



23 September 2025

CEO
Yass Valley Council

Dear Gayleen

On behalf of the Murrumbateman Community Association (MCA), I am writing to formally request that Yass Valley Council release a portion of Council-owned land at *Hawthorn*, Murrumbateman for the development of much-needed recreational, sporting and community facilities.

As Murrumbateman continues to grow, demand for public open space and recreational infrastructure is increasing rapidly. Securing land now at this central location will ensure the community's future needs are met while protecting existing users and easing pressure on the Murrumbateman Recreation Ground.

The MCA has identified approximately 12 hectares within *Hawthorn* (outlined in **Attachment 1**) suitable for immediate release. *Hawthorn* was originally purchased by Council in 2010 as a long-term investment for the community. Existing RE1 zoning safeguards biodiversity areas, while the adjacent RU1 zone is appropriate for recreational use and aligns with the Delivery Program 2025-2029 CSP Strategy IN 6 and Delivery Program principal activity IN 6.1. We understand that related scoping work and constraint surveys were undertaken by Council in 2019–2020.

We believe the land can be released ahead of the new Murrumbateman Masterplan, enabling the MCA and other community groups to work collaboratively with Council to secure grants and sponsorships to deliver urgently needed community facilities on this site in the short to medium term. **Attachment 2** provides some detail on the potential use of this land. We have also collected further information on the advantages of this site and look forward to discussing further with you.

We respectfully request that Council commence the public land registration process and progress the recommendations of the Yass Valley Open Space Strategy to support this proposal.

We would welcome the opportunity to meet with you to discuss this proposal further and how we can work together to create a vital, long-term community asset for Murrumbateman and the wider Yass Valley region.

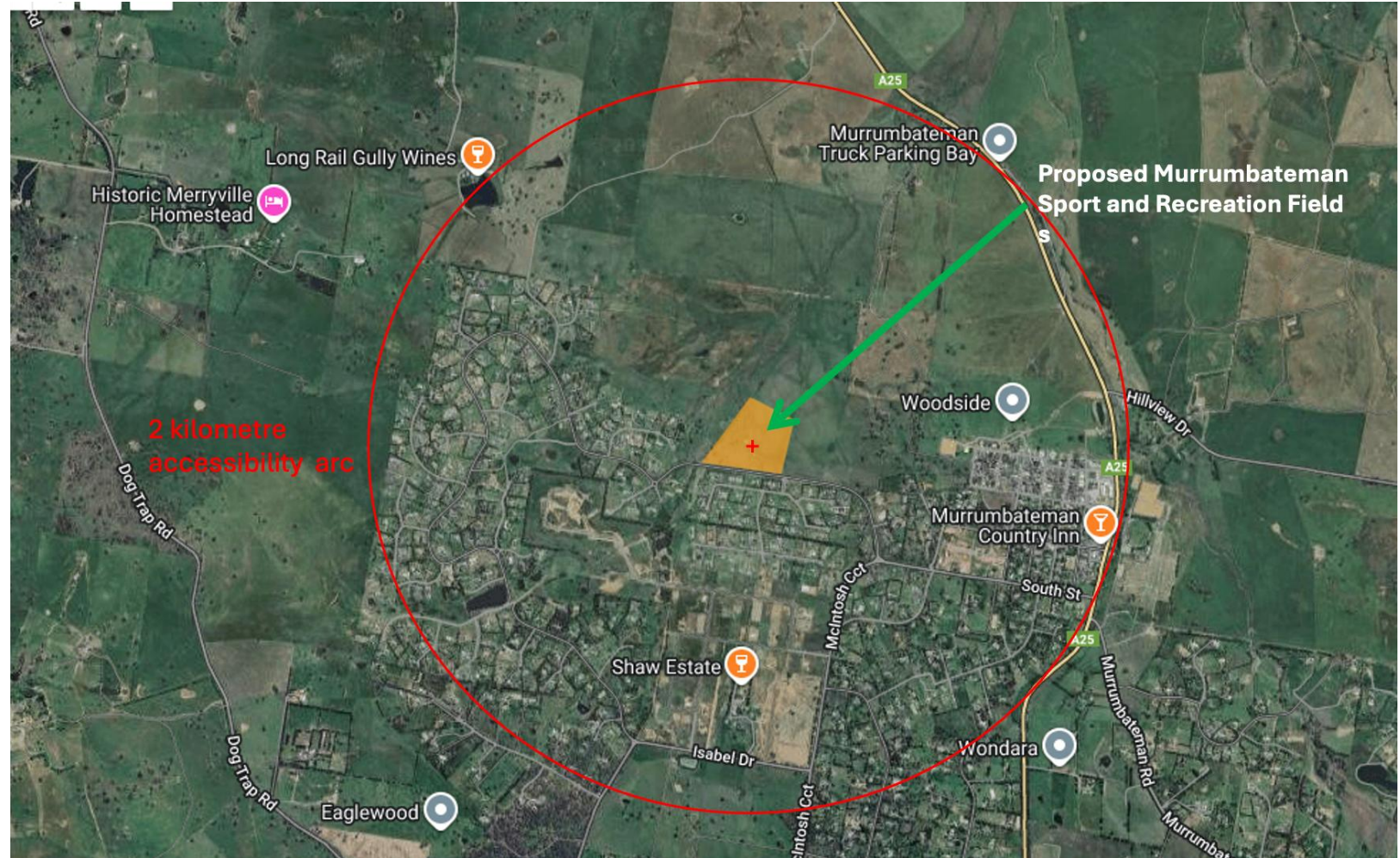
Kind regards

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Attachment 1: Proposed Site for Recreational, Sporting and Community Facilities at Hawthorn, Murrumbateman

The new Murrumbateman site:

- Will deliver a large district/regional park within 2 kms walking distance of the majority of current and future residents
- Will enable the construction of desperately needed sporting and recreation facilities for Murrumbateman and Yass Valley residents
- Is positioned close to the geographic centre of the township, accessible by current pedestrian/cycling paths and roads
- Will integrate into the future North Murrumbateman development, forming a recreational hub between new and existing communities
- Enables delivery of the key strategic recommendations of the Yass Valley Open Space Strategy 2024-2036 for Murrumbateman facilities
- Enables delivery of the strategic priorities of the Yass Valley 2025-2029 Delivery Program
- Enables community groups to work together and with council to develop, grow and maintain the facility for current and future generations



Attachment 2: Concept for use of New Recreational Space

Site Proposal

MCA proposes that Council allocate 12.5 Hectares of land in the RU1 zoned area shown. This would be developed in 2 stages following community consultation. A potential project scope is presented:

Stage 1 (approx. 4.2ha)

- 3Ha of useable land for facilities
- 1ha of wetlands/ponds suitable for landscaping and rehabilitation

Project works:

- Site Entry and carpark
- Clubhouse/toilet facilities
- Pathways, seating, BBQ, landscaping
- Pump track, BMX track, Skatepark
- Multi-play Basketball court

Stage 2 (approx. 8.3ha)

- 7Ha of useable land for facilities
- 1ha of wetlands/ponds suitable for landscaping and rehabilitation

Project works:

- Site Entry and carpark
- Clubhouse/toilet facilities
- Pathways, seating, BBQ, landscaping
- Sporting Fields
- future amenities/needs

This approach will allow Council, the MCA and community groups to work together to attract the funding required to deliver high quality facilities for Murrumbateman and Yass Valley

