

**FREE
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ONE**



Issue No 6

Yass Valley Council - August 2009

yass valley council
the country the people

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MESSAGE FROM THE MAYOR

Council's Draft Non Urban Lands Study is currently on exhibition until 21 August. The Study provides recommendations on the zoning of rural land, rural minimum lot sizes and the need for further investigation into the potential expansion of village and rural residential areas.

The draft recommends two options - option one maintains the existing minimum lot size of 80 ha (200 acres) across the Local Government Area (LGA). Option two proposes changes to existing minimum lot sizes. These changes are:

- minimum lot size of 300 ha (750 acres) in rural areas around Wee Jasper, The Mullion, Bookham, Binalong, Bowning.
- Minimum lot size of 16 ha (40 acres) in some rural areas around Yass, Murrumbateman and Wallaroo.
- Minimum lot size of 80 ha (220 acres) for the remaining rural land around Sutton, Gundaroo, Nanima and Spring Range.

I encourage all rural landholders to take the time to read the Study and provide their opinions and suggestions in writing to Council by 21 August.

*Nic Carmody
Mayor - Yass Valley Council*

Murrumbateman Cemetery Landscaping

Yass Valley Council has been working with the Lions Club of Murrumbateman, community members and the Department of Environment and Climate Change NSW (DECC) to develop a plan for the Murrumbateman Cemetery. This plan has identified conservation of threatened native grasslands within the cemetery and has provided a design to accommodate new landscaping including sleeper pathways, niche wall, seating and refurbishment of the entrance.

In June 2009 the Lions Club of Murrumbateman volunteered their time and resources to undertake the landscaping. They have constructed a sleeper pathway which is approximately 120 metres in length and have rendered the brick entrance to the cemetery.

The Lions Club are also planting roses at Jones Park Murrumbateman. This area has been extensively landscaped and maintained by their organisation.

Congratulations to the Lions Club for the wonderful work they have contributed to the many projects they undertake within the community of Murrumbateman. Many thanks from Yass Valley Council.



Concrete sleeper pathway under construction at Murrumbateman Cemetery

YASS VALLEY COUNCIL DRAFT NON URBAN LANDS STUDY

Yass Valley Council is currently undertaking a strategic planning program which will guide the development of a new Local Environmental Plan (LEP) for the Yass Valley Local Government Area (LGA).

The Non Urban Lands Study is a key project within this program, which provides recommendations on:

- the zoning of rural land in accordance with the Standard Instrument (LEP template);
- rural minimum lots sizes; and
- the need for further investigation into the potential for the expansion of village and rural residential zones around the town of Yass and the villages of Binalong, Bowning, Murrumbateman, Sutton and Gundaroo and within the Wallaroo/Spring Range locality.

These recommendations have been based on:

- a review of the existing local and state plans and policies to establish the planning context for rural land in the Yass Valley LGA;
- consideration of the requirements of the Standard Instrument (LEP template) which LEPs must conform to;
- a demographic, environmental and economic analysis of the Yass Valley LGA;
- an overview of the issues related to minimum lot sizes in rural lands ;
- an assessment of the demand for rural land; and
- the outcomes of a consultation program.

The draft study is available for download from Council's website www.yassvalley.nsw.gov.au. If, after having viewed the draft study, you require further information, please contact Yass Valley Council on 6226 1477.

It is important to note that any proposed changes to zoning and minimum lot sizes for the erection of a dwelling in the draft study and any subsequent changes in an LEP will not affect any current development approval for subdivision with dwelling entitlements that has been acted upon.

The Draft Non Urban Lands Study is currently on public exhibition until 21 August 2009 and Council invites submissions to be made during this time. Submissions must be made in writing to:

Draft Non Urban Lands Study
Yass Valley Council
PO Box 6
Yass NSW 2582

Email: Council@yass.nsw.gov.au

Following review of the submissions, Council will finalise the Non Urban Lands Study and use its recommendations in a draft LEP for the Yass Valley LGA.

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