



## **Murrumbateman Strategic Growth Planning: initial comments and suggested focus areas** **- 10 June 2023 (sent to Yass Valley Council)**

MCA has collated an initial list of views to assist in the early development of project planning for the growth of Murrumbateman (North Murrumbateman Project). We have gauged the views of some of our members and had discussions with community who have approached our stall at the Murrumbateman Markets. Further extensive consultation will need to occur with the wider community and MCA would be happy to assist Council in this essential task.

The growth of Murrumbateman over the last ten years has been haphazard and currently the connections between the new and old village areas are not aesthetically pleasing and a planning design strategy needs to address integration flows. There has been criticism from members of the community on the lack of consultation and unawareness of this growth and infill developments.

We note most infill development of Murrumbateman is completed or progressing as predicted and forward planned in various strategy documents with rezoning incorporated in the YVC Local Environment Plan (LEP) in 2013. At this stage the timing is uncertain for rezoning of the greenfield land north of Murrumbateman. While the potential yield for urban housing lots is predicted, there are still some extensive investigations and consultation to be progressed for a detailed rezoning planning proposal. The recent presentation to MCA by Julie Rogers Director Planning and Environment has outlined the way forward for the planning project.

With the increased pressure upon the inadequate recreation/sporting/community land in Murrumbateman, the rezoning of the land to the north/north-west is a perfect opportunity to provide more facilities for the needs of this growing community. MCA considers the general objectives for future growth in Murrumbateman should be:

- the best fit for Murrumbateman – urban development with rural residential character, informed by location and social settings, context consistent with heritage and community aspirations
- environmentally sustainable -meeting essential performance standards for living and working
- providing a better look and feel for the town aesthetically
- delivering expansive community facilities and open spaces, expediently
- designed to be inclusive, connected and diverse, safe, comfortable and liveable
- functional and economically beneficial for the community to work effectively and efficiently
- Protective of and enhance biodiversity and historical heritage.

MCA ultimately seeks that planning for growth of Murrumbateman is a showcase for exceptional design and planning that goes beyond statutory requirements and best practice/guidance and incorporates innovation and new technologies. We are unsure of some of the aspects/terminology of Council for a 'development control plan' and how this will impact upon this project, and how master-planning of specific aspects within the project will be progressed. The release of land for urban development needs to be logical and cost effective, and we want to know how this can be done through a staging plan that incorporates priority on delivering community facilities before the influx of new residents. We also are looking for a specific masterplan that addressing integration of the existing community with the new urban communities.

Some specific issues are addressed in the table below.

Theme	Issue	COMMENT	References
1.Zoning	General zoning issues	Much of the land on the NE part of the proposed urban area release has groundwater vulnerability and this needs to be specifically managed and recognised.	LEP 2013- Ground water vulnerability map
2.Zoning	Rezoning to R1	<p>Minimum lots of 1000 sqm - Potential for 2712 new homes.</p> <p>Maintaining a rural local character means having larger urban lots therefore request that Council do not accept less than 1000sqm or the averaging of lot sizes by a developer.</p> <p>Detached single level residences are the preference.</p> <p>Specific lots to be allocated (as permitted within the zone) for senior housing, aged facilities and disability group accommodation. These should be appropriately adjacent to community, health and shopping facilities.</p>	YV Settlement Strategy
3.Zoning	Employment Zone E1 local centre	<p>Specify a E1 zone located just off the main streets and conducive to developing a local centre.</p> <p>Create a new vibrant town local centre but also ensure there are connections to existing commercial areas.</p> <p>Commercial precinct area previously identified for extending north - adjacent to the new main street for Murrumbateman (East St/currently Barton Highway and Hillview Drive extension). (Woodside land behind current Abode Hotel?).</p> <p>Combine Zone with sites containing heritage buildings and make features of dams and other waterbodies.</p> <p>A local park should be located next to local centre.</p> <p>Include creating spaces to bring community together, some public offices, library, art gallery, community centre.</p> <p>Utilise streetscapes to extend outdoor eating and community connections.</p>	<p>YV settlement Plan</p> <p>Structure plan 2012</p>
4.Zoning	Employment Zone E4 general industries	<p>E4 zones should be out of sight from the town centre and residential areas.</p> <p>E4 zoning should be planned for location on the east side of the future duplication of Barton Highway.</p> <p>Noted that the Structure plan includes an industrial site between the village/town and the Barton Highway duplication – this position is considered to be too close to future urban residential areas.</p>	Structure plan 2012

5.Zoning	RE1 zoned areas Proposed rezoned to C2 Environmental Conservation	<p>Preferrable that no roads transect the two current zoned RE1 areas on Council owned land Hawthorn. It is noted that the ecological surveys may result in changes to the spatial area of the RE1 zones.</p> <p>The eastern RE1 26 ha was zoned due to values of old growth box gum grassy woodland and Superb Parrot habitat and known nesting sites. This high conservation value area should now higher protection – proposed rezone to C2.</p> <p>The western RE1 22 ha was zoned due to riparian values and should be considered for higher protection – proposed rezone to C2.</p>	<p>-Town and Villages Study 2010</p> <p>-YV LEP 2013 Natural Resources Map</p> <p>-Strategic biocertification surveys 2018</p>
6.Zoning	Identify new area for RE1 zoning	<p>At least 10 ha site to be set aside for major recreation, sporting facilities and destination category 1 playground (potential area north off Merryville Drive).</p> <p>Appropriate that this major recreation area be adjacent to land designated for the future high school.</p>	
7.Zoning	Identify new area for RE1 zoning	<p>Proposed new RE1 Area approximately 10 Ha+ around the old Hawthorn homestead/Murrumbateman Station, and outbuildings, including protection of the riparian area where McClung’s Creek meets the Barton Highway.</p> <p>Potential for community/tourism facility/events (possibly Field Days if not able to continue at Recreation Grounds) markets, shows etc.</p> <p>Community facilities/Hall (large enough for entertainment facilities, function centre, registered clubs etc and could integrated with historical buildings. Potential for a museum, accommodation and camping/caravan facility, RV pump out facility.</p>	YV Settlement Strategy MPA 2015 paper
8.Zoning	Rezone existing RU5 to C2 Environmental Conservation.	<p>Crown Land Lots 138 and 139 DP754900 (Crown Reserve 93775) within the village core West/Hercules Streets.</p> <p>Currently under licence to the Murrumbateman Landcare Group for environmental protection. Land has high conservation biodiversity values (critically endangered ecological community box gum grassy woodland, critically endangered golden sun moth, endangered key’s matchstick grasshopper etc) – to provide highest protection to this area it is proposed rezoned to C2.</p>	Landcare – independent biodiversity survey

9.Zoning	Rezone existing RU1 east of the Barton Highway corridor to RE1	Land area east of Murrumbateman Recreation Grounds and Barton Highway reservation corridor identified for additional recreation and open space. Rezone to RE1 as recommended in 2012. Also note proposed underpass to link equestrian/walking/cycling trails (along riparian zone and estate community land) to east outlying residential estates to provide access to/from Grounds and to village core/local centre – this is a critical community issue for future access.	Structure Plan Murrumbateman Masterplan 2012
10.Road infrastructure	Road network and streetscapes	<p>Hillview Drive will be a major entry point into Murrumbateman joining to East St (current Barton Highway). Extension of Hillview provides access to new north urban development.</p> <p>Historic orthogonal/grid street design of village has previously been promoted however preference is for safer street designs including cul-de-sacs or other. The orthogonal design that was extended into Fairley has resulted in traffic speeding between old village and new village raising much concern by residents.</p> <p>Suggest that East St and the Hillview Drive intersection as entry point into the north urban development area has a streetscape design for boulevard, cycling/walking/ outdoor seating and single direction pavements with centre garden/storm water runoff to create wider safer streetscape. Have wider verges with footpaths, on-street parking and tree plantings in regular spacings.</p> <p>Within the commercial areas ensure that street design prioritises pedestrian and cyclists. Design should ensure vehicle speed is reduced. Apply wider verges and ensure pathways through residential areas.</p>	
11.Streetscape	Masterplan for High streets/local centre	A masterplan to design high streets (East, Hillview, Rose, Hercules) and local centre, include revitalisation of existing commercial areas.	
12.Recreation & open space	Priorities in delivery of community facilities	<p>Delivery of a new major recreation area of open space, sporting fields, amenities and community facilities. High priority to deliver - not wait for before the construction of a proposed high school and housing</p> <p>Make sure the area selected is not the worst part of the land and away from powerlines– must fit for purpose to develop as parklands and easy for future maintenance.</p>	Current lack of recreation space is impeding activities (high priority stated in 2008 community survey by Murrumbateman

		Noted that YVC CEO has stated that land could be extracted from the current lease for a high priority community need and this should be done so that additional recreation areas are available sooner before full development/construction activities occurs – there is an imperative need now for more recreation spaces.	Recreation Ground Committee 2012 structure plan
13. Recreation & open space	Pedestrian and cycle pathways	<p>Install a network of pedestrian/cycle pathways (formed and unformed) linking residential areas, green spaces, public open space, parks, playgrounds, sporting fields, schools and community facilities.</p> <p>Formed Pathways should be extra wide to ensure that mobile disability equipment can be safely and easily manoeuvred in various areas especially in the local centre (shopping etc) Pathways could be formed or unformed. (ie formed in areas of high pedestrian use and near facilities. Unformed in natural bush areas)</p> <p>Extend pathways to older areas of Murrumbateman eg along Rose st to other commercial areas and to South St and beyond to connect to open space area The Common. Improve laneway from 'The Common' to Woodleigh Drive.</p> <p>Retain all existing native trees and historic exotic trees. Retain all dams. Utilise existing water flows for stormwater/ green ways and corridors.</p> <p>Form buffers of greenways between each stage of development so that a sense of rural residential character is maintained.</p>	
14. Parks & playgrounds	New local and destination parks	<p>Destination park - Category 1 – determine a site for new destination Cat 1 playground</p> <p>Suggest located on 'Hawthorn' adjacent to proposed high school, ovals, toilets, other facilities etc.</p> <p>Standard is for destination Cat 1 park is one per 5000 population – so two destination playground/park are needed in in Murrumbateman for population of 10,000.</p> <p>It will not duplicate the equipment 2023/25 Cat 1 Playground expected to be located within the existing village core recreation areas.</p> <p>Smaller local parks provided within 400m from residences</p> <p>Connected by network pedestrian/cycle pathways</p> <p>NSW Government's Premier's Priorities (note review being done) included increase of proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 2023</p> <p>Utilise and implement latest best practice guidance (eg NSW Government Architect, Get Active NSW. Nationally - eg Healthy Places and Spaces and active urban design)</p>	Draft Open Space Strategy

15. Sporting fields	Sporting fields	<p>Allocate 10 Ha+ for large multi-use sporting fields 3-4 ovals/fields required</p> <p>Provided 800m from residences</p> <p>Suggest located adjacent to future high school, toilets, other facilities etc. Indoor sports and recreation facility for community use (note possible gymnasium within proposed high school)</p> <p>Consider improvements to natural turf, use of synthetic turf/hybrid turf etc for best surfaces and reduction of water usage (<i>NSW Dept Planning – synthetic turf study on open public spaces – guidelines in development 2023</i>)</p> <p>Connected by network pedestrian/cycle pathways</p>	Draft open space strategy
16. Green spaces	Riparian areas	<p>McClungs Creek, other water bodies (Jones Park/Rec Grounds)</p> <p>Enhancement of existing waterways and those within RE1 zone</p> <p>Open up the riparian area along McClungs Creek now for planting of native species before any commencement of any construction on Council owned land Hawthorn/other privately owned land in the MOU. Early planting will enable vegetation growth to get a head start.</p>	
17. Green spaces	Green canopies and landscape plantings	<p>Landscape plan for all new urban areas, green spaces and streetscapes to maximise use of versatile native species. Implement robust green infrastructure through network of green spaces, natural systems, and semi-natural systems. Include waterways, bushland, tree canopy and green ground cover, parks, and open spaces that are strategically planned, designed, and managed to support good life quality in an urban environment.</p>	
18. Accommodation	Camping and caravan/RV facility	<p>Identify an area for community/tourism facility – Hawthorn See item 7 above</p> <p>Potential to combine with heritage Hawthorn homestead and outbuildings in new RE1 zone.</p>	<p>2008 survey</p> <p>2010 town &amp; villages study</p> <p>Murrumbateman Structure plan 2012 (2031)</p> <p>MPA paper 2015</p>

19. Community facilities	Community Gardens	<p>Potential site – crown land in existing village combined with historic school/school house.</p> <p>To assist new urban residents and school children to learn about gardening and environment etc</p> <p>Will bring community together for sharing and learning.</p> <p>Will assist the surveillance and maintenance of a heritage site and building.</p> <p>Appropriate adjacent facility to the Landcare nursery</p>	
20. Community facilities	<p>Hospital</p> <p>Aged care facility</p> <p>Senior housing</p> <p>Disability services</p>	<p>Potential site for new regional hospital or large medical centre - depends upon regional facilities program.</p> <p>Proposed area should be within the Council suggested E4 environmental living</p> <p>These community facilities are permitted with consent within the R1 zone and specific areas for them should be designated so that they are delivered.</p>	
21. Community facilities	Community centre/Hall	Located within major recreation and facilities area see item 7 above. Additional to other community facilities in the older parts of Murrumbateman as more facilities will be needed for a 10,000+ population	
22. State Education infrastructure	<p>New high school</p> <p>Primary school</p> <p>Additional early childcare education</p> <p>Technical/tertiary school</p>	<p>Suggest early liaison with State Education Department/Infrastructure so greenfield land can be preserved/agreed for a future high school.</p> <p>Also include future new or physical move of the current primary school. Noting there is potential for moving the current primary school if it reaches overcapacity and/or site, and as buildings are modular.</p> <p>Dual provision of sporting/community facilities could be achieved by partnering with education institutions to jointly develop and use facilities. Note however that sporting fields mentioned above item 14 should be delivered promptly and not wait for the physical construction of a high school.</p>	YCV election advocacy document 2022

<p>23. Community /Emergency facilities</p>	<p>Emergency Services SES sub-unit</p>	<p>New SES sub-unit emergency facility to be located within Murrumbateman. Potential site in existing village - crown land (Purpose: for public buildings) corner South and East Streets</p> <p>Expanded emergency services (Rural Fire Service -may need additional room (note Rose St fireshed), other services) could be co-located for efficiency with shared training rooms etc</p>	
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