

Updated Statement of Environmental Effects

Statement of Environmental Effects

1. Introduction

- **Development Overview:** The proposal involves the installation of a 51 m² portable house as a permanent dwelling, including a composting toilet and greywater management system.
 - **Site Details:**
 - Address: 600 Childowla Road, Bookham NSW 2582
 - Legal Description: Lot 222 DP 39689
 - Zoning: RU1 Primary Production (Yass Valley LEP 2013)
 - Size: Approximately 9 hectares (22 acres)
 - Existing Features: Gravel driveway, level car parking and turning area, 52,000 litres of potable water storage, 130,000 litres total water storage with lines to all boundaries, off-grid electricity, shed, and animal yards.
 - **Purpose:** This Statement of Environmental Effects (SEE) assesses the environmental impacts of the proposed development and justifies its approval, including a variation to the minimum lot size under Clause 4.6 of the Yass Valley LEP 2013.
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2. Site Description

- **Location and Context:**
 - A small rural block 6 km south of Bookham Village and 35 km from Yass, situated between large sheep grazing properties. The land supports grazing, a berry orchard, and intensive farming trials, reflecting its primary production purpose.
- **Physical Characteristics:**
 - Terrain: Undulating with a medium-sized dam and access to Jugiong Creek.
 - Vegetation: Predominantly grassland with scattered native trees and newly planted sections.
 - Soil: Dark chocolate brown A2 horizon soil, averaging 100-110 mm depth (refer to attached Site and Soil Assessment).
 - Water Resources: 130,000 litres of water storage with infrastructure across the site.
 - Bushfire Risk: Low (BAL-12.5 per attached BAL Report), with a watercourse on the western side.
 - Existing Structures: Shed and animal yards for agricultural use.
- **Surrounding Area:**
 - Large RU1 zoned grazing properties on three sides and a Travelling Stock Reserve to the south.

3. Proposed Development

- **Description:**
 - A modest 51 m² portable dwelling on piers, delivered as a single unit via truck and crane, designed as a farmhouse consistent with the rural character.
 - **Construction Process:**
 - **Stage 1:** Prepare footings for piers.
 - **Stage 2:** Delivery and connection to services (water, electricity, composting toilet, greywater system).
 - **Stage 3:** Final touches, including entry stairs.
 - **Site Plan:** Refer to the attached site plan.
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4. Planning Context

- **RU1 Zone Objectives:**
 - The dwelling supports sustainable primary production by enabling on-site management of grazing, berry farming, and poultry activities, consistent with RU1 objectives to encourage rural industry and minimise land use conflict. It is sited close to existing infrastructure to preserve productive areas (refer to Clause 4.6 Variation Request).
 - **Relevant Policies:**
 - This DA complies with the **Yass Valley Local Environmental Plan (LEP) 2013, Development Control Plan (DCP)**, and applicable State Environmental Planning Policies (SEPPs), except for the 40-hectare minimum lot size under Clause 4.2B(3). A Clause 4.6 variation is sought, justified by the site's historical creation in 1979, its suitability for a dwelling without subdivision, and its alignment with RU1 goals despite the 77.5% variation (9 hectares vs. 40 hectares). See attached Clause 4.6 document for full justification.
 - **Permissibility:**
 - A dwelling house is permitted with consent in the RU1 zone, subject to council approval of the Clause 4.6 variation.
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5. Environmental Effects and Mitigation

- **Land Use and Agriculture:**
 - The development occupies a small footprint on less fertile land, preserving agricultural productivity (e.g., berry orchard, grazing) and compatibility with surrounding rural uses.
- **Vegetation and Biodiversity:**
 - No clearing is required beyond minor tree pruning for truck access, to be conducted per the **Local Land Services Act 2013** if applicable.
- **Water and Soil:**

- Piers eliminate earthworks, ensuring no change to runoff, erosion, or watercourse impacts. Sediment controls are not required.
 - **Waste Management:**
 - The dwelling includes a composting toilet and greywater management system compliant with the **Yass Valley DCP Section B1.5 (On-Site Sewage Management)** and **SEPP (Exempt and Complying Development Codes) 2008**. The composting toilet (e.g., Clivus Multrum or similar) processes waste into compost onsite, requiring no sewer connection. Greywater from sinks and showers will be treated via a gravity-fed filtration system and dispersed to a subsurface irrigation area, sized per council guidelines (approximately 50 m² for a 51 m² dwelling), located away from watercourses and boundaries to prevent runoff or contamination.
 - **Traffic and Access:**
 - The existing gateway on Childowla Road, at a high point with clear visibility, ensures safe entry and exit. The level parking area accommodates 2 vehicles per **AS 2890.1**, sufficient for a single dwelling.
 - **Noise and Amenity:**
 - Delivery and installation, within business hours over one day, will have minimal noise impact, with the nearest dwelling 500 meters away.
 - **Visual Impact:**
 - Located 55 meters from Childowla Road, the single-level, neutral-colored dwelling blends with the rural landscape, preserving its character (refer to Site Photos #3 – View from Childowla Road).
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6. Conclusion

- This proposal eliminates significant environmental harm, complies with planning controls (subject to the Clause 4.6 variation), and supports RU1 objectives by facilitating sustainable primary production on a historically anomalous lot. Approval ensures the site's viability amidst external pressures (e.g., proposed wind farm) and aligns with the public interest.
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Attachments

- Site Plan
- Clause 4.6 Variation Request
- Site Photos
- Site and Soil Assessment
- Bushfire Attack Level (BAL) Report (BAL-12.5)
- Construction Plans