass	4 rectangular fields One full and one junior cricket ovals	Clubhouses Amenities	Soccer Rugby Yass United Rugby League Seniors Yass Minor Rugby League Junior Touch football Junior cricket Fitness activities
Victoria Park	Yass	1 x oval 1 rectangular field	Athletics track Field event facilities Crocket nets	Yass Little Athletics Club Yass Rams Rugby Club Yass District Cricket Association



Facility	Town/ village	No. main facilities	Ancillary facilities	User groups
Joe O'Connor Park	Yass	1 x oval (cricket – synthetic wicket, AFL)	2 cricket nets Amenities	
Murrumbateman Recreation Ground	Murrumbateman	1 x oval (athletics track, field event facilities, AFL, cricket pitch)	Cricket net	Murrumbateman Little Athletics Murrumbateman Eagles AFL
Binalong Recreation Ground	Binalong	1 x cricket ground (synthetic wicket)	2 cricket nets Bleacher seating Amenities	
Bookham Recreation Ground	Bookham	1 x cricket ground (synthetic wicket)	Amenities	
Bowning Recreation Ground	Bowning	1 x cricket ground (synthetic wicket)	2 cricket nets	
Gundaroo Park	Gundaroo	1 x oval	1 cricket net	
Sutton Recreation Ground	Sutton	1 x field	Amenities	
Wee Jasper Recreation Ground	Wee Jasper	Cricket ground (informal)		
Mullion Recreation Ground	Mullion	Oval		
<b>Courts</b>				
Joe O'Connor Park	Yass	7 netball courts 1 netball/ basketball court		
Victoria Park	Yass	6 tennis courts		Hume Tennis Club
Yass Lawn Tennis Courts	Yass	5 tennis courts		Yass Lawn Tennis Club
Murrumbateman Recreation Ground	Murrumbateman	3 tennis courts		Murrumbateman Tennis Club
Merryville Estate Neighbourhood Community Land	Murrumbateman	1 multi-purpose netball/ basketball court		
Sutton Recreation Ground	Sutton	2 tennis courts 1 volleyball court		
Binalong Recreation Ground	Binalong	2 tennis courts		

Facility	Town/ village	No. main facilities	Ancillary facilities	User groups
Bookham Recreation Ground	Bookham	2 tennis courts		
Wee Jasper Hall and Tennis Court	Wee Jasper	2 tennis courts		

Lawn bowling greens are located at Yass Bowling Club (2 greens) and Binalong Community Club (1 green).

### 3.3.7 Equestrian

Equestrian facilities located on public open space are listed below.

Table 8 Equestrian facilities on public open space in Yass Valley

Facility	Suburb/ village	No. main facilities	Ancillary facilities	User groups
<b>Equestrian facilities</b>				
Murrumbateman Recreation Ground (part of multi-use)	Murrumbateman	Dressage/jumping arenas Cross-country course		Murrumbateman Adult Riders Club MARC Yass Valley Riders Club Murrumbateman Pony Club
Sutton Recreation Ground	Sutton	Dressage		Sutton Pony Club
<b>Showgrounds</b>				
Yass Showground	Yass	Dressage, jumping arena		
<b>Race tracks</b>				
Marchmont Reserve	Marchmont			No current users

### 3.3.8 Parks and play spaces

Yass Valley Council has 16 parks that contain some form of play equipment, varying from only one or two pieces of equipment such as Boree Log Park to large and elaborate play opportunities such as in Coronation Park and Riverbank Park in Yass.



Council categorises its 16 playgrounds throughout Yass Valley as follows:

Table 9 Playgrounds in Yass Valley local government area

	Category 1	Category 2	Category 3
Description	<b>Centralised park</b> with diverse major play equipment (popn > 5,000)	<b>Neighbourhood park</b> with varied equipment (popn 1,500-5,000 and village popn > 100)	<b>Local park</b> with a set of swings and spring rocker or equivalent (popn < 1,500)
No. in Yass Valley	2	10	4
Current playgrounds	Coronation Park, Yass Riverbank Park, Yass	Henry Lawson Park, Yass Banjo Paterson Park, Yass John O'Brien Park, Yass Hatton Park, Yass Caravan Park, Yass Sutton Recreation Ground Gundaroo Recreation Ground Binalong Recreation Ground Bowling Hall Hercules Street, Murrumbateman	Jones Park, Murrumbateman Bookham Recreation Ground Boree Log Park, Yass Townsend Place, Yass

The Riverbank Park Regional Play Space, opened in July 2023, includes a sky tower with climbing nets and giant spiral slide, climbing slope with ropes and nets, flying fox, spinning net and climber, infant activity tower, double swing, basket swing, springer, cubby house, stepping logs, sensory bush garden, fitness area, picnic tables/shelters and barbecues, and amenities block.

An all-abilities playground is located in in Banjo Paterson Park in Yass. A Liberty Swing is installed in Coronation Park.

Miles Franklin Reserve in Yass hosts a learn to ride bike track.

Play spaces in Yass Valley are developed and improved according to the principles of the NSW Everyone Can Play Guidelines:

- Can I get there?
- Can I play?
- Can I stay?

Additional facilities such as seats, picnic tables, bubblers, landscaping, sofffall and surfacing material and edging make a play space more functional, and an attractive and enjoyable place for parents and carers.

### 3.3.9 Youth spaces

Skate parks are located in Victoria Park, Yass and at Binalong Recreation Ground.

A BMX track is in Gundaroo Oval.

### 3.3.10 Fitness equipment

Fitness equipment is provided in Yass at Joe O'Connor Park, Miles Franklin Park, Riverbank Park

and Walker Park.



### 3.3.11 Unleashed dog exercise areas

Council has designated unleashed dog exercise areas at seven locations:

- Yass Dog Park in Victoria Park (fenced) – three separate areas including a “small dogs” off leash area (fenced)
- The triangle below the 18th hole at lower Walker Park.
- Underneath the railway bridge below Joe O'Connor Park at the riverbank, Yass.
- Murrumbateman Recreation Ground (equestrian cross country area)
- The Common, Nirta Drive in Murrumbateman
- Bowling Recreation Ground.
- Binalong Recreation Ground.

### 3.3.12 Aquatic

Yass Valley has two aquatic centres: at Victoria Park in Yass and the Binalong Memorial Swimming Pool at Binalong Recreation Ground.

### 3.3.13 Tourist rest areas

Facilities for tourists have been provided in Coronation Park (visitor information centre) and in Joe O'Connor Park (recreational vehicle camping area).

### 3.3.14 Community halls

Community halls are situated on public open space in Murrumbateman, Sutton, Bookham, Wee Jasper, and Mullion.

### 3.3.15 Linkages

Numerous tracks and trails link public open spaces for walking, cycling and horse riding. Such trails include:

- Hume and Hovell Track linking Cooma Cottage at south Yass with Yass Valley Way, Black Range Road, Burrinjuck Nature Reserve and Burrinjuck Dam to Wee Jasper, and then towards Tumut, Tumbarumba and then to Albury
- Bicentennial National Trail linking Lake George, Gundaroo and the ACT
- Murrumbateman Winery Trail – shared 14 km walking and cycling loop (partially complete)
- Informal trails or tracks.

## 3.4 Ownership and management of open space in Yass Valley

### 3.4.1 Introduction

Open space in the Yass Valley local government area is owned by a range of organisations:

- Yass Valley Council
- Crown land managed by Yass Valley Council or leased by the Crown
- Crown land not under management of Yass Valley Council
- National Parks and Wildlife Service (National Parks, Nature Reserves)
- State Forests
- NSW Land and Housing Corporation
- Schools
- Community ownership/management
- Private organisations.

Most of the public open space owned or managed by Yass Valley Council is Crown land managed by Council (72%). Other open space in Yass Valley is owned by another organisation (18.5%), Yass Valley Council (6%), Neighbourhood Community Title (3%), land leased by the Crown (0.5%), and other open space maintained by Council (0.2%).

Public open space in Yass Valley may have several owners. For example, some of the land within the boundaries of Yass Gorge is owned by Henry O'Brien (Council has begun proceedings to transfer the land into Council's name), Yass Valley Council, Crown Lands, Onerwal Local Aboriginal Land Council, and NSW Department of Education.

### 3.4.2 Yass Valley Council

Yass Valley Council is the owner of approximately 132 hectares of open space in Yass Valley.

Land for open space comes into Council ownership by direct acquisition, voluntary planning agreements negotiated with developers, and dedication of land to Council.

### 3.4.3 Crown land

The Crown land estate in Yass Valley includes:

- Four camping reserves in Wee Jasper: Billy Grace Reserve, Fitzpatrick Trackhead Reserve, Swinging Bridge Reserve, Micalong Creek Reserve
- The Captain camping area off Black Range Road in Yass
- Gundaroo Common, managed by the Gundaroo Common Trust
- Marchmont Racecourse managed by the Marchmont Reserve Trust
- Crown land that is leased or licenced to other organisations
- Numerous reserve areas managed by Yass Valley Council.

### 3.4.4 National Parks and Wildlife Service

Most (approximately 85%) of the 18,454 hectare Brindabella National Park is located within Yass Valley LGA. Brindabella NP is known for its steep, forested country offering four-wheel drive trails, walking, picnic areas and fishing. McIntyres, Lowells Flat and Coree campgrounds are available. The NSW National Parks and Wildlife Service manage several nature reserves within the Yass Valley local government area, totalling approximately 8,910 hectares. The 5,382 hectare

Burrinjuck Nature Reserve can be accessed for walking or bird watching, although there are no formal walking tracks or vehicle access. Four-wheel drive access is available to Mundoonen Nature Reserve. Access to other smaller nature reserves in Yass Valley is not encouraged to reduce impacts on the natural ecosystem.

### 3.4.5 State Forests

Bondo State Forest (33,191 hectares) and Wee Jasper State Forest (11,617 hectares) do not have dedicated recreation areas.

### 3.4.6 NSW Land and Housing Corporation

NSW Land and Housing Corporation owns two small parks in Yass: Alf Fletcher Park and Williamson Park.

### 3.4.7 Schools

Public primary and high schools in Yass Valley have open spaces on their grounds, usually a small multi-purpose sports field, cricket wicket and nets, and multi-purpose and/or basketball sports courts. Primary school grounds generally have play equipment for the younger children.

Mount Carmel School in Yass has equipment and sandpits for Infants and Primary; sports courts for netball, basketball, tennis and cricket; and a well-maintained school oval.

Public and private schools use nearby Council owned or managed sporting fields and courts. Yass Public School and Yass High School in particular use the adjoining Joe O'Connor Park and Victoria Park for school sport. Schools use Yass Golf Course and other private facilities for school sport.

Murrumbateman Public School opened in 2023. The school has one multi-use court for netball, basketball, volleyball and handball courts.

### 3.4.8 Community ownership/management

Open spaces owned and/or managed by community organisations are: (note these spaces may have restrictions upon public accessibility)

- Binalong Community Club (40.6 hectares) – 18 hole golf course, bowling green
- Binalong Recreation Reserve tennis courts – managed by the community
- Neighbourhood Community Title land in 'Estate' subdivisions in Murrumbateman and Sutton. Land used for open space may be subject to a community scheme under the *Community Land Development Act 2021* and *Community Land Management Act 2021*. Such land may have specific facilities such as tennis court, netball hoops or dog parks.

### 3.4.9 Private open space

Privately owned land used for open space purposes in the Yass Valley local government area includes: (note these spaces have restrictions upon public accessibility)

- Yass Golf Course (30.6 hectares, 18 holes) owned by the Yass Golf Club – zoned RE2 Private Recreation
- Yass Showground
- Private tennis courts
- Private equestrian centres.

## 3.5 Proposed open space in Yass Valley

### 3.5.1 Land for open space

Yass Valley Council requires Section 7.12 developer contributions for open space, community facilities, traffic management and administration by either:

- monetary payment of between 0% and 1% of the total cost of the development
- works in kind with an equivalent material public benefit
- Planning Agreement.

New residential subdivisions are planned in Yass, Murrumbateman and Sutton as shown on maps in Section 6.

Other proposals for additional public open space and key embellishments of open space in Yass Valley local government area are:

- two Voluntary Planning Agreements delivering small local parks via subdivisions in Yass and in Murrumbateman
- the Hamilton Rise subdivision currently under construction in Yass also includes parks
- a public plaza in the Crago Mill Precinct in Yass
- Council-owned land zoned as RE1 Public Recreation at North Murrumbateman. The location of future parklands will be subject to strategic planning.

### 3.5.2 Proposed improvements and embellishments to open space

#### Funded improvements

Open space and recreation infrastructure items listed in the Yass Valley Development Contributions Plan 2018 and its updated Infrastructure Schedule October 2021 – Open Space and Recreation Asset Classification using Council and grant funding:

- irrigation pipeline from the Yass River to Walker Park, Yass \$250,000 1-5 years
- Irrigation to Level 4 of Walker Park, Yass \$80,000 6-10 years
- Accessibility ramp between level 2-level 3 at Walker Park, Yass 1-5 years \$100,000
- Grandstand seating at Walker Park \$100,000 1-5 years (completed)
- New regional playground at Murrumbateman (funding \$228,000 from Council Fairley offset and Council committed \$116,000 from the Local Roads and Community Infrastructure Grant Phase 4 Funding at its meeting on 23 March 23). Site selection, concept and detailed designs and extensive community consultation will commence in 2023-24.
- Irrigation of oval at Murrumbateman Recreation Grounds 1-5 years \$150,000 (completed)
- Fitness stations at Murrumbateman Recreation Grounds 6-10 years \$50,000 (completed)
- New amenities building at Murrumbateman Recreation Grounds 1-2 years \$2.1M (includes water/sewerage infrastructure and \$700,000 from Council)
- Irrigation of oval at Sutton Recreation Grounds \$150,000 1-5 years
- Lighting of oval at Sutton Recreation Grounds \$150,000 1-5 years
- Entrance avenue plantings at two village arrival points in Sutton \$20,000 1-5 years
- Lighting of oval at Gundaroo Recreation Grounds \$200,000 1-5 years
- Upgrade Lot Street-Yass River Picnic Area in Gundaroo \$40,000 1-5 years

- Entrance avenue plantings at two village arrival points in Gundaroo \$20,000 1-5 years.

## **Play and informal recreation proposals**

The 2017 Park and Play Strategy identified several upgrades for existing open spaces and some new projects. The more significant projects include:

- Riverbank Park in Yass
- Coronation Park in Yass
- John O'Brien Park in Yass
- Binalong Park
- Bowning Hall
- Bookham Park
- A site in Murrumbateman – regional, centralised park.

Implementation of the Victoria Park Masterplan, including a proposed play hub comprising a playground, extension of the skate park, two new basketball courts, and a graffiti wall.

Playgrounds are proposed at:

- Morton Avenue area, Yass – township/district park
- Hamilton Rise Estate, Yass – township/district park

## **Sport proposals**

The Victoria Park Masterplan proposes:

- increasing the size of the main oval to two rectangular fields/one oval
- two junior rugby fields at John Allen Oval
- two additional tennis courts.

The Murrumbateman Recreation Ground 2021 Strategic Plan proposes 24 actions to guide the future development and maintenance of the Murrumbateman Recreation Ground.

## **Natural open space proposals**

The Victoria Park Masterplan proposes preparing an environmental management plan and providing nature walks through riverside vegetation.

There is potential for nature walks on two parcels of RE1 Public Recreation zones in north Murrumbateman on Hawthorn property owned by Council currently leased and not accessible to the public.

There is potential for natural spaces on the Crown land estate to be licenced or leased to community groups/Landcare for enhancement and management as open space (Murrumbateman and Sutton).



# 4 DEMAND FOR OPEN SPACE IN YASS VALLEY

## 4.1 Approach to assessing demand for open space in Yass Valley

### 4.1.1 Introduction

This section outlines the principles and process which underpin the approach used to determine the open space needs of the residents, workers, students, tourists, shoppers and other visitors to the Yass Valley local government area.

### 4.1.2 Benefits of open space

This demand assessment is based on the philosophy that the opportunity to experience open space and to participate in recreational activities in open space is a benefit to individuals and to the community in general, and is therefore worth providing. Recent initiatives overseas and in Australia have attempted to identify and quantify the benefits of open space to the community as outlined below.

#### **Personal and individual benefits**

Participation in recreation activities in open space can:

- ❑ reduce physical health problems, including cardiovascular disease and lower back pain.
- ❑ improve psychological wellbeing through reducing stress, anxiety and depression.
- ❑ increasing personal development, self-esteem, self-confidence and sense of achievement through developing skills.
- ❑ intangible psychological benefits such as happiness, enjoyment, satisfaction and spiritual experiences through participation in physical exercise and experience of natural landscapes.

It is widely recognised that participation in sport, recreation and leisure pursuits is critical to the health and wellbeing of individuals, and that physical inactivity is an independent risk factor for several health conditions (National Physical Activity Recommendations for Older Australians: Discussion Document, Australian Government Department of Health).

#### **Social and community benefits**

Participation in recreation activities in open space can:

- ❑ strengthen social bonds at the local community level through involvement of volunteers in recreation and sport, and by local residents meeting each other in recreational settings.
- ❑ help children make friends, increase their sense of belonging and fitting in, limit the amount of time they spend with no direction, work in groups and think of others.
- ❑ maintain and strengthen family relationships by joint involvement in sporting and recreational activities.
- ❑ increase social inclusion and connectedness through participation and volunteering.
- ❑ promote appreciation and understanding of people with disabilities and their carers and families through participating in mainstream activities.

- ❑ lessen boredom and the amount of unsupervised leisure time spent by young people which can sometimes lead to the incidence of crime, vandalism and anti-social behaviour. The Australian Institute of Criminology has shown that youth crime can be prevented and the likelihood of re-offending can be reduced by involving young people in sport.
- ❑ Increase understanding and appreciation of the natural environment.

Sport can help to achieve a number of important health and community objectives including supporting and enhancing mental and physical health, crime prevention, and social development (Australian Sports Commission, 2013). Research shows that sport and recreation play an important role in promoting community cohesion and supporting community building (Larkin, 2008). For these reasons, the provision of sport, recreation and open space facilities are seen as key components for healthy and sustainable communities.

## Environmental benefits

Open spaces:

- ❑ offer protected natural environments for physical activity and visual pleasure. Looking out over natural spaces and green spaces gives visual relief from urban development.
- ❑ green spaces with shade trees help with cooling the urban heat island.
- ❑ natural green spaces protect local habitat values and contribute to habitat conservation by providing food for hundreds of insect, bird and animal species
- ❑ healthy natural woodland and grasslands areas offer added benefits to farming settings and agricultural production through ecosystem services such as boosted pollination of crops, shade, shelter and windbreaks, and protection from erosion and salinity
- ❑ green corridors minimise the fragmentation of core bushland
- ❑ are one of the key factors that are considered when people have a choice about where they live.
- ❑ improve mental health and sense of wellbeing
- ❑ encourage people to walk and cycle rather than using cars, which improves air quality.

## Economic benefits

Opportunities for participation in recreation result in:

- ❑ economic benefits from the development of sporting facilities, production and sale of related goods and services, and employment of people in the recreation and sport industry.
- ❑ significant savings in health costs, allowing such funds to be redirected into other areas of health services.
- ❑ gains in workforce productivity through physical activity resulting in a healthier workforce.
- ❑ attraction of tourists for destination open spaces and for sporting events.
- ❑ increased property values adjacent to or near open space, resulting in a better environment for the property owner and higher land tax contributions to the community.
- ❑ improved work performance and productivity, decreased absenteeism and staff turnover, and reduced work accidents.

### 4.1.3 Approach to determining demand for open space in Yass Valley

A review of exemplary open space and recreation needs strategies in Sydney and elsewhere in NSW and Australia undertaken for the NSW Department of Planning and Environment by Parkland Planners in 2016 showed such studies:

- ❑ consider the whole spectrum of open space and recreation needs, including on public and private land, outdoor and indoor, active and informal, land and water.
- ❑ consider needs of residents as well as workers, students, and other people who will visit a particular area.
- ❑ determine the activities people want to engage in within open space, and the facilities and settings required for those activities.
- ❑ analyse likely future demand for open space using a range of methods rather than just simply applying numerical standards.

#### 4.1.4 Demand assessment

Forecasting demand for open space is not an exact science. Assessing the current and future demand for open space for a particular community relies on the analysis of several qualitative and quantitative information sources. No one source of data is used exclusively to forecast demand – rather a “triangulation” of several sources of data is applied and interpreted to arrive at a more informed and reasonable expectation of likely demand.

This evidence-based approach relies on interpretation of quantitative and qualitative data including current activity participation patterns, trends in informal and active recreation, latent demand from non-existent or under supply of facilities, demographic characteristics and population projections, and expressed needs from open space users and the community.

#### 4.1.5 Demand data sources

The following data sources have been used to develop demand estimates and recommendations for provision of open space in the Yass Valley local government area.

##### Demographics

- ❑ **Demographic analysis** – analysing the characteristics of a population with the most influence on use of open space: age, followed by gender, household/family type, household income, dwelling type and tenure.
- ❑ **Inferred Needs** – are those that have been compiled from a range of research and investigation tools such as community surveys and demographic analysis. These needs often provide both a picture of current needs for open space but also provide insight into trends and emerging changes in participation and recreation demand.
- ❑ **Projected demand**- is the projection into the future of the likely demand for a range of recreation opportunities in open spaces, and may be based on a combination of expressed and inferred need and other analysis such as comparison data from similar communities to that being planned for.

##### Expressed demand

- ❑ **Expressed demand** – this is the known unmet demand that has been expressed by users and groups unable to access facilities. This is often expressed through submissions to Council, or as the results of surveys of existing user groups. Expressed demand can also be reflected by the actual use of an open space or participation in a recreational activity.
- ❑ **Importance/satisfaction** – this is a measure on a scale of how important certain open spaces are to the community, compared to the community’s actual satisfaction with those spaces.

## Participation and trends

- ❑ **Participation and trend data** – usually sourced from demographic analysis and periodic surveys (such as ERASS, CASRO and AusPlay – the most recent) and trends reported by local, regional, state and national sports associations.
- ❑ **Demand and capacity analysis** – this method applies physical activity participation rates (based on ABS, ERASS and AusPlay data) to estimated capacity of open spaces to accommodate likely demand.

## Comparisons and benchmarks

- ❑ **Comparative assessment of provision** – this method compares the rate of provision of open space in one area compared to another. As not all variables (current provision of open space, expected population and characteristics), are the same between two or more areas this tool should be used in combination with other demand assessment tools.
- ❑ **Planning and provision standards** – this method applies recommended rates of provision of open space, and sporting and recreation facilities, which have been published or proposed in state or national guidelines. In most cases provision of open space is estimated in relation to total population or on a per person/capita basis.

In all cases it is important to be cautious with over-reliance on any single source of demand information.

## 4.2 Demographics

### 4.2.1 Yass Valley as a peri-urban area

forecast id. (2022) identified Yass Valley as one of 29 local government areas in regional Australia that can be classified as a peri-urban area. Peri-urban areas can be difficult to classify, however their typical characteristics include:

- ❑ are beyond the metropolitan fringe, at the interface between city and country
- ❑ are within a commuting distance of the larger metropolitan city, and have high share of residents working outside the area
- ❑ have a significant economic and social relationship with the larger metropolitan city
- ❑ population growth is affected by growth in the larger metropolitan city
- ❑ increasing resident diversity, including ‘sea and tree changers’, parents and homebuilders, and empty-nesters and retirees
- ❑ a mix of urban and rural land uses including farming, fishing, forestry, mining and tourism
- ❑ a number of spaces (sometimes contested) which are in transition. (i.e. rural land fragmentation)
- ❑ offer unique ambiance and lifestyle
- ❑ attract new residents from surrounding areas, as well as from metropolitan cities
- ❑ provide affordable housing compared to metropolitan cities.

Such characteristics reflect and influence the population of Yass Valley.

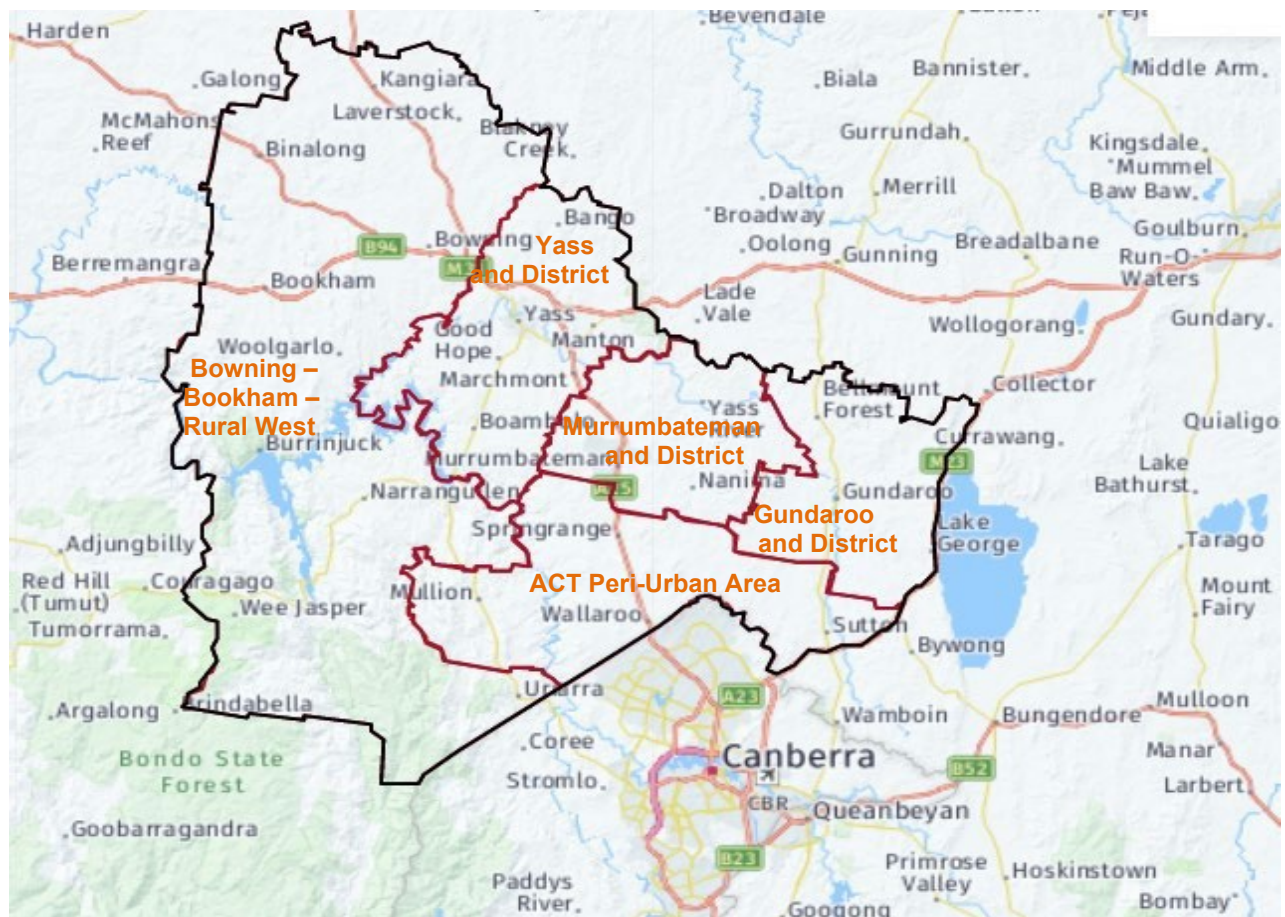
## 4.2.2 Recent and current population of Yass Valley

### Introduction

A description of the existing population of the Yass Valley local government area in general is derived from the Australian Bureau of Statistics Census of Population and Housing and from profile id. for 2021.

The 'small areas' referred to below are shown in Figure 3.

Figure 3 'Small areas' in Yass Valley



Small areas

Yass Valley

### Total population

The Yass Valley local government area had a population of 17,243 usual residents in 2021 (Australian Bureau of Statistics and Profile.id).

The highest density of settlement is in the township of Yass, followed by the township of Murrumbateman.

Between 2011 and 2021 the total population of Yass Valley has increased by 15.1% from 15,020

people in 2011. The NSW population increased by 16.6% in the corresponding period. Population growth since 2011 was highest in Murrumbateman and District (1,062 people, 32.6% increase), and Yass and District (828 people, 12% increase). Modest population increases 2011-2021 were experienced in ACT Peri-Urban Area (123 people, 6%), Gundaroo and District (150 people, 13%), and Bowning-Bookham-Rural West (106 people, 7%).

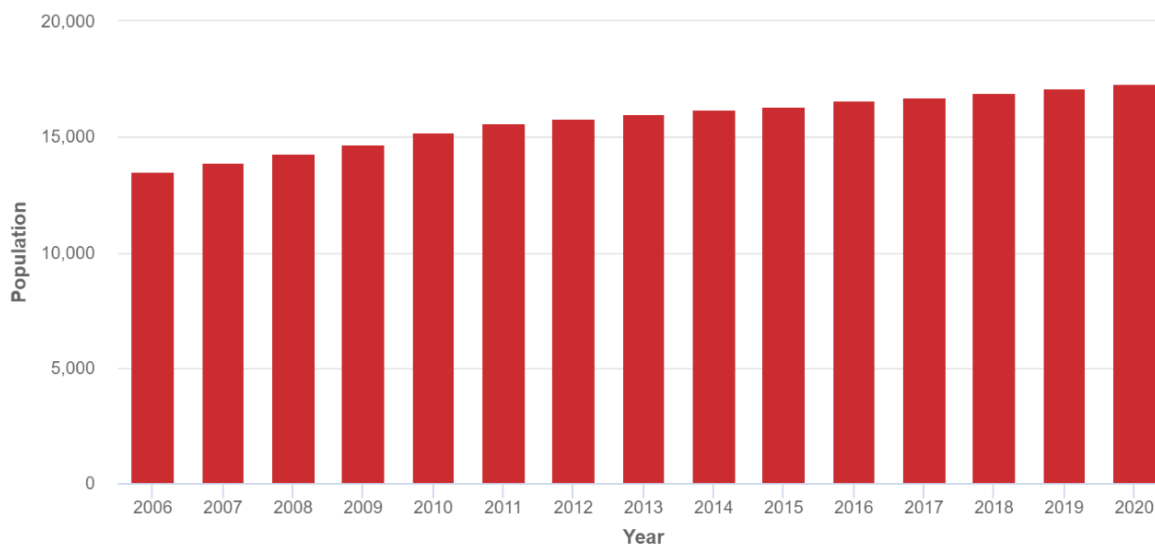
Towns and villages which experienced the highest population change between 2016 and 2021 are:

- Murrumbateman (388 people, 12% increase)
- Yass (257 people, 4%)
- Springrange (203 people, 69%)
- Yass River (109 people, 31%)
- Gundaroo (87 people, 8%)
- Nanima (87 people, 53%)
- Manton (56 people, 19%)
- Marchmont (56 people, 24%)
- Bowning (46 people, 8%).

Sutton and Wallaroo combined experienced a population decrease of 235 people since 2016. The change in total population of the Yass Valley since 2006 is shown in Figure 4.

Figure 4 Estimated resident population Yass Valley Council area

Estimated Resident Population  
Yass Valley Council area



Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id (informed decisions)



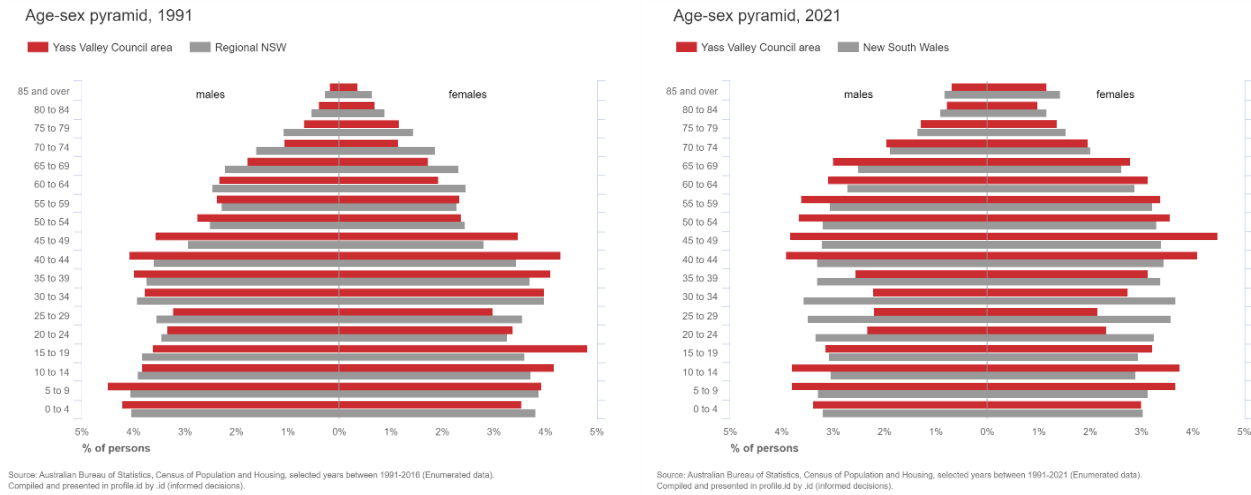
## Gender

There is an almost even proportion of males (49.2%) and females (50.8%) in the Yass Valley.

## Age

The age-sex pyramids for Yass Valley in 1991 and 2021 show some marked changes in the age composition of the population. Since 1991 the population has generally aged, with much higher proportions of the population aged over 40 years, particularly women. A marked decline in the 15 to 39 years age group to 2021 is apparent.

Figure 5 Age-sex pyramids for Yass Valley 1991 and 2021



The median age of the Yass Valley population increased from 39 years in 2006 to 43 years in 2021. In 2021 the median age of 43 years in Yass Valley is comparable with 43 years in regional NSW, but older than 39 for NSW. The “oldest” areas in Yass are in north Yass (median age 55 years), north of Walker Park (53 years) and West Yass (52 years). North Yass 16% of the population in North Yass is aged 85 years and over, presumably due to the location of the RSL Life Care retirement village. In the rural areas the median age is highest in Mullion/Wee Jasper and environs (51 years) and Bookham/Woolgarlo and environs (50 years). The ‘youngest’ area in the Yass Valley is in the recent Fairley Street/McClung Street residential subdivision in north Murrumbateman (median age 31 years) due to an above average proportion of babies and pre-schoolers (11%) and primary schoolers (22%), and their parents aged 35 to 49 years (33%).

‘Parents and homebuilders’ aged 35 to 49 years is the dominant service age group in the Yass Valley (20% of the population) in 2021, followed by older workers and pre-retirees 50 to 59 years (15%) and retirees and empty nesters 60 to 69 years (12%). Areas in which these age groups are dominant include Murrumbateman and District (23% parents and homebuilders), Gundaroo and District and Murrumbateman and District (16-17 % older workers and pre- retirees), and Bowning-Bookham-Rural West (16% retirees and empty nesters).

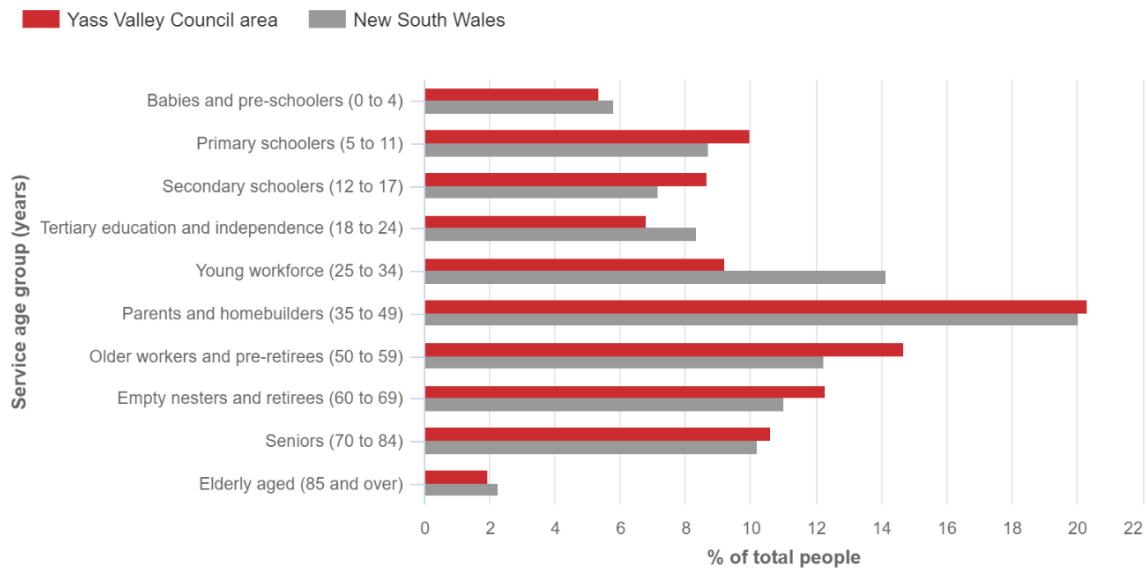
The proportion of people in the tertiary education and independence (18 to 24 years) and young workforce (25 to 34 years) age groups in Yass Valley is less than for NSW.

Murrumbateman and District has the highest proportion of primary schoolers and secondary schoolers who comprise 21% of its population.

Figure 6 Age structure – service age groups 2021

### Age structure - service age groups, 2021

Total persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

.id informed decisions

The major differences between the age structure of Yass Valley Council area and NSW in 2021 were:

- ❑ A *larger* percentage of 'Older workers & pre-retirees' (14.7% compared to 12.3%)
- ❑ A *larger* percentage of 'Secondary schoolers' (8.7% compared to 7.2%)
- ❑ A *smaller* percentage of 'Young workforce' (9.2% compared to 14.1%)
- ❑ A *smaller* percentage of 'Tertiary education & independence' (6.8% compared to 8.4%).

From 2016 to 2021, Yass Valley Council area's population increased by 1,139 people (7.1%). This represents an average annual population change of 1.37% per year over the period.

The largest changes in the age structure in this area between 2016 and 2021 were in the age groups:

- ❑ Seniors (70 to 84) (+457 people)
- ❑ Older workers and pre-retirees (50 to 59) (+208 people)
- ❑ Empty nesters and retirees (60 to 69) (+148 people)
- ❑ Secondary schoolers (12 to 17) (+143 people).

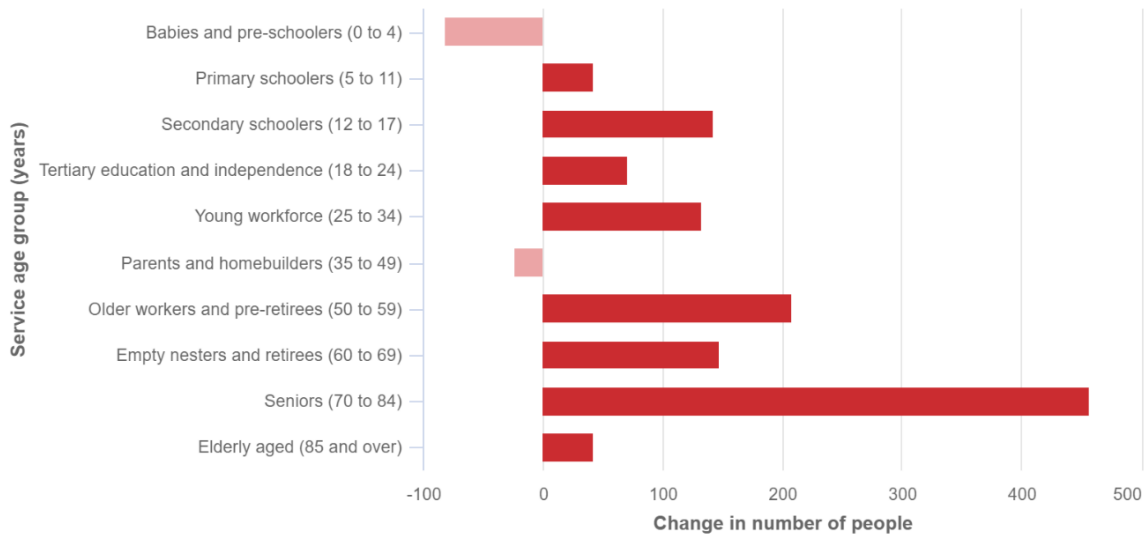
There was a slight reduction in the number of babies and pre-schoolers aged 0 to 4 years in Yass Valley between 2016 and 2021, however they still represent approximately 5% of the population.



Figure 7 Change in age structure – service age groups 2016 to 2021

Change in age structure - service age groups, 2016 to 2021

Yass Valley Council area - Total persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 and 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).



**Ancestry, cultural and language diversity**

The ancestry of the Yass Valley population is predominantly Australian, including 3.2% who identify as Aboriginal and/or Torres Strait Islander people. This is an increase from 2.5% of the Yass Valley population who identified as Aboriginal and/or Torres Strait Islander in 2016.

Similarly the Yass Valley population reflects a comparatively high incidence of being born in Australia (89%). Only 11% of Yass Valley residents were born overseas compared with regional NSW (9%) and 29% in NSW.

91% of the Yass Valley population in 2021 spoke English only at home. 4% of Yass Valley households speak a language other than English at home, mainly European languages (53%), Asian languages (40%) and Arabic (7%). The dominant language spoken at home, other than English, in Yass Valley Council area was German, with 0.3% of the population, or 54 people speaking German at home.

**Disability**

5% of Yass Valley residents need help with core activities in their daily lives because of a disability. A concentration of people needing assistance due to disability is highest in north- west Yass (24%).

**Education**

In 2021 58% of Yass Valley residents aged over 15 years had finished Year 12 which is generally on par with NSW (57%) and higher than Regional NSW (43%).

In 2021 21% of Yass Valley adult residents had completed a vocational qualification, compared to 24% in regional NSW and 18% in NSW.

27% of Yass Valley residents aged 15 years and over held a University (bachelor or higher degree) qualification in 2021, compared to 18% in regional NSW and 28% in NSW. University qualifications are held most by people in Gundaroo village (48%) and in Murrumbateman (40%).

## Employment

94% of people aged 15 years and over in the Yass Valley were employed in 2021, with 63% working full-time and 31% part-time.

Only 3% of the Yass Valley labour force was unemployed in 2021, compared to 5% in NSW and in Australia.

Employed people in the Yass Valley work in a range of industry sectors, particularly the tertiary sectors of Public Administration and Safety (19% in Yass Valley, highest in Gundaroo and District and in Murrumbateman 26%), Health Care and Social Assistance (10%, highest in Yass 13%), Education and Training (9%), and Professional, Scientific and Technical Services (8%, highest in Gundaroo and District 11%).

The Construction sector employs 12% of employed people in the Yass Valley (18% in ACT Peri-urban Area), reflecting the recent boom in residential dwelling construction.

7% of employed people in Yass Valley worked in Agriculture, Forestry and Fishing (highest in Bowning-Bookham-Rural West 26%).

The most common occupations of the Yass Valley workforce in 2021 are:

- Professionals (22% of the workforce, highest in Gundaroo and District 28% and Murrumbateman and District 26%)
- Managers (20%, highest in Bowning-Bookham-Rural West 29%, ACT Peri-urban Area 26%, and Gundaroo and District 26%)
- Clerical and administrative workers (13%, highest in Murrumbateman 15%)
- Technicians and trades workers (14%, highest in Yass and District 16%)
- Community and personal service workers (11%, highest in Yass 14.5%)
- Labourers (7%, highest in Bowning-Bookham-Rural West 11% and Yass and District 9%).

49% of working residents travel outside the Yass Valley to work in the ACT, and 39% of workers in the Yass Valley also live in the Yass Valley.

## Families and households

The average size of households in Yass Valley has remained stable between 2006 (2.64 people per household) and 2021 (2.68 people per household), which is higher than 2.57 people per dwelling in NSW in 2021.

The largest households in Yass Valley are more likely to live in ACT Peri-Urban Area (3.04 people per household) and Murrumbateman and District and (3.02 people) which corresponds with young families. Average household size is lowest in Yass (2.43 people).

Couples with children comprise 36% of Yass Valley households compared with 31% of NSW households. 47% of Murrumbateman households comprise couples with children.

Single or lone person households are the fastest increasing household type in Yass Valley. In 2021 19% of households in Yass Valley comprised one person. Lone person households are most common in Yass (26%) and Bowning-Bookham-Rural West (24%).

One parent families comprise 11% of households in the Yass Valley, up from 8% in 2016. Group households comprise 1.5% of households in the Yass Valley.

### Household Income

Households in the Yass Valley had a higher median weekly income (\$2,289) than regional NSW (\$1,829) and Australia (\$1,746) in 2021.

38% of Yass Valley households are high income households, earning \$3,000 or more per week in 2021. Households in Murrumbateman environs (62%), Sutton (60%), and Gundaroo (55%) have the highest proportion of high income households in 2021.

Low income households (less than \$800 per week) are concentrated in Binalong village (34% of households) and in central, north and south-east Yass (28-30%).

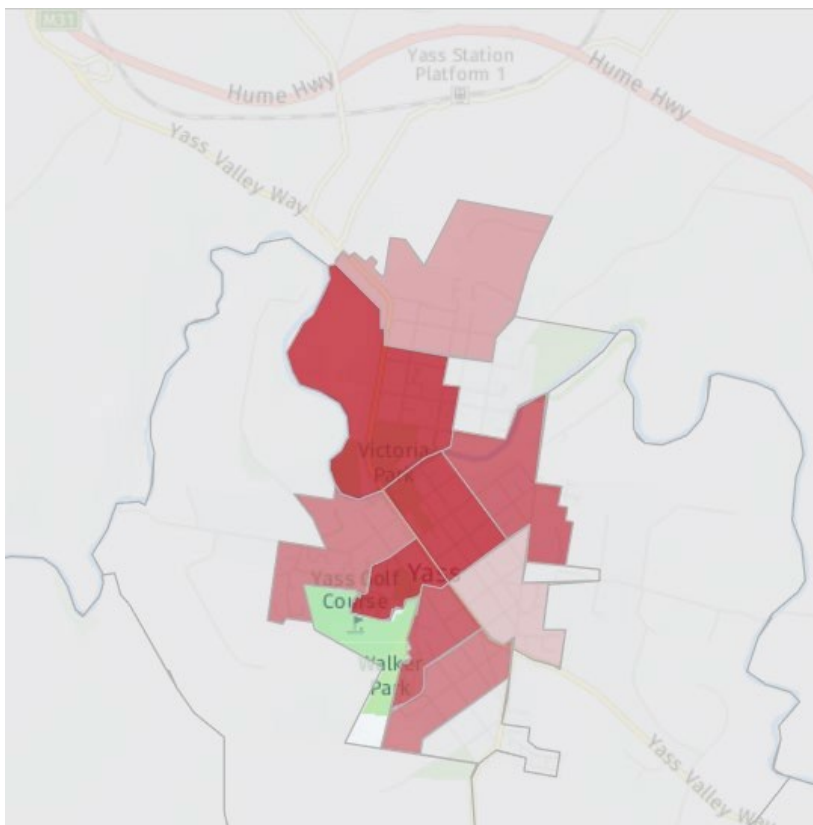
### Dwellings

Occupied private dwellings in the Yass Valley in 2021 are predominantly separate houses (94%) which is higher than 64% in NSW. There was an increase of 312 separate dwellings in the Yass Valley between 2011 and 2016, and a further increase of 326 separate dwellings since 2016.

5% of dwellings in the Yass Valley are semi-detached, row or terrace house, townhouse etc. or medium density dwellings. 86 dwellings in Yass Valley in 2021 were a flat or apartment. Medium and high density dwellings in Yass Valley is significantly less than regional NSW (15% of dwellings) but is well below NSW at 35%.

The highest proportion of medium density dwellings in the Yass Valley in 2021 is in Yass (12% of dwellings), concentrated in north, central and south-west Yass, ranging from 25% to 28% of all dwellings. The proportion of medium density dwellings has increased since 2016.

Figure 8 Medium density dwellings in Yass 2021



Detached dwellings are the dominant housing type in the newer suburban areas and in the urban villages.

Dwellings in the Yass Valley are larger on average than in NSW. 50% of dwellings in the Yass Valley have 4 or more bedrooms, compared to 33% in Regional NSW and 32% NSW. 70% of dwellings in Murrumbateman have 4 or more bedrooms, while only 38% of dwellings in Yass have 4 or more bedrooms.

### Dwelling tenure

Home ownership/purchase in the Yass Valley (77% of dwellings) is higher than that of NSW (61%). 33% of households in the Yass Valley fully own their dwelling, and 44% are purchasing their home. Home ownership is highest in West Yass (56% of dwellings), the ACT border areas of west Sutton (59%) and Wallaroo (47%), and the Rural West (53%).

13% of dwellings in the Yass Valley are rented privately. Private rental is most common in Yass (19% of dwellings) and least common in Murrumbateman (6.5%).

Social housing comprises 2% of dwellings in the Yass Valley, which is lower than 4% of dwellings in NSW. Pockets of social housing in Yass Valley include east-central Yass (12-13% of dwellings).

### Length of residence

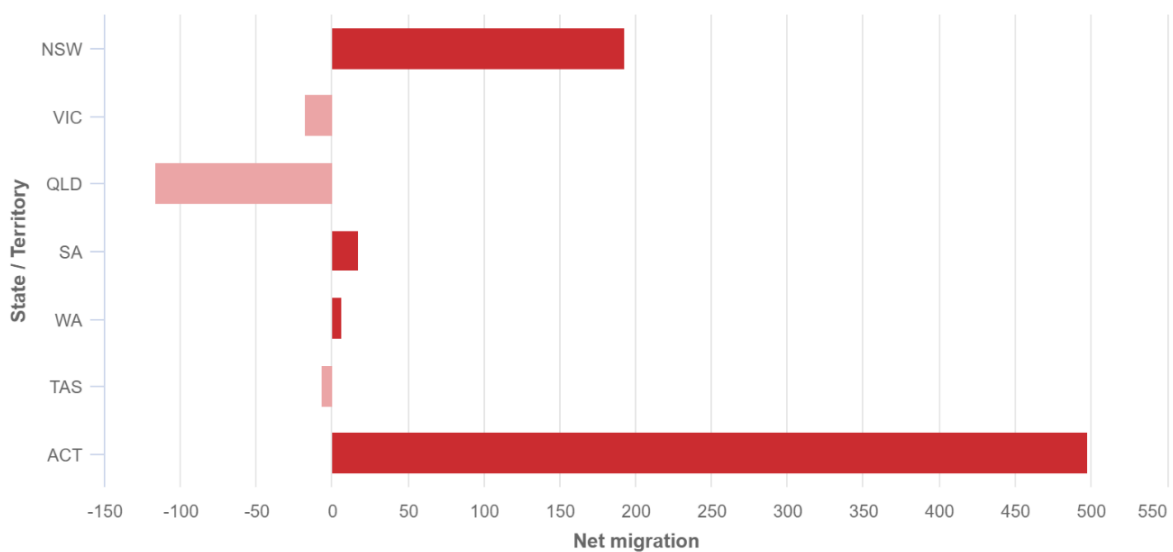
60% of people aged 5 years and over in Yass Valley LGA did not change address between 2016 and 2021. 34% moved into Yass Valley from elsewhere in Australia, 31% moved within Yass Valley LGA, and over 1% moved from overseas. A total of 1,705 people, or 30.9% of those who moved within Australia, moved within Yass Valley Council area.

Figure 9 shows a high rate of in-migration to Yass Valley from the ACT 2016 to 2021.

Figure 9 Population movement to Yass Valley Council area by State/Territory

Population movement by State/Territory

Yass Valley Council area



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).



The most transient parts of the Yass Valley are north-west Yass (44% of residents moved address in the past 5 years), Sutton (41%), Gundaroo and District (35-41%), Murrumbateman surrounds (38%), Binalong and surrounds (37%), and Wallaroo (36%).

### Internet connection

80% of households in the Yass Valley had an internet connection in 2016 compared to 78% in NSW.

### Motor vehicles

93% of households in Yass Valley have access to at least one vehicle owned or used by the household. Such vehicle access is highest in Murrumbateman (96% of households) and lowest in north-west Yass where 13% of households do not have a vehicle.

### Index of Relative Socio-Economic Disadvantage

The SEIFA Index of Relative Socio-Economic Disadvantage in 2016 showed that Yass Valley local government area had a SEIFA index of 1062, higher than 971 for regional NSW and 1001 for NSW.

Within Yass Valley the SEIFA index is highest (indicating less disadvantage) in Murrumbateman (1125) and lowest in north-west Yass (945) and Bowning (970).

Table 10 SEIFA Index of Relative Socio-economic Disadvantage for Yass Valley 2016

Yass Valley's small areas and benchmark areas	2016 index	Percentile
Murrumbateman	1,124.6	100
Murrumbateman and District	1,121.4	99
ACT peri-urban area	1,113.0	98
Gundaroo and District	1,103.5	97
Australian Capital Territory	1,075.0	89
Yass Valley Council area	1,062.0	83
Bowning-Bookham-Rural West	1,021.4	58
Yass and District	1,018.4	56
Yass	1,009.6	51
Canberra Region	1,002.5	47
Australia	1,001.9	46
New South Wales	1,001.0	45
Capital Region	999.0	44
Regional NSW	971.0	29

Source: Australian Bureau of Statistics, *Census of Population and Housing 2016*. Compiled and presented in profile.id by *.id* (informed decisions).

(1) A higher number indicates a higher socio-economic status. For instance, a percentile of 72 indicates that approximately 72% of Australia's suburbs have a SEIFA index lower than this area (more disadvantaged), while 28% are higher.

## 4.2.3 Population projections

### Planning principles and priorities

The Yass Valley Settlement Strategy 2019 and the Yass Valley Local Strategic Planning Statement 2020 set out key principles to provide clear directions to future growth of settlements. One such principle is that future development areas should maintain a buffer or open space within and between to maintain and reinforce the identity of Yass Valley LGA's various settlements.

The key relevant planning priority for the Yass Valley in the next 20 years is to focus growth in the existing settlements of Yass and Murrumbateman. The implications for the towns and villages in Yass Valley are:

- ❑ **Yass** would grow into a regional centre of 20,000 people but can do so only if an alternative water supply is secured. The focus for Yass is recommended to be on developing existing residential zoned greenfield sites and encouraging renewal of some existing housing reaching the end of its useful life.
- ❑ **Murrumbateman** would grow into a major town/large district town on 10,000 people through the staged development of greenfield sites contiguous with the existing settlement, also dependent on an alternative water supply.
- ❑ Development in **Sutton and Gundaroo** is highly constrained due to the lack of a secure water supply and adequate sewage treatment. The community also desires Sutton and Gundaroo to remain as villages, so limited future development would be permitted where its impact did not compromise existing village character or surrounding agricultural uses.
- ❑ **Binalong, Bowning, Bookham and Wee Jasper** require no rezonings due to low demand for housing, lack of infrastructure, existing supplies of undeveloped land, and undesirable distances to major centres in the region.

### Total population and dwellings

Three sources of population and household projection data are available:

Table 11 Population forecasts for Yass Valley 2021-2036

Source	2021 population	2036 population	2041 population	% change 2016- 2036	% change 2016- 2041
Department of Planning and Environment 2022 <sup>1</sup>	17,442	20,009	20,684	14.7%	18.6%
Forecast id. (March 2023) <sup>2</sup>	17,243	27,230	n/a	57.9%	n/a
Yass Valley Settlement Strategy 2019 <sup>3</sup> (id. forecast March 2017)	18,436	27,726	n/a	50.4%	n/a

1 NSW Planning and Environment 2022 NSW Population Projections: Yass Valley Council

2 copyright © 2023 .id Consulting Pty Ltd

3 Yass Valley Settlement Strategy 2019 using Population and household forecasts 2011-2036 by id. March 2017.

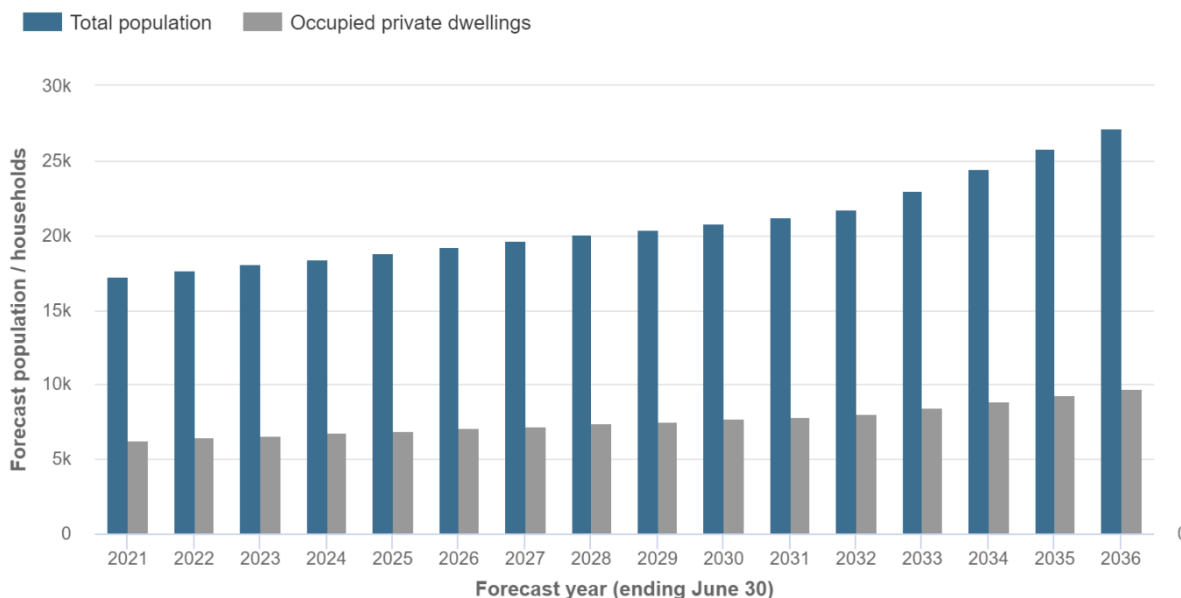
The 2021 and projected 2036/2041 populations differ between the three sources. The Department of Planning and Environment forecasts only a 14-15% increase in population to 2036. It would be prudent to adopt the higher and more realistic forecast id. population forecast supported by the Yass Valley Settlement Strategy 2019 of a population increase over 50% over the 2021 population by 2036.

Figure 10 shows the forecast increase in population and dwellings in the Yass Valley to 2036. In 2021, the total population of Yass Valley was estimated to be 17,243 people. It is expected to increase by over 9,987 people to 27,230 by 2036, at an average annual growth rate of 9.57%.

Figure 10 Forecast population and dwellings in Yass Valley 2021-2036

### Forecast population, households

Yass Valley



Source: Population and household forecasts, 2021 to 2036, prepared by .id (opens a new window) (informed decisions), March 2023.



## Population and dwelling forecasts by small area

### Trends and assumptions (source: forecast id)

In recent years, most recent residential growth has been focused in the two main centres of Yass and Murrumbateman. These areas attract families seeking a rural living/small town environment within commuting distance of Canberra. The ACT Peri-Urban Area and Gundaroo and District also gain families through migration, but also small numbers of retirees. Like many parts of regional Australia, there is an outflow of young adults, most of whom would be moving away for employment and education purposes. Overall, Yass Valley gains population from Canberra as well as metropolitan Sydney.

**People moving from high population areas with high levels of open space amenity such as Canberra expect similar facilities in the Yass Valley local government area**

Despite the rural settlement pattern and small population size there are subtle differences in the housing role and function across the Council. It is assumed that all small areas will attract families, particularly areas within commuting distance of Canberra. From the early 2030s, it is assumed that the Parkwood/West Belconnen development will extend into Yass Valley, and this is likely to be attractive to younger families, including first home buyers.

Expansion of existing towns and villages in Yass Valley Council is dependent on the supply of residential land but importantly, the demand for future development. It is assumed that demand for rural/semi-rural living will continue into the future and this will drive population growth in most

of the Yass Valley. Significant supply has been identified in Yass and District (both in the existing town and surrounding rural-residential areas) as well as Murrumbateman and District.

The ACT Peri-Urban Area will be impacted by the Parkwood/West Belconnen development from the early 2030s. On the other hand, modest growth is forecast for Bowning-Bookham-Rural West, based on the opportunity and demand for residential development, as well as the slightly longer commuting distance from Canberra.

### Forecast population and dwellings

Overall, Yass Valley is forecast to grow from 17,243 persons in 2021 to 27,230 in 2036.

The number of dwellings in Yass Valley is forecast to grow from 6,830 in 2021 to 10,405 in 2036, with the average household size rising from 2.68 in 2021 to 2.75 by 2036 (id. forecast).

### Growth by small area

The Yass Valley Settlement Strategy 2019 identified an increase in new housing stock, either through greenfield development or densification and renewal.

Between 2021 and 2036, ACT peri-urban area is forecast for the greatest increase in development (due to the Parkwood development) of new dwellings in the Yass Valley, followed by Yass and District, and Murrumbateman and District.

The implications of projected dwellings and population by small area are in Figure 11 and Table 12.

Figure 11 Forecast population by small area in Yass Valley 2021-2036

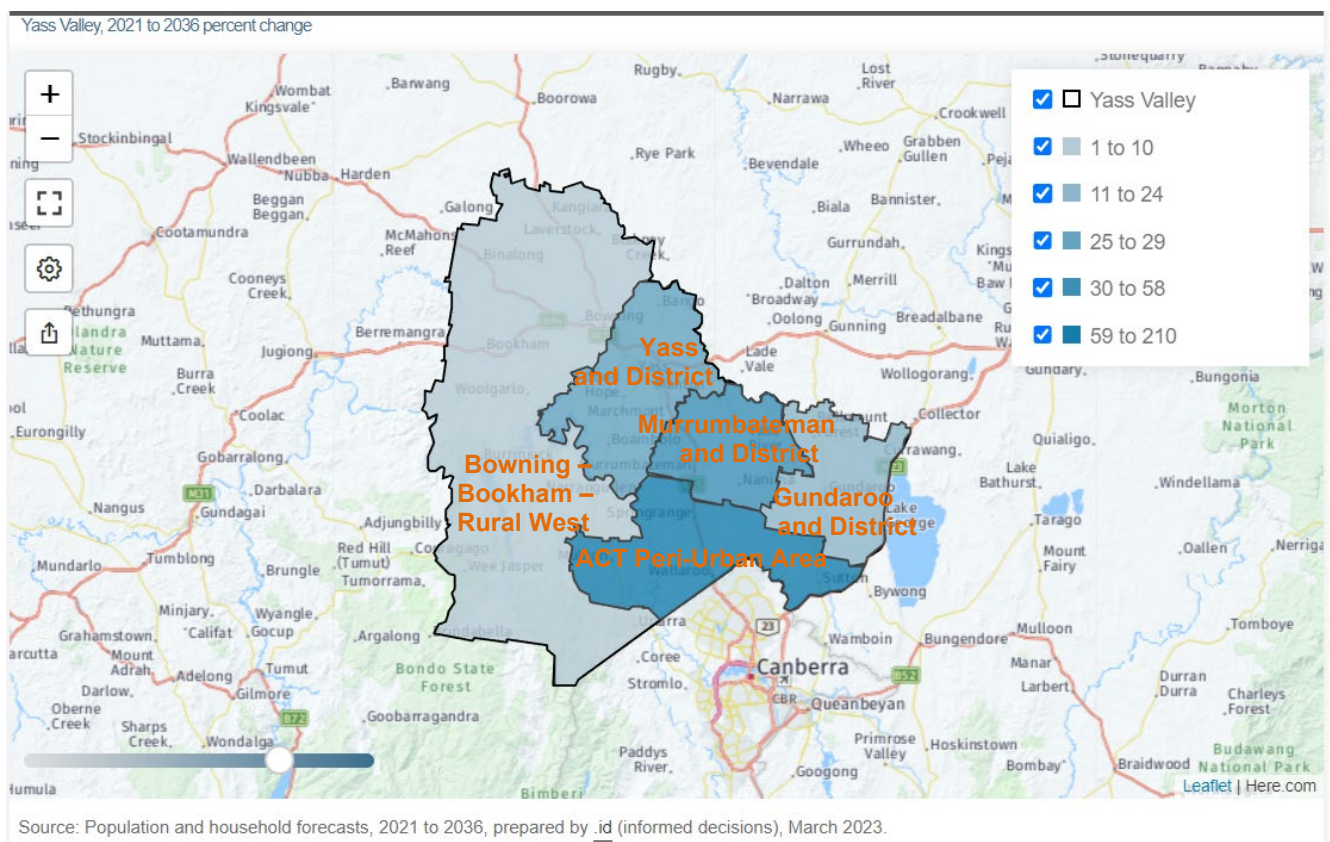




Table 12 Population forecasts by small area in Yass Valley 2021-2036

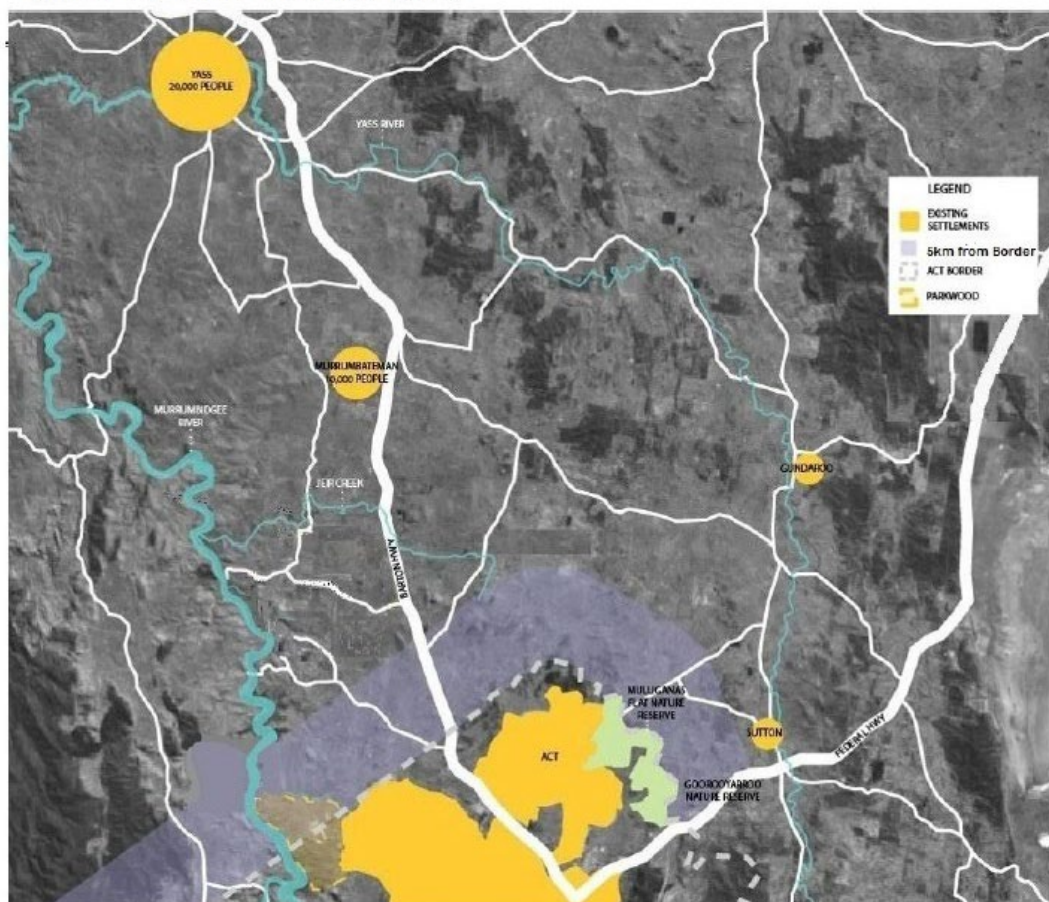
Small area	2021	2036	Total change	% change
Yass and District	7,737	9,921	2,184	28.2%
Murrumbateman and District	4,305	6,662	2,357	54.7%
ACT Peri-Urban	2,209	7,061	4,852	219.6%
Bowling-Bookham-Rural West	1,652	1,926	274	16.6%
Gundaroo and District	1,330	1,660	330	24.8%
<b>Total Yass Valley</b>	<b>17,233</b>	<b>27,230</b>	<b>9,997</b>	<b>58.0%</b>

Source: Forecast id. (March 2023)

The areas in various towns and villages where dwelling and population growth is expected to occur is outlined in the Yass Valley Settlement Strategy (Yass Valley Council, 2019).

Figure 12 Proposed Settlement Hierarchy 2036

Figure 1: Proposed settlement hierarchy, 2036



Source: Yass Valley Council (2019) Yass Valley Settlement Strategy

The majority of growth in the short to medium term will be focused in Yass and Murrumbateman, where future rezonings and subdivisions would facilitate further development.

The Yass township is expected to expand its role in the region and to eventually grow into a Regional Centre of 20,000 people (source: Settlement Strategy), however constraints such as water supply mean that it may not be able to reach that size.

Murrumbateman will continue to grow with the construction of a primary school, and planned additional residential and commercial development. Ultimately Murrumbateman is expected to grow into a major town/large district town of 10,000 people when an alternative water source is secured (source: Settlement Strategy and Yass Valley Council Water Source Strategy 2022).

Growth is expected to occur in Gundaroo and Sutton as result of recent approvals to rezone land adjacent to those villages.

Growth in Binalong, Bowning, Bookham and Wee Jasper villages is expected to remain modest.

The proposed development at Parkwood on the Yass Valley-ACT border (outside the scope of this Strategy) particularly contributes to the growth of the ACT peri-urban area.

A reduction in the rural minimum lot size in 2016 from 80 to 40 hectares will continue to generate new subdivisions in rural areas.

**The Yass Valley local government area population increased by 11% in the last 10 years from 15,615 people in 2011 to 17,281 people in 2021.**

**The Yass Valley local government area population is expected to further increase in the next 15 years by 10,000 people at 27,314 people in 2036.**

**Increased population and development area will lead to demand for increasing areas of maintained open space**

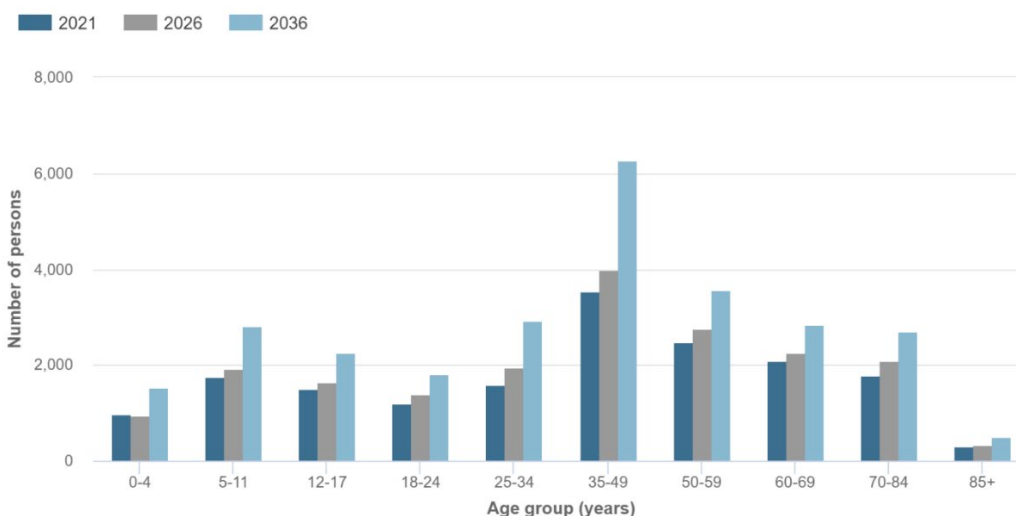
## Age groups

In 2021 the dominant age groups in the Yass Valley population were parents and homebuilders 35 to 49 years, and older workers and pre-retirees 50 to 59 years. By 2036 these age groups are expected to remain the dominant age groups.

Figure 13 Forecast service age groups in Yass Valley 2021-2036

### Forecast age structure - Service age groups

Yass Valley - Total persons



Source: Population and household forecasts, 2021 to 2036, prepared by .id (opens a new window) (informed decisions), March 2023.



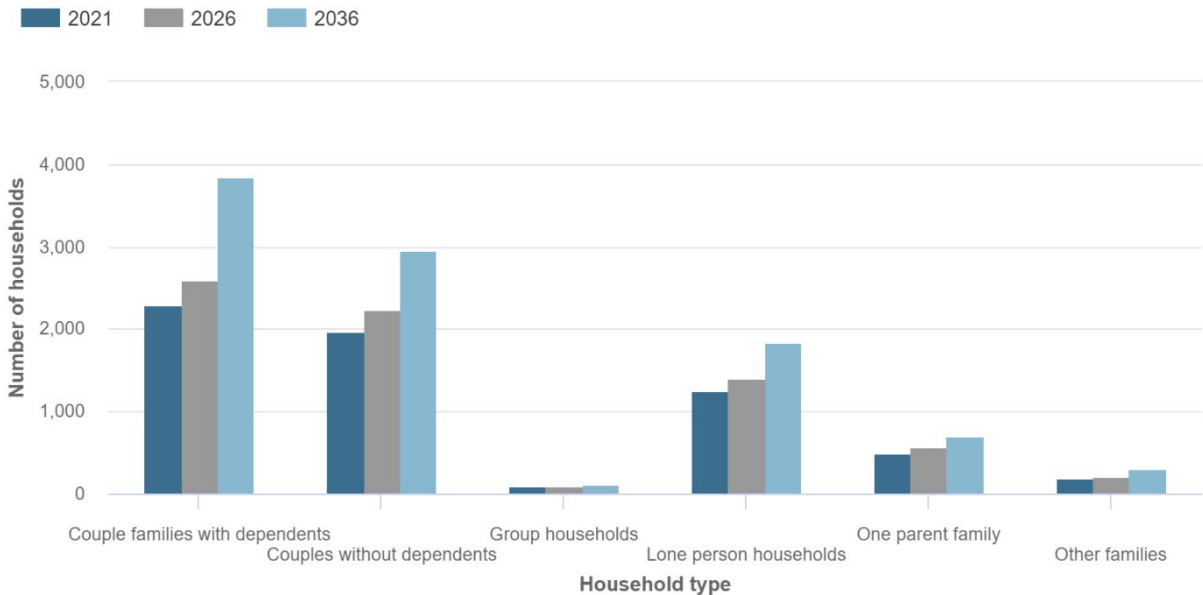
## Forecast household types

Couple families with dependent children, and couples without dependents, are expected to remain the dominant types of households in Yass Valley from 2021 to 2036.

Figure 14 Forecast household types in Yass Valley local government area to 2036

### Forecast household types

Yass Valley



Source: Population and household forecasts, 2021 to 2036, prepared by .id([opens a new window](#)) (informed decisions), March 2023.

.id informed decisions

**Demand for facilities for young people will be consistent**

**Increased demand for facilities directed at retirees**

The implications of population changes include:

- Increase in population results in an increase in demand for open space
- Increasing population density in Yass and Murrumbateman increases the need for activation of more open space
- Ageing population
- Increasing cultural diversity
- Increase in working at home will focus a daytime population in the towns and villages and decrease commuting to Yass and the ACT for work.

## 4.3 Trends in use of open space

### 4.3.1 Trends in informal use of open space

Table 13 Trends in informal activities in open space

Then	Now	Implications for provision
<p>Children played in the bush, in less busy streets, or in local parks</p> <p>Children played in playgrounds in local parks with swings, see- saws, roundabouts and rockets with sand softfall</p>	<p>Children play in adventure playgrounds in larger parks with off-the-shelf or bespoke play equipment such as climbing nets and tyre swings, natural materials such as rocks and sand, with rubber softfall.</p> <p>The community expects a diverse range of play destinations where groups of friends can meet.</p>	<p>Playgrounds with more sophisticated play equipment for several age groups and softfall which meets Australian safety standards.</p> <p>More diversity in play spaces and provision of larger central play areas in larger parks which cater for groups as well as individuals.</p>
<p>Children swam in backyard and municipal swimming pools</p>	<p>Desire for children to keep cool in summer without necessarily going to an aquatic centre.</p> <p>Increasing demand for water play.</p>	<p>Water play parks with fountains, sprays and buckets in public spaces and parks</p>
<p>Parents took their children to play in a park, and played with them or sat and watched them play</p>	<p>Parents and carers like to enjoy coffee and other food and beverages in open space or nearby</p>	<p>Cafes in/or nearby public open space</p>
<p>Children with physical disabilities have difficulty accessing or cannot access play equipment and spaces. Provision was focused around “special” playgrounds and Liberty swings in a separate fenced area</p>	<p>Children with disabilities want to play with other children and don’t want to be segregated.</p> <p>Positive aspects of inclusive play reinforced by NSW Government’s ‘Everyone can Play’ guidelines.</p> <p>Many LGAs are adopting inclusive playground design for all playspaces not just “special” ones</p>	<p>Access for all children’s playgrounds</p> <p>All playspace design to be inclusive.</p>
<p>Dogs were kept at home and walked regularly on a lead. Many owners had yards for pets.</p>	<p>Dogs are taken to public places such as markets, parks and cafes.</p> <p>Community expectation is that spaces for dog exercise are provided as part of urban areas.</p>	<p>Unleashed dog exercise areas, dog parks with play equipment and agility obstacles, dog parks with separate areas for small and large dogs, cafes for dogs in parks or nearby</p>
<p>Favourite picnic spots such as national parks or beaches</p>	<p>Desire for families and other groups to visit parks with “something for everyone” for a day out</p>	<p>Variety/ diversity of settings in district and regional open spaces which accommodate extended stays and multiple activities.</p>
<p>Picnics and barbecues were enjoyed by families using a wood barbecue and sitting on a picnic blanket in a park</p>	<p>Large groups of family and friends organise picnics and barbecues to socialise.</p> <p>Public barbecues are expected to be gas or electric with associated shelters, toilets and other amenities.</p> <p>In some parks bring-your-own barbecues using heat beads are allowed, with disposal of beads an issue.</p>	<p>Large covered shelters with seats, tables and barbecues in public open space.</p> <p>Parks expected to support multiple groups picnicking. BBQs provided at “stations” instead of one per table.</p>

Then	Now	Implications for provision
Socialising occurred in neighbourhoods and clubs	Desire for opportunities to socialise and meet new people. Increased demand for community events and “entertainment” in public space	Informal, community-focused activities such as community celebrations and events, music concerts, festivals, open-air markets
Growing food and flowers in the garden of detached dwellings	People living in medium and high density dwellings want to grow food and flowers sustainably	Community gardens in public open space
Sheds in back yards of detached dwellings	Opportunity for people living in higher density areas and/or living alone to socialise and participate in activities such as carpentry, sewing, bike and toy repairs in mens’ sheds, womens’ spaces, community sheds	New or reused buildings in open space used for community sheds
People flew model aeroplanes and operated radio-control cars in parks	Increasing use of parks has resulted in conflicts between model aeroplanes, radio control cars and other users. Such areas are separated from other open space uses.  Use of new technology such as drones	Dedicated facilities and management of activities which may conflict with other uses.  Privacy concerns from use of drones.
Children took a ball to the park to play games with their friends	Declining interest of older children and young people to spend time outdoors, preferring to play electronic games on screens indoors  Demand for more variety of activities and facilities for children and young people	Commercial indoor children’s play, trampoline, laser tag and rock climbing centres.  Increased “facilitation” of outdoor activity and enticements to get outside
Informal games were played in open space  “Bring your own” chess boards and pieces	Desire for a wider range of activities in open spaces including table games	Chess tables and table tennis tables in open spaces where people want to gather

### 4.3.2 Trends and participation in active recreation and sport

Considering trends in participation in active recreation are a key consideration in forecasting future demand.

The “megatrends” in sport in Australia (Australian Sports Commission, 2022) which influence participation in sport and delivery of sporting facilities and opportunities in Australia are as follows.

Figure 15 Megatrends in Australian sport



The Australian Sports Commission, peak sporting groups and local sporting groups have identified factors which increase participation in sporting activities including:

- ❑ successful performance of Australian individuals and teams internationally, particularly in the Olympics, Commonwealth Games, World Cups etc.
- ❑ staging of international sporting events and world championships in Australia
- ❑ opportunities for men and women to play the same sport, for example the increase in participation in football, AFL, rugby league and rugby union by women.
- ❑ active efforts by the sports themselves to attract participants, such as visiting schools, and conducting coaching clinics and junior development programs.
- ❑ sports played in schools.
- ❑ improved club administration.

Additionally the Australian Sports Commission (2015) has highlighted threats to participation in active recreation which still hold. Australians are:

- ❑ leading increasingly leading sedentary lives
- ❑ increasingly time-poor
- ❑ have limited budgets
- ❑ have access to new forms of entertainment
- ❑ dropping out of participating in active recreation in their teenage years.

### 4.3.3 Trends in active recreation participation and provision

General trends in active recreation participation and provision that we have researched and observed are set out below.

Table 14 Active recreation trends and implications for provision

Then	Now	Implications for provision
Sport played primarily through a club system on weekends	<p>Busy lifestyles and work/study commitments mean limited time or inability to commit to a regular time to play sport.</p> <p>Increasingly participation in social and “consumer/ fast food” sport.</p> <p>Decreasing club sport but increasing self- directed exercise or endurance related sport</p>	<p>Social sporting competitions played mid- week in the evenings under lights, during lunchbreaks and other “peri – employment” time slots.</p> <p>Increased use of public open space for running, cycling, walking, fitness, exercise.</p> <p>“Turn up and play” sports such as Rock Up netball, Baseball5</p> <p>“Fast-food” sport such as Twenty-20 cricket, Fast 4 tennis, Fast 5 netball</p>
Sports played in defined winter and summer seasons	<p>Winter sports such as football are more popular than summer sports such as cricket.</p> <p>Many sports trying to extend season to retain player base or improve financial viability.</p> <p>Overlapping winter and summer seasons</p> <p>Rise of many all-year “social” sports e.g. touch, oztag, court sports, futsal</p>	<p>Lower use of some sporting fields in summer.</p> <p>Some sports changing seasons to take advantage of available capacity in summer.</p> <p>Flat grassed spaces in informal parks used for informal and organised social sport throughout the year</p>
Organised team sports	<p>Decline in commitment to many organised team sports</p> <p>Increasing demand for social sports provided at more convenient times</p> <p>Rise of individual sport and fitness activities</p>	<p>Social lunchtime and after work sporting competitions for workers and tertiary students</p> <p>Lunchtime corporate sports in employment centres</p> <p>Social “pay as you play” and “organise your own team” such as touch football.</p> <p>Informal sporting facilities such as practice walls, cricket nets, basketball hoops</p>

Then	Now	Implications for provision
People got fit to play sport	People are playing sport to get fit The focus of a lot of active recreation is fitness and health as opposed to organised competitions.	Increased demand for consumer/ social modes of sport. Increased use of public space for self directed fitness (e.g. People opting to go for a run with headphones rather than playing sport) New modes of participation focused on group fitness. (e.g. boot camp). Personalised fitness facilities and services, such as personal trainers, home gyms
Limited knowledge of the health benefits of regular exercise and access to outdoor open space.	Concern about obesity and Type 2 diabetes in children and adults. Mounting evidence about the importance of access to green space and public parks for population health and disease prevention. Rapidly increasing health costs of physical inactivity	Planning for healthy urban environments recognises need for active transport and public open space networks. Physical activity programs for children and for adults
Traditional sports such as cricket, lawn bowls, golf, rugby league, tennis were played	Increasing cultural diversity and “importing” activities from overseas has resulted in participation in a range of other traditional sports such as football (soccer) and bocce, and the emergence of new sports such as quidditch, padel, roller derby, ultimate Frisbee. Football (soccer) is the most popular physical sporting activity in NSW Decline in participation in lawn bowls, golf and other traditional sports.	Provision of sporting facilities and spaces to cater for a range of new sporting activities such as gridiron, quidditch, ultimate frisbee Better planning of sporting spaces to ensure flexibility and ability to reconfigure as use preferences and needs change. Closure or changed use of lawn bowls clubs for futsal courts, netball courts etc.
Sports were played on grass or asphalt	Preference for quality sporting facilities Levels of use of grass fields exceeding sustainable levels. Preference for a flat, consistent synthetic surface for hockey and athletics	Synthetic sporting fields, courts, cricket wickets, athletics tracks and field facilities
Women and girls played netball and tennis	Women and girls are increasingly participating in traditional male sports such as rugby union, cricket, rugby league, AFL and football	Increased demand for use of sporting fields by women Increased need to have sporting facilities design for inclusive use.
Children played sport on full-sized fields and courts	Adaptation/modification of children’s sporting codes to their age and physical development to encourage them to participate and persist with the sport	Construction or line marking of smaller fields and courts for children’s sport including small-sided football, cricket, AFL, T-ball, Hot Shots tennis, Minky hockey, Netta netball, Jack Attack (lawn bowls).
People over 40 years played less intensively physical sports such as lawn bowls	Increasing participation by older people in sport, Masters Games	Over 35s sporting competitions and Masters Games Provision of facilities for “whole-of-life” sports such as tennis, golf, swimming.



Then	Now	Implications for provision
Sufficient land was available for sporting facilities, and grounds were allocated to one or two sports	Limited land available in urban areas for sporting facilities and increasing competition for fields and other developed facilities.	Increased multi-use design and multiple users of sports fields and facilities. Innovative solutions for space needed such as building into water bodies for sporting fields, constructed aquatic facilities Games played on fields smaller than regulation size
Timing exercise with a stop-watch and taking your pulse after a run	Increasing use of wearable technology and mobile apps which encourage people to be active in public spaces	Exercising using Fitbit, Endomondo, Map My Walk, Map my Run, Strava. Children and young people using apps on mobile devices to play Pokemon GO to catch Pokemon in public places
Walking, jogging/running and cycling are popular	Increasing sales of hybrid and mountain bicycles, and scooters Uptake of active transport and increase participation in recreational running, walking and cycling	Shared linear circuit paths linking transport, community and social destinations or hubs Increased need for active transport corridors. Trails and tracks in natural areas for mountain biking, BMX and running
Participation in a limited range of activities on water	Increased popularity of water sports such as stand-up paddleboarding, kayaking, canoeing, dragon boat racing. Rapid increase in popularity of surfing.	Water equipment hire at watercraft launching points Water access points such as pontoons, steps, boat ramps Increased demand for access to beaches and the sea.
“Mass participation” running events such as the City to Surf and half-marathons. Limited number of large endurance sport events such as marathons.	Numerous mass participation” running and endurance events such as the City to Surf, triathlons, half-marathons, Ultra-marathons. Rise of community fitness and endurance events such as community Park Runs, Tough Mudder	Open spaces need to be flexible and resilient to accommodate a range of event scales.
Young people gathered in public places (and were often moved on), skating using other spaces (such as car parks) and building bike tracks and jumps in bushland areas.	Rise of lifestyle, adventure and alternative sports such as skateboarding, parkour and BMX which involve advanced skills, some element of danger, and from which participants obtain cultural identity and expression. Popularity of TV shows such as ‘Ninja Warrior Australia’	Provision of skate parks/youth spaces in open space which are increasingly including parkour and other climbing elements. Pump tracks and BMX tracks are of increasing quality and cater for higher skill levels

Then	Now	Implications for provision
Rock climbing and abseiling are “minor” sports	Increasing popularity of “extreme” sports such as rock climbing and abseiling in natural areas Acceptance of rock climbing into the 2020 Tokyo Olympic Games	Access to and management of appropriate natural and constructed areas for rock climbing and abseiling
People went to indoor gyms to get fit	Interest in getting and keeping fit by younger and older generations	Outdoor gyms and weights/muscle parks for adults in open space
Most sport was played outside	Growth in participation in indoor sport, particularly basketball and futsal Increase in demand for indoor courts as training venues for outdoor sports Elite players of outdoor sports such as netball are choosing to play indoors	Construction of indoor sports courts which are marked for several sports on open space
Membership of gyms was not widespread	Increase in popularity of aerobics, weights, yoga, Pilates Increase in gym memberships	Gyms, fitness centres and exercise studios associated with indoor sports and community facilities and aquatic centres on open space 24 hour gyms and fitness centres Group fitness activities such as boot camps, mothers’ fitness groups, triathlon groups
Golf and squash are popular sports	Decline in participation in golf and squash	Review of use of golf courses for other sporting or recreation activities Sale of squash courts for development Conversion of squash courts to higher yield activities such as health and fitness centres

#### 4.3.4 Participation in sport and physical activity

##### Australia

###### “Lifecycle” of organised sport and physical activity

The Australian Sports Commission has documented a “life cycle” of participation in sport and physical activity.

Children 5 to 14 years are the most active of all age groups in organised sport. Between 15 and 17 years a marked drop-off in participation is evident.

From 18 to 34 years a shift from sport to non-sport occurs where fitness/gym, walking and running become more popular.

People aged 35 to 54 years are walking for recreation, fitness/gym, running/athletics, swimming and cycling.

Above 55 years golf, tennis, lawn bowls and martial arts are popular.

## Changes in participation 2001 to 2021

The SportAus Ausplay surveys show that:

- ❑ more Australian adults participate more frequently in sport and physical activity now than in 2001
- ❑ more women have consistently participated more often from 2001 to 2021.
- ❑ Participation in non-sporting physical activities has significantly increased from 2001 to 2021.
- ❑ The “top 10” sport and physical activities for adult Australians from 2001 to 2021 are:
  1. Walking ↑
  2. Fitness/gym ↑
  3. Running/athletics ↑
  4. Swimming ↑
  5. Cycling ↑
  6. Bushwalking ↑
  7. Yoga ↑
  8. Football ↑
  9. Tennis ↓
  10. Golf ↓

In 2021 88% of Australian adults living in “inner regional” areas (including Yass Valley) participated in sport and physical activities, compared with 90% of Australian adults living in a major city. Inner regional children also participate at a lower rate in sport and physical activities than children in major cities (Australian Sports Commission *AusPlay survey January 2021-December 2021*).

### NSW

Table 15 shows participation trends in sports and physical activities by NSW adults and children.

Table 15 Participation by NSW adults and children in organised physical activities 2017-2021

Organised physical activity	Children 2017 %	Children <sup>1</sup> 2021 %	Participation – gender	Adults 2017 %	Adults <sup>2</sup> 2021 %	Participation – gender
Walking (recreational)	-	-	-	42.1%	48.0%	Females 58.1%
Fitness/gym	-	-	-	34.2%	36.6%	Females 40.4%
Swimming	34.4%	37.5%	Females 39.4%	15.8%	18.9%	Females 20.7%
Football/soccer	19.2%	20.8%	Males 29.2%	7.3%	7.7%	Males 11.9%
Dancing (recreational)	8.8%	10.8%	Females 20.0%	-	-	-
Gymnastics	8.3%	9.7%	Females 14.6%	-	-	-

Organised physical activity	Children 2017 %	Children <sup>1</sup> 2021 %	Participation – gender	Adults 2017 %	Adults <sup>2</sup> 2021 %	Participation – gender
Netball	5.6%	5.4%	Females 10.5%	-	-	-
Athletics, track and field (incl. jogging)	5.8%	5.1%	Females 5.4%	15.3%	18.9%	Males 20.8%
Cycling	-	-	-	9.3%	12.1%	Males 14.9%
Bush walking	-	-	-	5.5%	9.7%	Females 10.7%
Yoga	-	-	-	5.1%	7.4%	Females 12.2%
Golf	-	-	-	5.0%	6.1%	Males 9.8%
Rugby league	4.5%	5.1%	Males 8.5%	-	-	-
Basketball	5.5%	4.9%	Males 7.0%	2.9%	3.7%	Males 5.2%
Tennis	4.5%	4.5%	Males 4.8%	5.0%	6.8%	Males 8.1%
Cricket	5.2%	4.2%	Males 7.0%	-	-	-
Touch football	-	3.6%	Males 3.9%	2.4%	-	-
Canoeing/ kayaking	-	-	-	3.4%	2.6%	Males 2.8%

Source:

Australian Sports Commission AusPlay survey January 2017-December 2017 and January 2021-December 2021

- 1 Organised participation in physical activities outside school hours by children 0-14 years at least once per year. Top 10 activities reported
- 2 Participation in physical activities by adults 15+ years at least once per year. Top 15 activities reported

## Impact of COVID-19 on participation

SportAus (2021) found that the impact of the COVID-19 pandemic on sport and physical activity meant that there was an increased frequency of participation, especially by women, and in walking. One reason given was that daily exercise was a permissible reason to leave home during the pandemic. Lifting of COVID-19 restrictions has resulted in a slow return to participation in sport.

### 4.3.5 Trends in use of natural open space

Table 16 Recreation in natural areas and implications for provision

Then	Now	Implications for provision
Playing in parks and bush areas was commonplace.	Declining interest of older children and young people to spend time outdoors, preferring to play electronic games on screens indoors “Nature deficit disorder” and lack of exposure to green space.	Specialist “nature play” spaces to encourage playing outdoors. Increased “facilitation” of outdoor activity and enticements to get outside.

Then	Now	Implications for provision
Bushland areas mostly used by individuals and small groups for bushwalking and nature appreciation	Increased use of natural area trails for walking and running exercise and group participation events. Mountain bike riding increasing in popularity with new E-Bike technology increasing ease of access.	Increased use of and demand for off road trails (cross country and downhill MTB) and for multi-use trails supporting running, riding and walking.
Natural areas seen as safe to use apart from venomous fauna	Safety concerns from parents, 'stranger danger' and individuals with concerns regarding personal safety in bushland and less used areas. Avoiding high conservation areas.	Increased group use. New mobile phone apps to reassure natural areas users of safety. Increased demand for mobile coverage in bushland areas and remote parks. Higher quality natural areas.

## 4.4 What the Yass Valley community told us

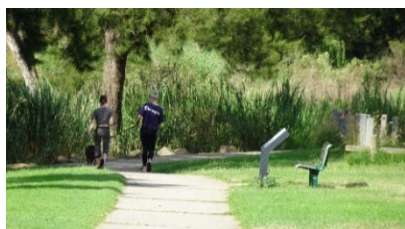
### 4.4.1 Introduction

The outcomes of the online community survey and the survey of sporting, recreation and community groups in April-May 2022 are outlined below.

### 4.4.2 Use of open space and parks

The most popular parks and open spaces for informal use in the Yass Valley local government area are:

- Riverbank Park and the walking loop in Yass (104 mentions) used for walking, children's play
- Murrumbateman Recreation Ground (35 mentions)
- Coronation Park in Yass (13 mentions) used for children's play
- Joe O'Connor Park in Yass (7 mentions)
- Gundaroo Common (7 mentions)
- Gundaroo Oval (6 mentions)
- Gundaroo Park (5 mentions)
- Yass Gorge (5 mentions)
- Banjo Paterson Park in Yass (5 mentions).



Visits to online respondents' most visited parks and open spaces in Yass Valley are mainly undertaken multiple times a week, accessed by motor vehicle followed by walking, and visited for 30 minutes to one hour.

The most popular activities done at favourite parks in Yass Valley are:

- walking/cycling on the pathways (53%)
- relaxing and enjoying nature (43%)
- exercising dogs (39%)
- socialising (38%)
- attending community events (31%)
- using the playground (26%)
- informal activities (25%)
- picnic/barbecue (22%)
- fitness and exercising in the park (18%).

### 4.4.3 Sport

33% of online survey respondents participate in outdoor organised sport activities in Yass Valley.

### 4.4.4 Natural Areas

There is a combination of natural and conservation areas across the Yass Valley local government area. Large areas including national parks are managed by State agencies. The areas closest to the urban and village populations attract the most use.

Feedback from the community and observation suggest that there are numerous activities supported by natural areas, including:

- volunteer bushland care and river care
- volunteer based restoration projects
- walking, running and mountain bike riding
- informal uses such as nature appreciation and birdwatching
- environmental education activities for the community and schools
- organised outdoor recreation such as orienteering or rogaining.

### 4.4.5 Values of open space

The values that the Yass Valley community hold regarding open space were obtained from their comments about the most liked aspects of the park they visit most often.

Table 17 Most liked aspects of favourite parks in Yass Valley

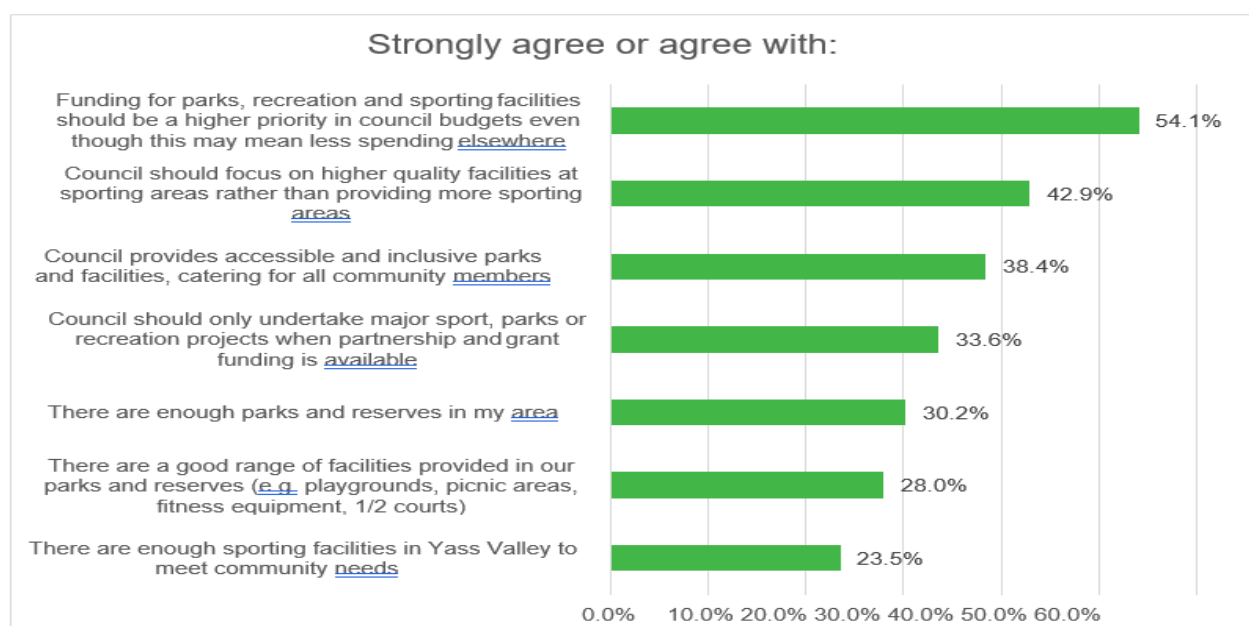
Value	Explanation
Open space	Large and green open spaces are valued.
Natural/ environment	The natural landscape (land and water) are valued, particularly being near the Yass River and creeks, the rock outcrops, remnant/regenerated bushland, biodiversity, green trees and flowering plants, and seeing fauna particularly birds. Changes by season in the natural environment are observed. Open spaces are undeveloped and uncluttered.

Value	Explanation
Recreation	Open space in Yass Valley collectively offers a wide range of recreational opportunities for all ages, abilities and interests on land and in water. Recreational opportunities range from organised sport (field, court, diamond, equestrian) to water activities (kayaking, water skiing, fishing) and informal activities such as childrens play, walking, exercising dogs, fitness activities, and picnics and barbecues. Facilities and settings which support recreational use of open space (picnic tables, toilets, parking, drinking water, shade) are valued.
Access and connections	Open spaces are valued particularly if they are accessible ie. free/no cost to use, close to home, physically accessible (flat topography, flat and wide paths, parking), and are central in a town/village. Continuous linkages and connections for walking, cycling, horse riding between open spaces, and with schools, town and village centres, and points of interest are important.
Visual	Open spaces are scenic, beautiful and visually pleasing, and offer views of the river, and adjoining area and district. Open spaces are often a visual contrast to adjoining development. Clean and well maintained (mowed grass, trimmed vegetation) open spaces are appreciated.
Culture	The culture of First Nations people and post-European history and heritage (buildings and railway and road bridges) are reflected in Yass Valley's open spaces.
Social/ community	Open spaces are valued as friendly places to meet people, and to catch up with friends and family for celebrations. They are also a community hub and a venue for community events and activities.
Atmosphere	The community values open spaces for being safe (away from traffic, safe and fenced play equipment and spaces for children), and calm, peaceful and quiet.
Sustainable	Open spaces are places where sustainable practices (reuse and recycling, renewable energy, and water sensitive urban design) are modelled.

#### 4.4.6 Satisfaction with open space

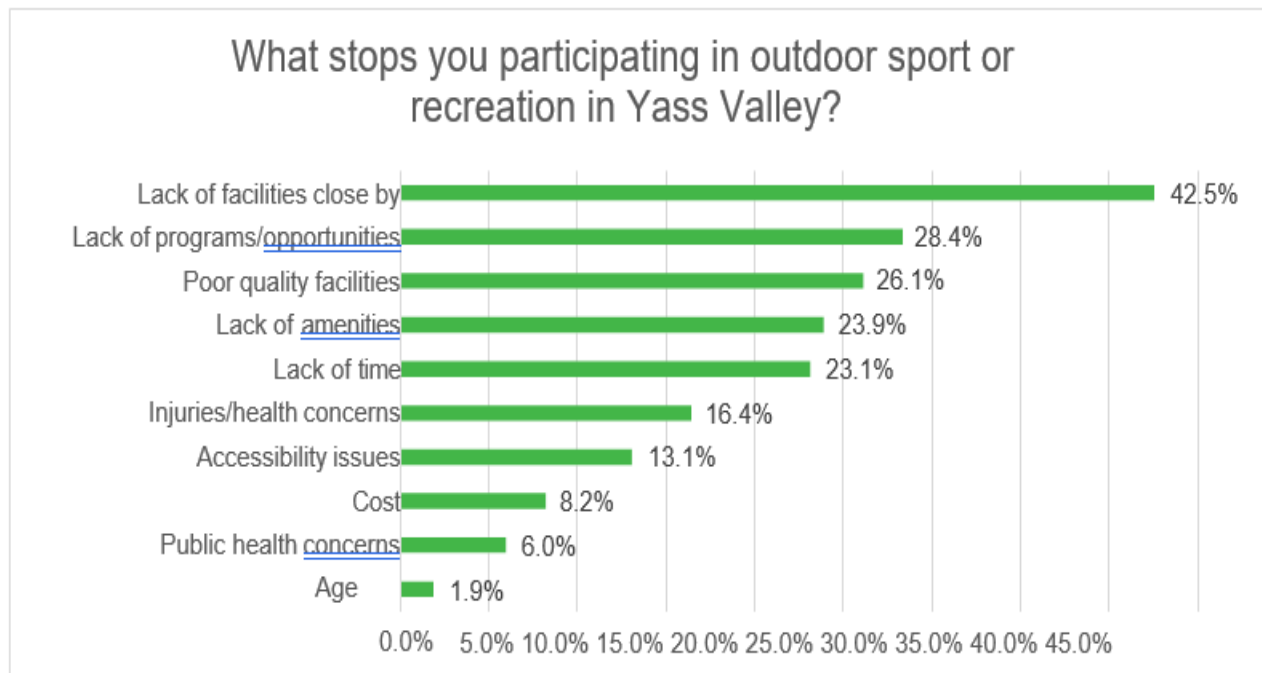
Respondents were asked various questions about provision of open space in Yass Valley.

Figure 16 Views about open space provision in Yass Valley



#### 4.4.7 Barriers to participation in outdoor sport and recreation

Figure 17 Barriers to participation in outdoor sport or recreation in Yass Valley



Other reasons given by online survey respondents which stop their participation in outdoor sport or recreation in Yass Valley are (verbatim):

- Lack of lighting:** Lack of good lighting around the river at night
- Limited opportunities for older people:** Nothing for over women 60, too old for sport but a swimming pool would be nice
- Traffic:** Heavy vehicle traffic prevents me from using park areas particularly large trucks; pedestrian safety crossing Barton Highway
- Limited time:** I only have weekends to ride on
- Not convenient:** Not convenient now
- Focus on Yass:** Resources are located in Yass. It is impractical for my family to drive in that direction.
- Limited recreation areas in villages:** limited facilities available in the Murrumbateman area; the only facilities close by [in Gundaroo] are the Park and walking paths. I think park is maintained by Local group, so that leaves the walking paths for YVC; Wee Jasper is in need of a recreation area.
- Low interest:** Not so interested
- Overcrowding:** The riverbank park footpath is the only nice place to go for a walk and it is always overcrowded. It gets too busy that during peak COVID many were uncomfortable going there.
- Maintenance:** poor maintenance and infrequent grass mowing
- Lack of information about activities:** How do we get notified when recreation activities are on?



#### 4.4.8 Gaps in and priorities for provision of open space

25% of online respondents are satisfied with the provision for outdoor activities and spaces in Yass Valley.

Key themes:

- Open spaces close to home
- Multi-use parks and open spaces, and trails
- Greater focus on children and young people while providing for all ages.

The “top 10” activities and spaces/facilities requested are:

- Walking** – along the river, rail trail, linking village centre and estates in Murrumbateman, fill in the gaps in trail connections, Yass to Cooma Cottage, better lighting along paths
- Bush walking** – natural bushland access
- Play** – play space in Murrumbateman, adventure park/playground, play for older children, nature play, inclusive play, fenced play spaces
- Swimming/water play** – all year (heated, indoor), splash pad
- Bike riding** – more trails, longer/continuous/linked routes; rail trail; along river; Yass and Murrumbateman
- BMX and mountain bike riding** – pump track, ride park, mountain bike park/trails, Murrumbateman and Wee Jasper
- Outdoor fitness** – fitness equipment/circuits, in Murrumbateman
- Picnics and barbecues** – more picnic tables and barbecues, Murrumbateman
- Skating** – skate park, beginners and older/advanced, Yass and Murrumbateman
- Equestrian** – safe and quality facilities, access to showgrounds, horse arena, horse trails.

#### 4.4.9 Open space needs of target groups

Specific needs of social target groups for open space opportunities revealed during the community engagement in early 2022 are:

##### Children

Play spaces are requested by parents of young children.

##### Young people

Young people and their families asked for active recreation opportunities.

##### Seniors

While this survey did not appear to reach a significant proportion of older adults within the community, the following observations are offered in regard to this target group and acknowledging that they will be increasing in number and as a proportion of the population over the time of this study:

- there will be an increased need for walkways and bikeways as these are likely to remain as the most popular activities for older people
- access to safe walking and riding paths will be required in all urban areas and villages and this includes key elements such as wayfinding, drinking water and seats

- ❑ access to multi-use trails in natural areas is likely to be part of the increased demand
- ❑ improved accessibility of parks and open spaces will be needed to accommodate reduced mobility and confidence, including kerb treatments, footpaths and facility design.

## Women and girls

There was little specific feedback regarding planning for women and girls. However analysis of trends elsewhere and general comments made indicate that a primary concern for women using public spaces is personal safety and family friendly spaces.

There is an increasing demand for use of public space for exercise and fitness and this means running/ riding paths need to be visible and safe as do outdoor exercise sites such as outdoor fitness gyms. In addition use is expanding much more into evening and early morning times so as to accommodate work and other responsibilities.

The main strategies to consider for providing open space opportunities for women and girls are:

- ❑ use of CPTED design principles
- ❑ lighting of picnic and use areas, pathways and carparks
- ❑ offering high visibility locations such as paths being in linear parks but visible from the road
- ❑ providing areas that are large enough to support group use
- ❑ parking spaces close to sporting facilities and active facilities.

## People with disability

People with disability require accessible and inclusive open spaces and play spaces.

## People from a culturally and linguistically diverse background

Census data shows the Yass Valley local government area is not currently particularly culturally and linguistically diverse, and there were no specific needs of CALD communities raised. In consideration of potential change in this area no major actions for this open space strategy relevant to cultural diversity emerged.

### 4.4.10 Desired improvements to existing open spaces and parks

#### Online survey

Improvements to existing open spaces desired by the general community are in Table 18.

Table 18 Liked aspects and suggested improvements for open spaces and parks

Location	Park/open space	Most liked aspects	Suggested improvements
Yass	Riverbank Park	The river Nature Well maintained Trees Scenery	More bins Shade Better toilets Weed control
	Yass River Walk – walking track/ loop	Flat walking paths	Connections to other spaces
	Coronation Park	Central, accessible Playground	Fencing of play equipment More seating
	Joe O'Connor Park	River Natural landscape Netball courts	Seating and picnic tables Repair netball courts

Location	Park/open space	Most liked aspects	Suggested improvements
		Boat ramp	
	Yass Gorge	Nature Flora, fauna River	Eradicate weeds,introduced animals Improve track on south side
	Banjo Patterson Park	Local, accessible Trees, shade Garden Poetry Play equipment	Shade over play equipment Better toilets Bubbler
	Miles Franklin Park	Location Outdoors	Shade the bike track Better drainage
	Walker Park	Open space Quiet Scenery Trees	Enlarge off-leash dog area/dog park Traffic management on game days
	Hatton Park/ Corner	Natural beauty Wildlife River view	Shade/weather protection Weed control and mowing Provide bins
	Victoria Park – dog park, skate park	Skate park Dog park	Improve skate park Water station for dogs
	Henry Lawson Park – pirate park	Playground	Shade More seating Grass mowing
	Yass Showground	Shade, weather protection	Upgrade arena surfaces Upgrade amenities
	Old Yass Cemetery	History Peaceful Uncrowded	Clean up old vegetation
	Yass playgrounds	Size Variety Green, natural	Parking Larger playgrounds
	Yass River	Great space	Improve access for recreation and swimming
	Don Bayley boat ramp	Beautiful	Provide seats and tables
Murrumbateman	Murrumbateman Recreation Ground	Accessible Only large park in Murrumbateman Multi-use Parking Amenities Community hub Shady mature trees Natural Clean Open space Shade trees Equestrian facilities	Provide more recreation facilities – playground, picnics and barbecues, BMX/ pump track, sports courts, skate park, fitness equipment, flying fox, off-leash dog park Improve equestrian facilities Improve recreation community hall Improve facilities for children Parents' room New toilets Enhanced playground facility with close toilets, car parking and safe for children, will increase visitors
	Murrumbateman village grassy woodland	Pleasant walk Natural area Bushland setting	Maintain access to the path through woodland Manage weeds and vandalism
	Hercules Street Park (leased by Council from All Saints Church)	Only playground in village centre Close to home and village shops Natural space	Upgrade play equipment Seating Toilets Shade Picnic and barbecue facilities
	The Common Nirta Drive/Morrison Place	Multi-use Birds Walking paths Safe Peaceful, quiet	Rubbish bins Seats and picnic table Frequent mowing More seating Close off entry/exit points

Location	Park/open space	Most liked aspects	Suggested improvements
		Trees Open green space	Exercise course
	Merryville/Dundoos/ Ambleside Estates Community spaces	Open space Close to home	Paths – all-weather Plant trees Children’s playground
	Jones Park	Picnic tables Toilets	Improve toilets Maintenance Barbecue Improved playground
	Murrumbateman Bush Cemetery	Multi-use Quiet Birds Walking paths	Seats and picnic table
Binalong	Binalong Recreation Ground	Open space Away from traffic Safe for children Sports courts Local Free Tennis courts Swimming pool	Fence around park near highway Shade over play equipment Outdoor exercise equipment
	Pioneer Park	Quiet	Repair the fountain
	Binalong Mechanics Institute		Upgrade toilets
Gundaroo	Gundaroo Common	Open space Native plants Birds Country feel Dams Undeveloped	Maintain old growth trees Safe pathways to community facilities Improve gates Spray weeds
	Gundaroo Oval, Gundaroo Park	Trees Well maintained Clean and tidy Quiet Only park in village Amenities Beautiful setting	Control weeds More seating More bins Manage campers Extend play equipment Better mowing, maintenance Improve internal road Shade the playground More seating at playground Open new amenities building
	Yass River	-	Walking path along the river at Gundaroo
	Gundaroo Village	Open air Mature trees Nature	Address drains blocking walking paths at south end of village
	Back Creek Road	Gravel surface good for dogs	Control weeds Traffic control
Bowning	Bowning Recreation Ground/oval	Accessible Only park in village Uncluttered Bush paddock	Clear grass and rubbish Upgrade play equipment Upgrade amenities block Upgrade picnic tables, barbecues
	Bowning Hall/ playground	Childrens playground	Maintain equipment and surrounds Upgrade play equipment Barbecue area
	Bowning RSL Park	Shade Toilets	Flowering plants
	Bowning Cemetery	Quiet Orchids	Reduce mowing Provide benches Continue path in a loop

Location	Park/open space	Most liked aspects	Suggested improvements
Sutton	Sutton Oval Sutton Park	Convenient Flat Community sport Away from traffic Rural outlook Waterwise garden Peaceful Community space	Control weeds Regular mowing Better fencing Pedestrian crossings Water refill station Upgrade playground Shade Barbecue
	Sutton Common		Walks Interpretive signage Seating
	Bob Collis Reserve	-	-
Boambolo	Murrumbidgee River	Taemas Bridge	Seating Better access to river
Wee Jasper	Wee Jasper	Dog friendly Isolated	Park to visit
	Micalong Reserve	Clean Welcoming Shade Good amenities Relaxing Dog friendly	Regular road grading, sealing Prevent cattle grazing at Micalong Reserve
Burrinjuck	Burrinjuck	Clean Friendly	Free
Bookham	Bookham	-	-
ACT Peri - urban	Wallaroo/ Springrange	Natural vistas Bushland	-

## Murrumbateman informal community survey

An informal Murrumbateman community survey (114 responses) in 2022 regarding potential development of 'The Common' showed that the community want to retain it as open space for existing uses, or minimally expand uses to include a walking track and exercise/fitness equipment and trail, and tree plantings. Suggestions included: horse riding on a perimeter path: comfortable seats and shade; unstructured play/ball games; trees and shrubs; better and more frequent mowing maintenance. The Common has no infrastructure facilities and this limits how it can be further embellished. A 2008 Murrumbateman recreation masterplan recommended that The Common be maintained and developed as an informal recreation area with minimum facilities. Many new residents are not aware of 'The Common' open space and walking/cycling pathways are needed to get people there safely, by linking from Hercules Street to Franklin Place and improving the informal pathway from Grieg Place.

Many responses to the 2022 informal survey stated the Murrumbateman Recreation Grounds should be the central location for more multi-use facilities. Comments on types of multi-user recreation the Murrumbateman community would like to see included:

- facilities for all ages and abilities
- all-abilities play space/adventure playground with flying fox and climbing towers in a natural setting. Fenced play space for younger children
- youth need a safe place for youth to gather
- undercover picnic and barbecue area
- children's bike track
- dog exercise area/dog park
- multi-purpose hard courts for netball, basketball, handball

- skate park
- mountain bike/BMX/pump track
- cricket nets
- soccer goals
- exercise/fitness equipment/circuit
- area for unstructured play such as kicking a ball
- concrete/bitumen surface for rollerblading, and riding scooters and skateboards
- community garden
- multi-use community shed
- café
- swimming pool
- public art
- recreational vehicle (RV) camping area.

#### 4.4.11 Sport

Information provided by sporting groups about their satisfaction with the facilities they use is in Table 19.

Table 19 Locations where sporting activities are played in Yass Valley

Town/village	Location	Sport	Club	If unsatisfied, what with?
Yass		Australian Rules	Yass Roos AFL Club	Yass Roos could host evening games with better lighting (eg LED upgrade at Murrumbateman. AFL has grants for this).
		Cricket	Yass Junior Cricket Club	-
		Netball	Yass Netball Association	Playing surface Parking Shelter
	Riverbank Park	Parkrun	Yass Parkrun	Change rooms Park lights
	Victoria Park	Rugby union	Yass Rams Rugby Union	Playing surface Change rooms
			Yass Junior Rugby Union	Playing lights
		Tennis	Hume Tennis Club	-
			Spinifex	-
		Swimming	Yass Swimming Club	-
Walker Park	Touch football	-	-	
	Football/soccer	Yass Redbacks	-	
	Rugby league	Yass United Rugby League Club (Yass)	Accessibility Parking Womens	

Town/village	Location	Sport	Club	If unsatisfied, what with?
			Magpies)	changerooms
			Yass Minor Rugby League Club	-
	Yass Golf Club	Golf	Yass Golf Club	-
	Yass Showground	-	-	-
Murrumbateman	Murrumbateman Recreation Ground	Little Athletics	Murrumbateman Little Athletics Club (Stormers)	Playing surface Parking Change rooms Club facilities Accessibility Poor condition of gravel road (potholes, dusty)
		Equestrian	Murrumbateman Pony Club	Unsuitable surface on Arenas
			Murrumbateman Adult Riding Club	Parking (large vehicles with floats)
		Scouts	1 <sup>st</sup> Murrumbateman Scout Group	No drinking water Insufficient buildings for indoor activities in inclement weather Need to complete the Scout hall Lighting around the grounds is poor Improve access and safety
		Tennis	Spinifex Tennis	Need water bubblers to use all year Lack of shade
			Murrumbateman Tennis Club	Lack of any all-weather indoor sporting facilities
		Landcare	Not enough rooms for community meetings	Too noisy in Murrumbateman Hall
		Dog training	Yass District Kennel and Training Club	No longer permitted to use oval
Binalong	Binalong Recreation Ground	Rugby league	Binalong Brahmans	Playing surface Playing lights
		Tennis	Binalong Tennis Club	-
	Binalong Swimming Pool	Swimming	Binalong Swimming Club	-
	Binalong Golf Course	Golf	Binalong Golf Club	-

Town/village	Location	Sport	Club	If unsatisfied, what with?
Bowling	Bowling Oval	Cricket	Bowling Buffaloes	Toilets
Gundaroo	Gundaroo Oval/Park	Scouts	1 <sup>st</sup> Gundaroo Scout Group	Parking Playing lights Security lights
Marchmont	Marchmont Racecourse	Lure coursing	NSW Lure Coursing Association	

## 4.5 Summary of key themes from community engagement

The community engagement highlighted a number of key themes in regard to open space planning in Yass Valley:

- Focus on Yass, but also villages and other areas outside Yass
- Make Yass and villages self-contained rather than having to go to Canberra
- Don't replicate Canberra in Yass Valley
- More facilities in Murrumbateman
- Provide open space for an expanding population
- Opportunities for new open space with land not under Council control
- Protect existing trees and plant more trees
- Multi-purpose recreational and community use of equestrian facilities
- Recognise the needs of the equestrian community
- Plan for open space needs of growing population
- Move focus away from sport to nature
- Move focus away from traditional sport for young people
- Move focus away from children's play areas to other recreation opportunities
- Provide safe and accessible open spaces
- More safe opportunities for walking, cycling and horse riding
- Natural areas for both recreation and fauna habitat
- Missed opportunity to re-use the basketball stadium
- Improve park maintenance and cleanliness
- Cater for all ages in open spaces
- Cater for children in open spaces
- More places and activities for young people in open spaces
- Cater for older people in open space
- Affordable open space
- More swimming opportunities
- Parks in Yass town centre
- Opposition to enclosed off leash dog parks
- Open space design considerations and activation ideas
- Positive comments for Council and for preparing the Yass Valley Open Space Strategy.



# 5 DIRECTION FOR OPEN SPACE IN YASS VALLEY

## 5.1 Introduction

Yass Valley Council aims to create healthy vibrant communities that are well resourced, resilient and responsive to change. To do this Council needs a strategic approach to the planning, provision and management of public open space.

The provision of public open space is an essential role for Council. The public open space network is critical infrastructure that supports communities through:

- ❑ providing community parks for general recreation and sporting parks for active recreation. This is complemented by dual purpose, other and natural area focused open space which can support recreation as a secondary function.
- ❑ providing a diverse range of outdoor and active recreation assets which leads to healthier more cohesive communities.
- ❑ protecting natural waterways which assist in managing stormwater, providing local habitats, linking natural areas and enhancing landscape settings for adjacent parklands.
- ❑ securing opportunities for linear open space to protect waterways and provide corridors for active transport.
- ❑ protecting memorial and heritage space, significant natural areas and unique landscapes which contributes to a sense of identity for local communities and protection of biodiversity in the region.

## 5.2 Principles and objectives for public open space in NSW

### 5.2.1 Premier's Priorities

The NSW Government's Premier's Priorities include to increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10% by 2023.

### 5.2.2 Public Open Space Strategy for NSW

Department of Environment and Planning (2022) Public Open Space Strategy for NSW: A co-ordinated long-term plan sets out the NSW Government's vision and objectives for open space in NSW:

Figure 18 Vision and objectives for open space in NSW



### 5.2.3 NSW Public Spaces Charter

Values of open space in NSW are:

- Connection to Country- recognises the millennia of Aboriginal connection to country. All public space is on Country
- Community engagement.

The Charter identifies 10 principles for quality public spaces:

Figure 19 10 principles for quality public space in NSW



The NSW Public Spaces Charter emphasises that quality open space is reflected in its physical form, the activities it supports, and the meaning it holds. The quality of public open space can be evaluated by:

- Am I able to get there?
- Am I able to play and participate?
- Am I able to stay?
- Am I able to connect?

The quality of public spaces can be analysed by the Evaluation Tool for Public Space and Public Life and the Great Public Spaces Guide at <https://www.planning.nsw.gov.au/news/building-quality-nsw-public-spaces>.

## 5.2.4 Draft Greener Places Design Guide: Open Space for Recreation

The Draft Greener Places Design Guide: Open Space for Recreation (Government Architect NSW, 2020) sets out strategies for providing open space for recreation, including to:

- improve the provision and diversity of open space for recreation
- understand the demands on existing open space, and plan for open space in new and growing communities
- improve the quality of open space for better parks and facilities
- use open space to connect people to nature
- link to the network of green infrastructure
- encourage physical activity by providing better parks and better amenity
- provide open space that is multi-functional and fit for purpose
- design versatile, flexible spaces
- consider life-cycle costs, management and maintenance.

Strategies for urban bushland and waterways in the Draft Greener Places Design Guide are to:

- protect and conserve ecological values
- restore disturbed ecosystems to enhance ecological value and function
- create new ecosystems
- connect people to nature
- connect urban habitats.

## 5.3 Regional objectives for open space

### 5.3.1 South East and Southern Tablelands Regional Plan 2036

Vision: to build resilient and sustainable communities by balancing growth opportunities with protecting the region's diverse environment and lifestyles.

Goals:

- protect and enhance the region's natural environment
- build communities that are strong, healthy and well-connected

Yass Valley priorities:

- Protect and maintain the area's high environmental value lands and heritage assets
- Protect and rehabilitate waterways and catchments.

### 5.3.2 Southern Tablelands Regional Economic Development Strategy 2018-2022

A key Strategy element is enhancing the liveability of the Region and growing its visitor economy. Infrastructure priorities are:

- Sport and recreation infrastructure: including upgrade of local grounds and ovals, making hydrotherapy and swimming pools into year round venues and the creation of equestrian spaces.

- ❑ Tourism infrastructure: including new destinations for visitors based on walking and cycling tracks and opportunities linked to wine tourism and motor sport.

## 5.4 Objectives and vision for open space in Yass Valley

Council's relevant corporate strategies and desired outcomes from the Delivery Program 2022-2026 are set out below.

Table 20 Strategies and Actions Relevant to Open Space in Yass Valley

Strategic Pillars		Strategy		Action		
<b>Our Community</b>	We are a network of vibrant, inclusive and diverse communities that value our rural lifestyle	CO 3	Our community is connected, safe and proud	CO 3.4	Our public spaces and residential developments are well designed and support public safety	Complete a wayfinding strategy
				CO 3.5	Community pride is encouraged through the beautification and maintenance of our villages and towns	Complete Masterplans for Bookham, Wee Jasper, Binalong, Bowning, Sutton
<b>Our Environment</b>	We appreciate our range of rural landscapes and habitats, and act as custodians of the natural environment	EN 1	Our natural environment is maintained, protected and enhanced in line with community expectations	EN 1.1	Protect and enhance the existing natural environment, including flora and fauna, native to the region	Complete a flora and fauna management plan for the riverbank in Yass as required by the Victoria Park Masterplan
				EN 3	We have a robust planning framework that considers our rural character and natural landscapes	EN 3.5

Strategic Pillars			Strategy	Action	
<b>Our Infrastructure</b>	Our community is well serviced and connected to built, social and communications infrastructure	IN 3	Our existing community infrastructure is maintained, and we plan for and support the development of infrastructure that meets community need	IN 3.2	Our community infrastructure is accessible, adaptable, and suitable for multiple user groups and fosters inclusive, healthy, and active recreation opportunities
					Develop and implement Active Transport Strategy for Yass Valley
					Licencing, design and construction of the Yass Spur Line for use as a rail trail
					Construction of Riverbank Park Adventure Playground
					Construction of a Level 1 playground on Council managed land in Murrumbateman
					Implementation of priority projects identified in the Yass Valley Open Space Strategy
	Complete Plans of Management for Murrumbateman Recreation Ground, Victoria Park				
		IN 3.3	Manage assets in a proactive way across their lifespan	Implement Strategic Plans and Plans of Management for all Council managed community sporting and recreation facilities	
		IN 3.4	Our current community infrastructure is maintained to an acceptable level and used to the maximum practical extent	Annual parks and recreation operation and planned and reactive maintenance	

## 5.5 An Open Space Vision for Yass Valley

***Public open space in the Yass Valley local government area is diverse, accessible, and fit for purpose. The public open space network offers a range of natural and embellished spaces that provide for sport, outdoor recreation and play. The provision of these spaces considers the needs of urban and rural communities and aims to be efficient and sustainable.***

## 5.6 Objectives for the Open Space Strategy

Following on from the vision, the Yass Valley community wants to ensure that:

- ❑ villages are given similar attention to Yass and Murrumbateman and are provided with access to parks, sporting areas and natural areas.
- ❑ urban development does not encroach on existing open space areas.
- ❑ open space is provided in new residential developments in line with emerging community needs and embellished or activated as parks and sporting areas in a timely manner.
- ❑ sport and recreation spaces and facilities are centralised in hubs rather than provided in dispersed smaller spaces.
- ❑ open spaces providing parkland, recreation and sport are embellished to ensure they are usable for the intended purpose
- ❑ open space that supports drainage and stormwater management is planned as predominantly natural or vegetated corridors that improve landscape quality and support more multiple use of adjacent open space areas
- ❑ adequate maintenance of public open space, particularly parks and sporting areas with improvements provided in a responsible way with sustainable maintenance needs. The rural character of Yass Valley's townships and villages is supported in the planning and provision of open space.

## 5.7 Guiding Principles for Public Open Space Planning in Yass Valley

Planning for Public Open Space in Yass Valley should be guided by:

### **1. Equity**

Provision that ensures residents have equitable access to a range of open space settings and outdoor recreation opportunities.

### **2. Sustainable provision**

Provision of public open space that is environmentally sustainable and financially responsible recognising the capacities of council and its communities.

### **3. Diversity**

Planning and development of parks and sporting areas that recognises the diversity of needs across Yass Valley, the diversity of values inherent in public open space and the benefits of providing diverse landscape settings for outdoor recreation.

### **4. Values**

Recognition and protection of social, cultural and environmental values of different spaces and places, and providing opportunities to communicate these values.

## 5. Multiple Use

Encouraging multiple use outcomes in public open space that protect environmental values and provide recreation opportunities. Planning multiple use spaces should consider that there are size, slope and landscape constraints to ensuring a multiple use open space can support recreation use.

## 6. Community

Parks and Sporting areas have the potential to be focal points for local communities, providing a “heart” to the community and a place of pride or sense of community belonging. Planning for public parks, sport and recreation areas, should consider opportunities for celebrating local character, transformational and aspirational projects and the partnerships that can realise them.

## 5.8 Desired Recreation Opportunity Outcomes

Public open space planning and provision aims to deliver the following Recreation Opportunity Outcomes for residents of Yass Valley. These have been modelled on the Draft Greener Places Design Guide (Open Space for Recreation) and adapted for Yass Valley.

Table 21 Recreation opportunity outcomes for Yass Valley

Recreation Opportunity	Outcomes
Local open spaces for informal recreation	Local or community level parks should be within safe walking distance in urban areas. For rural villages, access is desirable within the village.
Play spaces for young children	For urban areas and townships, places to play should be within safe walking distance of residences. For rural villages a centrally located playspace within a park area should be provided. Play space design should be inclusive. A diversity of play opportunities should be provided in townships and should include formal spaces, unstructured space and nature play.
Play for older children	Within each township or rural village, a centrally located space should be provided that provides play or outdoor recreation activity for older children. This can include nature play, adventure play and multi-game spaces.
Connection with Nature	Opportunities for connection with nature should be provided through use of reserves and conservation areas. In townships and urban areas this access is more important. Solutions can include access to naturally vegetated waterway corridors with paths and trails. Larger open space areas and sporting precincts including areas of local bushland or other natural landscapes to maximise access to nature.
Connection with Culture and Heritage	All townships and villages should have opportunities for connection to and celebration of heritage and culture. Public open spaces can reference the history and heritage of an area, feature heritage items and connect with first nations culture through on site interpretation and partnerships with traditional owners in the planning of spaces.
Youth Recreation Spaces	Within each township or rural village, a centrally located space should be provided that provides young people somewhere to socialise and be active. This can be focused on an activity hub providing active recreation and social/ gathering spaces. Emerging contemporary models include spaces with active components (such as pump tracks, parkour, outdoor table tennis, skate plazas and social sport spaces) and social and engagement elements (such as shelters, water, WiFi, performance spaces and graffiti walls).



Recreation Opportunity	Outcomes
	<p>The spaces are designed to be attractive to young people, have a sense of safety and be welcoming as part of larger community parklands. The site should be accessible by riding or walking for a majority of households.</p> <p>In rural villages it is anticipated that a youth space would be incorporated into a multi-purpose sport and recreation park that supports multi-generational play and recreation.</p>
Active Recreation, Fitness and Exercise	All townships and villages should have access to local opportunities to be physically active outdoors. Opportunities can include trail and path networks for walking, cycling and running, as well as larger open space areas with space for social sport and activity. If possible, a dedicated outdoor fitness space should be provided.
Organised Sport	<p>Townships and villages should have access to a range of sporting spaces including field sports and court sports. For rural villages a single multi-purpose sport and recreation precinct is preferred.</p> <p>Across the LGA, opportunities for participation in equestrian, golf, cycle sport and other sports should be provided where community clubs exist to support these activities.</p> <p>Generally, it is expected that residents will need to drive to sporting precincts and spaces supporting competitive sports.</p> <p>Where sporting spaces are provided in townships, consideration of active transport connection is recommended.</p>
Larger community recreation and gathering spaces	Townships and villages should have access to spaces that support picnicking, barbecues, larger social gatherings and community events.
Dog Off-Leash Areas	In townships and urban areas residents should have access to dedicated off-leash areas provided as fenced areas or specific zones within a linear open space area.

## 5.9 Open space planning and provision framework for Yass Valley

### 5.9.1 Introduction

The following planning and provision framework has been based on:

- State government guidance on open space planning such as the Draft Greener Places Guide
- Analysis of existing open space supply and public park and sporting area outcomes
- Consideration of community and stakeholder feedback.

The framework consists of:

1. Public Open Space Function and Hierarchy
2. Performance Criteria
3. High Level Outcomes for Greenfield Sites
4. Embellishment Guidelines

## 5.9.2 Public Open Space Function and Hierarchy

Yass Valley Council will plan and manage public open space according to the following open space function and hierarchy.

Table 22 Open Space Function and Hierarchy for Yass Valley

Public open space Type-Function	Description	Townships and Urban	Rural Villages
Recreation Parks	Dedicated park spaces that have been embellished for public recreation use.	Local Parks Township/ District Parks	Local - Village
	Large destination parks servicing the whole LGA	Council Wide- Regional Destination	
Sporting Parks	Dedicated sporting areas and precincts supporting organised sport and events.	Township- District Sports Areas	Village Sport and Event Precinct
		Major sport and event precinct serving whole LGA or LGA wide sport facility (e.g. shooting, motor-sport)	
Multiple Use Open Space	Open spaces with non-recreation or sport primary function. Where suitable these can have a secondary use for recreation (e.g. linear open space along waterways)	No hierarchy- provided opportunistically and where possible leverage for recreation with addition of paths or other activation.	
Environmentally and Culturally Significant Open Space	Natural areas and culturally significant spaces. Recreation maybe enabled as a secondary function.	No hierarchy- provided opportunistically and where possible leverage for recreation with addition of paths or other activation.	
Special Purpose Open Space	Areas providing for special purposes such as camping reserves.	No hierarchy- provided opportunistically and where possible leverage for recreation with addition of paths or other activation.	

## 5.9.3 New Hierarchy vs Old Hierarchy

This Open Space Strategy is recommending a new park hierarchy be adopted which updates the 2017 Parks and Playground Strategy. The following table summarises the updated terminology.

Table 23 New Open Space Hierarchy

New Hierarchy	Old Terminology	Description/ Comment
Regional Park	Category 1	Larger and destination parks that service the wider community. Provide for longer stays, and large groups and usually have key elements such as destination play spaces and special features. Can also refer to nature based recreation areas managed by other agencies that service the LGA and beyond.
Township or District Park	Category 2	Larger parks servicing a larger catchment such as a suburb, small township or large village. Drive to and walk to park providing a wider diversity of activities and intended for longer stays, typically providing toilets, picnic/barbecue and several activations.

New Hierarchy	Old Terminology	Description/ Comment
Local Park/ Village Park	Category 3	Small parks servicing an immediate neighbourhood within a walking catchment , intended for short stays. Also includes a central park servicing small villages.
District or Township Sporting Park	NA	Land developed for competitive sport servicing a village, small township or part of a network of sporting areas servicing larger towns. Characterised by developed fields, courts or other sports facilities. Providing for club or community level sport. In villages/ rural areas may be part of a combined/ mixed use area such as a showgrounds or recreation reserve.
Major Sport and Event Precinct	NA	Large well developed sporting and event areas that are the top facility in the LGA for one or more sports. Usually service the whole LGA and are important for key events in the region.

### 5.9.4 Open Space Planning Performance Criteria

The Performance Criteria articulate the preferred planning outcomes for provision of Public Open Space in Yass Valley. They provide key measures that ensure parks and sporting areas are “fit for purpose” and that they have sufficient capacity to meet community needs and the recreation opportunity outcomes.

Land for parks, sporting fields and recreation facilities is usually secured through “planned provision” where specific park and facility outcomes are identified as part of a planning scheme (Developer Contributions Plans) or planning strategy such as an Open Space Plan or a Sport and Recreation Plan. In addition, this planned provision is complemented by “opportunistic provision” where land acquired for other purposes such as stormwater management, bushland protection or open space buffers can also provide some additional recreation benefit such as recreational trails.

The Performance Criteria are mainly concerned with the planned provision of parks and sporting lands. However, where opportunistic provision is proposed on land acquired for other open space purposes the standards can be used to inform requirements to ensure that secondary recreation values can be realised.

Table 24 Performance Criteria Overview

Criteria	Purpose	Rationale for Performance Elements
Capacity- Size and Shape	The capacity of the Public Open Space Network to meet recreation and sporting needs relies on  Ensures a parcel of land is able to be used for the intended purpose and is not too small to efficiently provide the desired range of opportunities	Size is important to enable formal uses such as sport as there are minimum dimensions which must be met. Size also ensures a given site can accommodate the level of demand (no of users).  Shape impacts on what can be accommodated as well as the potential for access, and development as a public space.
Capacity- Quantity	Capacity also relies on having enough opportunities and enough spaces to meet the range of needs	Supply ratios provide guidance to the number of opportunities needed for a given population.

Criteria	Purpose	Rationale for Performance Elements
Distribution and Diversity	Ensures that residents have access to a range of opportunities within their community.	<p>Service levels for recreation opportunities can be defined to ensure that a minimum or preferred range of sport and recreation opportunities are provided for urban or rural communities.</p> <p>Diversity of settings encourages a range of landscape settings to complement outdoor recreation opportunities.</p> <p>Diversity of needs provides for difference in age, ethnicity, culture, language and ability in planning and design.</p>
Access and Connectivity	Ensures that residents and users can access opportunities safely and within acceptable distances. Access and visibility also refer to inclusive site design and ensuring safe public spaces.	<p>Proximity to residences is a key factor in encouraging use and ensuring equitable provision of opportunities. Current guidelines suggest that safe walking distances (to local open space) of 400-500 metres are appropriate for urban areas.</p> <p>Visible Access ensures the park is open and visible to the community, contributing to a sense of safety, encouraging use and discouraging negative behaviour. A common measure is the % of park boundary fronting roads or other public areas. Greener Places suggests 50% public frontage.</p> <p>Access Equity refers to the physical access into and around the site. In provision planning terms this means site quality is important, and that there is an absence of access barriers such as high-volume roads, rail or drainage channels. Design and development of the site should also include appropriate parking, pathways, lighting and facilities.</p> <p>Connectivity contributes to access outcomes by ensuring active transport linkages to and between open space areas.</p> <p>Connectivity is also important to help environmental outcomes.</p>
Land Quality	Ensures that public open space is fit for purpose and provides a resilient and adaptable resource that can meet changing needs over time.	<p>Flood immunity. While generally parks do not require 100% flood immunity, different levels of immunity are needed for different uses. For example, sports fields require a reasonable level of immunity, or they would be too expensive to remediate every year. Similarly, built facilities, amenities and major play spaces should be generally located to be immune from most flooding.</p> <p>Hazards such as contamination, steep slope, utility corridors (such as high voltage lines), major transport corridors and incompatible adjacent uses can create unsafe environments for public use or act to discourage use.</p> <p>Constraints such as dense vegetation, extreme slopes, wetlands, unsuitable topography, inappropriate adjacent land uses or other impacts should be minimised. Providing poor quality land for future open space increases the cost for the community to make the site functional and often places a high maintenance burden on the council for a sub-optimal recreation benefit.</p>

Table 25 Recommended Performance Measures

Criteria	Recreation Parks	Sporting Parks	Other Open Space/ Multiple Use Open Space
<b>Capacity</b>			
<b>Size</b>	Local parks (township and Urban) > 0.5 Ha <b>Local Parks (Village)</b> >1 Ha or if part of multi-use space at least 4,000 m <sup>2</sup> for recreation park uses Township/District Parks>2 Ha <b>LGA wide/ Regional-</b> no minimum but generally >5 Ha	Township and District > 5 Ha Village Sports/ multi-use area> 3 Ha	No-minimum sizes
<b>Shape</b>	Regular shapes preferred. No boundary to be less than 25 m	Must be regular shape with no boundary less than 150 m	Linear open space intended for multiple use and recreation must have minimum widths of 20 m
<b>Supply Ratios</b> Current supply rates are 2.56ha/1,000 people averaged across the whole Yass Valley LGA for recreation parks and 2.66 Ha/1,000 people for sport. There is also around 12 ha/1,000 people of other open space (much of which is not functional for recreation use).	2.5 Ha per 1,000 residents	2 Ha per 1,000 residents	N/A
<b>Distribution and Diversity</b>			
<b>Service levels</b>	<b>Townships and Urban areas-</b> access to: <ul style="list-style-type: none"> <li>- Local and destination play</li> <li>- Active spaces and exercise areas</li> <li>- Youth recreation space</li> <li>- Larger destination parkland for picnic, play and gatherings</li> <li>- Dog off leash area</li> <li>- Natural areas</li> </ul>	<b>Townships and Urban areas-</b> access to: <ul style="list-style-type: none"> <li>- Single or multiple use areas providing for field sport and court sport</li> <li>- Provision for both rectangular and oval sports</li> <li>- Tennis courts</li> <li>- Outdoor courts for Netball and Basketball</li> </ul>	Linear open space systems to provide for pathways and trails and connectivity where possible.

Criteria	Recreation Parks	Sporting Parks	Other Open Space/ Multiple Use Open Space
	<p><b>Rural Villages</b> – access to:</p> <p>Village level park area incorporating play and picnic facilities</p> <p>Community gathering space as part of village park or multi-use sport and recreation precinct</p> <p>Youth activity feature within park, sporting precinct or multi-use area</p> <p>Extended trails/ path networks or larger open space area accommodating active recreation and fitness</p>	<p><b>Rural Villages</b> – access to:</p> <p>At least 1 multiuse field</p> <p>At least 2 outdoor courts</p> <p>Space to support other sports</p> <p>LGA wide- access to:</p> <p>Competition level facilities for outdoor sports</p> <p>Land for difficult to locate and special purpose sports.</p>	
<b>Diversity of settings</b>	<p>Townships and Urban areas</p> <p>Formal “developed” parks</p> <p>Informal open areas</p> <p>Natural landscapes</p> <p>Civic spaces</p> <p>Rural Villages</p> <p>Developed parkland catering to play and social gathering</p> <p>Natural Landscapes</p>	<p>Sporting areas should be large enough and of suitable quality to enable adaption to changing needs and reconfiguring to accommodate emerging sport needs</p>	NA
<b>Diversity of needs</b>	<p>Location and design should consider needs of:</p> <ul style="list-style-type: none"> <li>- Parents with young children</li> <li>- Elderly residents</li> <li>- Youth</li> <li>- Visitors/tourists</li> <li>- Specific cultural needs</li> <li>- People with mobility challenges or disabilities</li> <li>- LGBTQI+</li> <li>- All gender/non-gender preferences</li> </ul>	<p>Providing sporting spaces and facilities should consider:</p> <ul style="list-style-type: none"> <li>- Increasing participation of women and girls in field sports</li> <li>- Equal provision for different sports reflecting participation levels</li> <li>- Accessible amenities and spectator areas</li> <li>- Flexible and multiple use design</li> </ul>	<p>Where possible path networks should be accessible.</p>
<b>Proximity</b>	<p><b>Townships and Urban areas:</b></p> <p>Local park and play opportunities to be within 400- 500 m safe walking for 80% of homes and 800m for 90%</p>	<p><b>Townships and Urban areas:</b></p> <p>Access to a sporting space within 2 km for 90% of homes</p>	NA

Criteria	Recreation Parks	Sporting Parks	Other Open Space/ Multiple Use Open Space
	<p><b>Rural Villages</b></p> <p>Local park and play to be centrally located in the village and within 800 m for 75% or more homes in the village area.</p>	<p><b>Rural Villages</b></p> <p>Access within 5 km of 100% of homes in the village area.</p>	
<b>Visible Access</b>	<p>All recreation parks to have at least 50% frontage to a public road or other public space</p>	<p><b>Townships and Urban areas</b></p> <p>At least 50 % road frontage</p> <p><b>Rural Villages</b></p> <p>At least 25% road frontage</p>	<p>Linear open space to have minimum 25% road frontage where it is proposed as multiple use for recreation and road or public space frontage lengths to be no less than 20 metres.</p>
<b>Access Equity</b>	<p>Boundary access to include ramps and footpaths</p> <p>Larger parks to have on site parking and dedicated access bays. Internal path networks linking to main facilities.</p>	<p>All sporting areas to have off-street parking and access bays.</p> <p>Boundary access to include ramps and paths</p>	<p>Linear open space with accessible path networks to be slopes less than 1:10</p>
<b>Connectivity</b>	<p><b>Townships and Urban areas</b></p> <p>Parks to be connected to the local bikeway/active transport network</p> <hr/> <p><b>Rural Villages</b></p> <p>The village park should connect with surrounding walking and cycling opportunities</p> <p>Access into parks should not be constrained by barriers such as drains or railways.</p>	<p>Sporting areas to connect with active transport networks in Townships and Urban areas and where possible in Rural Villages. Include and of trip facilities such as bike racks.</p>	<p>Other open space and linear open space offer opportunities to increase connectivity to developed parks and sporting areas.</p>
<b>Flood immunity</b>	<p>All parks to be free of regular flooding (i.e.: above ARI 5) with the main use area or 10% (whichever is the greater) of total area above ARI 50.</p>	<p>All built facilities above ARI 100</p> <p>At least 50% of park to be above ARI 50</p>	<p>Any multiple use areas proposed for recreation use to meet recreation park standards.</p> <p>Linear open space proposed for recreation use must have at least 20 m from top of bank available for use and above ARI 5.</p>

Criteria	Recreation Parks	Sporting Parks	Other Open Space/ Multiple Use Open Space
			Retention/detention basins generally not acceptable for recreation use.
<b>Hazards and Constraints</b>	<p>Slope: Majority of area to be 1:20 slope or better. Slope for remainder not exceed 1:6 Free of Hazards: No closer than 150 m to high voltage power lines Not on contaminated land Not adjacent to noxious and noisy industry or incompatible land use Not constrained by easements that would impede recreation activity No constructed drainage channels that impede access or use</p>	<p>Slope: Majority to be better than 1:20 slope and sporting fields to be 1:50 Free of Hazards: No closer than 150 m to high voltage power lines Not on contaminated land Not adjacent to noxious and noisy industry or incompatible land use Not constrained by easements that would impede recreation activity No constructed drainage channels that impede access or use</p>	<p>Slope: Linear open space with accessible path networks to be slopes less than 1:10</p>

### 5.9.5 High level outcomes for greenfield developments

Providing guidance for greenfield development area should combine high level outcomes to allow for initial master planning and be further informed by the performance criteria when the planning when detailed subdivision /development planning is being undertaken.

At the initial stage, the high-level provision guidance can be used to ensure that sufficient land of suitable quality is set aside from residential and other uses, to deliver a functional and accessible public open space network. Once planning moves to the detail phase then issues such as final shape, land quality, road frontage, connection to active transport networks etc. of open spaces can be considered. The following phase of master planning should then consider the need for parks and other open space areas to complement the local character, protect ecological values and provide the diversity of recreation opportunities required for the development.

The aim of the following guidance is to ensure that a sufficient supply of suitable land is provided and distributed to meet the emerging community needs and that the supply has the capacity to accommodate the ultimate demand anticipated.

The following High Level Outcomes are recommended to inform initial planning for greenfield residential areas.



## High Level Outcomes for Initial Greenfield Residential Planning

### Overall Quantum

- Parks for Recreation at least 2.5 hectares per 1,000 residents
- Land for Sport at least 2.0 hectares per 1,000 residents
- Additional Open Space areas provided for environmental and other purposes (waterways, linear connections, buffers etc)

### Supply Capacity

- Land for local park not to be less than 0.5 hectares per 1,000 people
- Land for district/ township level parks not to be less than 2 hectares per 5,000 people
- Land for sport to be 5 hectares per 2,500 people or greater

### Park Hierarchy, Minimum size and Distribution

- Centrally located local parks servicing residents within 400-500 m safe walking and if less than 1 ha must be 100% functional land and no smaller than 0.5 Ha.
- Larger district parks provided in central locations to the development of at least 2 Ha or more. District parks should be within 2 km of all residents.
- Land for sport provided as part of large central park and at least 5 Ha, unless sufficient sporting parkland is provided adjacent to the development and Council has determined there is enough capacity for the proposed population. In this case a 3 Ha sport and active recreation park should be provided with a configuration to be advised by Council.

### Land Quality

- All land to comply with the performance criteria for Land Quality and Capacity
- Where multiple use open space is proposed, the area of land associated with drainage, detention basins, waterways, habitat protection and other non-recreation uses, should be excluded from calculations of park or sporting land. However co-location/ multiple use is encouraged, as are design solutions that represent efficient use of space.

## 5.9.6 Embellishment (minimum level of development)

All parks and sporting areas should be developed to a minimum level to enable the community to use the park for the intended purpose. The development of features and facilities within parks is often termed “embellishment”. A minimum level of embellishment is defined to allow for better forward capital works planning and to ensure that recreation and sport parks are fit for purpose.

Defining a minimum level of or “standards” for embellishment also enables council to negotiate with developers who may wish to provide parklands in a developed state, ready for use by new residents. It is important that the level of development resulting from this external investment is consistent with council standards, ensures equity of provision across the community and prevents unsustainable maintenance costs inherited from parks and playgrounds that have been “over-developed”.

The timing of embellishment should be based on:

- Local Parks- embellished at the same time as land sales and building commence within any given stage. Preference is for the developer to provide and embellish local parks as part of staged development.
- District parks at or before the overall estate/ subdivision reaches 75% of lots occupied.

- ❑ Sporting Parks at 75% of lots sold. Unless sporting parks and district parkland are combined as a multi-use park then 50% of lots sold is the threshold.
- ❑ Normally District parks and Sporting parks are developed by Council (funded by developer contributions and other sources). Developers are required to ensure the land is provided “fit for purpose” with services to the boundary and land that is of suitable quality and quantum for the purpose intended.

For Other Open Space such as environmental open space and waterways, embellishment guidelines are provided for those occasions when multiple use solutions are delivering recreation outcomes as a secondary purpose.

The following table provides a summary of the preferred embellishment standards. These outcomes represent a minimum level of development (or embellishment) for each park type. The information in this table is a summary only and should be further informed by any current or future park planning and design guidelines adopted by Yass Valley Council.

Table 26 Minimum Level of Development (embellishments)

Park / Facility Type Features	Local Recreation Park / Village Recreation Park	District / Township Recreation Park	Sporting Parks	Regional Parks and Sports and Event Precincts	Linear/ Riparian- Dual Purpose Open Space	Natural Area Parks
Boundary fencing	Bollards to prevent car access are to be installed prior to dedication to Council.	Bollards to prevent car access are to be installed prior to dedication to Council.	Range of fencing/ boundary definition styles as appropriate to location. May also include chain wire to restrict access.  Bollards separating vehicle manoeuvring and carpark areas from fields.	Fencing/ bollards to control access into site as well as limiting internal traffic access to field and facilities.	Boundary fencing/ bollards on road frontage	As needed at public access points.
Water taps Irrigation	Drinking taps/ fountains provided where active facilities are provided.  Water connection to be provided prior to dedication to Council.	In ground irrigation. 2+ drinking fountains. Taps for picnic areas. Taps at active recreation nodes.  Water connection to be provided prior to dedication to Council.	Irrigation of grass playing areas.  Drinking fountains and taps provided	In ground irrigation. Taps located on built facilities and 1 per field.	Taps provided at Recreation nodes or trail heads.  Water connection provided before dedication to Council.	Not normally provided. May be provided at some picnic areas and trail heads.
Toilets	Not generally provided  Provided where it is the main Village Park	Usually Provided	Provided if not being provided as part of club facilities	Provided by clubs as part of facilities or public facilities provided if major event precinct	Not provided	Not usually provided. Possibly if park is major long stay destination
Bike/ pedestrian paths and facilities	Footpath providing access to boundary.	Paths and links to park and within park  Bike racks provided	Bikeway links to park. Internal links to facilities.  Bike racks provided	Bikeway links to park. Internal links to facilities.  Bike racks provided	Shared paths/ bikeways provided.	Walking tracks and board walks provided.

Park / Facility Type Features	Local Recreation Park / Village Recreation Park	District / Township Recreation Park	Sporting Parks	Regional Parks and Sports and Event Precincts	Linear/ Riparian- Dual Purpose Open Space	Natural Area Parks
Playgrounds <sup>1</sup>	1-3 play events <sup>2</sup> provided	Large multiple play events provided.	Not provided except as part of recreation nodes.	Not provided except as part of recreation nodes.	Not provided	Not provided
Power and lighting	Safety lighting provided by street lights where available. Solar lighting could be considered in villages	For carpark, toilets, youth space and picnic area. Provision for charging of mobility aids and electronic devices.	For carpark, toilets, security lighting for buildings. Field lighting responsibility of clubs. Provision for charging of mobility aids and electronic devices.	For carpark, toilets, security lighting for buildings. Field lighting responsibility of clubs. Provision for charging of mobility aids and electronic devices.	Lighting at road/path entry points to bikeways	Not normally provided.
Youth facilities- Informal Active facilities	If the only park in a small community then a facility for older youth e.g.: half court or open area for kickabout should be provided.	Youth “active” facilities provided- ½ court, Bike tracks, youth space etc.	Not provided except as public access to sporting fields or as dedicated facility (e.g. skate park)	Not provided except as public access to sporting fields or as dedicated facility (e.g. skate park)	Not provided	Not provided
Active Recreation Elements	Pathways  Exercise space if the only Village Park	Fitness stations, exercise equipment, activity spaces	Pathways and sporting facilities. Community access to fields and practice elements such as cricket nets	Pathways and sporting facilities. Community access to fields and practice elements such as cricket nets	Pathways	Trails

<sup>1</sup> Playgrounds provided according to Council standard which includes soft fall and shade.

<sup>2</sup> Play event is defined as a single unit or structure that provides a play activity (e.g. a single swing = one play event or a single small climbing play structure is a single event)

Park / Facility Type Features	Local Recreation Park / Village Recreation Park	District / Township Recreation Park	Sporting Parks	Regional Parks and Sports and Event Precincts	Linear/ Riparian- Dual Purpose Open Space	Natural Area Parks
Sporting Fields/ Courts	NA	Informal space provided if space permits	Fields developed to playing standard.	Fields developed to playing standard.	n/a	n/a
Picnic tables, seats, barbecues	1- table, 2 + seats No BBQ normally provided unless the main Village Park	2+ tables 4+ seats BBQs usually provided. Sheltered tables.	Not provided except as recreation nodes. 2 perimeter seats per field.	Not provided except as recreation nodes. 2 perimeter seats per field.	Seats provided every 1000 metres, associated with paths.	Picnic facilities may be provided if park is a major destination and longer stay
Shade	Shade from trees or structures provided for play events and picnic node. Advanced trees to be planted prior to dedication to Council.	Built shade for play and picnic facilities if natural shade unavailable	Perimeter shade for fields from trees.	Perimeter shade for fields from trees.	Shade planting as part of general landscape works along corridor.	n/a
Landscape works	Shade species. Buffer plantings with other use nodes. Planting and irrigation to trees and garden beds is to be completed prior to dedication to Council.	Enhancement plantings and shade plantings along with screening and buffers. Planting and irrigation to trees and garden beds is to be completed prior to dedication to Council.	Planted buffer areas adjacent to residential. Screening/buffer plantings for recreation	Planted buffer areas adjacent to residential. Screening/buffer plantings for recreation	Minor works at entry points and plantings as appropriate to constraints of corridor (eg. flooding)	Hardening of access points, regeneration and enhancement plantings.

Park / Facility Type Features	Local Recreation Park / Village Recreation Park	District / Township Recreation Park	Sporting Parks	Regional Parks and Sports and Event Precincts	Linear/ Riparian- Dual Purpose Open Space	Natural Area Parks
Car parks and internal roads.	On street. Mainly a walk to park	Off- street parking provided unless sufficient on-street available	Off street parking provided as central hubs to facilities/ filed areas- linked by internal road network	Off street parking provided as central hubs to facilities/ filed areas- linked by internal road network	No dedicated parking.	Off street or on street parking at access points and use areas.
Special elements	Footpath kerbing and entry to park should allow for people with mobility challenges. Signage indicating access points and park name	Location and directional signage. Open areas for community events. Public art and expressions of local culture and heritage.	Location and directional signage.	Location and directional signage. Branding signage such as for Aquatic Centres. For Memorial Parks large space for community gatherings and commemorations should be provided.	Directional signage.	Location, interpretive and directional signage and displays.

# 6 ASSESSMENT AND RECOMMENDATIONS BY PLANNING AREA

## 6.1 Introduction

This section sets out:

- ❑ the application of the spatial guidelines from Section 5 to the five planning/small areas and eight key towns/villages in the Yass Valley local government area as set out in Table 29 below.
- ❑ supply of and gaps in provision of parks, land for active open space and sport, and other open spaces
- ❑ opportunities to improve provision of open space types and embellishment of open spaces to meet community demand
- ❑ opportunities for linkages and connections across more than one local planning area.

Table 29 State suburbs included in assessment of planning areas

Small areas (profile id)	State Suburbs (Australian Bureau of Statistics)
Yass and District	Yass
Murrumbateman and District	Murrumbateman
ACT Peri-Urban Area	Sutton
Gundaroo and District	Gundaroo
Bowning-Bookham-Rural West	Bowning, Binalong, Bookham, Wee Jasper

## 6.2 Assessment by planning area

### 6.2.1 Yass and District

The Yass and District planning area:

- ❑ increased in population by 415 people (5.7%) from 6,506 people in 2016 to 7,749 people in 2021
- ❑ is expected to increase in population by 37.4% to 10,645 people in 2036
- ❑ will have 2.37 hectares of park per 1,000 people in 2036 which is just below the desired provision of park
- ❑ will have 2.52 hectares of sports open space per 1,000 people in 2036, which is more than the desired provision of sports open space.

The population of the Yass and District planning area in 2021 was 7,749 people. The population of Yass state suburb in 2021 was 6,763 people.

**87%** of the Yass and District planning area live in Yass state suburb.

Figure 20 Yass state suburb





Figure 21 Open space in Yass

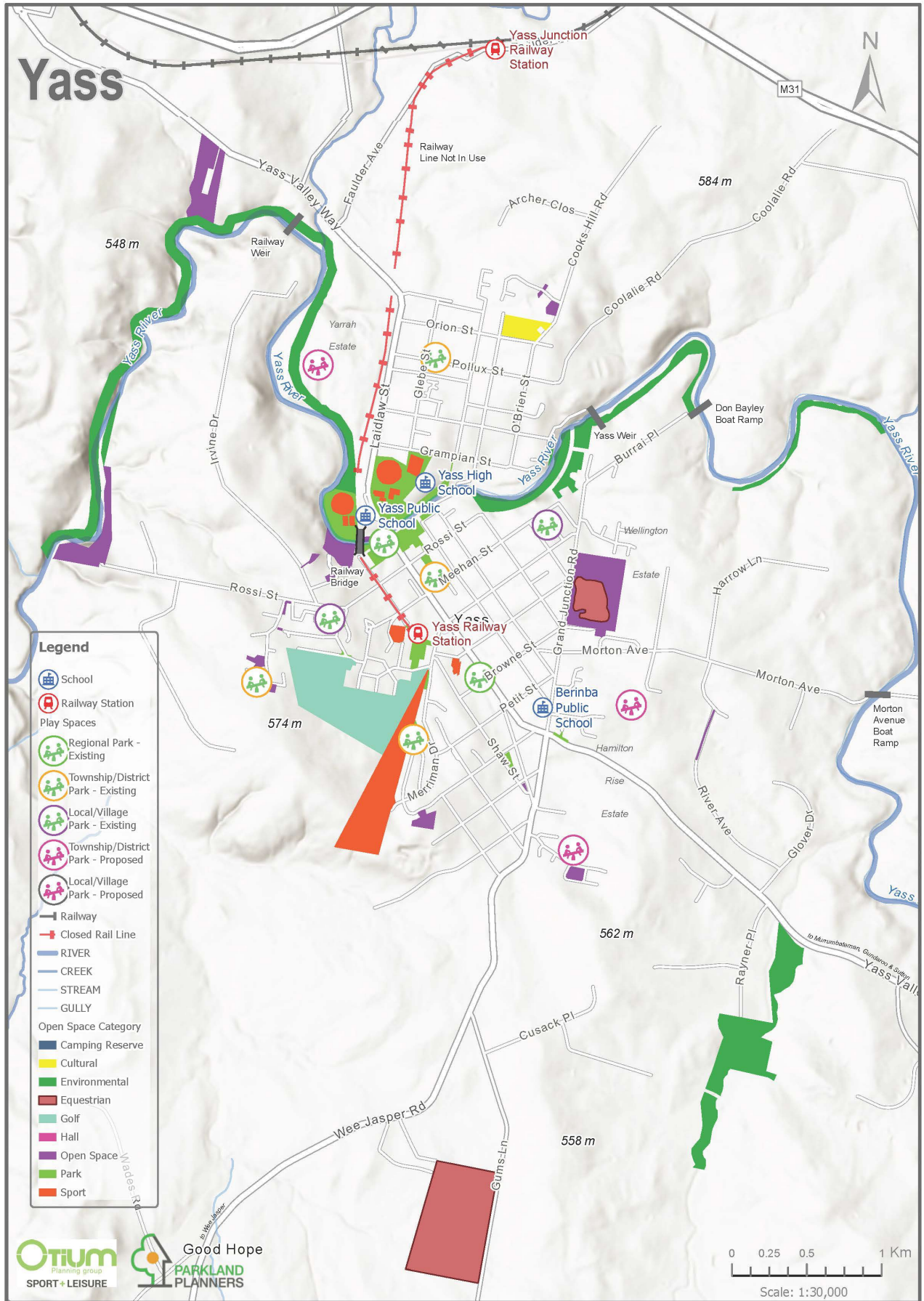


Figure 22 Access to Park and Sport open space in Yass

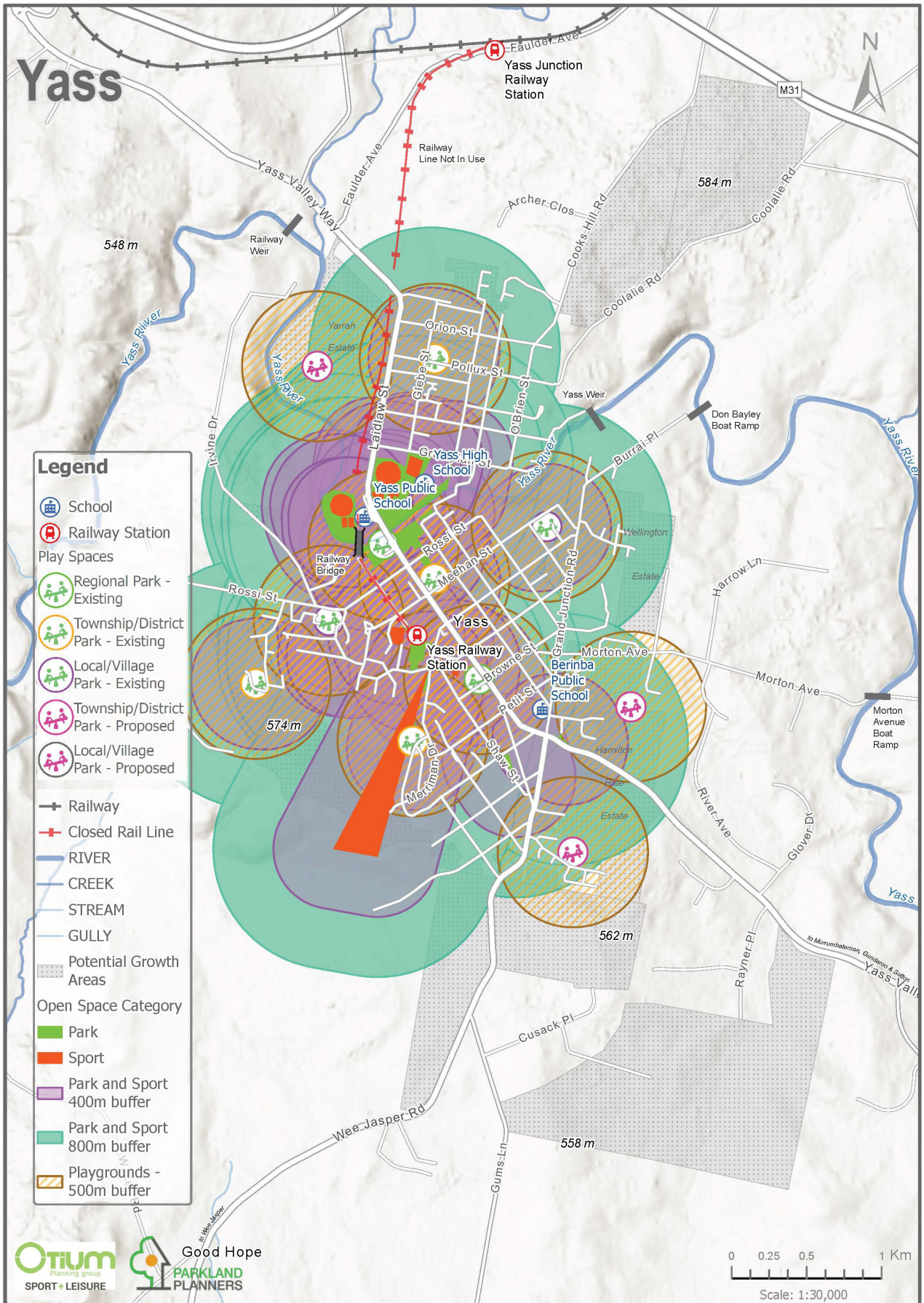


Table 27 Assessment of open space in Yass and District

Current supply of Open Space in Yass and District planning area (ha)	<b>Function</b>		<b>Total (ha)</b>	
	Open space			48.0
	Environment			58.8
	Equestrian			39.1
	Golf			30.6
	Park			25.2
	Sport			26.8
	Cultural			3.5
	Hall			0.0
	Camping			0.0
	Open space (Neighbourhood Community Title)			0.0
	Environment (Neighbourhood Community Title)			0.0
	Future open space (subdivision plans)			0.0
	Future environmental open space (subdivision plans)			24.7
<b>TOTAL</b>			<b>256.7</b>	
<b>Population 2016:</b> Population 2021: Population increase 2016-2021: Forecast population growth 2021-2036:	6,506 people 7,749 people 19.1% 37.4%			
<b>Planning and Provision</b> Median supply levels: Park 2.5 ha/1,000 people Sport 2.0 ha/1,000 people Preferred access of 400m to parkland and play opportunities.	Broad provision ha/1,000 people 2021:	Parks: 3.25 ha/1,000 people Sport: 3.46 ha/1,000 people		
	Access radius (400m)	About 90% of homes have a community park and/or sportsground within 400 metres. Gaps: <ul style="list-style-type: none"> <li>• O'Brien Street/Pollux Street</li> <li>• Grand Junction Road/Browne Street</li> </ul>		
	Range of opportunities	Local play for very young: Yes Local children's play: Yes Older children's activity space: Yes Youth recreation space: Yes Local recreation space: Yes Active recreation space: Yes Large community outdoor recreation area: Yes Fitness and exercise space: Yes Trail and path-based recreation: Yes Organised sport and recreation: Yes Off-leash dog exercise area: Yes		
<b>Current open space supply and its capacity to provide for projected 2036 population</b>	Parks: 2.37 ha/1,000 people <b>BELOW RECOMMENDED</b> Sport: 2.52 ha/1,000 people <b>ABOVE RECOMMENDED</b> Other open space: 6.2 ha/1,000 people			

## Recommendations for Yass and District

Table 28 Recommendations for Yass and District

Function	Requests from the community	Future planning needs and direction		Recommendations
<b>Open space</b>	-	Provide open space and recreational opportunities to serve a population of over 10,000 people in 2036, as well as a wider catchment  Provide open space to serve new residential subdivisions	YD1	Provide open space in new residential subdivisions (2.5 hectares/1,000 people park, 2 hectares/1,000 people sport, generally within 400 metres of homes)
			YD2	Implement the Yass Main Street Masterplan, including the public plaza in the Crago Mill Precinct redevelopment
<b>Park</b>	Better access and connections to and from the river by shared paths and new Riverbank open space  Improve existing parks with shade, seating, picnic tables, drinking water for people and dogs, and toilets  Improve maintenance of existing parks – weeds, mowing  Playgrounds – larger, parking, shade, fencing  Better drainage at Miles Franklin Park	Provide parks for informal and active recreation for people of all ages  Improve access to the Yass River for recreation	YD3	Address shade, fencing and parking at existing play spaces.
			YD4	Address issues regarding poor quality shade, seating, picnic tables, drinking water for people and dogs, and toilets in existing parks.
			YD5	Extend the off-leash dog exercise area in Walker Park
			YD6	Address maintenance issues in existing parks, particularly mowing and weeds.
			YD7	Implement the Victoria Park Masterplan.
			YD8	Rehabilitate the Old Yass Tip (Crown reserve for Public Recreation). Engage with the community to prepare a masterplan for the site which may include a bike park and sporting fields.
			YD9	Retain the former Elgas depot ('Old Gasworks') for Yass River access and a link to Riverbank Park. Liaise with the Yass Antique Machinery Club to understand their use of the site.

Function	Requests from the community	Future planning needs and direction	Recommendations
	Extend the off-leash dog exercise area in Victoria Park and designate new dog exercise areas		YD10 Rehabilitate and embellish the former Elgas depot for recreation to complement the existing Riverbank Park setting (long term).
			YD11 Provide a new picnic area at the Don Bayley boat ramp and at Joe O'Connor Park.
			YD12 Prepare a Masterplan for Riverbank Park.
			YD13 Consider a jetty at Riverbank Park for water recreation.
			YD14 Retain riverside open space and access to 18 Hanley Place, Yass (Lot 16 DP 1147860, 2.85 ha). Investigate access solution to steep site. Regenerate bushland. Consider an arboretum and walking trail.
			YD15 Address drainage issues in Miles Franklin Park, including rehabilitation of the drainage line between Mont Street and the Yass Bike Park.
			YD16 Undertake an Aboriginal Heritage Assessment of Lot 4 DP 1071431 (5,958m <sup>2</sup> ) at the corner of Discovery Drive and Cooks Hill Road in consultation with the Onerwal Local Aboriginal Land Council. If agreed, retain and embellish Lot 4 DP 1071431 for a local park in consultation with the local community, because it is well located and visible for local open space in North Yass, is an adequate size, and is in a developing residential area.
		YD17 Ensure a shared pathway access between Discovery Drive and Reddall Street through Lot 63 DP 1079585 (8,428m <sup>2</sup> ) for the Stage 3 Discovery Drive subdivision plan.	

Function	Requests from the community	Future planning needs and direction	Recommendations
			<p>YD18 Dispose of Lot 19 DP 1071431 (705m<sup>2</sup>) on Discovery Drive because it is too small for useable local open space, and other nearby open spaces such as Lot 4 DP 1071431 at corner of Discovery Drive and Cooks Hill Road are more functional. Use funds from sale to embellish local park at Lot 4 DP 1071431.</p>
			<p>YD19 Retain Lot 9 DP 1071431 (842m<sup>2</sup>) on Discovery Drive if required for water management. If not, dispose of because it is too small for useable local open space, and other nearby open spaces are more functional. Use funds from sale to embellish local park at Lot 4 DP 1071431.</p>
			<p>YD20 Liaise with Onerwal Local Aboriginal Land Council, Yass Aboriginal Advisory Committee members and other interested community members about provision of picnic and barbecue facilities to support social gatherings and events at Oak Hill (Lot 7006 DP 1024017).</p>
			<p>YD21 Retain part of Lot 20 DP 813992 (1.334 ha) on Yeo Crescent for a local park as it is elevated with extensive views, and offers local park and informal recreation opportunities in the local area despite being close to the sporting precinct of Walker Park. If part of the land is sold, use funds from sale to embellish the park.</p>
			<p>YD22 Install a township/district play space in Clayton Street Reserve (Lot 40 DP 1137506).</p>
<b>Sport</b>	Softball diamond Joe O'Connor Park oval: lighting	Provide opportunities for field, court and diamond sports	<p>YD23 Retain Walker Park as “home” for rectangular field sports</p> <p>YD24 Retain Victoria Park as “home” for cricket.</p>

Function	Requests from the community	Future planning needs and direction	Recommendations
	Joe O'Connor Park netball courts: playing surface, parking, shelter		YD25 Retain Joe O'Connor Park as "home" for netball.
	Victoria Park rugby field: playing surface, change rooms, lighting		YD26 Retain Victoria Park as "home" for tennis (public courts).
	Victoria Park tennis: lighting, surface		YD27 Implement the Victoria Park Masterplan.
	Riverbank Park: toilets, change rooms, amenities and lights for Parkrun		YD28 Undertake further upgrades and developments for Joe O'Connor Park listed in the Crown Reserves Sports and Recreation Grounds Plan of Management.
	Walker Park: accessibility, parking		YD29 Include baseball and softball diamonds with cages in an existing/new sportsground.
			YD30 Provide additional toilets, change rooms and amenities in Riverbank Park.
			YD31 Provide sports courts in south Yass.
			YD32 Provide two rectangular equivalent/one oval sporting fields in the south- east potential growth area.
<b>Environmental</b>	-		YD33 Complete a flora and fauna management plan for the river-bank south of Victoria Park in Yass.
			YD34 Remove weeds and revegetate Hattons Corner as appropriate.
			YD35 Consider retaining part Lot 5 DP 582330 (3.155 ha) in Faulder Avenue due to its biodiversity value as part of the proposed subdivision of the site.
			YD36 Retain Lot 77 DP 1141221 and Lot 18 DP 1207832 (two lots either side of Burgess Place) as a local park with Box Woodland.

Function	Requests from the community	Future planning needs and direction		Recommendations
			YD37	Subject to completion of biodiversity assessment, retain part Lot 1 DP 163390 (7 ha) south of Walker Park as RE1 Public Recreation zoned land or potentially reclassified to operational land, rezoned and sold. Note lease expired 30/7/2023. Retain the link road through the site.
			YD38	Remove blackberries and other weeds from Crown Land Reserve D60478 at 40 Yass River Road to improve the land as a public river park for activities such as fishing. Note that vehicle and pedestrian access is poor as roads are narrow, the road bridge on Yass River Road is in poor condition, and there are few road verges for parking.
<b>Cultural</b>	Amphitheatre for corroborees and ceremonies which encompasses natural features in Riverbank Park (weir) or Coronation Park  Integrate artwork with seats and tables in Coronation Park  Preserve artwork and install appropriate signage regarding the artist and the expression/ meaning of the artwork in Riverbank Park	Incorporate and celebrate places of Aboriginal cultural and European heritage significance into open space  Integrate indigenous cultural activities into public open spaces	YD39	Engage with the local Aboriginal community about the location, design and construction of an amphitheatre for corroborees and ceremonies which encompasses natural features in Riverbank Park (weir) or Coronation Park.
			YD40	Engage with the local Aboriginal community to integrate artwork with seats and tables in Coronation Park.
			YD41	Undertake an Expression of Interest to restore/ preserve/ redesign the Aboriginal artwork on Yass Bridge in Riverbank Park and to provide signage recognising the artist and the expression/meaning on the school-led design and the traditional owner design.
<b>Golf</b>	No changes		YD42	Retain Yass Golf Course



Function	Requests from the community	Future planning needs and direction		Recommendations
<b>Equestrian</b>	Improve access, surfaces and amenities at Yass Showground New equestrian facilities at Marchmont Racecourse	Improve access to existing equestrian facilities Provide additional equestrian facilities, such as polocrosse venue	YD43	Liaise with Yass Show Society to improve public access to Yass Showground for equestrian activities.
			YD44	Improve the surface and amenities at Yass Showground.
			YD45	Marchmont Crown Trust to engage with the community and prepare a Masterplan for new multi-purpose equestrian and recreation areas and facilities at Marchmont Racecourse Reserve.
			YD46	Marchmont Crown Trust to undertake site works at Marchmont Racecourse Reserve before redevelopment of reserve for equestrian and recreation uses.
<b>Camping</b>	-	-	YD47	Assist with publicising free public camping at The Captain campsite on Black Range Road through the Yass Visitor Information Centre and other outlets.
<b>Connections</b>	Rail trail Path from Yass to Cooma Cottage Shared path suitable for horses between south Yass and Marchmont Racecourse	Better access to, from and along the river Convert former railway to a rail trail for walking, cycling, and horses if appropriate	YD48	Seek funding for community engagement, detailed design and construction of a shared rail trail in the disused rail corridor linking Yass Junction Railway Station and Yass CBD (Railway Museum).
			YD49	Enter into a licence agreement with Transport for NSW to enable development of an active transport corridor from Yass Rail Museum to Yass Junction.
			YD50	Design, seek funding and construct the rail trail.
			YD51	Construct a shared path from south Yass to Cooma Cottage.
			YD52	As part of undertaking road grading on Black Range Road and other rural roads, facilitate a safe level space for walking where possible.

## 6.2.2 Murrumbateman and District

The Murrumbateman and District planning area:

- ❑ increased in population by 584 people (15.6%) from 3,734 people in 2016 to 4,316 people in 2021
- ❑ is expected to increase in population by 52% to 6,552 people in 2036
- ❑ will have 0.16 hectares of park per 1,000 people in 2036, which is below the desired provision of open space
- ❑ will have 0.56 hectares of sports open space per 1,000 people in 2036, which is below the desired provision of sports open space.

The population of the Murrumbateman and District planning area in 2021 was 4,316 people. The population of Murrumbateman state suburb in 2021 was 3,607 people.

**84%** of the Murrumbateman and District planning area live in Murrumbateman state suburb.

Figure 23 Murrumbateman state suburb

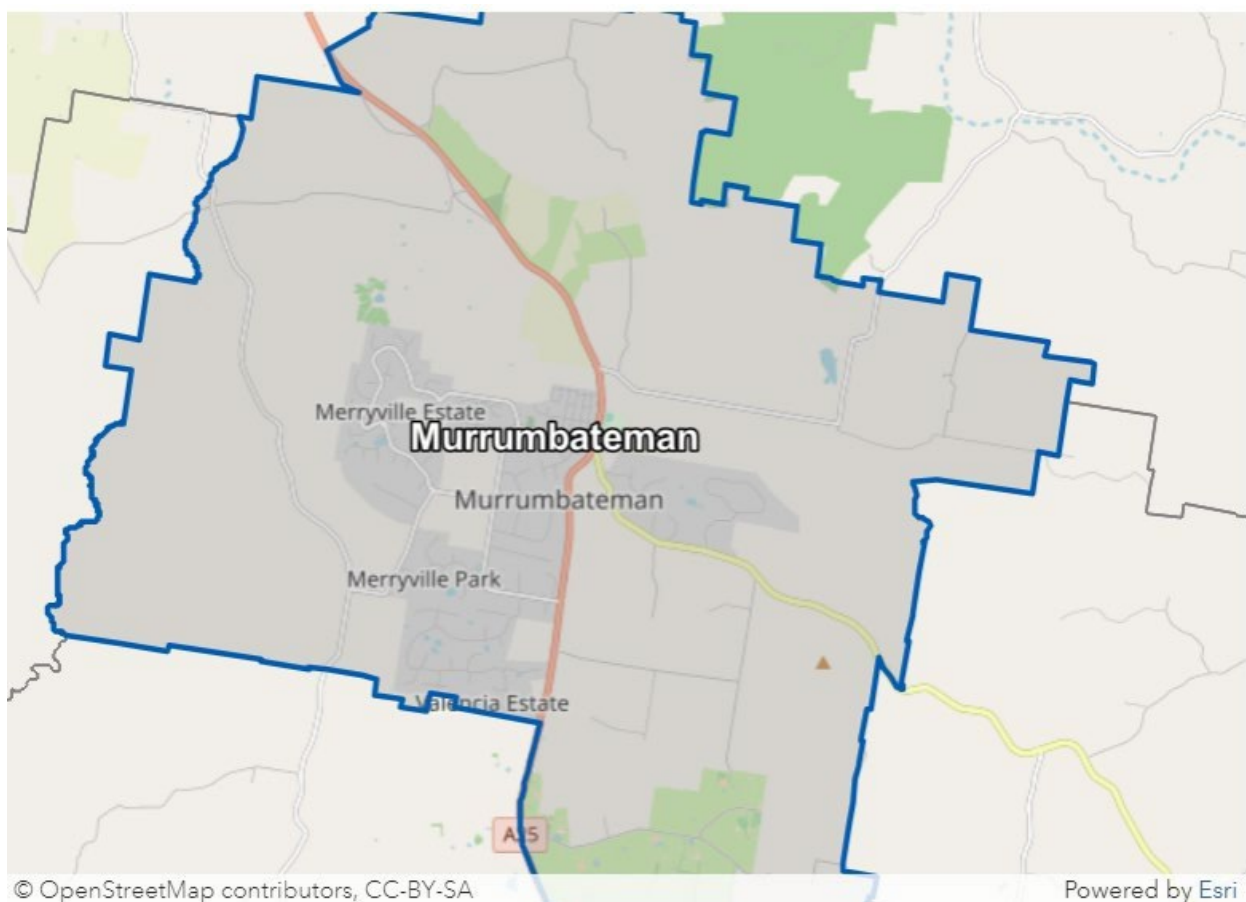


Figure 24 Open space in Murrumbateman

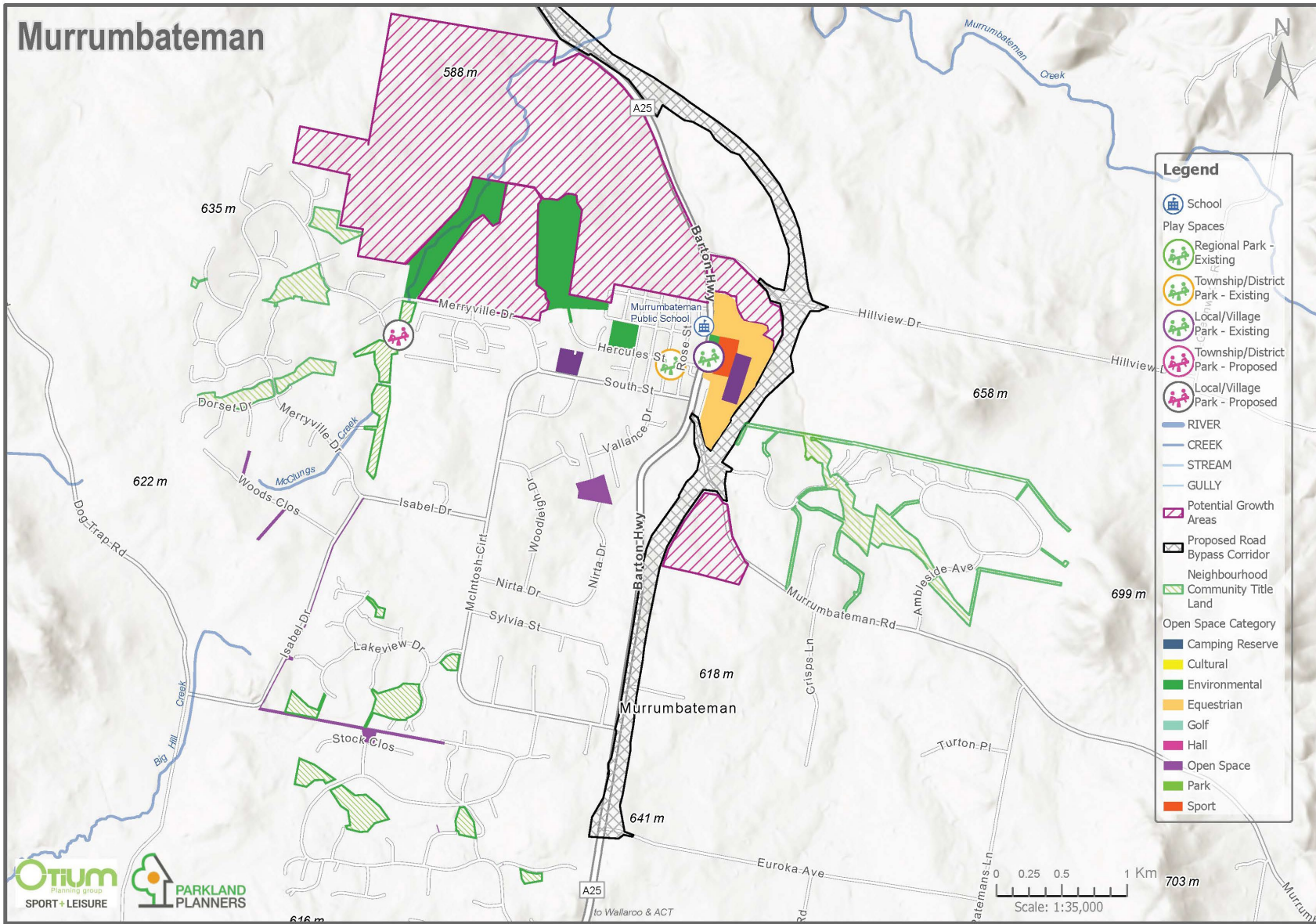
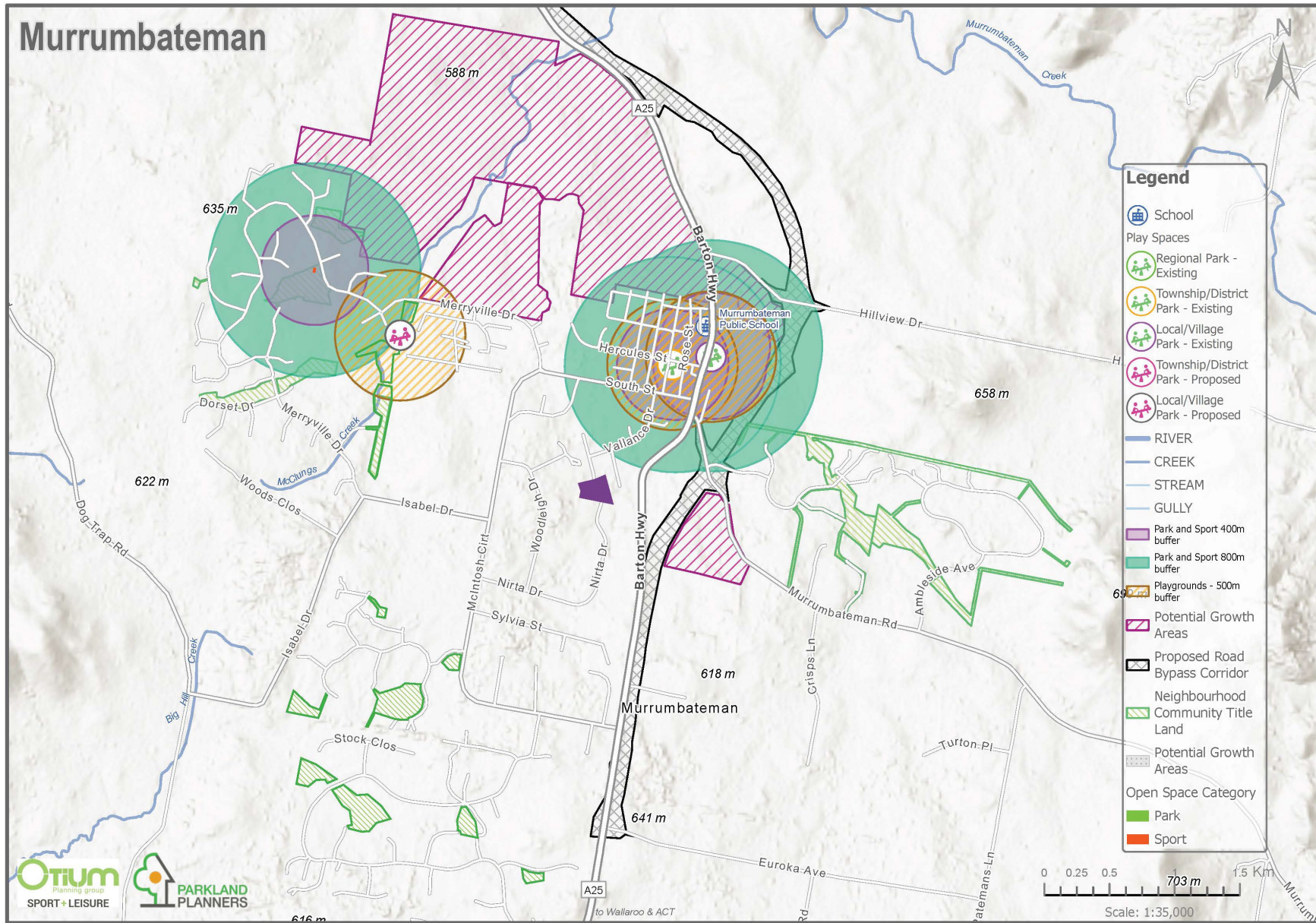


Figure 25 Access to Park and Sport open space in Murrumbateman



Current supply of Open Space (ha) in <b>Murrumbateman and District</b> planning area (ha)	<b>Function</b>	<b>Total (ha)</b>
	Open space	26.74
	Environment	49.78
	Equestrian and Events	36.23
	Golf	0.0
	Park	1.07
	Sport	3.64
	Cultural	0.0
	Hall	0.0
	Camping	0.0
	Open space (Neighbourhood Community Title)	86.54
	Environment (Neighbourhood Community Title)	0.0
	Future open space (subdivision plans)	0.0
	Future environmental open space (subdivision plans)	0.0
<b>TOTAL</b>	<b>204.00</b>	
<b>Population 2016:</b>	3,734	
Population 2021:	4,316	
Population increase:	15.6%	
Forecast population growth 2021-2036:	52%	
<b>Planning and Provision</b> Median supply levels: Park (Local and District) 2.5 ha/1,000 people Sport 2.0 ha/1,000 people Preferred access of 400m to parkland and play opportunities.	Broad provision ha/1,000 people 2021	Parks: 0.25 ha/1,000 people Sport: 0.84 ha/1,000 people
	Access Radius (400m)	About 70% of homes on residential lots in the town have a park or sporting space within 400-800 metres. <i>Note this doesn't include the rural residential areas with large lots.</i> Gaps: <ul style="list-style-type: none"> <li>Rural residential estates</li> </ul>
	Range of opportunities	Local play for very young: No Local children's play: Yes Older children's activity space: No Youth recreation space: No Local recreation space: Yes Active recreation space: Yes Large community outdoor recreation area: Yes Fitness and exercise space: Yes Trail and path-based recreation: No Organised sport and recreation: Yes Off-leash dog exercise area: Yes
	Embellishment	Gaps: <ul style="list-style-type: none"> <li>No/little embellishment of open space in existing and new estates</li> <li>Active informal recreation opportunities for older children and young people</li> </ul>

	Other quality issues	<p>Murrumbateman is transitioning from a village with limited open space and recreational land into a town. Provision and embellishment of existing and new open spaces are needed for the future.</p> <p>This strategy cannot specify a location for the new regional all-abilities playground with play and fitness equipment as the requirements of the Federal Grant are not yet known and an analysis is needed of facilities and matching best practice for a sustainable public park to inform the selection of a site.</p> <p>Murrumbateman Recreation Ground has limited available space, but some areas can be repurposed as Strategic Plan action list items are delivered.</p> <p>Identify and confirm use of new 'greenfields' sites on Hawthorn/North Murrumbateman property for future sports and recreation facilities.</p>
Current open space supply and capacity to provide for projected 2036 population	<p>Parks: 0.25 ha/1,000 people <b>BELOW RECOMMENDED</b></p> <p>Sport: 0.84 ha/1,000 people <b>BELOW RECOMMENDED</b></p> <p>Other open space: 10.41 ha/1,000 people</p>	

## Recommendations for Murrumbateman and District

Table 29 Recommendations for Murrumbateman and District

Function	Requests from the community	Future planning needs and direction	Recommendations
<b>Open space</b>		Provide open space and recreational opportunities to serve a population of over 6,500 people in 2036, as well as a wider catchment	MD1 Provide open space in new residential sub-divisions (2.5 hectares/ 1,000 people (local/ neighbourhood) /centralised) park, 2 hectares/1,000 people sport, generally within 400 metres of homes).
		Embellish open space to serve new residential subdivisions	MD2 Prepare a high level Masterplan for all Murrumbateman recreation facilities, parks and spaces and further consult with the community to determine priority for delivery and location identification for specific facilities in existing areas (The Common) and north Murrumbateman future growth area including Council owned land and Hawthorn land.

Function	Requests from the community	Future planning needs and direction		Recommendations
			MD3	Implement the action items in the Strategic Plan for Murrumbateman Recreation Ground 2021.
			MD4	Prepare a Plan of Management for the Crown land portion of Murrumbateman Recreation Ground, pending additional Public Recreation purpose approved by the Minister.
			MD5	Consult with relevant associations on potential for general public use and enhancements on community title land within the Estates.
<b>Park</b>	<p>Active recreation opportunities for children and young people: play, skate, BMX/pump/mountain bike track, sports courts, outdoor fitness equipment, flying fox</p> <p>Informal recreation: Provide for picnics/barbecues, off-leash dog park, drinking water</p> <p>Existing playgrounds: upgrade equipment, provide seating/ picnic tables, barbecues, toilets, shade</p> <p>Nature park in Murrumbateman</p>	<p>Provide parks for informal and active recreation for people of all ages</p> <p>Improve access to creeks for recreation</p>	MD6	Council to consider locating regional playground and fitness facilities at Murrumbateman Recreation Ground given benefits of existing facilities, infrastructure, access, and value for investment given multi-use nature of grounds.
			MD7	Prepare a site benefit analysis for the location of a regional, centralised destination sustainable park on Council managed land in Murrumbateman
			MD8	Prepare a specific concept Masterplan for the regional playground equipment for all-inclusive/ abilities/ages. Funding from Federal government and Council.
			MD9	Construct a regional playground.
			MD10	Council to request becoming Crown Land Manager for the residual part of Lot 55 DP 754900 in addition to the Old Murrumbateman School

Function	Requests from the community	Future planning needs and direction	Recommendations
			House Reserve (excluding any area leased to Education) for community use.
			MD11 Review Council lease of part Lot 7 Section 5 DP 758736 (Hercules Street) for potential to purchase and retain as an existing township/district park with playground equipment for young children, also used as a travel stop and local centre/ commuter carpark.
			MD12 Council to consider resuming land from lease on North Murrumbateman/ Hawthorn property for priority community needs for parks or playground.
			MD13 Install fitness stations/ equipment at Recreation Grounds, The Common and in suitable places next to pathways/ trails.
			MD14 Upgrade play equipment and pathways in Jones Park local/village park.
			MD15 Install barbecue facilities at Jones Park, the village green, and near tennis courts (Recreation Ground)
			MD16 Engage with young people in Murrumbateman to design social, play and active elements in a 'Youth Spot' in an open space near shops or within multi-use Murrumbateman Recreation Grounds (has free Wifi) and access to stage for playing music.
			MD17 Retain the off-leash dog exercise area at the Murrumbateman Recreation Ground and at The Common.



Function	Requests from the community	Future planning needs and direction	Recommendations
			MD18 Construct off-leash dog exercise area with separated areas for small/quiet and large dogs at Murrumbateman Recreation Ground.
			MD19 Address equipment upgrades, seating, tables, barbecue facilities, toilets and shade at existing play spaces.
			MD20 Address maintenance issues in parks.
			MD21 Embellish parkland in existing and new release area community spaces.
<b>Sport</b>	All sporting and exercising facilities need attention Improve the playing surface, change rooms, club facilities, storage, access road and parking at the oval at Murrumbateman Recreation Ground All-weather indoor sports courts	Provide opportunities for field, court and diamond sports Provide sporting fields Provide sports courts	MD22 Construct new amenities building with toilets, change rooms, canteen, for use by all sports, listed as high priority in 2021 Strategic Plan. MD23 Develop feasibility and design for enclosed all weather multi-purpose sports courts. MD24 Provide new enclosed all weather multi-purpose sports courts as listed in 2021 Strategic Plan. MD25 Relocate the cricket nets to another location for safety reasons. MD26 Plan and construct new sporting fields and ovals (double rectangular equivalent sporting field/one full size oval) in open space on a greenfield site north Murrumbateman growth area on Hawthorn property owned by Council (potentially co-locate with land identified for future high school).

Function	Requests from the community	Future planning needs and direction		Recommendations
<b>Environmental</b>	Protect large established trees	Provide access to bushland areas	MD27	Subject to environmental assessment and strategic masterplanning for the North Murrumbateman land, consider retaining the two parcels zoned RE1 Public Recreation off Merryville Drive for environmental values and recreation (expand zoned areas as informed by strategic biodiversity certification approval).
	Plant more trees for shade and reduction of ground temperatures		MD27	Subject to action above, open pedestrian/cycling accessways within the two RE1 Public Recreation parcels at North Murrumbateman by extracting from lease agreement.
	Walking paths through bushland		MD28	Undertake native vegetation restoration plantings in RE1 zones and appropriate areas of open space where opportunity permits.
	Manage weeds		MD29	Support local groups in enhancing and restoration of natural areas including bordering of recreation areas.
			MD30	Review the management plan for Murrumbateman Bush Cemetery to ensure appropriate maintenance and enhancement of conservation areas.
			MD31	Install barriers at Murrumbateman Bush Cemetery to limit vehicle access in conservation areas.
			MD32	Install more seating near the water reservoirs where new Lions Club Art project can be viewed and rest stops along the winery trail/pathways.

Function	Requests from the community	Future planning needs and direction		Recommendations
<b>Cultural</b>	-	Integrate indigenous and post European heritage cultural activities into public open spaces	MD33	Prepare Masterplan for Hawthorn orchard, outbuildings and surrounding land for cultural activities, recreation and public open space (or part of high-level masterplan).
			MD34	Prepare Masterplan/Plan of Management to restore and enhance the historical school/ school-house buildings, orchard garden and grounds.
<b>Golf</b>	-	-		-
<b>Equestrian</b>	Improve equestrian facilities at Murrumbateman Recreation Ground – surfaces, parking	Enhance equestrian activities at Murrumbateman and ensure safety for horses and other multi use activities	MD35	Deliver the improvements to equestrian facilities at Murrumbateman Recreation Ground listed in the 2021 Strategic Plan
			MD36	Remediate the surfaces on the three northern equestrian arenas
			MD37	Repurpose the southern sand arena as the improvements to the equestrian facilities are relocated to the north of the Recreation Ground
<b>Camping</b>	Recreational Vehicle (RV) camping area at Murrumbateman Recreation Ground	Consider a suitable location for RV camping	MD38	Undertake analysis for a suitable future location in Murrumbateman for RV camping.
<b>Connections</b>	Connected open spaces Safe walking and bike trails not just in new areas but in older established areas as well Walking and bike paths between village local centre and all Estates	Provide recreation trails along creeks where possible Connectivity is important	MD39	Complete the Murrumbateman Winery Trail up to the Barton Highway for safety of residents and other users of the connection to bus stop and for fitness (noting may not be able to cross the highway until detailed highway duplication plans are available).

Function	Requests from the community	Future planning needs and direction	Recommendations
			MD40 Developer to complete pedestrian accessways along McClungs Creek as part of new development The Fields to Merryville Drive.
			MD41 Plan and construct pedestrian/cycling accessway along McClungs Creek riparian zone within the RE1 Public recreation zone (North Murrumbateman/Hawthorn property).
			MD42 Construct a pedestrian/cycling accessway from Scrubby Lane along Lot 1 DP111676 (water waste and sewerage buffer) to Dog Trap Road and along Lot 1 DP834176 adjacent to Isabel Drive/Merryville Park up to Road Roundabout at Isabel/Merryville and connect to existing shared pathways.

## 6.2.3 ACT Peri-Urban Area

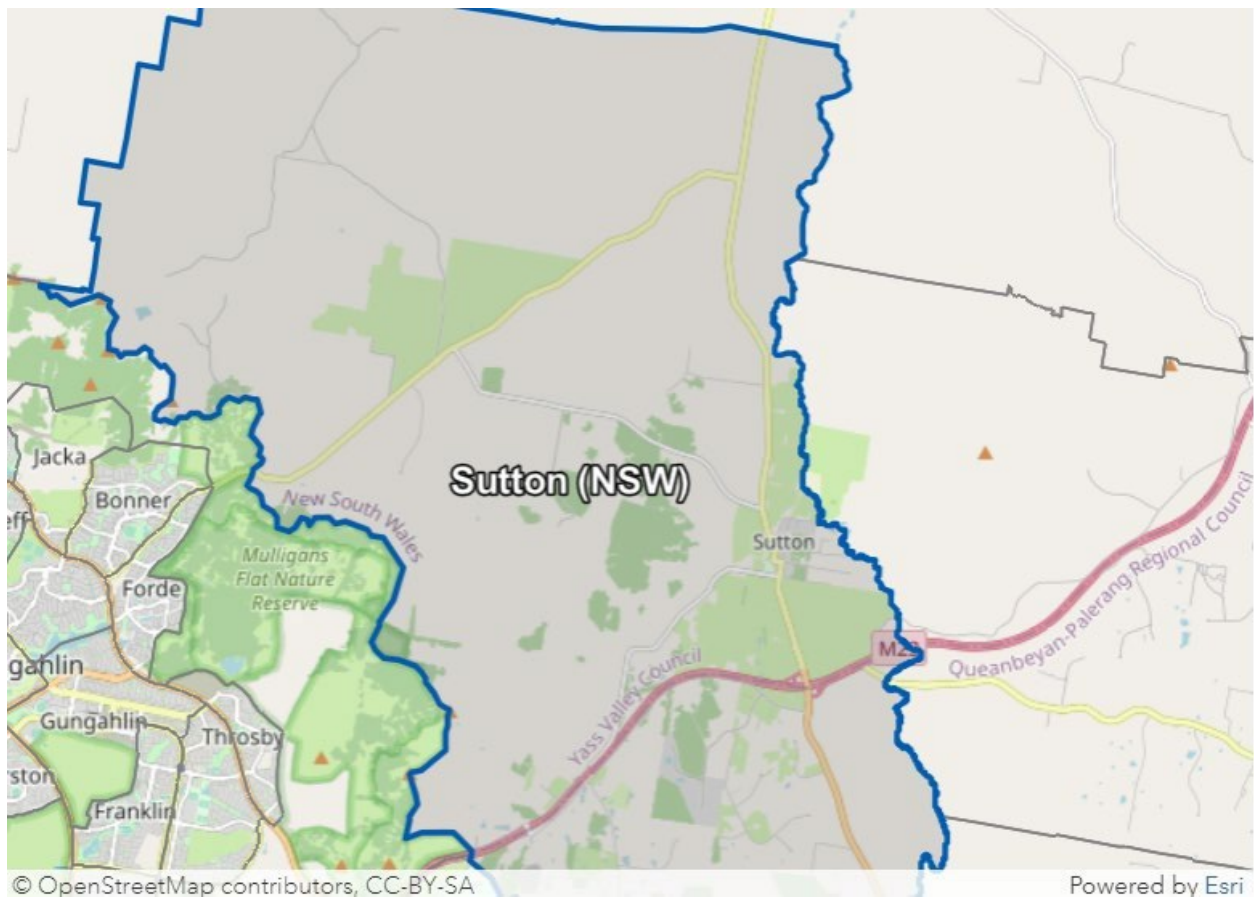
The ACT Peri-Urban planning area:

- ❑ decreased in population by 43 people (-1.9%) from 2,267 people in 2016 to 2,224 people in 2021.
- ❑ is expected to increase in population by 193% to 6,515 people in 2036
- ❑ will have 0.06 hectares of park per 1,000 people in 2036, which is below the desired provision of parkland
- ❑ will have 1.83 hectares of sports open space per 1,000 people in 2036, which is below the desired provision of sports open space

The population of the ACT Peri-Urban Area planning area in 2021 was 2,224 people. The population of Sutton state suburb in 2021 was 1,556 people.

Although complicated by state suburb and LGA boundaries, an estimated **70%** of the ACT Peri-Urban planning area lives in Sutton state suburb.

Figure 26 Sutton state suburb



Note that the boundaries of Sutton and Bywong state suburbs also include part of Queanbeyan-Palerang local government area.

Figure 27 Open space in Sutton

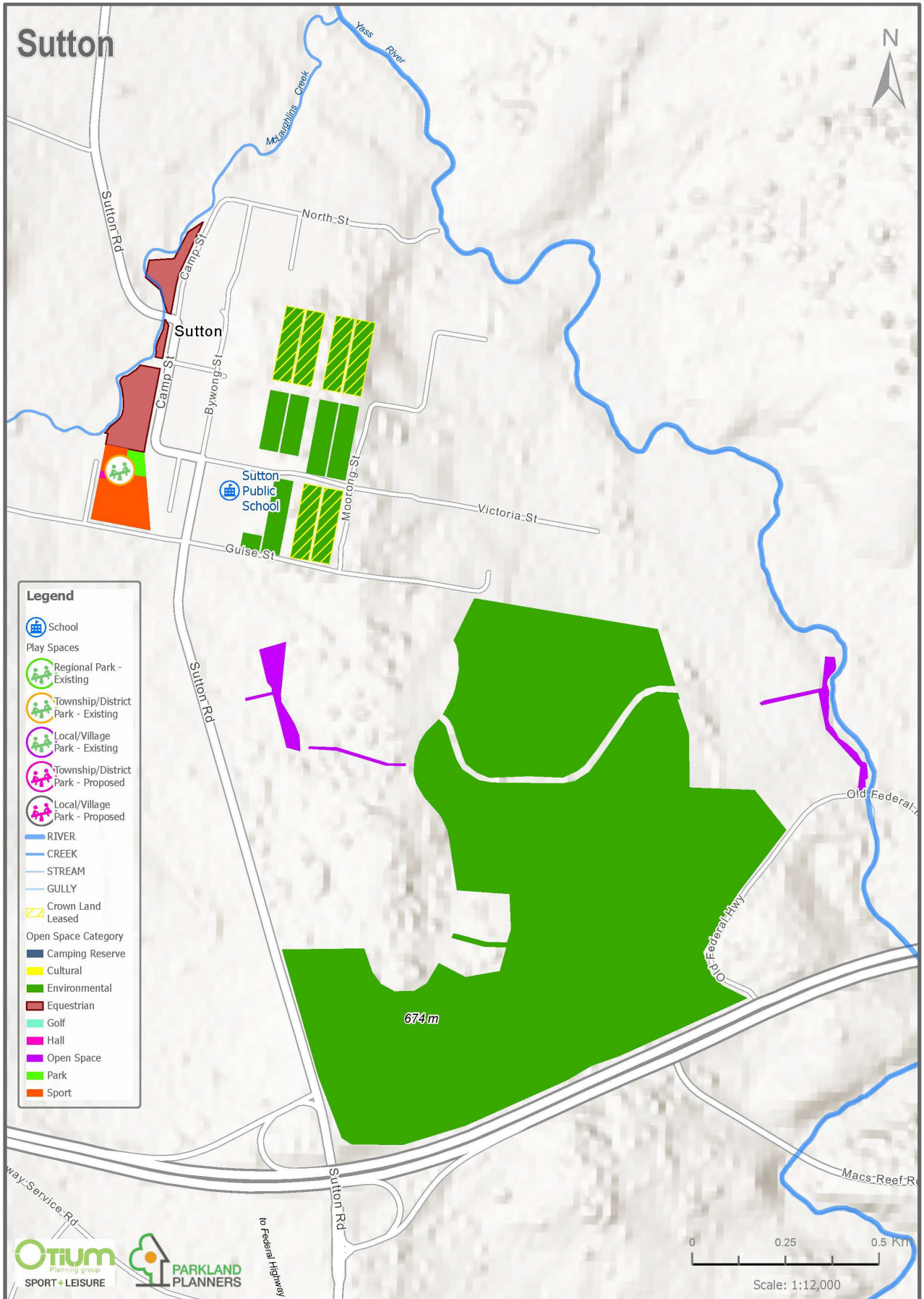


Figure 28 Access to Park and Sport open space in Sutton

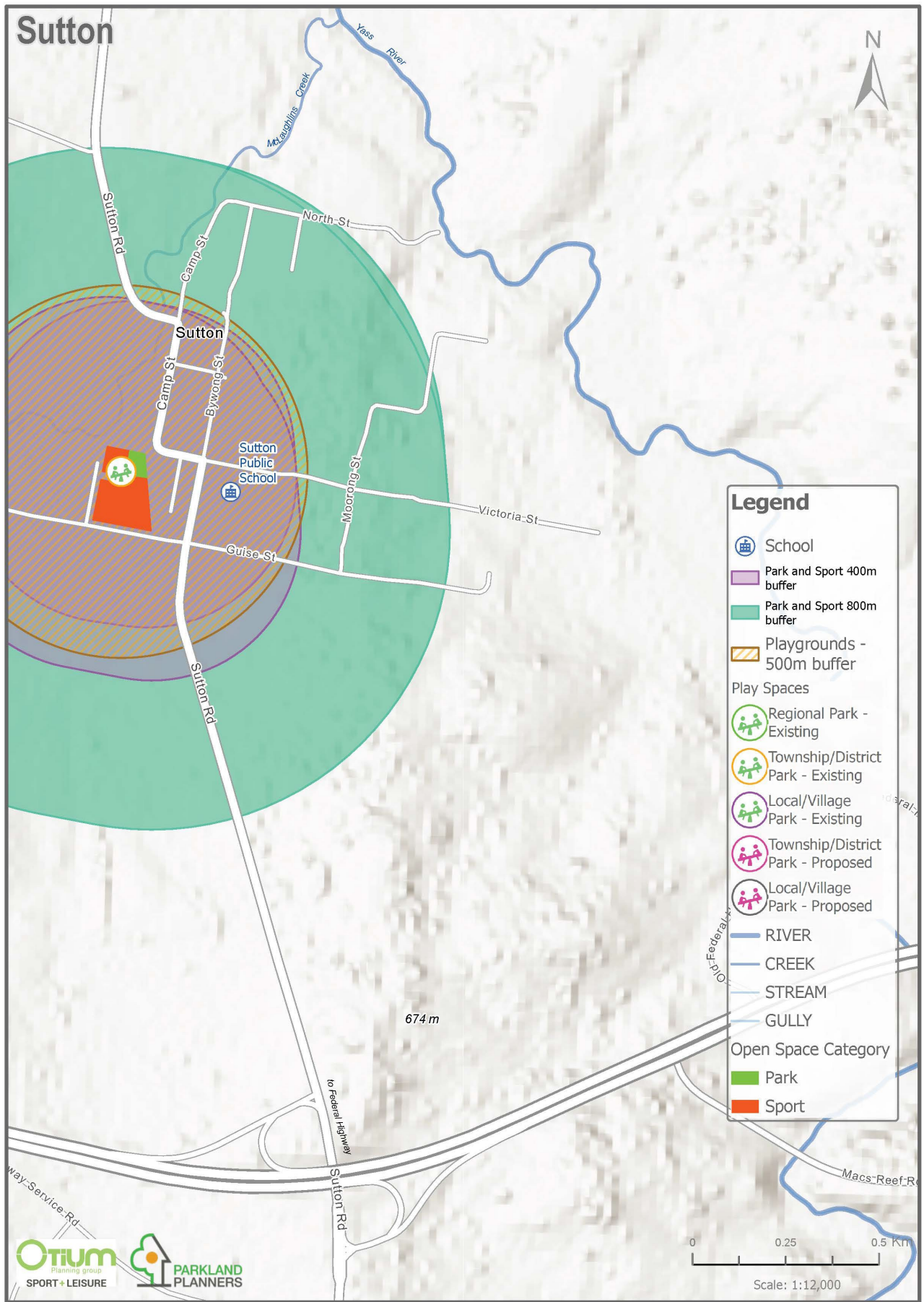


Table 30 Assessment of open space in ACT Peri-urban Area

Current supply of Open Space in ACT Peri-Urban planning area (ha)	Function	Total (ha)
	Open space	15.85
	Environment	10.8
	Equestrian	3.2
	Golf	0
	Park	0.4
	Sport	11.9
	Cultural	0.0
	Hall	0.1
	Camping	0
	Future open space (subdivision plans)	2.2
	Future environmental open space (subdivision plans)	0
	<b>TOTAL</b>	<b>44.3</b>
Supply – strengths	<ul style="list-style-type: none"> <li>Equestrian/pony club grounds at Sutton Oval</li> <li>Ecological values of Yellow Box-Blakely's Red Gum-Grassy Woodland on Crown reserve in centre of Sutton</li> <li>Bicentennial National Horse Trail</li> </ul>	
Supply – weaknesses	-	
<b>Population 2016:</b> Population 2021: Population decrease: Forecast population growth 2021-2036:	1,660 1,556 -6.3% Cartwrights/Woodbury Ridge Estate	
<b>Planning and Provision</b>  Median supply Levels:  Park (Local and District) 2.5 ha/1,000 people  Sport 2.0 ha/1,000 people  Preferred access of 400m to parkland and play opportunities.	Broad provision ha/1,000 people 2021	Parks: 0.06 ha/1,000 people Sport: 1.83 ha/1,000 people
	Access Radius (400m)	Most homes in the village have a park and/or sportsground within 400 metres. Gaps: <ul style="list-style-type: none"> <li>North and east Sutton village</li> </ul>
	Range of opportunities	Local play for very young: No Local children's play: Yes Older children's activity space: No Youth recreation space: No Local recreation space: Yes Active recreation space: Yes Large community outdoor recreation area: Yes Fitness and exercise space: Yes Trail and path-based recreation: No Organised sport and recreation: Yes Off-leash dog exercise area: No



Current open space supply and capacity to provide for projected 2036 population	Parks: 0.06 ha/1,000 people <b>BELOW RECOMMENDED</b> Sport: 1.83 ha/1,000 people <b>BELOW RECOMMENDED</b> Other open space: 8.12 ha/1,000 people
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## Recommendations for Sutton and surrounds

Table 31 Recommendations for Sutton and surrounds

Function	Requests from the community	Future planning needs and direction		Recommendations
<b>Open space</b>	Improved maintenance – weeds and mowing Water refill stations	Provide open space and recreational opportunities to serve the population of Sutton in 2036, as well as a wider catchment  Provide open space to serve new residential subdivisions	ACT P1	Implement the Sutton Village Masterplan 2017.
			ACT P2	Prepare a Plan of Management for Sutton Common to include informal recreation opportunities for the community, and biodiversity improvements. Request for Council to become Crown Land Manager, or support Sutton Landcare to become trustees, or suggest Landcare become the licence holder under Crown Lands.
			ACT P3	Reconsider the licence terms for grazing over part of Crown reserve 754882 in Sutton with the purpose of future public requirements if part or all of the reserve is required for public open space. Priority for public open space are the lots adjacent to Sutton Public School and Woodbury Ridge Estate.
			ACT P4	Provide open space in new residential subdivisions to the north, west and south of Sutton village (2.5 hectares/ 1,000 people park, 2 hectares/1,000 people sport, generally within 400 metres of homes).
<b>Park</b>	Playgrounds – upgrade existing, fencing Shade, seating, barbecues	Provide parks for informal and active recreation for people of all ages  Improve access to the Yass River and McLaughlins Creek for recreation	ACT P5	Engage with young people in Sutton to design social, play and active elements in a 'Youth Spot' in an open space near shops
			ACT P6	Address shade, fencing and parking at existing play spaces.
			ACT P7	Address issues regarding poor quality shade, seating, picnic tables, drinking water for people and dogs, and toilets in existing parks.

Function	Requests from the community	Future planning needs and direction	Recommendations
			ACT P8 Address maintenance issues in existing parks, particularly mowing and weeds.
<b>Sport</b>	-	Provide opportunities for field, court and diamond sports	ACT P9 Provide two rectangular equivalent/ one oval sporting fields in Sutton
<b>Environmental</b>	-	-	ACT P10 Restore and enhance the banks and areas adjacent to Yass River and McLaughlins Creek. ACT P11 Clear weeds to improve visual and physical access to the bank and McLaughlins Creek at Bob Collis Reserve. ACT P12 Implement the Sutton Stormwater Network Upgrade Scheme.
<b>Cultural</b>	Revisit the Yass Traditional Owners River Restoration Project at Sutton Oval	Integrate indigenous cultural activities into public open spaces	ACT P13 In consultation with the local Aboriginal community revisit the Yass Traditional Owner River Restoration Project on McLaughlins Creek at Sutton Oval.
<b>Golf</b>	-	-	-
<b>Equestrian</b>	-	Improve access to and quality of existing equestrian facilities	-
<b>Camping</b>	-	-	-
<b>Connections</b>	Pedestrian crossing on Sutton Road/ Camp Street/ Victoria Street to Bob Collis Reserve Footpaths along busy roads and around the hills in Sutton Cycle path between Sutton and Gundaroo Walking tracks with interpretive signs Improve road verges suitable for walking	Increase public access to the creek/river	ACT P14 Consider pedestrian crossing on Sutton Road/ Camp Street/ Victoria Street. ACT P15 Investigate opportunities for access to the creek/river. ACT P16 Increase maintenance of road verges. ACT P17 Introduce a Greenways path around Sutton.

Function	Requests from the community	Future planning needs and direction	Recommendations
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## Recommendations for Other ACT Peri-Urban Area

Table 32 Recommendations for other ACT Peri-Urban Area

Village/locality	Open space function		Recommendation
<b>Wallaroo</b> 2016: 707 people 2021: 576 people	Park	ACTP18	Investigate the suitability of retaining the two Council-owned public reserves adjoining the river (Lot 5 DP 701582 and Lot 13 DP 253616) for informal water-based recreation.  If considered suitable for public reserves, improve wayfinding and formed road access, and embellish for fishing, picnics and camping.
	Park	ACTP19	Consider the small parcel of Council-owned land near the bus stop on Spring Range Road in Wallaroo as a meeting place for local residents for picnics, barbecues and social gatherings.
<b>Mullion</b> 2016: 84 people 2021: 89 people	Park	ACTP20	Provide a play opportunity at Mullion Recreation Ground/Mullion Hall (Mountain Creek Road).
	Sport	ACTP21	Convert tennis courts to multi-purpose courts at Mullion Recreation Ground.
	Environment	ACTP22	Prepare a preliminary biodiversity assessment of the woodland at the Mullion Recreation Ground to inform future management.

## 6.2.4 Gundaroo and District

The Gundaroo and District planning area:

- ❑ increased in population by 47 people (3.7%) from 1,285 people in 2016 to 1,332 people in 2021.
- ❑ is expected to increase in population by 29% to 1,714 people in 2036
- ❑ will have 1.16 hectares of park per 1,000 people in 2036, which is below the desired provision of parkland
- ❑ will have 1.23 hectares of sports open space per 1,000 people in 2036, which is below the desired provision of sports open space

The population of the Gundaroo and District planning area in 2021 was 1,332 people. The population of Gundaroo state suburb in 2021 was 1,233 people.

**92%** of the Gundaroo and District planning area lives in Gundaroo state suburb.

Figure 29 Gundaroo State Suburb



(note that the boundary of Bellmount Forest state suburb also includes part of the adjoining local government area).

Figure 30 Open space in Gundaroo

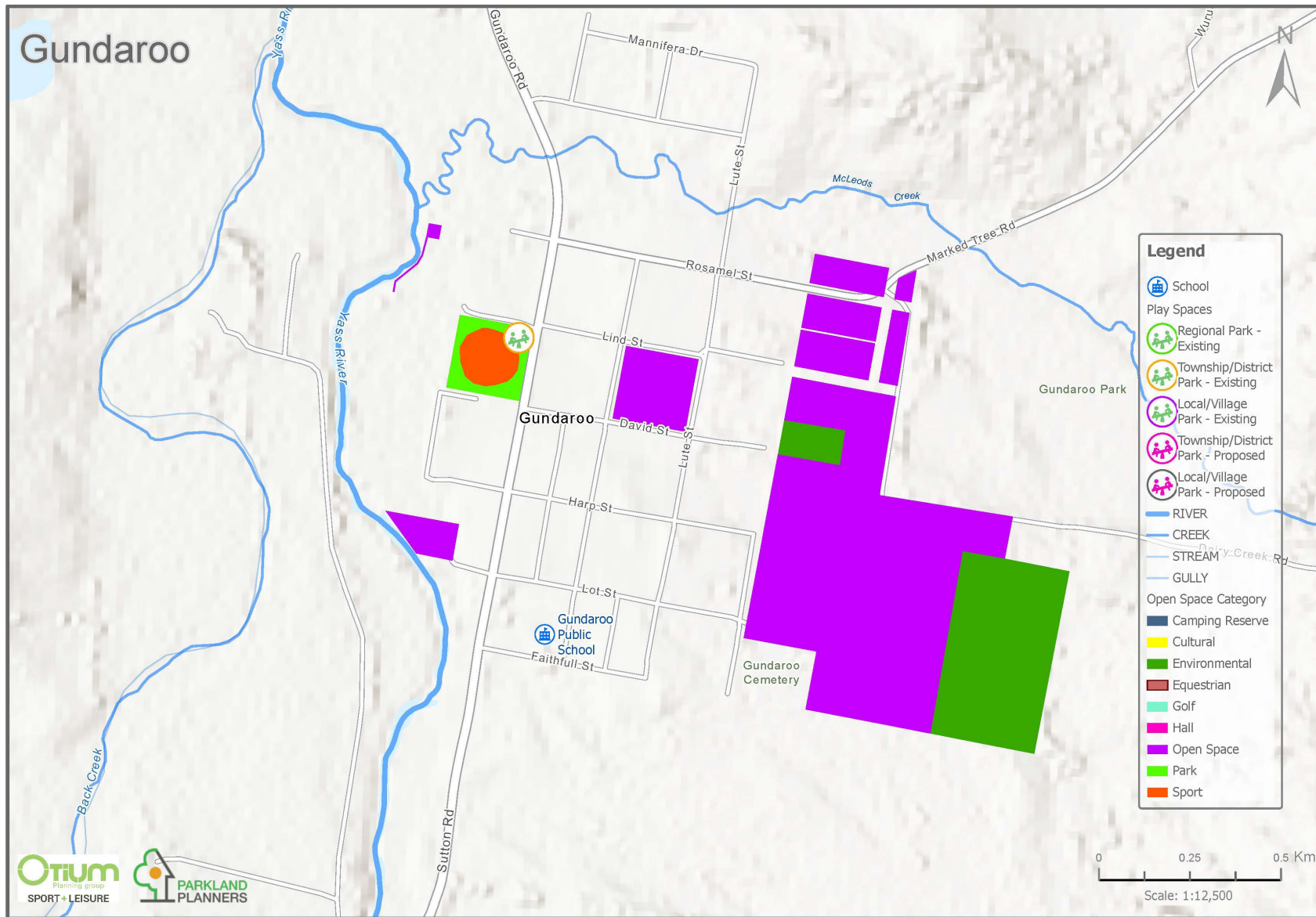


Figure 31 Access to Park and Sport open space in Gundaroo

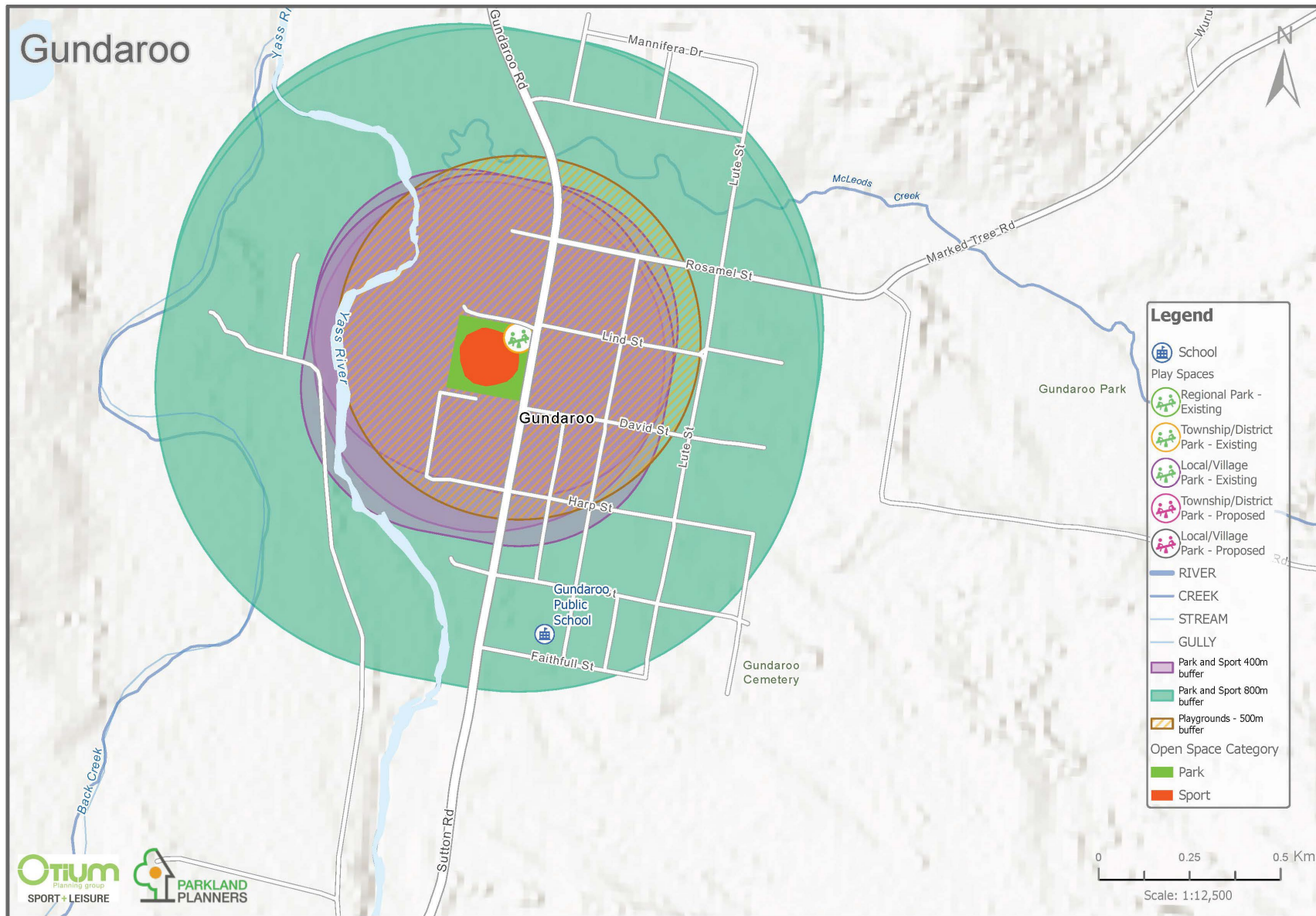


Table 33 Assessment of open space in Gundaroo and District

Current supply of Open Space in Gundaroo and District planning area (ha)	Function		Total (ha)
	Open space		51.33
	Environment		1,399.9
	Equestrian		0.0
	Golf		0.0
	Park		1.98
	Sport		2.1
	Cultural		0.0
	Hall		0.0
	Camping		0.0
	Future open space (subdivision plans)		0.0
	Future environmental open space (subdivision plans)		0.0
	<b>TOTAL</b>		<b>1,455.29</b>
Supply – strengths	<ul style="list-style-type: none"> <li>• BMX track at Gundaroo Park</li> <li>• Camping opportunity at Gundaroo Park</li> <li>• Environmental significance of parts of Gundaroo Common</li> <li>• Undeveloped open space at Gundaroo Common</li> </ul>		
Supply – weaknesses	<ul style="list-style-type: none"> <li>• Limited access to Yass River</li> <li>• No court sport space/facilities</li> </ul>		
<b>Population 2016:</b> Population 2021: Population increase: Forecast population growth 2021-2036:	1,146 1,233 7.6% 28.7%		
<b>Planning and Provision</b>  Median supply levels:  Park (Local and District) 2.5 ha/1,000 people Sport 2.0 ha/1,000 people  Preferred access of 400m to parkland and play opportunities.	Broad provision ha/1,000 people 2021	Parks: 1.49 ha/1,000 people Sport: 1.58 ha/1,000 people	
	Access Radius (400m)	Most homes have a park within 400m Gaps: north, south and east Gundaroo	
	Range of opportunities	Local play for very young: No Local children’s play: Yes Older children’s activity space: Yes Youth recreation space: Yes Local recreation space: Yes Active recreation space: Yes Large community outdoor recreation area: Yes Fitness and exercise space: Yes Trail and path-based recreation: No Organised sport and recreation: Yes – field only Off-leash dog exercise area: No	

Current open space supply and capacity to provide for projected 2036 population	Parks: 1.16 ha/1,000 people <b>BELOW RECOMMENDED</b> Sport: 1.23 ha/1,000 people <b>BELOW RECOMMENDED</b> Other open space: 38.54 ha/1,000 people
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## Recommendations for Gundaroo and District

Table 34 Recommendations for Gundaroo and District

Function	Requests from the community	Future planning needs and direction		Recommendations
<b>Open space</b>	-	Provide open space and recreational opportunities to serve a population of over 1,700 people in 2036, as well as a wider catchment  Provide open space to serve new residential subdivisions	GD1	Implement the Gundaroo Masterplan
			GD2	Provide open space in new residential subdivisions (2.5 hectares/ 1,000 people park, 2 hectares/1,000 people sport, generally within 400 metres of homes)
			GD3	Review use agreement for grazing on part or all of the Police Paddock
			GD4	Address maintenance issues, particularly mowing and weeds
<b>Park</b>	Informal recreation: seating Play: extend play equipment, shade Skate park Outdoor fitness equipment	Provide parks for informal and active recreation for people of all ages  Improve access to the Yass River and Macleods Creek for recreation	GD5	Engage with young people in larger villages to design social, play and active elements in a 'Youth Spot' in an open space near shops.
			GD6	Address shade, fencing and parking at existing play spaces.
			GD7	Address issues regarding shade, seating, picnic tables in Gundaroo Park.
			GD8	Support the Park Manager (administration, financial, expertise) in developing and maintaining infrastructure in Gundaroo Park.
			GD9	Designate an off leash dog exercise area.
			GD10	Signpost and upgrade river access points at the end of Lot Street and Rosamel Street.
<b>Sport</b>	Improve parking and lighting at Gundaroo Oval  Improve the internal road around Gundaroo Oval	Provide opportunities for field, court and diamond sports	GD11	Provide multi-purpose sports courts in Gundaroo Park.
			GD12	Improve parking, sports lighting, security lighting and the internal road at Gundaroo Oval.



Function	Requests from the community	Future planning needs and direction		Recommendations
			GD13	Provide two rectangular equivalent/ one oval sporting fields in Gundaroo.
<b>Environmental</b>	-	-	GD14	Restore and revegetate banks and areas adjacent to Yass River in public ownership.
			GD15	Implement measures recommended in Gundaroo Flood Risk Management Study and Plan: <ul style="list-style-type: none"> <li>- Implement the Gundaroo Detention Basin Scheme.</li> <li>- Construct a detention basin in West Gundaroo Common.</li> <li>- Construct a detention basin in Police Paddock.</li> </ul>
			GD16	Complete a biodiversity assessment of Lake George/St George Hill for biodiversity stewardship.
			GD17	Retain RE1 Public Recreation zoning over Lot 64 south of St George Hill if a launch area for paragliding is proposed.
<b>Cultural</b>	-	-	-	
<b>Golf</b>	-	-	-	
<b>Equestrian</b>	-	-	-	
<b>Camping</b>	Conflicts between campers and park/oval users		GD18	Review operation and management of the camping area in Gundaroo Park.
			GD19	Support the Park Manager (administration, financial, expertise) in developing and maintaining existing infrastructure in Gundaroo Park.
<b>Connections</b>	River walk Pathways linking open spaces with community facilities Improve road verges for walking such as Back Creek Road and Sibley Road	Improve access to the river for recreation and exercise	GD20	Construct a pedestrian path from the west end of Rosamel Street along Yass River to Lind Street, connecting into the rear of Gundaroo Park.
			GD21	Investigate other river access and riverbank walking routes.
			GD22	Improve drainage at the southern end of the village.
			GD23	Improve road verges of roads around the village, such as Back Creek Road and Sibley Road.

## 6.2.5 Bowning-Bookham-Rural West

The Bowning-Bookham-Rural West planning area:

- ❑ increased in population by 37 people (2.3%) from 1,623 people in 2016 to 1,660 people in 2021.
- ❑ is expected to increase in population by 14% to 1,890 people in 2036
- ❑ will have 8.28 hectares of park per 1,000 people in 2036, which is above the desired provision of parkland
- ❑ will have 2.67 hectares of sports open space per 1,000 people in 2036, which is above the desired provision of sports open space.

### Bowing

Figure 32 Bowning state suburb



Figure 33 Open space in Bowing

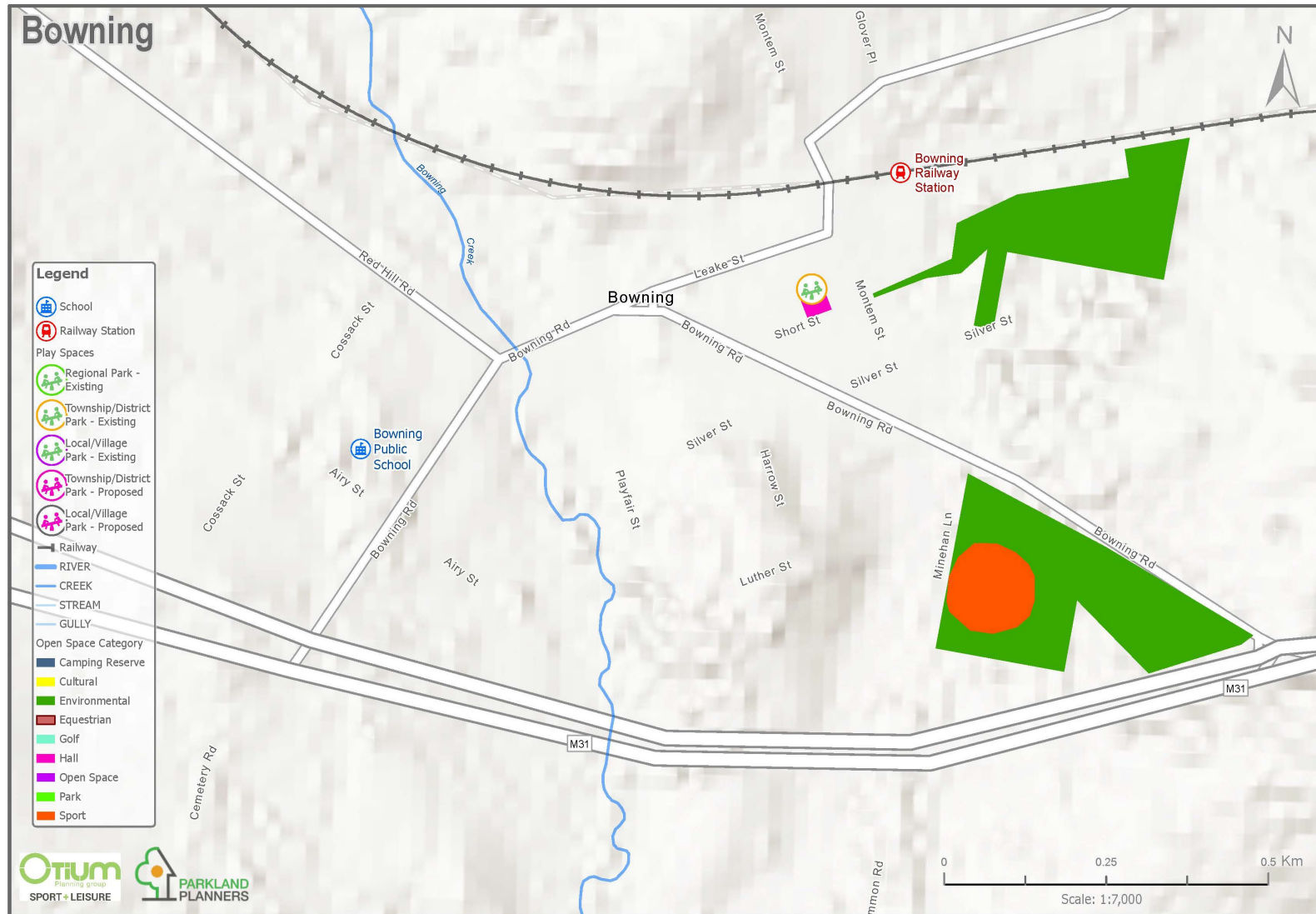


Figure 34 Access to Park and Sport open space in Bowning

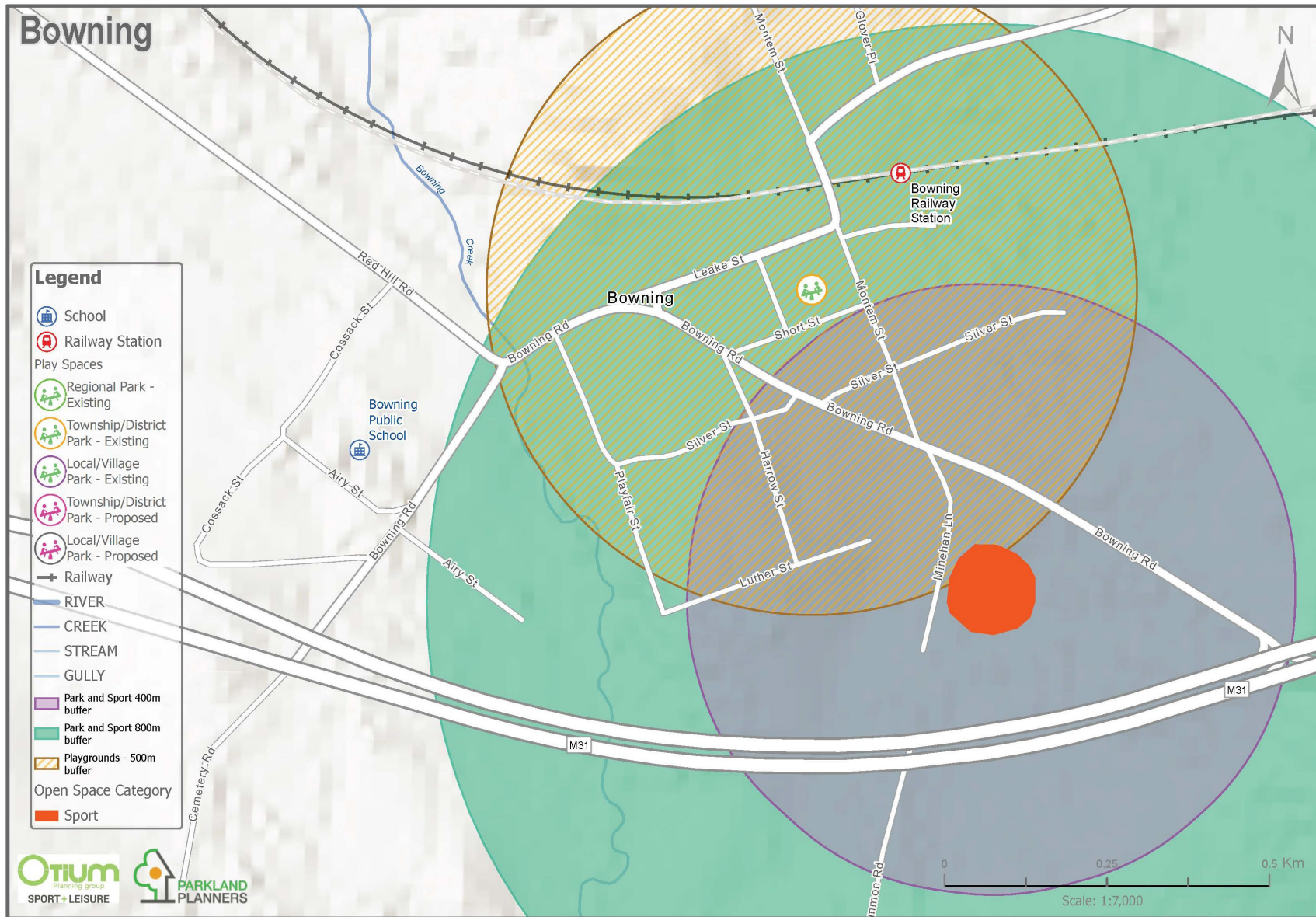


Table 35 Assessment of open space in Bowning

Supply – strengths	<ul style="list-style-type: none"> <li>Cricket ground and facilities</li> <li>Environmental open space</li> </ul>	
Supply – weaknesses	<ul style="list-style-type: none"> <li>Limited facilities on plentiful open space for a small village</li> <li>Dispersed main street means no defined community hub except for the community hall</li> <li>Gap in park and sport open space in west Bowning</li> </ul>	
<b>Population 2016:</b> Population 2021: Population change: Forecast population growth 2021-2036	573 619 8.0% Not available	
<b>Planning and Provision</b>  Median supply levels:  Park (Local and District) 2.5 ha/1,000 people  Sport 2.0 ha/1,000 people  Preferred access of 400m to parkland and play opportunities.	Broad provision ha/1,000 people	Parks: 0 ha/1,000 people Sport: 2.4 ha/1,000 people Note: Sports ground acts as a park as well and 0.18 Ha supports the Hall and playground which acts as a local park. An additional 10.44 Ha of environmental land, including the recreation reserve which has been classed as Environmental open space, complements open space provision.
	Access Radius (400m)	About 90% of homes have a playground or access to the sports ground within 500 metres. Gaps: <ul style="list-style-type: none"> <li>West Bowning in the vicinity of Bowning Public School</li> </ul>
	Range of opportunities	Local play for very young: Yes Local children’s play: Yes Older children’s activity space: No Youth recreation space: No Local recreation space: Yes Active recreation space: Yes Large community outdoor recreation area: Yes Fitness and exercise space: Yes Trail and path-based recreation: No Organised sport and recreation: Yes Off-leash dog exercise area: Yes
Current open space supply and capacity to provide for projected 2036 population	Parks 0 ha/1,000 people <b>BELOW RECOMMENDED</b> Sport 2.4 ha/1,000 people <b>CLOSE TO RECOMMENDED</b> Note: Park needs are serviced by the oval, community hall and recreation reserve.	

## Recommendations for Bowning

Table 36 Recommendations for Bowning

Function	Requests from the community	Future planning needs and direction	Recommendations
<b>Open space</b>	Better maintenance: mowing and rubbish collection	Provide open space and recreational opportunities to serve the 2036 Bowning population, as well as a wider catchment	BBRW 1 Complete the Bowning Masterplan.
			BBRW 2 Investigate opportunities for additional open space on the western side of the village near the school and near shops.
			BBRW 3 Liaise with school principal to allow community access to facilities and space on Bowning Public School grounds.
			BBRW 4 Liaise with private landowner for more frequent public access to Bowning Hill (currently once per year).
			BBRW 5 Provide open space in new residential subdivisions (2.5 hectares/1,000 people park, 2 hectares/1,000 people sport, generally within 400 metres of homes).
<b>Park</b>	Play: upgraded play equipment Informal recreation: picnic tables and barbecue facilities Bike activity park (BMX, pump, mountain bike) Skate park Re-purpose the former tennis court to a bocce court	Provide parks for informal and active recreation for people of all ages Improve access to Bowning Creek for recreation	BBRW 6 Engage with young people in larger villages to design social, play and active elements in a 'Youth Spot' in an open space near shops.
			BBRW 7 Relocate the playground from the community hall to Bowning Recreation Ground.
			BBRW 8 Undertake community engagement to agree on alternative use (such as community park, youth recreation) for Council land adjacent to Bowning rail station.
			BBRW 9 Address requests for embellishment of existing play spaces.
<b>Sport</b>	Improve toilets at Bowning Oval	Provide opportunities for field and court sports	BBRW 10 Undertake further upgrades and developments for Bowning Recreation Ground listed in the Crown Reserves Sports and Recreation Grounds Plan of Management.
			BBRW 12 Provide a multi-purpose sports court at Bowning Recreation Ground.
<b>Environmental</b>	-	-	BBRW 13 Maintain environmental areas surrounding the oval and south of the railway. Provide informal pedestrian/recreation access as appropriate.

Function	Requests from the community	Future planning needs and direction	Recommendations
			BBRW 14 Construct a vegetated bund at Bowning Recreation Area to better prevent entry of flood water.
			BBRW 15 Implement the recommendations of the Murrumbateman, Bowning, Bookham and Binalong Flood Study.
<b>Cultural</b>	-	Integrate indigenous cultural activities into public open spaces	BBRW 16 Engage with local indigenous people regarding cultural opportunities in open spaces in Bowning.
<b>Golf</b>	-	-	-
<b>Equestrian</b>	-	-	-
<b>Camping</b>	Showers and toilets at Bowning Oval Free RV parking facilities in Bowning	-	BBRW 17 Introduce camping for recreational vehicles at Bowning Recreation Ground
<b>Connections</b>	Connected and continuous paths Improved road verges for walking		BBRW 18 Construct a path link between town-Bowing Recreation Ground-community hall.

## Binalong

Figure 35 Binalong state suburb



Figure 36 Open space in Binalong

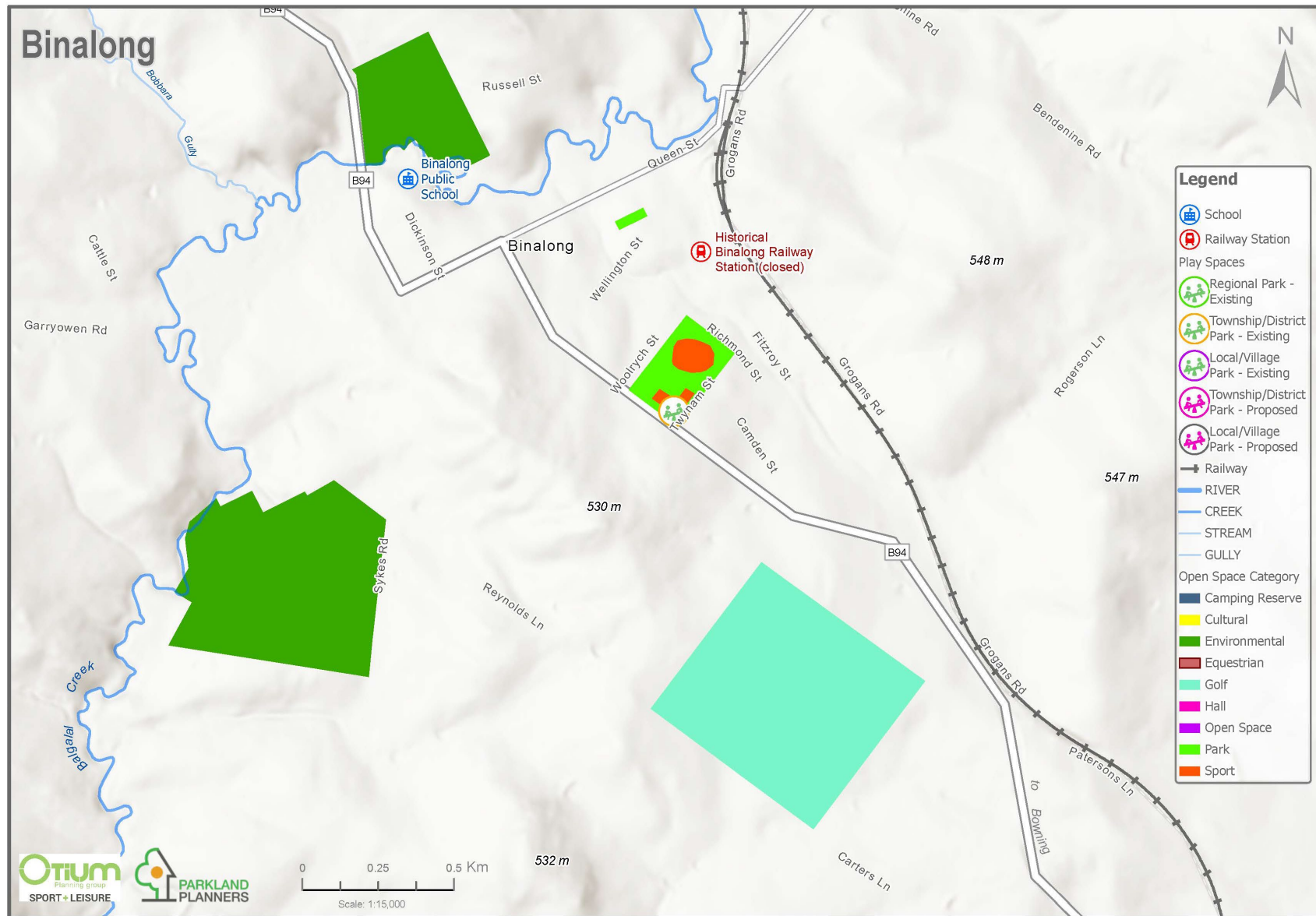




Figure 37 Access to Park and Sport open space in Binalong

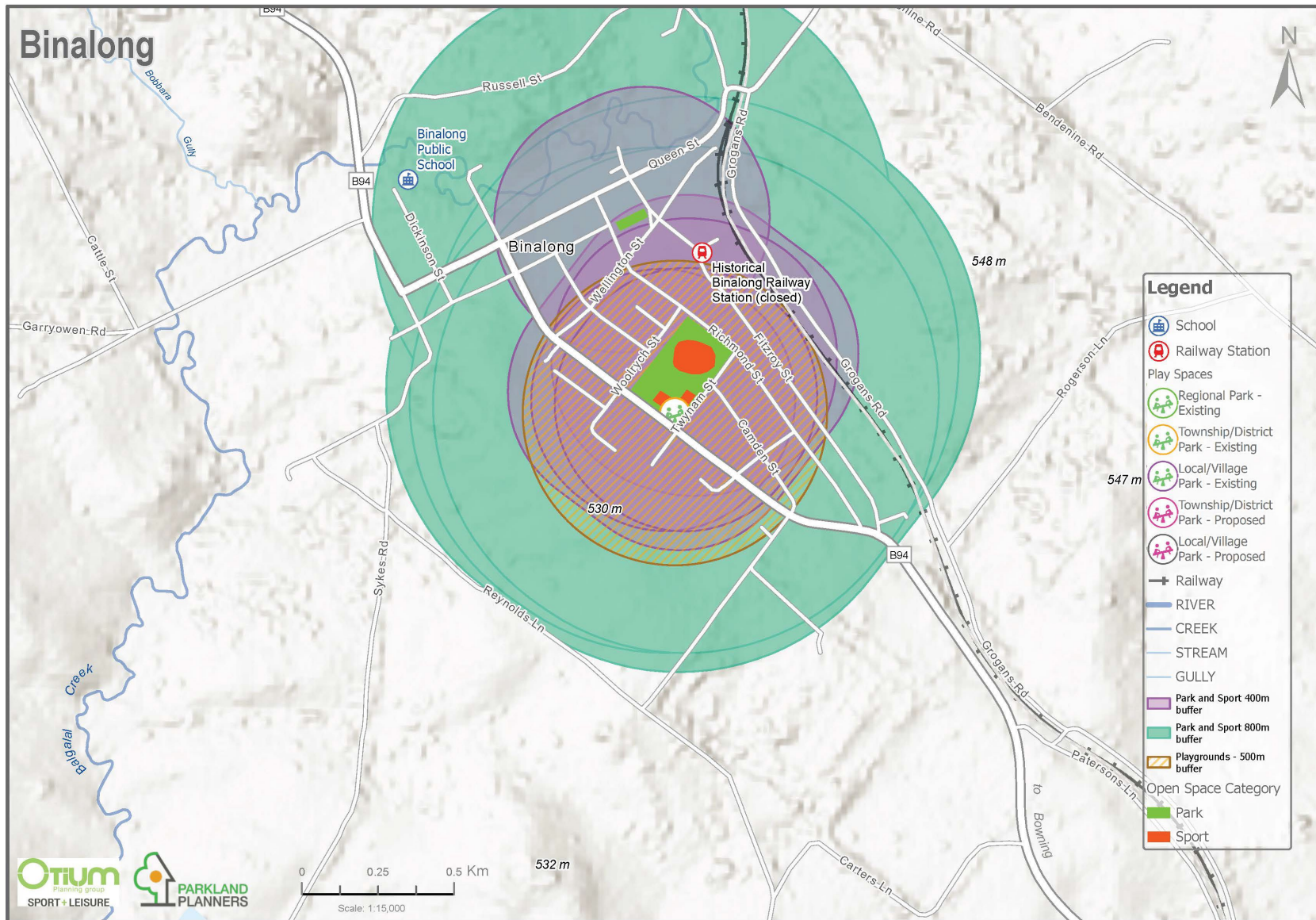


Table 37 Assessment of open space in Binalong

Supply – strengths	<ul style="list-style-type: none"> <li>• Community golf course, lawn bowling green</li> <li>• Aquatic centre</li> <li>• Youth recreation facilities</li> <li>• Pioneer Park – civic park</li> <li>• Box Gum Woodland</li> </ul>	
Supply – weaknesses	-	
Population 2016: Population 2021: Population increase: Forecast population growth 2021-2036	543 550 1.3% unknown	
<b>Planning and Provision</b>  Median supply levels:  Park (Local and District) 2.5 ha/1,000 people  Sport 2.0 ha/1,000 people  Preferred access of 400m to parkland and play opportunities.	Broad provision ha/1,000 people	Parks: 8.43 ha/1,000 people Sport: 3 ha/1,000 people
	Access Radius (400m)	About 90 % of homes in the village have a park within 400 metres  Approximately 60% have access to a playground within 500 metres.  Gaps: west Binalong
	Range of opportunities	Local play for very young: Yes Local children’s play: Yes Older children’s activity space: Yes Youth recreation space: Yes Local recreation space: Yes Active recreation space: Yes Large community outdoor recreation area: Yes Fitness and exercise space: Yes Trail and path-based recreation: No Organised sport and recreation: Yes Off-leash dog exercise area: Yes
Current open space supply and capacity to provide for projected 2036 population	Parks: 8.43 ha/1,000 people <b>ABOVE RECOMMENDED</b> Sport: 3 ha/1,000 people <b>ABOVE RECOMMENDED</b>	

## Recommendations for Binalong

Table 38 Recommendations for Binalong

Function	Requests from the community	Future planning needs and direction	Recommendations
<b>Open space</b>	-	Provide open space and recreational opportunities to serve the 2036 population of Binalong, as well as a wider catchment	BBRW 19 Prepare a Masterplan for the Binalong Recreation Ground.
			BBRW 20 Investigate opportunities for additional open space on the western side of the village near the school.
			BBRW 21 Liaise with school principal to allow community access to facilities and space on Binalong Public School grounds.
			BBRW 22 Provide open space in new residential subdivisions (2.5 hectares/ 1,000 people park, 2 hectares/1,000 people sport, generally within 400 metres of homes).
<b>Park</b>	Play: better playground, shade, fencing Outdoor fitness equipment Improve the skate park	-	BBRW 23 Undertake further upgrades and developments for Binalong Recreation Ground listed in the Crown Reserves Sports and Recreation Grounds Plan of Management and consistent with the Masterplan for Binalong Recreation Ground.
<b>Sport</b>	Binalong Recreation Ground: improved playing surface, parking, lighting	Provide opportunities for field and court sports	BBRW 24 Undertake further upgrades and developments for Binalong Recreation Ground listed in the Crown Reserves Sports and Recreation Grounds Plan of Management and consistent with the Masterplan for Binalong Recreation Ground.
			BBRW 25 Investigate the opportunities for location of sporting facilities near the primary school.
<b>Environmental</b>	-	-	BBRW 26 Consider the range of possible recreational uses for Lot 7305 DP 1147899 (mapped as Environmental and Public Recreation purposes), including primitive camping, bike park, etc.

Function	Requests from the community	Future planning needs and direction	Recommendations
			BBRW 27 Implement the recommendations of the Murrumbateman, Bowning, Bookham and Binalong Flood Study.
<b>Cultural</b>	-	Integrate indigenous cultural activities into public open spaces	BBRW 28 Engage with local indigenous people regarding cultural opportunities in open spaces in Binalong.
<b>Golf</b>	-	-	-
<b>Equestrian</b>	-	-	-
<b>Camping</b>	Free RV parking facilities in Binalong	-	BBRW 29 Investigate a suitable location for free RV parking facilities in Binalong.
<b>Connections</b>	Extend the network of walking and cycling paths		BBRW 30 Improve road verges for walking.

## Bookham

Figure 38 Bookham state suburb

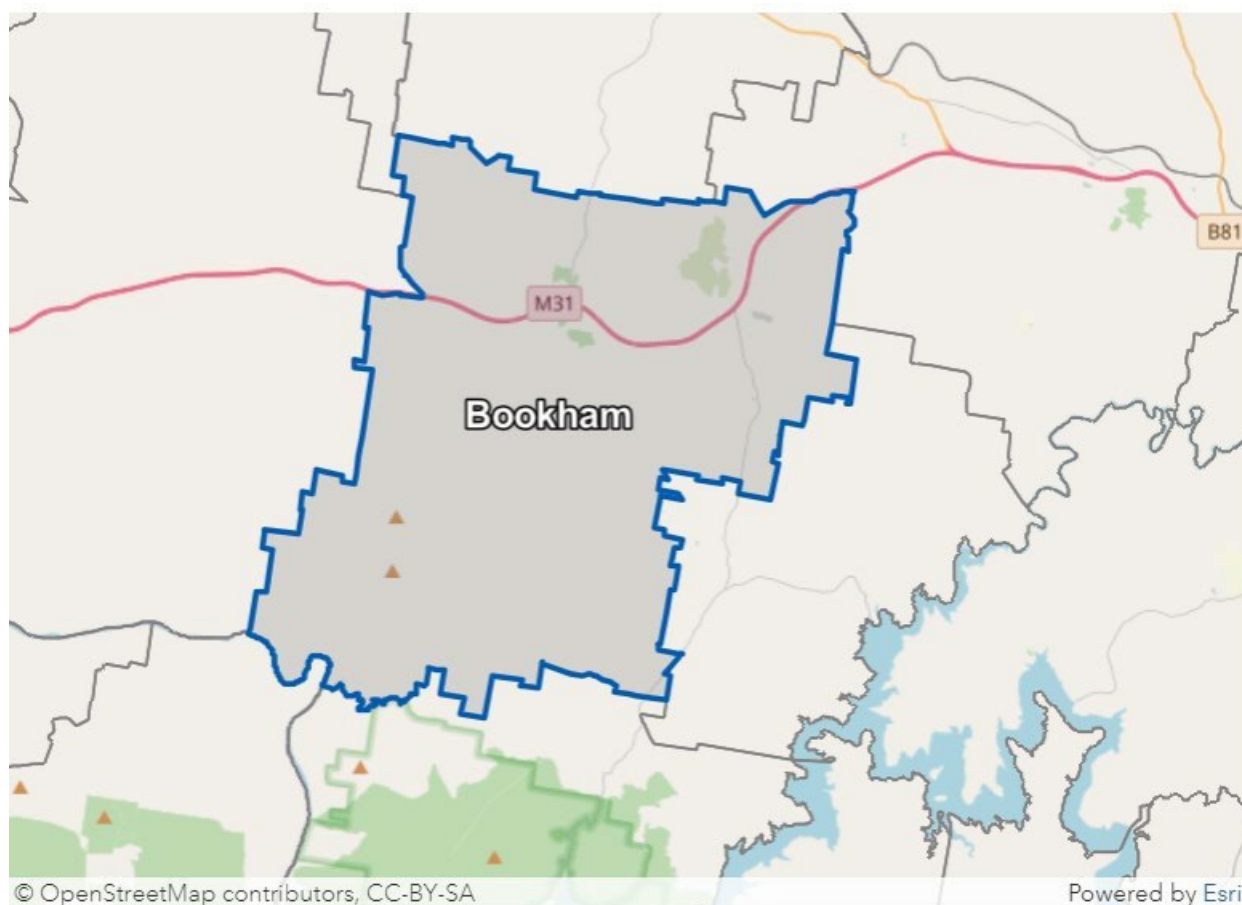


Figure 39 Open space in Bookham

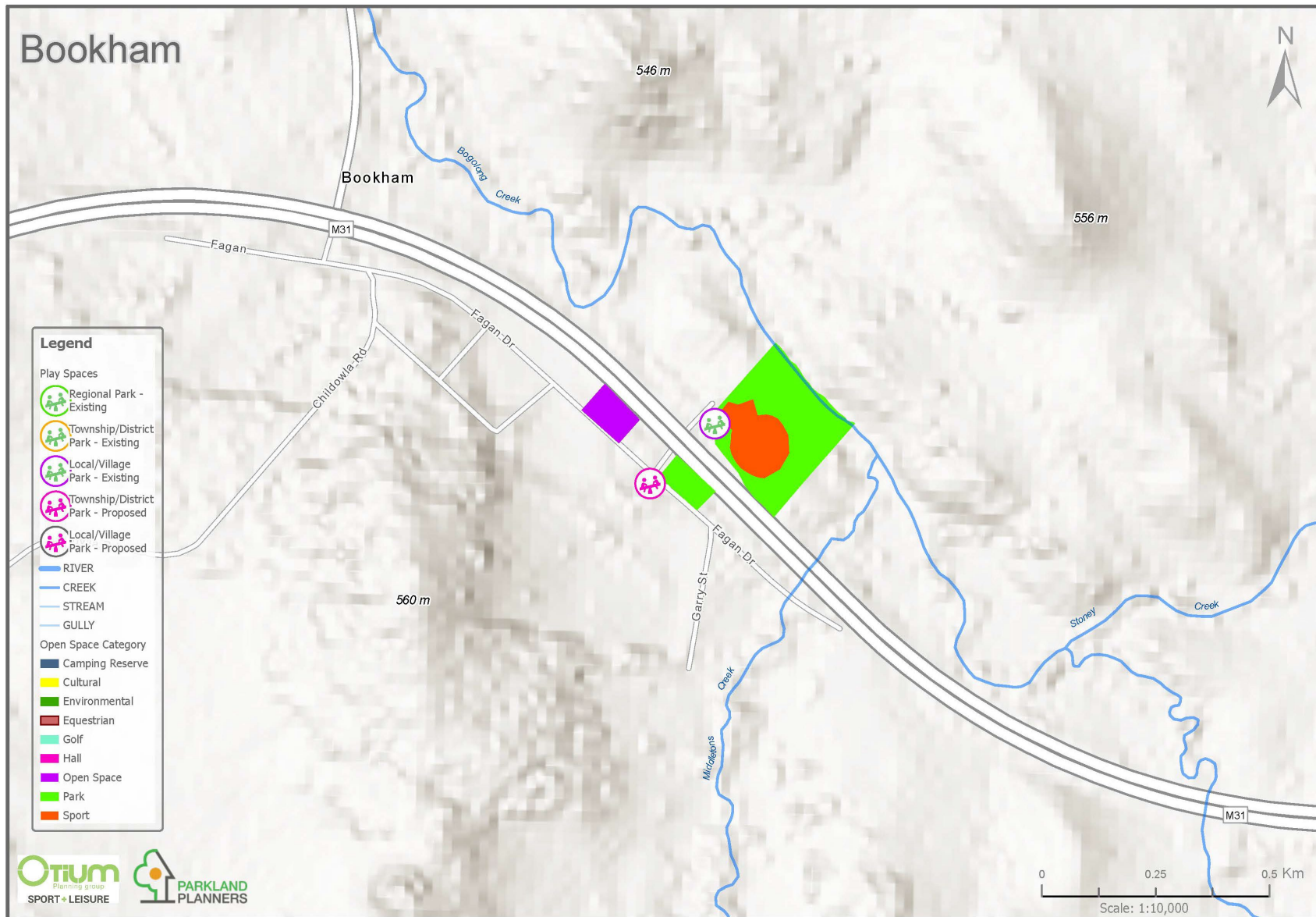


Figure 40 Access to Park and Sport open space in Bookham

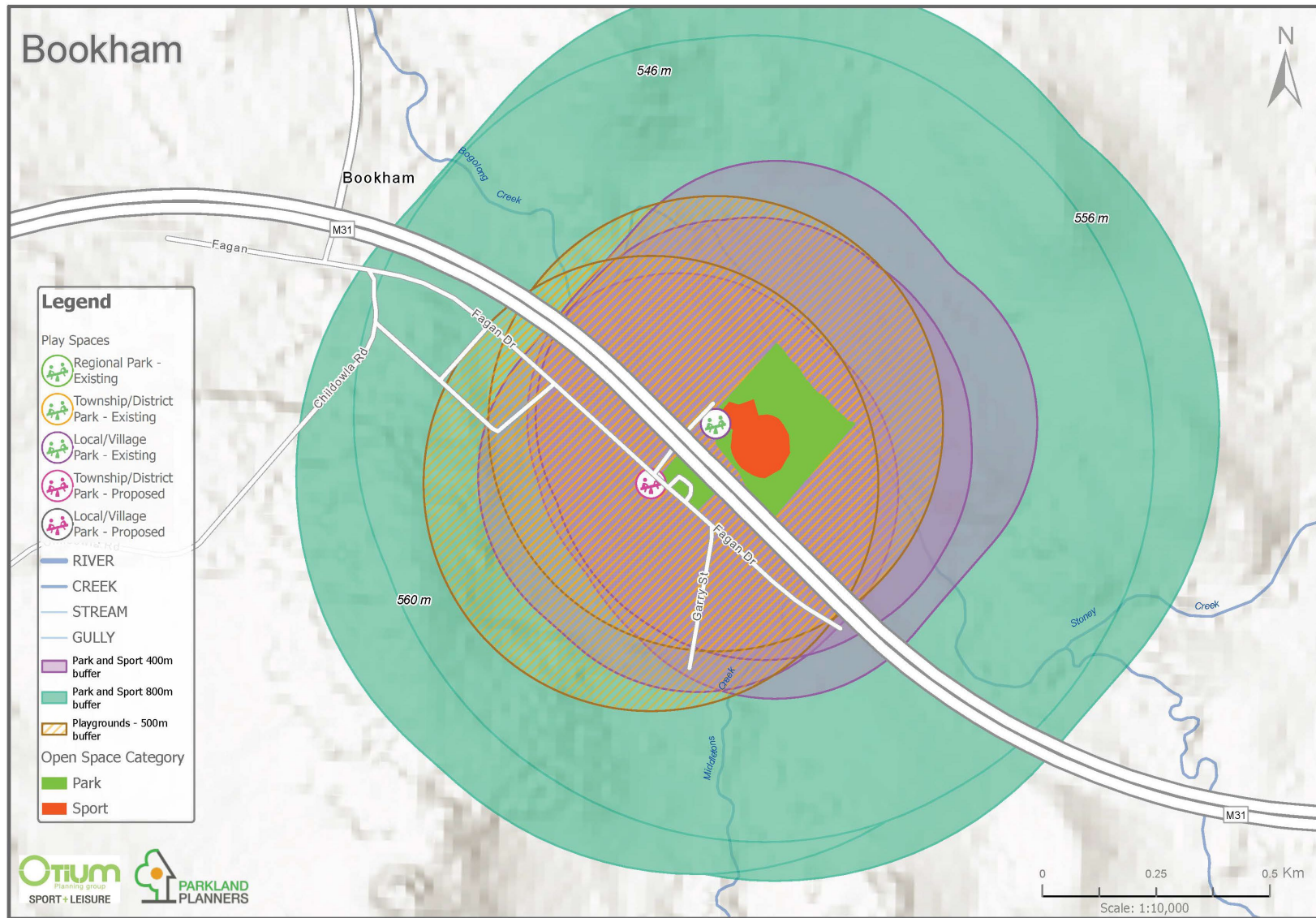


Figure 41 Assessment of open space in Bookham

Supply – strengths	<ul style="list-style-type: none"> <li>• Full-sized sportsground for small village</li> <li>• Traveller rest area with parking, picnic tables and toilets</li> </ul>	
Supply – weaknesses	<ul style="list-style-type: none"> <li>• No landscaped informal open space</li> <li>• The rest area is the only park space south of the highway within the village.</li> </ul>	
<b>Population 2016:</b> Population 2021: Pop'n decrease: Forecast population change 2021-2036	161 127 -21.1% unknown	
<b>Planning and Provision</b>  Median supply Levels:  Park (Local and District) 2.5 ha/1,000 people  Sport 2.0 ha/1,000 people  Preferred access of 400m to parkland and play opportunities.	Broad provision ha/1,000 people	Parks: 35.7 ha/1,000 people Sport: 13.46 ha/1,000 people
	Access Radius (400m)	Most homes in the village have a park or sportsground within 400 metres and access to playspace within 500 metres Note: the main sport and recreation area is on the northern side of the highway but is connected by a pedestrian underpass.
	Range of opportunities	Local play for very young: No Local children's play: Yes Older children's activity space: No Youth recreation space: No Local recreation space: Yes Active recreation space: Yes Large community outdoor recreation area: Yes Fitness and exercise space: Yes Trail and path-based recreation: No Organised sport and recreation: Yes Off-leash dog exercise area: No
Current open space supply and capacity to provide for projected 2036 population	Parks: 35.7 ha/1,000 people <b>ABOVE RECOMMENDED</b> Sport: 13.46 ha/1,000 people <b>ABOVE RECOMMENDED</b> Bookham Recreation Ground supports 1.71 Ha sport and 4.54 Ha park/recreation. Catchment has capacity to support growth.	

## Recommendations for Bookham

Table 39 Recommendations for Bookham

Function	Requests from the community	Future planning needs and direction		Recommendations
<b>Open space</b>		Provide open space and recreational opportunities to serve the Bookham population in 2036, as well as a wider catchment	BBRW 31	Provide open space in new residential subdivisions (3 hectares/1,000 park, 1.5 hectares/1,000 sport, generally within 400 metres of homes)
<b>Park</b>	Playground near Barney's Café, at Bookham Rest Area	Improve opportunities for informal recreation	BBRW 32	Implement the Bookham Mainstreet Masterplan, including: <ul style="list-style-type: none"> <li>- Install picnic tables along the circuit path through the woodland</li> <li>- Install a presentation garden including carpark, garden beds (water sensitive urban design), seats, bike parking.</li> <li>- Install playground with accessible basket swing, concrete circuit bike path, nature play elements</li> <li>- Install healthy highway hub (traveller rest area) including enclosed leash free dog area, outdoor exercise equipment, concrete circuit path, seating.</li> </ul>
<b>Sport</b>	-	Provide opportunities for field and court sports	BBRW 33	Implement the Bookham Mainstreet Masterplan, including: <ul style="list-style-type: none"> <li>- Bookham Recreation Ground: retain the oval, install cricket practice nets, install seats and picnic tables to clubhouse viewing area, install hammock swing, new barbecue facilities.</li> <li>- Replace artificial grass to tennis courts to provide a community facility, preferably a multi-purpose sports court</li> <li>- Undertake further upgrades and developments for Bookham Recreation Ground listed in the Crown Reserves Sports and Recreation Grounds Plan of Management</li> </ul>
<b>Environmental</b>	-	-	BBRW 34	Implement the recommendations of the Murrumbateman, Bowning, Bookham and Binalong Flood Study
<b>Cultural</b>	-	Integrate indigenous cultural activities into public open spaces	BBRW 35	Engage with local indigenous people regarding cultural opportunities in open spaces in Bookham.
<b>Golf</b>	-	-	-	-



Function	Requests from the community	Future planning needs and direction	Recommendations
<b>Equestrian</b>	-	-	-
<b>Camping</b>	Free RV parking facilities in Bookham	-	BBRW 36 Provide free RV parking facilities in Bookham Recreation Ground.
<b>Connections</b>	-	-	BBRW 37 Open space between Fagan Drive and the highway west of underpass: construct a circuit path through woodland. Add a path between the circuit path to the underpass.  BBRW 38 Improve road verges for walking.

## Wee Jasper

Figure 42 Wee Jasper state suburb

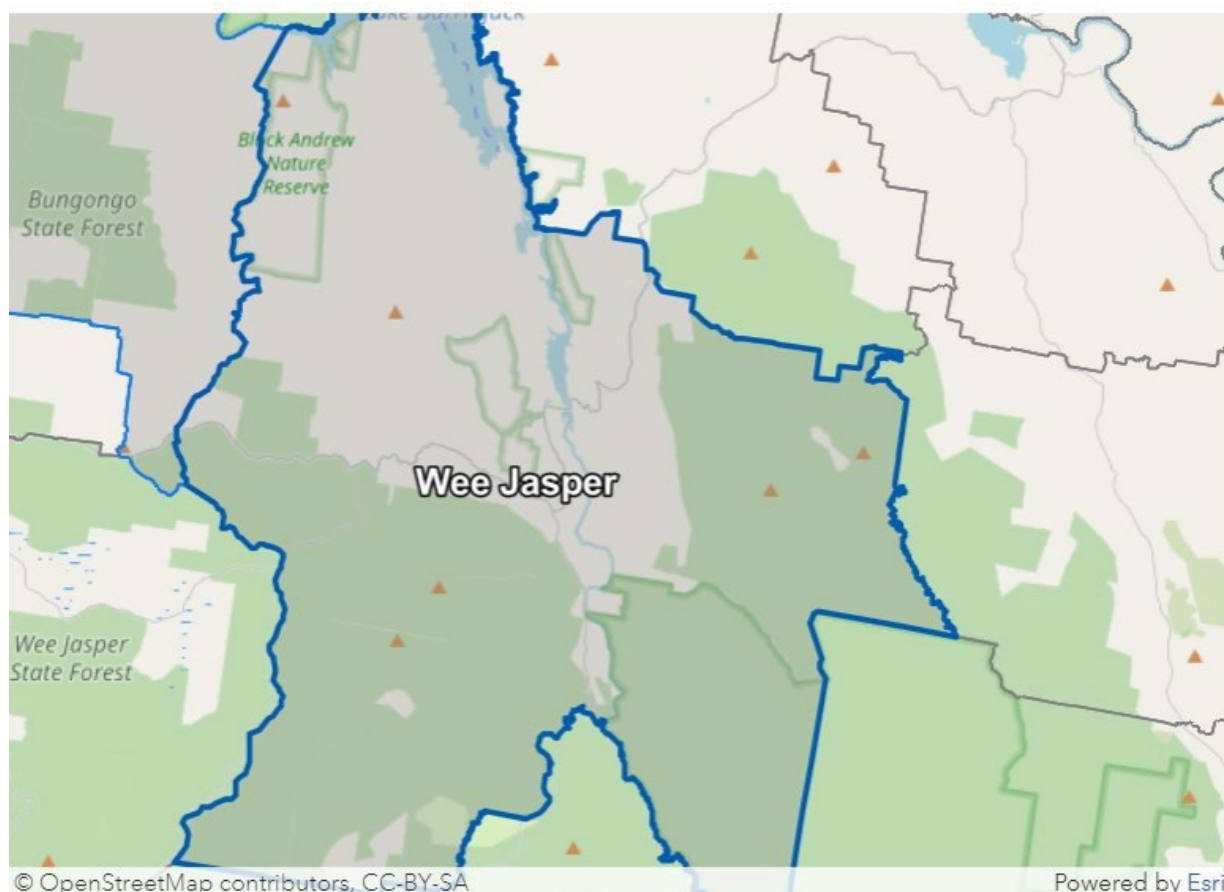


Figure 43 Open space in Wee Jasper

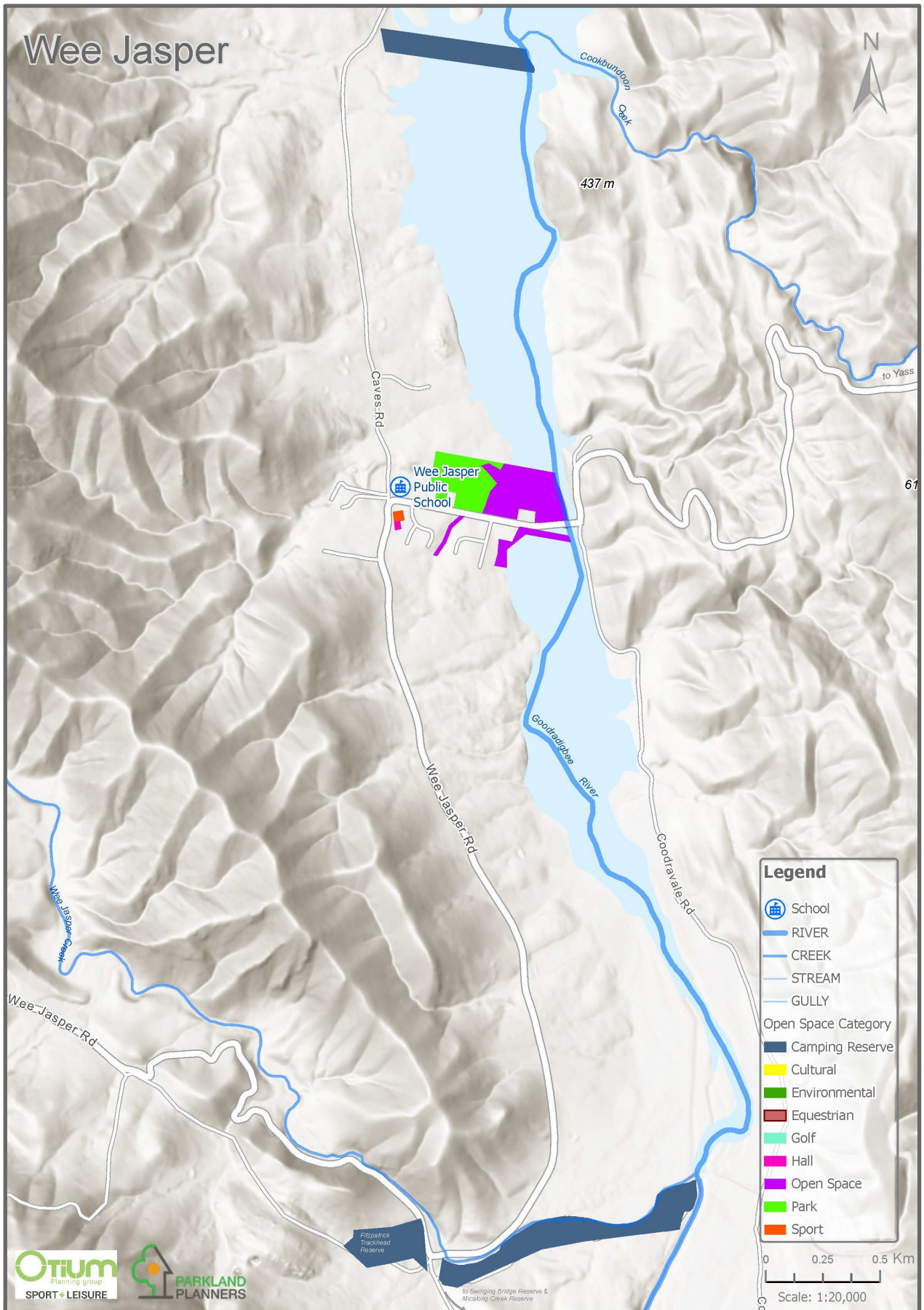


Figure 44 Access to Park and Sport open space in Wee Jasper

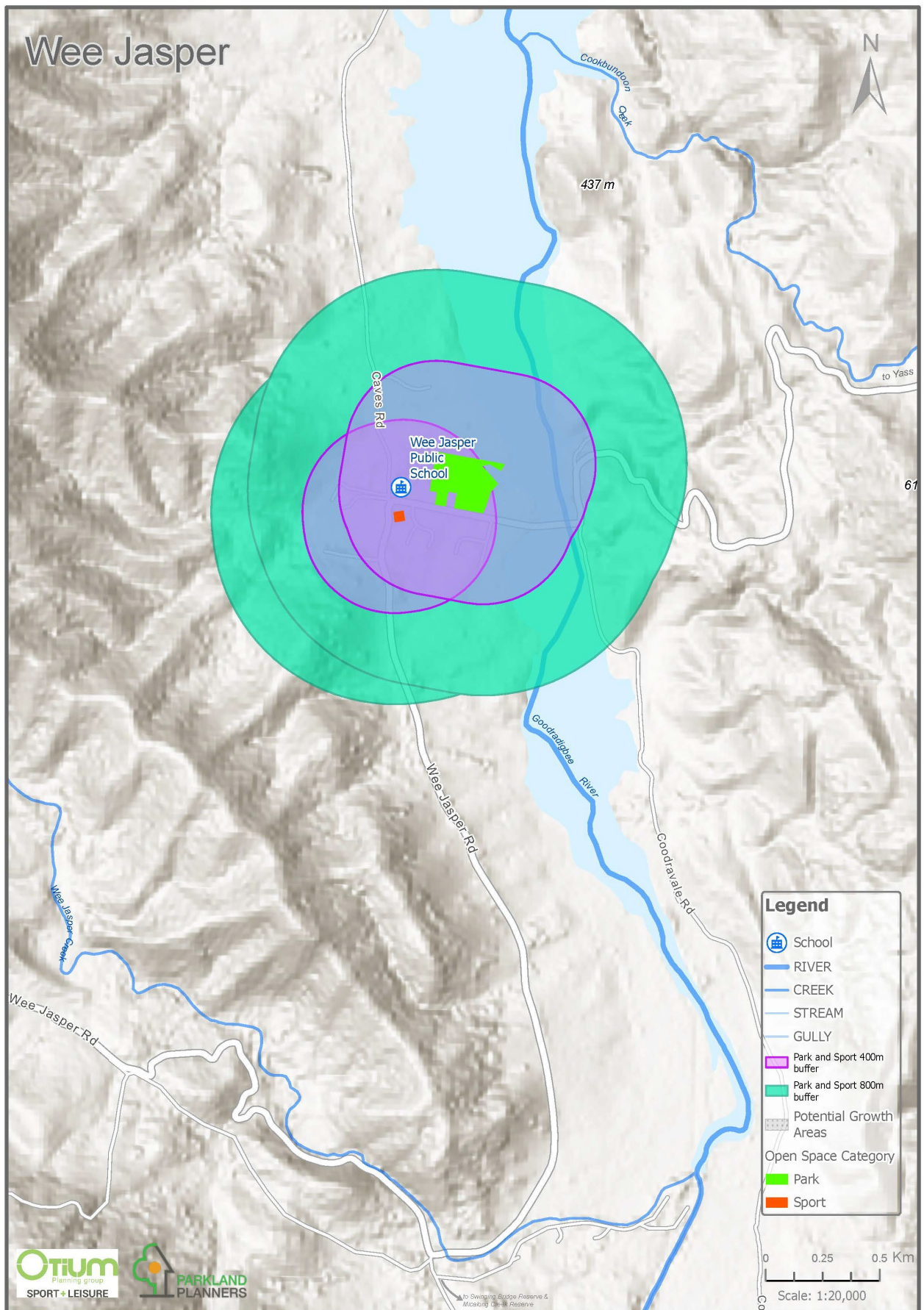


Table 40 Assessment of open space in Wee Jasper

<b>Supply – strengths</b>	<ul style="list-style-type: none"> <li>Natural open space</li> <li>Camping reserves</li> <li>On-leash dog exercise areas</li> <li>Access to creeks/river, including natural swimming holes</li> <li>Hub for walking tracks, including Hume and Hovell Track and Native Dog Trail</li> </ul>	
Supply – weaknesses	<ul style="list-style-type: none"> <li>No village park for informal and active recreation</li> <li>No sports field, but informal oval behind school</li> </ul>	
<b>Population 2016:</b> Population 2021: Population increase: Forecast population change 2021-2036:	<p>100 127 27.0% unknown</p>	
<b>Planning and Provision</b>  Median supply levels:  Park (Local and District) 2.5 ha/1,000 people Sport 2.0 ha/1,000 people  Preferred access of 400m to parkland and play opportunities.	Broad provision ha/1,000 people	Parks: 43.2 ha/1,000 people Sport: 1.6 ha/1,000 people 3 camping reserves totalling 23.3 Ha 8.43 Ha of Other Open Space
	Access Radius (400m)	Homes in the village have open space, sports courts and a hall within 400 metres.
	Range of opportunities	Local play for very young: No Local children’s play: No Older children’s activity space: No Youth recreation space: No Local recreation space: Yes Active recreation space: No Large community outdoor recreation area: Yes Fitness and exercise space: No Trail and path-based recreation: Yes Organised sport and recreation: Tennis only Off-leash dog exercise area: No
Current open space supply and capacity to provide for projected 2036 population	<p>Parks: 43.2 ha/1,000 people <b>ABOVE RECOMMENDED</b> Sport: 1.6 ha/1,000 people <b>BELOW RECOMMENDED</b> Note that development of a shared sporting field is desirable.</p>	

## Recommendations for Wee Jasper

Table 41 Recommendations for Wee Jasper

Function	Requests from the community	Future planning needs and direction	Recommendations
<b>Open space</b>		Provide open space and recreational opportunities to serve the 2036 population of Wee Jasper, as well as a wider catchment	BBRW 39 Implement the Wee Jasper Mainstreet Masterplan.
<b>Park</b>	Informal recreation area in Wee Jasper village with a playground and picnic area	<p>Improve opportunities for informal recreation</p> <p>Increase access to the river</p> <p>Integrate public open space with the village to create a village recreation hub</p>	<p>BBRW 40 Embellish the Wee Jasper Recreation Reserve north of Wee Jasper Road:</p> <ul style="list-style-type: none"> <li>- Install a community square (playground, picnic/barbecue area, carpark, toilet) for community markets, events and gatherings.</li> </ul> <hr/> <p>BBRW 41 Retain Lot 14 DP 255410 (4.53 ha) to provide public access between the village and the Goodradigbee River south of Wee Jasper Road. Do not renew lease to adjoining land owner.</p> <hr/> <p>BBRW 42 On Lot 14 DP 255410:</p> <ul style="list-style-type: none"> <li>- Undertake riparian and terrestrial planting and removal of rubbish</li> <li>- Create a designated fishing area</li> <li>- Remove weeds along the river and public open space</li> <li>- Install boardwalk over Snake Gully</li> <li>- Formalise parking area near public water access</li> <li>- Construct path from carpark to river edge</li> <li>- Install picnic table and seats adjacent to the river</li> <li>- Provide picnic facilities for informal recreation at Careys Reserve.</li> </ul>
<b>Sport</b>	-	<p>Provide opportunities for field and court sports</p> <p>Provide one rectangular equivalent sporting field</p>	<p>BBRW 43 Embellish the Wee Jasper Recreation Reserve north of Wee Jasper Road:</p> <ul style="list-style-type: none"> <li>- Upgrade the cricket pitch/ informal field area for school and community sporting use</li> </ul> <hr/> <p>BBRW 44 Install a multi-purpose court sport and games area on the existing tennis court.</p>

Function	Requests from the community	Future planning needs and direction	Recommendations
<b>Environmental</b>	-	-	-
<b>Cultural</b>	-	Integrate indigenous cultural activities into public open spaces	BBRW 45 Engage with local indigenous people regarding cultural opportunities in open spaces in Wee Jasper.
<b>Golf</b>	-	-	-
<b>Equestrian</b>	-	-	-
<b>Camping</b>	-		BBRW 46 Support Reflections Holiday Parks with promotion of camping opportunities in their Wee Jasper camping reserves.
<b>Connections</b>	-	-	BBRW 47 Embellish the Wee Jasper Recreation Reserve north of Wee Jasper Road: <ul style="list-style-type: none"> <li>- Install a woodland walk east and west of the cricket ground, including paths and boardwalks, interpretive, botanical and directional signage, seating and tree planting</li> </ul>
			BBRW 48 Construct shared footpaths with seating at 200 metre intervals as shown on the Wee Jasper Mainstreet Masterplan.
			BBRW 49 Liaise with Reflections Holiday Parks to improve pedestrian connections between the village and the Wee Jasper camping reserves.

## Other Bowning-Bookham-Rural West

Table 42 Recommendations for other Bowning-Bookham-Rural West

Village/locality	Open space function	Recommendation
<b>Cavan</b>	Park	BBRW 50 Establish a seating/picnic area at the Taemas Bridge at Cavan to enjoy views of the Murrumbidgee River.
<b>Childowlah</b>	Park	BBRW 51 Investigate future use and embellishment of vacant public land at Childowlah.
<b>Kangiara</b>	Park	BBRW 52 Investigate future use and embellishment of four parcels of vacant public land on or near Lachlan Valley Way.

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# 7 IMPLEMENTATION

## 7.1 Introduction

Spatial strategies and recommendations for the five planning areas and towns/villages within them, as well as for open space types of park, sport, environmental, cultural, golf, equestrian, camping and connections, were set out in Section 6.

Recommendations for planning and management in general, and for implementation of this Open Space Strategy, are set out below.

## 7.2 Planning and management recommendations

Recommendations for effective open space planning and management processes within Council include to:

- ❑ reflect the recommended 2.5 hectare per 1,000 people rate of provision of open space for greenfield and infill residential development in the Yass Valley Developer Contribution Plan.
- ❑ adopt recommendations and guidelines set out in this Strategy for the minimum expected embellishment of open space by developers at the time of dedication to Council, and embellishment of parks and sporting land by Council.
- ❑ continue to levy and collect developer contributions for open space under Section 7.11 of the *Environmental Planning and Assessment Act 1979*.
- ❑ update Plans of Management for community and Crown land.
- ❑ rezone identified open space land as RE1 Public Recreation or C2 Environmental Conservation as appropriate.
- ❑ adopt the recommended classification system for open spaces.
- ❑ include open space planning controls and design requirements for the different types and hierarchies of open space in the Yass Valley Development Control Plan.
- ❑ develop a method of tracking maintenance costs for each type of open space.
- ❑ undertake ongoing asset management
- ❑ review, monitor and implement this Strategy as part of Council's Integrated Planning and Reporting Framework, including the Community Strategic Plan, Delivery Plan and Operational Plan.

## 7.3 Implementation of open space provision guidelines

### 7.3.1 Masterplanning in new subdivisions

New residential estates often comprise more than one land owner/developer. If each developer contributed only the requirement of land, funds or works in kind for their own development, the result would be poorly planned and piecemeal open space. Consideration of open space planning at the larger scale, such as for the LGA as a whole, by local planning area, or by new release area results in better planning outcomes by “pooling” open space requirements to enable a range of hierarchies and recreation opportunities in open space.



Developers should be encouraged through the developer contribution planning process to provide open space as soon as possible in the development process. Open space is a major attraction for people purchasing residential properties in new estates, and proximity of residences to open space increases property values. If substantial and attractive open space is provided early in a new development, then property buyers are keen to buy into the development early and possibly for a higher price, resulting in financial benefits to the developers and lifestyle benefits to the people moving in.

### 7.3.2 Acquisition of land for open space

#### What is acquisition?

Acquisition means the transfer of ownership and/or effective control of land to Council for the purpose of providing public open space. Such control of land by Council may occur through freehold ownership; lease, licence or other estate; trust management of Crown land; or by acquisition or transfer of ownership of Crown land to Yass Valley Council. Acquisition may also mean converting existing Council-controlled public land or Crown land from another use to a public open space function.

#### Why acquire land for open space?

Public open space forms a critical part of urban and rural environments. However, increasing development of land has resulted in loss of open space and often insufficient open space to meet the needs of the community.

Public parks, sports fields, natural corridors and other public open space all have a certain capacity to accommodate the needs and demands of the community. If the capacity or quality of the open space available is insufficient for the current or forecast population increase and demand, then capacity of open space must be increased. Acquisition of land is one of the key strategies to increase the capacity of public open space to accommodate demand for sport, outdoor recreation and other uses, and environmental values.

The need for additional public open space in Yass Valley to 2036 is demonstrated clearly in the assessment section of this Strategy. The expected levels of provision and the features of an adequate supply of open space are also clearly articulated in Section 5. In some cases, acquiring land will be the only option to effectively meet that current or future demand.

Acquisition of land for public open space should only be considered where it is proven to be more cost-effective than other alternatives, such as embellishment works on poorer quality existing open space, or where there is simply no other land or space available to meet demand and so additional land is required.

#### Principles for acquisition

Land is suitable for acquisition for public open space if it meets most of the principles set out in Section 5.9 in terms of location, visibility and road frontage, accessibility, size, natural and cultural significance, capability for adaptive reuse, and physical linkages.

Some characteristics of land are undesirable for acquisition of open space, unless these constraints are overcome by measures such as rehabilitation. Such undesirable characteristics of land to be acquired for open space are:

- contamination with hazardous substances such as asbestos or residual contamination from past uses.
- unremediated landfill sites.

- ❑ flooding and drainage constraints. Drainage swales, channels and detention basins should only be accepted for acquisition or dedication for open space where Council is satisfied that the recreational value of the land will not be compromised by its function as part of a drainage or stormwater management system.
- ❑ land with potential hazards such as high voltage power lines and similar infrastructure.
- ❑ acid sulfate soils which would affect recreational structures.

Planning considerations which assist acquisition of land for public open space include land which is:

- ❑ zoned, or suitable to be zoned, in the Yass Valley Local Environmental Plan for public recreation or environmental conservation.
- ❑ identified as being suitable for open space purposes in a relevant study or plan.
- ❑ constrained (by infrequent flooding for example) for residential or other development, and as such is less expensive to acquire than less-burdened land.
- ❑ of low impact on the amenity of adjoining or adjacent development.
- ❑ separately subdivided and has a separate certificate of title.

### **Mechanisms for acquisition of land for open space**

Acquisition of land for public open space can occur through several mechanisms, including:

- ❑ transferring ownership of open space to Council as a result of development approval.
- ❑ identifying land as a strategic acquisition in the Yass Valley Local Environmental Plan, and Council then purchasing the land.
- ❑ negotiating as part of a voluntary planning agreement, land swap, or dedication in lieu of a development contribution for public open space.
- ❑ making a bequest or donation to Council.
- ❑ converting Council owned or controlled land from an alternative use to public open space.
- ❑ negotiating with Commonwealth/State government to transfer ownership or control of Crown land or Commonwealth/State government land to Council.
- ❑ transferring Council-owned land.
- ❑ establishing a lease, licence or other estate over land owned by other agencies or entities, enabling Council to develop and use it for public open space.
- ❑ reviewing land zoned but not yet acquired for open space.
- ❑ negotiating to acquire critical land links along existing or potential linked systems as part of new developments.
- ❑ purchasing land on the market for sale or reuse, such as in former industrial areas.

### **Developer contributions**

Developer contributions for open space and recreation facilities may be provided by a cash contribution from development of the land, or as negotiated with the developer through a Voluntary Planning Agreement on a case-by-case basis, either in cash, land on-site or in the vicinity of the development, or works in kind.

In the past, dedication of land by developers for public open space has sometimes resulted in small, steep, narrow, rocky, less visible and accessible open spaces which offer no or very limited recreation opportunity for the surrounding residents and local community for which the park was intended. Ideally, land to be transferred to Council for open space by dedication, land swap or voluntary planning agreement should have most of the characteristics as set out above for land

acquisition, and be located in or close to the development site wherever possible. This process is often difficult to achieve, but it is facilitated if clear principles for and desired features of land to be acquired for open space are understood. Council's design team should be involved at the start and throughout the process of land acquisition to advise developers about suitable land to avoid maintenance and use issues. Suitable land acquired, transferred or dedicated for open space has benefits for the community, Council, and developers.

Early advice to developers or prospective developers about the desired open space outcomes and design guidelines for a particular locality can mean that a negotiated outcome could achieve:

- new open space which complements existing open space and which enhances the proposed development.
- developer funding of upgrades and embellishments of existing open space in lieu of providing land for open space.
- dedication of larger, well distributed and linked pieces of land, and ensuring that any land accepted for public open space is fit for purpose.
- lower maintenance and use issues.

Dedication of land in lieu of a monetary contribution for open space and recreation facilities should only be considered when the land proposed to be dedicated is consistent with the principles and desired features of such land.

In areas where land holdings are fragmented and for infill development there may be a need to collect monetary contributions in the first instance, to facilitate purchasing a parcel(s) of land for open space in accordance with this Strategy.

### **Funding sources**

Funding for acquisitions of land for open space may come from the following sources, among others:

- acquisition through developer contribution processes such as dedication of land, Voluntary Planning Agreements, and monetary contributions.
- negotiations with State Government landholders.
- purchase through other financial sources within Council (e.g. general revenue, loans, etc).

### **7.3.3 Rationalisation, consolidation and disposal of open space**

The recommendations of this Strategy include rationalising and selling certain parcels of land owned by Council and/or zoned RE1 Public Recreation, with the intention of using the sale proceeds to improve open space opportunities elsewhere. This process of rationalisation, consolidation and disposal is explained below.

#### **What is rationalisation and consolidation?**

Rationalisation of open space may be defined as selling, transferring or otherwise disposing of public open space which is considered to no longer serve the needs of the community.

Consolidation means reconfiguring the open space network so that numerous individual parcels of limited value are replaced with fewer (but larger) parcels of greater value for open space.

Rationalisation and consolidation are considered together here because detailed open space planning may identify parcels of open space which have limited capacity but are well located to serve local needs. When such parcels are located in areas of undersupply or likely future undersupply of open space, then these parcels may be suitable for enhancement through strategically acquiring adjacent land to expand their capacity or to improve their functionality.

Consolidation may be funded by rationalisation when other open spaces in the same planning area are disposed of, or by other means such as developer contributions. Linking rationalisation and consolidation strategies can ensure there is a net benefit for the local community in terms of enhanced quantity and quality of open space, even though some open space is disposed of.

## Why rationalise and consolidate land for open space?

Some areas in Yass Valley have numerous small parcels of open space which have limited functionality and value for outdoor recreation, yet represent a maintenance burden which is hard to justify.

A need to rationalise the existing open space network is triggered by the desire for a more efficient and effective open space network. Reasons that the open space network may not be efficient and/or effective include:

- ❑ the legacy of numerous ad-hoc urban planning decisions has resulted in an open space network that does not provide sufficient capacity to meet demands, yet “on paper” appears to have a sufficient quantum of supply. This has occurred in parts of west Yass for example, which are characterised by numerous small open spaces.
- ❑ numerous small parcels in a certain area do not meet minimum size requirements and provide limited functional outdoor recreation opportunity.
- ❑ highly dispersed and very small parcels of open space are more expensive to maintain than a single, larger, and more functional parcel of open space.
- ❑ a high proportion of small open spaces which are less suitable for recreation due to extreme steep slope, drainage and flooding constraints, inaccessibility, and hazards from other infrastructure (e.g. high voltage power lines, transport corridors).
- ❑ the occurrence of ‘stranded assets’, where open spaces have become alienated from their main area of demand by a main road or highway for example.
- ❑ an over-supply of certain types or settings of public open space, particularly small parks and playgrounds, which drains maintenance resources.
- ❑ poor distribution of open space relative to demand, and subsequently a need to relocate supply of open space to areas of demand. Rationalisation is justified where urban development may not have occurred near existing open space resources, thus creating demand where there is limited open space supply, and conversely supply of open space where there is limited demand.

The key objective of rationalising the open space supply in Yass Valley is to ensure that the resulting open space network more effectively meets current and future demand for open space, improves efficiency of maintenance, and increases the quality of public open space. This means:

- ❑ open space is located appropriately to serve needs of surrounding residents.
- ❑ resources are not expended maintaining open space which does not effectively contribute to meeting local demand.
- ❑ alternative uses of some under-used or surplus parcels may return a financial or other benefit that can be used to improve supply and/or embellish open space in areas of need.
- ❑ disposal or conversion of existing open space assets does not diminish the ability of the open space network to meet current and future needs.
- ❑ opportunities to consolidate disparate parcels or expand existing small parcels will create functional open spaces in areas of need.

## Principles for rationalisation and consolidation

Rationalisation of public open space assets is a significant decision by Council, and should not be undertaken lightly because it is difficult and expensive to ‘re-acquire’ land for open space.

Rationalisation usually prompts concerns in the community about a perceived loss of open space. The process of rationalisation and consolidation needs to be undertaken cautiously and with respect to the local community's sense of ownership of its open space, and their perception of its local character. The overarching principle that must apply to rationalisation and consolidation is that rationalisation by sale or disposal of public open space should only occur where the benefit from that sale or disposal may be clearly demonstrated, delivering a greater benefit than that lost by disposing of the land. The desired outcome of rationalisation is to satisfy the open space and recreation needs of the community by consolidating and embellishing other open space to improve the quality, diversity, location and distribution of public open space in the same or nearby planning area.

### Features of land suitable for rationalisation and consolidation

Land suitable for possible rationalisation should:

- be owned by Council.
- be reclassified from 'community' to 'operational' land under the *Local Government Act 1993*.
- be of minimal strategic importance in the open space network in terms of quantity, quality and distribution. Ideally the land would be located in an area of high provision or duplication of numerous small reserves.
- have minimal potential for improvement by acquiring adjoining parcels or by consolidation. Ideal land for rationalisation would be small in size, at a distance from other parcels, and/or isolated from easy access.

Other factors which should be considered in rationalising public open space include that it:

- is not required for the purpose for which it was purchased or dedicated.
- is not suitable for its existing use or other open space uses.
- cannot be easily modified for alternative suitable recreation/community purposes.
- is less than 0.5 hectares in size (or 0.2 hectares in dense urban areas).
- has a minimal level of embellishment, for example no play equipment, or old children's play equipment which would justify removal of the play equipment and not replacing it if the land is sold.
- does not form part of an open space linkage (such as a natural wildlife or drainage corridor, or pedestrian/cycle link).
- does not serve strategic access purposes, such as linking or extending open spaces, or complementing another land use such as community purpose, commercial or retail.
- does not have identified environmental, visual and cultural significance.
- is identified as surplus or inappropriate after more detailed strategic open space and other land use planning has been undertaken.
- is located within 400 metres of another public park or open space.
- has steep topography or is in a floodway which is frequently inundated.

Any open space in an area identified for rationalisation which meets one or more of these criteria should be assessed further to determine its recreational value, including:

- community values (the value the community places on the land for providing other benefits such as a noise buffer, visual amenity, etc.).
- potential for disposal/sale (does the land have a market value?).
- other uses of the land (ie may be used as a walkway, landscaped area, etc.).

These issues should be further explored and assessed by Council as part of the extensive

process involved in the potential disposal of community land. Consultation with the community is essential when considering rationalisation of open space.

## Strategies for rationalisation and consolidation

### Risks and benefits of rationalisation and consolidation

#### Risks

An open space rationalisation and consolidation program is a sensitive project in many areas because sections of the community often perceive that public open space that they may use or value for other reasons will be lost, and won't be replaced somewhere else. This negative perception arises because of possible mistrust of Council's reasons for rationalisation and consolidation, and doubts about their ability to implement such a rationalisation and consolidation program.

Broad support for a rationalisation and consolidation program may be evident across the community, but property owners adjoining the open space proposed for rationalisation may object because they fear the alternative use(s) to which the land may be put.

Another risk is that Councillors, for political reasons, may try to 'save' a certain parcel of open space from rationalisation.

To overcome such negative perceptions of rationalisation and consolidation by the community, Council needs to:

- ❑ be clear and transparent about the reasons for rationalisation and consolidation, and to communicate those reasons and the benefits to the community. The community affected must be convinced that Council's objective is to improve open space in their area if the rationalisation and consolidation initiative will have any chance of success.
- ❑ have support of Councillors from the outset and throughout the process.
- ❑ carry out initial open space planning in local areas. Open space and recreation strategy plans, such as this Strategy, are imperative to assess and then communicate the "big picture" of open space and recreation provision across the Yass Valley local government area.
- ❑ prepare and implement a comprehensive Community Engagement Program to communicate the reasons for and options for rationalisation and consolidation. Refer to 'Process of rationalisation and consolidation' below.
- ❑ be publicly accountable for all income derived from the disposal of open space, and that such income be redirected into improving open spaces in the vicinity of the sold open space.

#### Benefits

If the reasons behind rationalisation and consolidation are transparent, understood and supported by the community, it is easier for Council to:

- ❑ address any concerns about a perceived loss of equity of open space provision across Yass Valley resulting from rationalisation and consolidation.
- ❑ justify rationalisation and consolidation of open space if it conflicts with the recommendations of another Council planning strategy such as the developer contributions plan, and other plans prepared before this Strategy.
- ❑ resist political pressure to "save" certain open spaces from disposal.
- ❑ demonstrate that revenue from land disposal will be used to consolidate or embellish other open space in the same area.

## Mechanisms of rationalisation and consolidation

### Means of rationalisation and consolidation

Rationalisation and consolidation of land for open space may be achieved in a number of ways, including:

- ❑ selling surplus land. Refer to 'Process of rationalisation and consolidation' below.
- ❑ converting a maintained public park to naturally vegetated urban bushland to reduce maintenance costs.
- ❑ converting existing public open space to an alternative public use, such as for community purposes.
- ❑ considering interim use strategies as alternatives to disposal of open space. If there is no current demand for a parcel of land, but there is some likelihood of it being required in the future, then an interim alternative use may be appropriate. For example, leasing a parcel of open space to an adjacent land owner or other party for a specified period of time, which may remove the maintenance burden from Council for that period, but retains the land for a future public need. The alternative use should be permissible under the zoning of the land and the use agreement should be authorised in any Plan of Management which applies to the land. The alternative use should also return a benefit in financial terms or at the least remove a maintenance burden on Council. However interim use strategies should only be considered where the land meets the performance criteria for public open space, ie. where it has obvious potential as public open space to serve a future need.
- ❑ land swaps and transfers, which effectively relocate the supply of open space to more essential locations.

### Process of rationalisation and consolidation

The process of rationalisation and consolidation is subject to legislative processes and community engagement. The broad process from initial planning to sale of land is outlined below.

#### 1. Initial planning

The future demand for open space and long term strategic outcomes must be considered. It is important that future development in the subject area is considered at both medium and long term planning horizons. If a parcel of open space meets performance criteria normally associated with a local park then there should be a very strong certainty that it will not be required as a result of future residential and/or commercial growth in order for it to be sold.

This initial open space planning would draw on this Open Space Strategy. Maps, statistics on existing and proposed provision of open space, options for land sales and acquisitions, and a preferred option will show Councillors and the community how funds raised through rationalisation may be used to consolidate and embellish open space elsewhere.

A plan for the land to be rationalised should show alternative land use(s) and proposed zoning for that land.

#### 2. Councillor support

Support of Councillors for the rationalisation and consolidation program is essential. This may be achieved through preparation of a justified rationalisation and consolidation program communicated to Councillors through briefings and workshops.

#### 3. Prepare and implement a detailed community engagement program

A detailed community engagement program should be built around comprehensive 'local area open space planning', not just the proposed sale and acquisition of specific sites. The key elements of the Community Engagement Program should be to:

- ❑ anchor the program around the overall objective of improving the level of service of public parks and recreation opportunities, and the protection and enhancement of natural systems such as bushland and waterways.
- ❑ provide transparency regarding how the rationalisation and consolidation program will be implemented, particularly how Council will guarantee that all funds raised from rationalisation of open space in a particular area will be used to benefit provision of other open space serving that area.
- ❑ provide a range of opportunities for the local community to consider proposals for rationalisation and consolidation, and be involved in the refinement of those proposals, as well as opportunities to suggest alternatives.
- ❑ continually refer to the criteria used to assess open spaces for rationalisation and consolidation, and the clear linkage to the overriding principle of the rationalisation and consolidation program having a net benefit to the local community.

The Community Engagement Program should include opportunities for providing and sharing information and receiving feedback, through means such as a page on Council's website, social media, an online survey, workshops, displays, reference groups, and public exhibition of proposals. Options would be refined and further community engagement should occur before implementing a final rationalisation and consolidation program.

#### **4. Agreement with program or proposal**

Council agrees to proceed with the final rationalisation and consolidation program through a resolution of Council.

#### **5. Incorporation in Council plans**

The recommendations of the rationalisation and consolidation program would then be incorporated into the Yass Valley Local Environmental Plan, developer contributions plan, acquisition strategies, and in works programs for embellishment.

#### **6. Reclassification of land**

Council-owned community land must be reclassified as operational land if it is intended to be sold. This process is set out in the *Local Government Act 1993* and the *Environmental Planning and Assessment Act 1979*.

Reclassification of Council-owned community land to operational land may occur two ways by:

- ❑ **public hearing and Council resolution** (refer to Sections 29, 30, 34 and 47G of the *Local Government Act 1993*; and Department of Planning and Infrastructure Practice Note PN09-003).
- ❑ **making a Local Environmental Plan** (refer to Section 3.34 (2) of the *Environmental Planning and Assessment Act 1979*; Sections 27, 29, 30(1) and 47G of the *Local Government Act 1993*; and the Department of Planning and Infrastructure Practice Note PN09-003).

For non-Council owned land, such as land dedicated under Section 7.11 of the *Environmental Planning and Assessment Act 1979*, rationalisation would occur by:

- ❑ considering the suitability of the land for the provision, extension or augmentation of public



amenities and public services in terms of the size, shape, topography, location of the land; and difficulty of providing public access to the land.

- ❑ concluding that the land is unsuitable for the provision, extension or augmentation of public amenities and public services in terms of any one or more of: the size, shape, topography, location of the land; and difficulty of providing public access to the land (Section 32(2) of the *Local Government Act 1993*).
- ❑ obtaining consent from the landowner for the proposed reclassification from community land to operational land.
- ❑ forwarding a planning proposal for the proposed reclassification to the Minister for Planning and Environment (Section 56 of the *Environmental Planning and Assessment Act 1979*).
- ❑ hold a public hearing (Section 57 of the *Environmental Planning and Assessment Act 1979*).
- ❑ giving public notice of the proposed resolution, including a period of not less than 28 days during which submissions may be made to the Council, and the grounds on which Council is satisfied the land is unsuitable for the provision, extension or augmentation of public amenities and services (Sections 32(3) and (4) of the *Local Government Act 1993*)
- ❑ Council resolution
- ❑ reclassifying the land as operational land.

## **7. Sale of land**

The sale of land identified for rationalisation would be handled by Council's Property section.

## **8. Expenditure of funds from sale of land**

The funds raised from the sale of land would be used for acquisition, consolidation and/or embellishment of land for open space which reflects the recommendations for implementation of this Strategy.

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# APPENDIX A

## POPULATION CHANGE 2016-2021 BY STATE SUBURB

\* State Suburb extends over Yass Valley LGA border

Small area	Profile id	ABS	ABS			
State Suburb	2016 popn	2016 popn	2021 popn	no. change	% change	
<b>ACT Peri-Urban Area</b>	* Bywong	1,323	1,322	1342	20	1.5%
	Jeir	254	259	271	12	4.6%
	Mullion	88	84	89	5	6.0%
	Springrange	297	295	498	203	68.8%
	* Sutton	1,658	1,660	1,556	-104	-6.3%
	Wallaroo	710	707	576	-131	-18.5%
	<b>TOTAL</b>	<b>4,330</b>	<b>4,327</b>	<b>4,332</b>	<b>5</b>	<b>0.1%</b>
<b>Bowning-Bookham-Rural West</b>	Binalong	543	543	550	7	1.3%
	Bookham	162	161	127	-34	-21.1%
	Bowning	572	573	619	46	8.0%
	Burrinjuck	14	19	40	21	110.5%
	Cavan	51	47	37	-10	-21.3%
	Kangiara	52	48	50	2	4.2%
	Laverstock	28	26	30	4	15.4%
	Narrangullen	27	27	0	-27	-100.0%
	Uriarra	31	30	30	0	0.0%
	Wee Jasper	101	100	127	27	27.0%
	Woolgarlo	27	26	42	16	61.5%
	<b>TOTAL</b>	<b>1,608</b>	<b>1,600</b>	<b>1,652</b>	<b>52</b>	<b>3.3%</b>

Small area		Profile id	ABS	ABS			
	State Suburb	2016 popn	2016 popn	2021 popn	no. change	% change	
Gundaroo and District	*	Bellmount Forest	117	114	120	6	5.3%
		Gundaroo	1,144	1,146	1,233	87	7.6%
		<b>TOTAL</b>	<b>1,261</b>	<b>1,260</b>	<b>1,353</b>	<b>93</b>	<b>7.4%</b>
Murrumbateman and District		Murrumbateman	3,216	3,219	3,607	388	12.1%
		Nanima	166	165	252	87	52.7%
		Yass River	350	350	459	109	31.1%
	<b>TOTAL</b>	<b>3,732</b>	<b>3,734</b>	<b>4,318</b>	<b>584</b>	<b>15.6%</b>	
Yass and District		Bango	99	96	122	26	27.1%
		Boambolo	53	53	79	26	49.1%
		Good Hope	167	165	159	-6	-3.6%
		Manton	290	294	350	56	19.0%
		Marchmont	226	229	285	56	24.5%
		Yass	6,502	6,506	6,763	257	4.0%
		<b>TOTAL</b>	<b>7,337</b>	<b>7,343</b>	<b>7,758</b>	<b>415</b>	<b>5.7%</b>
<b>Total Yass Valley State Suburbs</b>		<b>18,268</b>	<b>18,264</b>	<b>19,413</b>	<b>1,149</b>	<b>6.3%</b>	
<b>Yass Valley LGA (ABS QuickStats)</b>			<b>16,142</b>	<b>17,281</b>	<b>1,139</b>	<b>7.1%</b>	