

# Statement of Environmental Effects

**Address: 365 Bushs Lane, Murrumbateman**

**Job: Development Application – Proposed shed**

**Clients: Matthew & Anna Kitchen**

**JLL Designs**

**Joshua Laurie**

## Proposed Development

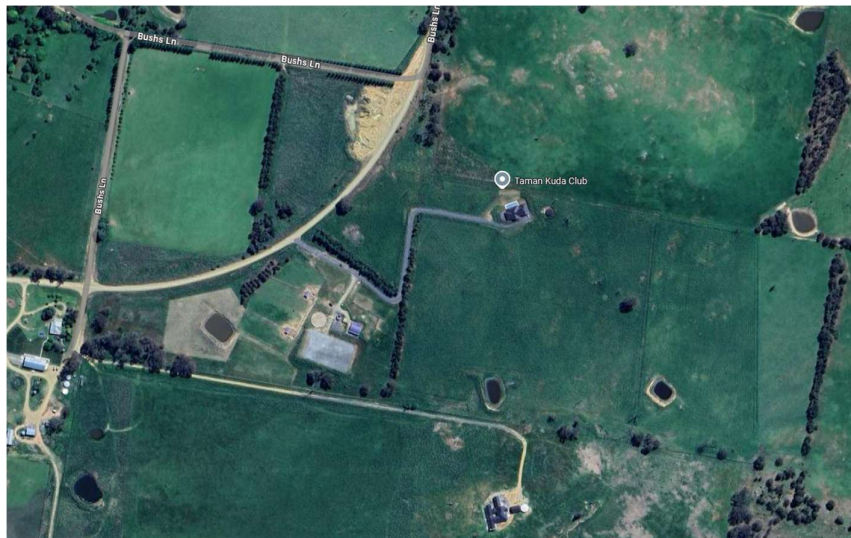
The applicant proposes building an indoor horse arena and water tanks to support the agricultural use of the land. The proposal works to enhance the overall character of the property and complement the current uses of the land.

## Intended use of proposed structures

The proposed shed is intended to be used for the use of indoor horse riding, further capitalizing on the Primary Production use of the land.

## Context and Setting

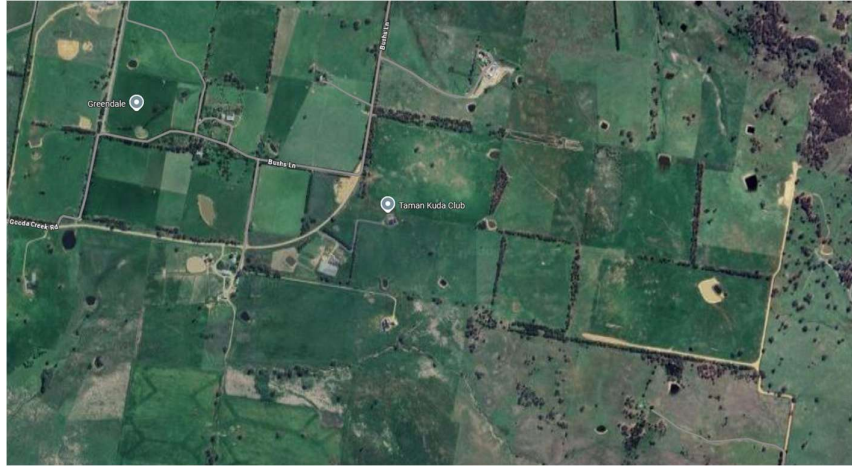
The house sits within an existing RU1: Primary Production environment, with a minimum lot size of 30ha. The proposed agricultural shed has been sited to comply with the Murrumbateman Area and is suited to the locality.



*Figure 1 - Aerial Image of the Site*

## Neighbouring and Noise Impacts

The proposal is not expected to have any impact on the surrounding neighborhood, as the proposed allotment already exists and was created for such a proposal, and we intend on creating a development complimentary to the surrounding neighborhood.



*Figure 2 - Surrounding Locality*

## Property Access

The property has an existing driveway access from Bushs Lane. As part of the proposal, this access will be extended to service the proposed shed.

## Relevant Planning Controls

The following table demonstrates the proposed development is compliant with the relevant planning considerations within the YVLEP 2013.

PLANNING CONTROLS	COMPLIANCE
<i>Clause 2.1 Land Use zones</i>	<p>Complies. The subject site is zoned RU1 Primary Production.</p> <p>The proposed indoor horse arena complements the Primary Production use of the land, providing diversity of industry to the area. This will further maintain the rural character of the area by complementing the agricultural land use, allowing for an appropriate development suiting the needs of property use.</p> <p>The proposed indoor arena complements the permitted with consent items of 'Farm buildings and recreation areas.'</p>
<i>Clause 6.1 Earthworks</i>	<p>Some minor work will be required to flatten the shed site to suit the characteristics of the land. The proposed cut and fill will be to a maximum of 400mm with a battered edge to suit.</p>
<i>Clause 6.8 Essential Services</i>	<ul style="list-style-type: none"> <li>a) Supply of water The proposal allows for a supply of water from the 264,000L rainwater tank.</li> <li>b) Supply of Electricity The shed will be serviced by the existing electricity supply, visible onsite, this will be extended to service the proposed structure.</li> <li>c) Disposal and Management of Sewage. Not applicable.</li> <li>d) Stormwater drainage or on-site conservation. The proposal will store all stormwater within the rainwater tank, with overflow directed to the existing drainage lines towards the dam to the south west.</li> <li>e) Suitable vehicular access. Suitable vehicular access is to be provided off of the existing driveway.</li> </ul>

	f) Connection to a communications network with voice or data capability. Not Applicable.
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## Yass Valley Development Control Plan 2024

The YVDCP 2024 provides the non-statutory planning, design and environmental objectives and controls to ensure orderly, efficient and sensitive development within the LGA is achieved. The relevant sections of the DCP considered to apply to the proposed development include:

- Part B - Principles for all Development
- Part E – Rural, Large Lot and Environmental Zone Development

TABLE 4 – COMPLIANCE WITH THE YVDCP 2024

Part B – Principles for all Development	
Controls	Compliance
<b><i>B1 Site Suitability</i></b>	<ul style="list-style-type: none"> <li>a. The proposed development retains the tree to the north of the proposed shed. The proposed shed has been located some 140m from any surrounding allotment, suitably distancing itself from any surrounding property, not impeding the visual or social amenity of surrounding allotments.</li> <li>b. The proposed shed is made of corrugated iron, suited to the location and used throughout agricultural pursuits, in shed construction.</li> <li>c. The proposed colorbond products and steel manufacture considers the sustainable nature of their production.</li> <li>d. The proposed development looks to reduce waste and utilise minimal resource.</li> </ul>

<b>B2 Site Suitability</b>	<ul style="list-style-type: none"> <li>a. The proposed indoor arena is sited to suit the character of the allotment, including the topography. The land has no flooding or heritage concerns, as well as the grasslands being highly modified and pasture improved. The land is bushfire prone, however the shed is over 6 metres from any existing structure.</li> <li>b. The proposal is located over 140m from any surrounding allotment, suiting the setback requirements of any planning instrument.</li> <li>c. All weather access will be provided to the shed, as well as electricity and rainwater harvested by the tanks. There will be no sewerage connection to the indoor arena.</li> <li>d. The zoning restrictions are outlined within this document, with easements shown on the site plan and the proposed development being outside of any constraint.</li> <li>e. No over shadowing is apparent by the proposal.</li> </ul>
<b>B3 Site Analysis Plan</b>	<ul style="list-style-type: none"> <li>a. Site topography has been considered with the site being relatively flat, suiting the development.</li> <li>b. The proposed shed is within an open grassland area, with large volumes of water held within the rainwater tanks and surrounding dams.</li> <li>c. No trees will be removed as part of the development.</li> <li>d. No heritage items within the area.</li> <li>e. The proposed shed is not visible from the Bushes Lane and does not obstruct any view.</li> <li>f. There are no shading, lighting issues proposed as part of the development. The shed is over 140m from any surrounding allotment, and does not impede any privacy of the surrounding allotments or effect their visual amenity.</li> <li>g. The access point is relative to the road connection.</li> <li>h. Solar access and predominant breeze has been considered.</li> <li>i. The site is on higher ground and is not noted as flood prone, and will not impede the onsite drainage.</li> </ul>

	j. There are no community of social facilities within the locality.
<b><i>B4 Crime Prevention and Safety</i></b>	<p>Complies. The proposed development has been designed to allow the topography of the Site to convey stormwater and to retain existing vegetation where possible.</p> <p>The proposed shed will complement the rural environment of Murrumbateman, which will further enhance the Murrumbateman Area.</p>
<b>PART E – RURAL, LARGE LOT AND ENVIRONMENTAL ZONE DEVELOPMENT</b>	
<b>CONTROLS</b>	<b>COMPLIANCE</b>
<b><i>D.1 Siting of Buildings</i></b>	<ul style="list-style-type: none"> <li>a) The proposed shed is not within 40 metres of a bank of any watercourse.</li> <li>b) The proposal is clear of electricity transmission lines, structures.</li> <li>c) Not applicable.</li> <li>d) The proposal is well below the hill behind and does not sit on or near a ridgeline.</li> <li>e) The proposal suits the characteristics of the land.</li> </ul>
<b><i>D.2 Access</i></b>	<ul style="list-style-type: none"> <li>a) Legal access already exists.</li> <li>b) Existing access approved by the council as part of the underlying subdivision.</li> <li>c) Existing access approved by the council as part of the underlying subdivision.</li> <li>d) Existing access approved by the council as part of the underlying subdivision.</li> <li>e) Existing access approved by the council as part of the underlying subdivision.</li> <li>f) Existing access approved by the council as part of the underlying subdivision.</li> <li>g) Existing access approved by the council as part of the underlying subdivision.</li> <li>h) Existing access approved by the council as part of the underlying subdivision.</li> <li>i) Existing access approved by the council as part of the underlying subdivision.</li> </ul>

	<ul style="list-style-type: none"> <li>j) Existing access approved by the council as part of the underlying subdivision.</li> <li>k) Existing access approved by the council as part of the underlying subdivision.</li> </ul>
<b>E1 Dwellings</b>	Not Applicable.
<b>E2 Farm buildings and Outbuildings</b>	<ul style="list-style-type: none"> <li>a) The proposed shed, will not be used for residential purposes.</li> <li>b) Height of building permitted is 10m, with an area over 10ha. The proposed indoor arena is 6.85m in height at the ridge and 5.0m on the eave.</li> <li>c) The proposal is located on the site, where it is seen appropriate to locate the shed away from the road, to minimise perceived visual impact. The proposal creates a shed that is located within the landscape, similar to any rural shearing shed or hay shed as per the standard used in rural setting for many decades.</li> <li>d) The proposed access road will provide access to the development.</li> <li>e) Access utilised the existing access off of Bushs Lane.</li> <li>f) Stormwater is managed in an appropriate way.</li> <li>g) The proposal does not increase stormwater, sediment or nutrient loads.</li> <li>h) The shed is set behind the building line.</li> <li>i) The shed is set back 140m, more then the 50m requested by the policy. This is a 280% increase on the policy.</li> </ul>
<b>E3 Rural Based Activities</b>	Not Applicable.



## Waste Disposal

All builders' waste will be stored in bins onsite during construction and be disposed of at the Yass Valley Council Waste Services periodically.

## Electricity

The proposal will be connected to the existing electricity supply.

## Environmental Impacts

The land on which the proposed dwelling sits is highly cultivated grasslands that was changed 100% and manipulated as part of agricultural pursuits to the land including predominated by exotic grasslands and pasture improvement activities.

The Biodiversity Offset Scheme allows for clearing of 5000m<sup>2</sup> to native vegetation, of which our development is below as outlined below:

Item	Area
Shed 57.6 x 21	1209.6m <sup>2</sup>
Access Track	1648m <sup>2</sup>
Water Tanks	115m <sup>2</sup>
	2972.6m <sup>2</sup>

As outlined above, the threshold is not met.

## Bushfire Prone

The subject land is identified to be bushfire prone land, however the structure is a Class 10 building and is more than 6 metres from any other structure, as a result no bushfire report is required.

## Conclusion

As a result of the above and the other information provided to Yass Valley Council, it is our belief that the attached development should be subject to approval due to the minor nature of the works involved and due to the proposed dwelling and shed suiting the existing nature of the allotment.