

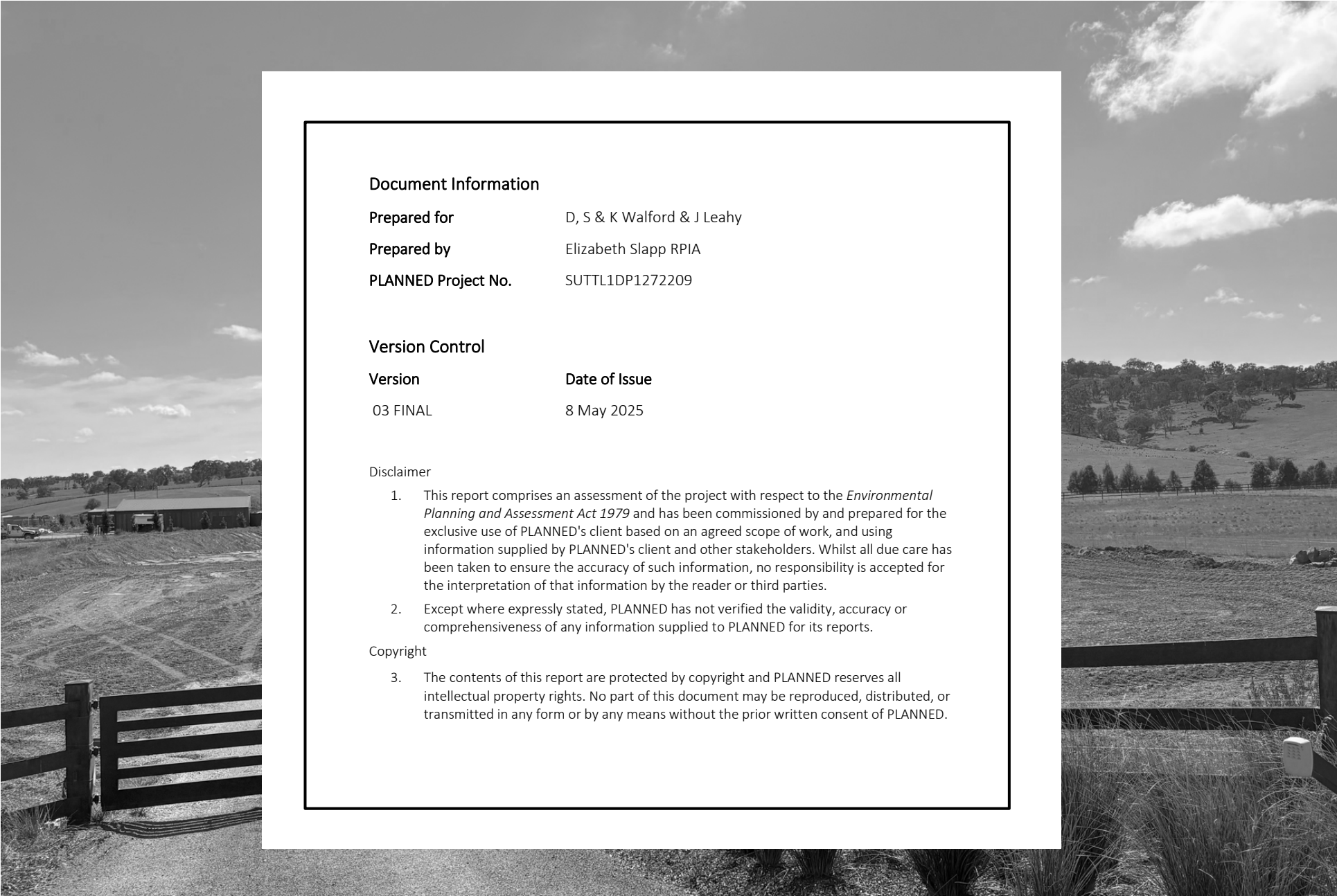


PLANNED

Statement of Environmental Effects Report

Prepared For: D, S & K Walford & J Leahy

Property: Lot 56 DP271494, No. 93 Harcourt Close, Sutton NSW



Document Information

Prepared for D, S & K Walford & J Leahy
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PLANNED Project No. SUTTL1DP1272209

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Attachment 1 – Site Photographs

1 Introduction

1.1 Commission

PLANNED has been commissioned by D, S & K Walford & J Leahy (also described in this Report as the **Proponent**) to prepare a Statement of Environmental Effects (**SEE**) Report to accompany a Development Application (**DA**) proposing the construction of a dwelling house, ancillary sheds and associated infrastructure at Lot 56 DP271494, No. 93 Harcourt Close, Sutton NSW.

In preparing this SEE Report, the following documentation has been referred to and is submitted to Yass Valley Council on the basis that it details and supports the development as proposed:

- Architectural Plan Set, prepared by Michael Piscone, dated 17 December 2024.
- BASIX Certificate (No. 1786160S), prepared by ACT Sustainable Systems, dated 5 March 2025.
- Bulk Earthworks Plan, prepared by Spiire, dated 25 February 2025.
- Bushfire Assessment Report, prepared by Ember Bushfire Consulting, dated 10 February 2025.
- On-Site Effluent Management Report, prepared by Fortify Geotech, dated 24 April 2025.
- Shed Engineering Plans, prepared by Graeme Moulston & Associates Engineering Pty Ltd, dated March 2025.

1.2 Purpose of Report

This SEE has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021 (**EP&A Regulation**) for the purposes of:

- Demonstrating that the environmental impacts of the development have been considered; and
- Outlining the steps to be undertaken to protect the environment or to mitigate against any potential harm, if necessary.

This SEE describes the proposal and its environment, including a detailed description of the site and its surrounds and an assessment of the proposal against the relevant planning controls.

The SEE demonstrates that the development proposed is acceptable under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) and concludes that the proposed development should be granted approval subject to conditions.

1.3 Type of Development Application

Section 1.5 of the EP&A Act 1979 defines what constitutes 'development'. The scope of the proposed development clearly falls within that definition.

Under Section 4.5 of the EP&A Act, the Yass Valley Council will be the consent authority in this instance.

The development proposed is not defined as either 'integrated', 'designated' or State significant' development under the EP&A Act or EP&A Regulation.

2 Site Description and Context

2.1 Site Description

The land the subject of this DA is described as Lot 56 DP271494, No. 93 Harcourt Close, Sutton NSW (refer to **Figures 1** and **2** below).

The subject land is a rectangular shaped parcel of land comprising an area of 1.01 hectares. The land is vacant and undeveloped and was created as part of the Woodbury Ridge development approved under DA200273 (determined on 28 April 2022), which comprises the establishment of sixty-six (66) residential allotments (community title) within four (4) distinct precincts – being, 'The Village', 'Hilltops', 'Riverside' and 'Stewardships'. The subject land is located within the 'Riverside' precinct, which comprises eleven (11) variably sized allotments ranging in size between 9,998m² and 2.448 hectares. Under the provisions of the Yass Valley Local Environmental Plan 2013, the 'Riverside' allotments are located within Zone R5 Large Lot Residential with corresponding minimum lot sizes for the purpose of erecting a dwelling house and dual occupancy of 5,000m² and 10,000m² respectively.

With reference to the Deposited Plan (DP271494) (refer to extract at **Figure 3** below) and the accompanying 88B Instrument, the subject land is identified as being burdened by a number of restrictions and positive covenants as detailed at **Table 1** below:

Table 1: Applicable 88B Easements, Restrictions and Positive Covenants

No. on Plan	Restriction or Positive Covenant Referred to on Plan	Terms
(E)	Restriction on the use of land (building envelope)	No development is permitted outside of the Building Envelope of the Burdened Lot, being the site identified in the Plan for this restriction on the use of land.
(F)	Positive covenant (special effluent management zone)	<p>The Owner of a Burdened lot must:</p> <ul style="list-style-type: none"> Only dispose of effluent in the site identified in the Plan for this positive covenant (Easement Site); Install and Maintain a Secondary Treatment System on the Burdened Lot within the Building Envelope of the Burdened lot, being the Easement Site; Only dispose of effluent by means of subsurface drip irrigation to areas of fully managed lawn within the Easement Site; If a secondary treatment system has not been installed as at the date of this instrument, install and Maintain a secondary treatment system on the Easement Site prior to occupation of any dwelling on the Burdened lot; and If an onsite sewerage management report (Report) is procured by the Owner of the Burdened lot, ensure the Report is consistent with the Land Capability Assessment Report.

No. on Plan	Restriction or Positive Covenant Referred to on Plan	Terms
(I)	Positive covenant (NSW Rural Fire Service)	<p>The Owner of a Burdened lot must:</p> <ul style="list-style-type: none"> Only construct a dwelling in a location on the Burdened lot which ensures that the dwelling will not be exposed to radiant heat levels that exceed 12.5kW/m² (BAL 12.5); Comply with: <ul style="list-style-type: none"> Sections 3 and 7 (BAL 29) of the Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas; or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014, As appropriate and as amended by section 7.5 of the Planning for Bushfire Protection 2019; and Provide and Maintain unobstructed pedestrian access to the rear of the Burdened lot for the purpose of firefighting activities.
(J)	Positive covenant (inner protection areas)	<p>The Owner of a Burdened lot must manage the Burdened lot as an inner protection area in the manner outlined in section 5 and Appendix 4 of the Planning for Bush Fire Protection 2019 and the Rural Fire Service's Standards for Asset Protection Zones.</p>
(L)	Restriction on the use of land (fire trail and emergency access)	<p>The Owner of a Burdened lot must not:</p> <ul style="list-style-type: none"> Use the fire trail or emergency access path connected to Old Federal Highway (Restricted Path) as if the Restricted Path was a public road for everyday use; Access the Restricted Path unless it is for an authorised emergency purpose; Open the gates for entry and exit of the Restricted Path except in the case of an Emergency (however the Owner of a Burdened lot is not required to lock those gates).
(M)	Restriction on the use of land (flood level)	<p>The Owner of a Burdened lot must not construct any building on the Burdened lot unless that building has a finished floor level 600mm above the 1% AEP flood level.</p> <p>For reference purposes only, the Owner of a Burdened lot acknowledges that the finished floor level restrictions require a minimum finished floor level as follows:</p> <ul style="list-style-type: none"> For Lot 56 a minimum finished floor level of RL 613.8.
(N)	Restriction on the use of land (potable water storage)	<ul style="list-style-type: none"> The Owner of a Burdened lot must not install potable water storage (such as rainwater tanks) on the Burdened lot unless that potable water storage: <ul style="list-style-type: none"> for houses less than 150m², has at least 45,000 litres capacity; for houses more than 150m², has at least 90,000 litres capacity; if the potable water storage is an above ground tank, provides for the refilling of fire tankers by means of a "Storz" fitting being installed at the base of the tank with a gate valve; or if the potable water storage is an underground tank, includes an access hole at least 150mm in diameter.

No. on Plan	Restriction or Positive Covenant Referred to on Plan	Terms
		<ul style="list-style-type: none"> For clarity, the house service may branch off the outlet described at clause 13(a)(iii).
(Z)	Restriction on the use of land (CWMS)	<p>The Owner of a Burdened lot must not:</p> <ul style="list-style-type: none"> Do anything which is inconsistent with or in breach of the Bore Licence; or Do anything that will hinder the Community Association's carrying out of its obligations to manage and maintain the water reticulation scheme in the Community Scheme.
(AK)	Easement for multi-purpose electrical installation variable width	An easement for multi-purpose electrical installation on the terms set out in Part C of memorandum registered number AG189384.

As evident in the photos included at **Attachment 1**, preliminary earthworks have recently been undertaken within and outside of the registered building envelope – inclusive of the installation of erosion and sediment control measures (i.e., hay bales and silt sheeting). These works were undertaken by a contractor engaged by the Proponent to rectify a stagnant water issue. Earthworks at the site were also undertaken by the Woodbury Ridge Developer in accordance with the preceding Subdivision Works Certificate process (associated with DA200273). Specifically, such works involved the filling of an existing farm dam with excess material remaining on site at settlement with the Proponent.

The topography of the subject land is slightly sloping, generally falling from the Harcourt Close frontage (south) towards the northern rear boundary.

As can generally be seen in **Figures 1 and 2** below, the subject land not comprise any mature native trees or significant vegetation. Irrespective of this, Biodiversity Certification has been conferred over the entirety of the subject land as per the endorsed Biodiversity Conservation Agreement (dated 6 April 2022) – refer to **Section 4.1** of this SEE Report for further information.

Further, as part of the preceding Subdivision Works Certificate process, the Woodbury Ridge Developer installed and constructed the front boundary fencing and driveway crossover to Harcourt Close.

2.2 Surrounding Development

- Land adjoining and adjacent to the north (namely Lots 2 – 4 DP1226675) is zoned R5 Large Lot Residential and is characterised by a rural residential lot pattern. Rural dwellings of various architectural styles are present together with landscaped surrounds (noted to be either newly establishing or established).
- Land adjacent to the east and south, being Lot 2 and Lots 57 – 64 DP271494, form part of the Woodbury Ridge 'Riverside' Precinct. These allotments are largely vacant and undeveloped – though are expected to be developed for residential purposes in the future.
- Land adjoining to the west (being Lot 55 DP271494) forms part of the Woodbury Ridge 'Riverside' Precinct. This allotment is currently being developed for residential purposes.
- The Yass River riparian corridor is situated approximately 300m distant to the east. Land to the east of the Yass River is zoned RU1 Primary Production and characterised by a rural lot pattern offering a variety in lot shapes and sizes – some of which comprise rural developments of various architectural style and age set amongst well-established rural surrounds.
- The Sutton village CBD (being the small commercial core near to the western extent of Victoria Street) as well as the Sutton Primary School are situated approximately 2km distant to the northwest (as calculated by road from the constructed property access).

Figures 1 and 2 below show the subject site in its local and site-specific context.

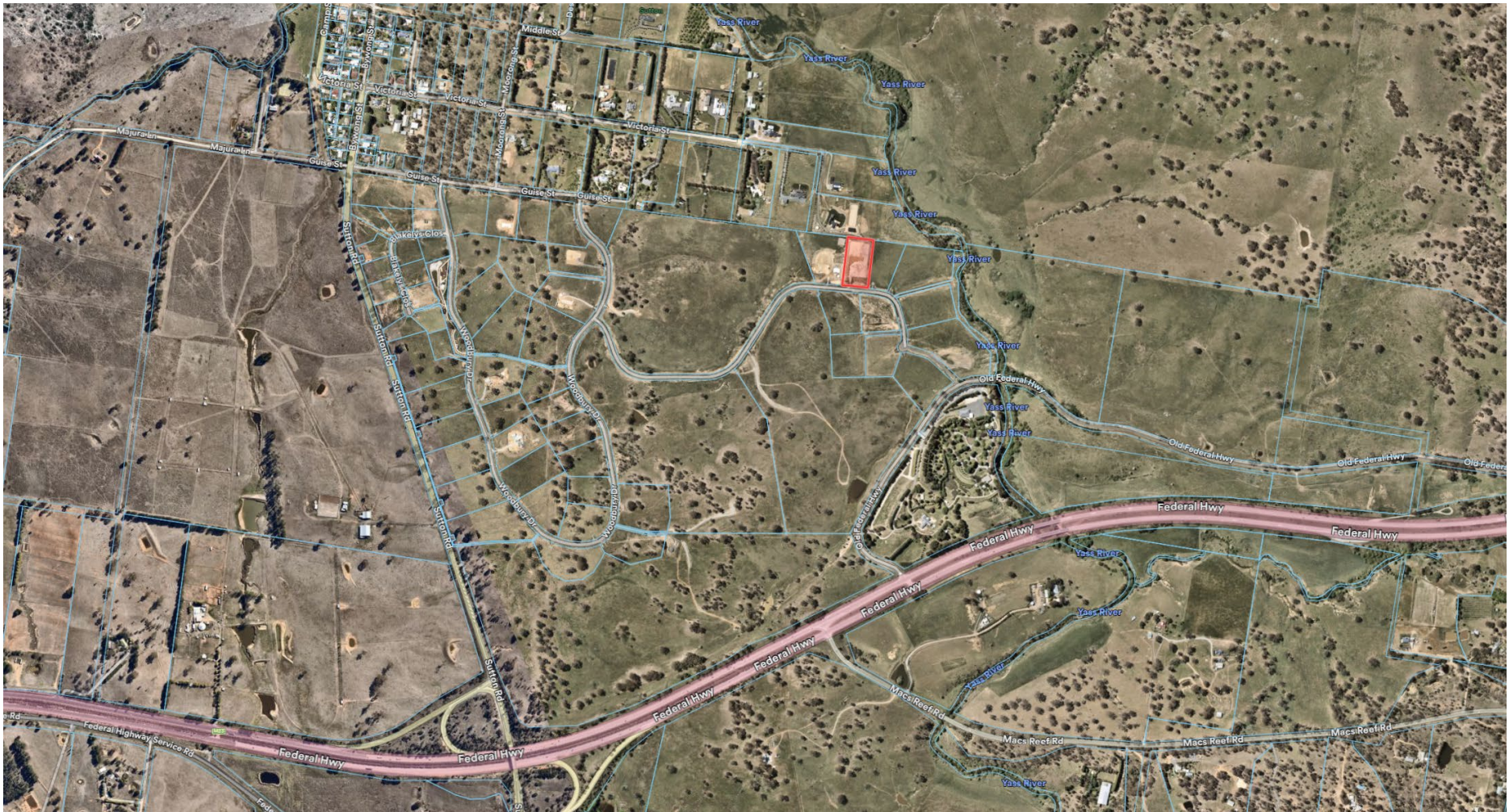


Figure 1: Local Site Context – Subject Site outlined red ([MapBrowser \(nearestmap.com\)](https://www.mapbrowser.net/nearestmap.com/), image dated 5 April 2025)



Figure 2: Site-specific Context– Subject Site outlined red ([MapBrowser \(nearmap.com\)](https://nearmap.com), image dated 5 April 2025



Figure 3: Extract from Deposited Plan DP271494 – Subject Land outlined red

3 Proposed Development

As demonstrated in the Architectural Plans included with the DA submission, this Application proposes the construction of a dwelling house and two (2) ancillary sheds together with associated preparatory earthworks, driveway construction and services infrastructure provision.

3.1 Earthworks

As detailed at **Section 2** of this SEE Report, Lot 56 DP271494 is subject to 'Restriction on the Use of Land (Flood Level)' (M) in the 88B Instrument, which sets a minimum FFL of RL613.8. This flood level was set as part of the preceding subdivision process and was generated using Yass Valley Council's flood modelling reports, which identified the majority of the subject allotment as being flood impacted.

As shown on the Bulk Earthworks Plan [Drawing No. 310032-CD005] prepared by Spiire, re-grading is proposed so as to achieve the required FFL – being, RL613.8.

Due to the topography of the allotment, approximately 50m³ of excavated material (cut) is able to be re-positioned on site – resulting in a net import of approximately 7,210m³ of material (fill). To achieve RL613.8, the depth of the fill material will range between approximately 0.5m to 1.5m.

As documented, the extent of the bulk earthworks continues beyond the boundaries of the registered building envelope. The intent of this is to achieve a consistent grade across the majority of the site, which is desirable for the Proponent. At the edge extent of the proposed earthworks, variable batters ranging between 1 in 5 (20%) and 1 in 10 (10%) are proposed. To stabilise the batters and to prevent erosion, the batters would be suitably landscaped (grassed/turfed).

At the Harcourt Close frontage, two (2) retaining walls with an indicative height of 0.9m are proposed. The retaining walls would be suitably offset with the retained earth graded to a maximum of 5 or 6%. Where required, water diverters would be provided to the rear of the retaining walls for the management of stormwater. With reference to the Landscape Plan [Drawing No. DPC1020 Sheet 2 of 11] prepared by Michael Piscone, the retaining walls are proposed to be of natural rock construction and suitably landscaped. The terraced retaining walls would not be visible from the Harcourt Close frontage.

It is important to note that the Bulk Earthworks Plan [Drawing No. 310032-CD005] represents the ultimate outcome and is inclusive of the earthworks previously undertaken at the site.

3.2 Construction of a Dwelling House

The package of Architectural Plans prepared by Michael Piscone submitted with this Application show the siting and design of the proposed dwelling house. As documented, the proposed works will exhibit a contemporary architectural form incorporating a palette of neutral-coloured materials that are appropriate for the natural character of the Woodbury Ridge area – compliant with the design expectations of the Woodbury Ridge Architectural and Landscape Guidelines (as reflected by the endorsement of the Architectural Plans by the Woodbury Ridge Developer).

The proposed dwelling has a gross floor area (GFA) of 320.9m² (excluding the attached garage 55.9m²). The dwelling has been sited and designed to maximise solar and daylight access to the main internal living and external principal private open space areas, which are oriented towards the north/northeast. The height of the proposed dwelling would not exceed 6.250m (as measured from required FFL RL613.8 to the apex of the roof line) and compliant building setbacks would be maintained from the front, side and rear property boundaries.

The proposed dwelling is to be of single-storey construction. Generally, the internal floor layout will comprise the main entryway accessed via the covered port cochere, an open plan kitchen, dining and living area that opens out onto a covered alfresco area, separate lounge room, large master bedroom with ensuite bathroom and walk-in wardrobe, three (3) moderately sized bedrooms with built-in wardrobes, separate study room, one (1) main bathroom, a powder room, laundry and mud room.

On-site car parking is proposed to be catered for within a garage attached to the southwestern extent of the dwelling. The garage will have sufficient capacity for the parking of two (2) vehicles. The materiality of the garage is consistent with that of the dwelling and has been integrated with the southern and western elevations so as to ensure that it is visually recessive when viewed from the adjacent public domain (i.e., Harcourt Close) and the immediate surrounding areas. Vehicular access to the garage and port cochere would be via a new internal driveway network intersecting with the existing driveway crossover in Harcourt Close.

As demonstrated on the Site Plan [Drawing No. DPC1020 Sheet 1 of 11], the proposed dwelling house is to be sited wholly within the defined extent of the 'Building Envelope' – Restriction on the Use of Land (E) within the 88B Instrument (refer to **Table 1** and **Figure 3** above).

3.3 Construction of Ancillary Sheds

As detailed on the Site Plan [Drawing No. DPC1020 Sheet 1 of 11], it is proposed to construct two (2) shed buildings within the northern extent of the allotment entirely within the registered extent of the Building Envelope. With reference to the Site Plan, the sheds are proposed to be setback behind the main line of the dwelling house – as viewed from Harcourt Close.

As documented in the Shed Engineering Plans, the following is proposed:

- 15m x 12m prefabricated metal shed with 4m wide unenclosed verandah (or awning) installed to southern elevation and part western elevation. The proposed shed will comprise a single level with mezzanine (6m x 10m) constructed to a maximum overall height of 6.4m (as measured from FFL to the apex of the pitched roofline). The internal area of the shed has a GFA of 180m² (excluding the mezzanine) and an internal floor to ceiling height of at least 5m. To the underside of the mezzanine, the clearance height is 2.4m. The shed is proposed to comprise one (1) electrically operated roller door (4.4m high x 4.5m wide) to the western elevation and a standard access door to both eastern and southern external elevations. Variably sized windows are proposed to be installed to the western, eastern and southern elevations so as to allow for daylight/sunlight penetration. Further amenity is proposed to be provided via the provision of a WC under the staircase landing to the mezzanine level.
- 10m x 12m prefabricated metal shed with 4m wide unenclosed verandah (or awning) installed to the northern and western elevations. The proposed shed will comprise a single level constructed to a maximum overall height of 4.982m (as measured from FFL to the apex of the roofline). The internal area of the shed has a GFA of 120m² and an internal floor to ceiling height of at least 3.8m. The shed is proposed to comprise three (3) electrically operated roller doors (3.5m high x 3.3m wide) to the western elevation and a standard access door to the northern external elevation. Variably sized windows are proposed to be installed to the northern and eastern elevations so as to allow for daylight/sunlight penetration. It is noted that the northernmost verandah (or awning) will function as an unenclosed carport.

The sizing and design of the proposed shed buildings are of a similar scale to the Proponent's existing sheds (located elsewhere) and are intended to be used for the secure, all-weather storage of their caravan, trailers, vehicles and landscaping equipment – which will be re-located to the subject site at the completion of construction. Vehicular access to the proposed shed buildings will be via a new internal driveway network intersecting with the existing driveway crossover in Harcourt Close.

The shed buildings are proposed to be constructed of metal walls and metal roof sheeting of a colour that will either match or coordinate well with that of the proposed dwelling.

3.4 Installation of Effluent Management System

This Application proposes the installation of an effluent management system to service the proposed dwelling.

With reference to the On-Site Effluent Management Report prepared by Fortify Geotech, an effluent management system comprising of a NSW Health Accredited AWTS secondary treatment system combined with a sub-surface drip irrigation system was found to be appropriate for the site based on the site and soil assessment.

Refer to Figure 2 of the On-Site Effluent Management Report, for details regarding the positioning of the system and the sub-surface drip irrigation area.

Importantly, the underground septic tank and sub-surface drip irrigation area are proposed to be located entirely within the defined extent of the 'Special Effluent Management Zone' – Positive Covenant (F) in the 88B Instrument (refer to **Table 1** and **Figure 3** above as well as the Site Plan [Drawing No. DPC1020 Sheet 1 of 11]).

3.5 Reticulated Services Infrastructure Provision

As part of the Woodbury Ridge subdivision works, reticulated electricity, telecommunications and non-potable water utility services were provided to the front of the subject allotment within the Woodbury Drive verge. These utility services are proposed to be extended from the verge to the dwelling house via a suitable alignment along the internal driveway.

It is noted that NBN was not reticulated to the allotment as the Sky Muster satellite service delivers NBN broadband access network to homes in regional Australia. This network was deemed to be the most appropriate platform for broadband access for the Woodbury Ridge project. Notwithstanding, suitable conduiting has been provided in the Woodbury Ridge street network, which can be utilised in the event that cabling infrastructure is available for reticulation in the future. On this basis, residents of the proposed dwelling house will have adequate access to NBN services.

In relation to potable water, it is proposed to install an underground rainwater tank with a minimum capacity of 100,000L to the north of the proposed dwelling. This tank is deemed to be of an appropriate size to cater for the potable water needs of the development proposed as well as for firefighting purposes (if and when required).

3.6 Landscaping

A landscape concept scheme has been prepared by Michael Piscone to demonstrate the general landscaping intent that is to be reflected within the site – refer to the Landscape Plan [Drawing Nos. DPC1020 Sheet 2 of 11] included with the DA.

Overall, the proposed landscape scheme is intended to be an extension of the main living spaces of the dwelling and incorporates both soft and hard landscaping elements so as to provide for a high level of residential amenity with opportunities for outdoor recreation and relaxation. The proposed landscape concept scheme will also soften the architecture internally, whilst also reinvigorating the site with sustainability in mind – reducing urban heat sink, slowing water runoff, reducing water usage and maintenance, inviting native pollinators back into the landscape and supporting human amenity and wellbeing.

4 Strategic and Statutory Planning Context

This Section of the Report assesses the proposed development against the planning framework and planning controls applicable to the site and the development, including:

- Biodiversity conservation (Section 1.7 of the EP&A Act)
- Integrated development matters (Section 4.46 of the EP&A Act)
- Matters for consideration relating to Development Applications (Section 4.15 of the EP&A Act)

4.1 Biodiversity Conservation

4.1.1 Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and Biodiversity Conservation Act 2016

The EPBC Act (Commonwealth) protects matters of National Environmental Significance (**NES**), such as threatened species and ecological communities, migratory species (protected under international agreements), and National Heritage places (among others).

Any actions that will or are likely to have a significant impact on the matters of NES, require referral and approval from the Australian Government Environment Minister. Significant impacts are defined by the Commonwealth for matters of NES.

The Biodiversity Conservation Act 2016 (**BC Act**) commenced on 25 August 2017 and replaced the Threatened Species Conservation Act 1995 (**TSC Act**). Together with the Local Land Services Amendment Act 2016 and State Environmental Planning Policy (Biodiversity and Conservation) 2021, this regulatory framework provides a balanced approach to land management and biodiversity conservation in NSW.

Comment

Biodiversity Certification has recently been conferred over portions of Woodbury Ridge (Lot 1 DP1272209) in accordance with the Biodiversity Certification Agreement (dated 6 April 2022).

As part of that Certification process, Capital Ecology Pty Ltd was commissioned to undertake a series of ecological surveys and to prepare a Biodiversity Certification Assessment Report (**BCAR**) to identify the biodiversity values of the land and to:

- assess the significance of the impacts that the subdivision and development of Woodbury Ridge Estate will have on those values, and
- assess the extent and condition of vegetation and habitat that will be protected and managed in perpetuity.

As detailed in the BCAR (dated 1 November 2021), land within Woodbury Ridge was found to support a number of significant biodiversity values listed under the EPBC Act, namely:

- *White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland* (EPBC Act and BC Act critically endangered), commonly known as Box-Gum Woodland.
- Habitat for the Golden Sun Moth *Synemon plana* (EPBC Act vulnerable and BC Act endangered);

- Breeding habitat for the Superb Parrot *Polytelis swainsonii* (EPBC Act and BC Act vulnerable).
- Habitat for Silky Swainson-pea *Swainsona sericea* (BC Act vulnerable).

As described in the BCAR, the layout and extent of development at Woodbury Ridge had been designed to avoid and minimise impacts upon the biodiversity values of the land. A key element of the avoidance and minimisation measures is the portion of Woodbury Ridge that is identified as 'Avoided Land' in the BCAR. As shown in **Figure 4** below, the 'Avoided Land' is composed of two distinct areas of land (coloured *green*), namely:

- Four (4) parcels of land that are proposed to be established as Biodiversity Stewardship Sites; and
- Vegetation and habitat that will be retained within a sub-set of the 'R5 – Large Lot Residential' zoned allotments.

As also shown in **Figure 4** below is that part of Woodbury Ridge that is identified as 'Certified Land' (coloured *red*). As shown, the entirety of the subject site (Lot 56 DP271494) is prescribed to be 'Certified Land'.

Accordingly, there would appear to be no sustainable grounds, which would preclude the proposed development as provided for in this Application.

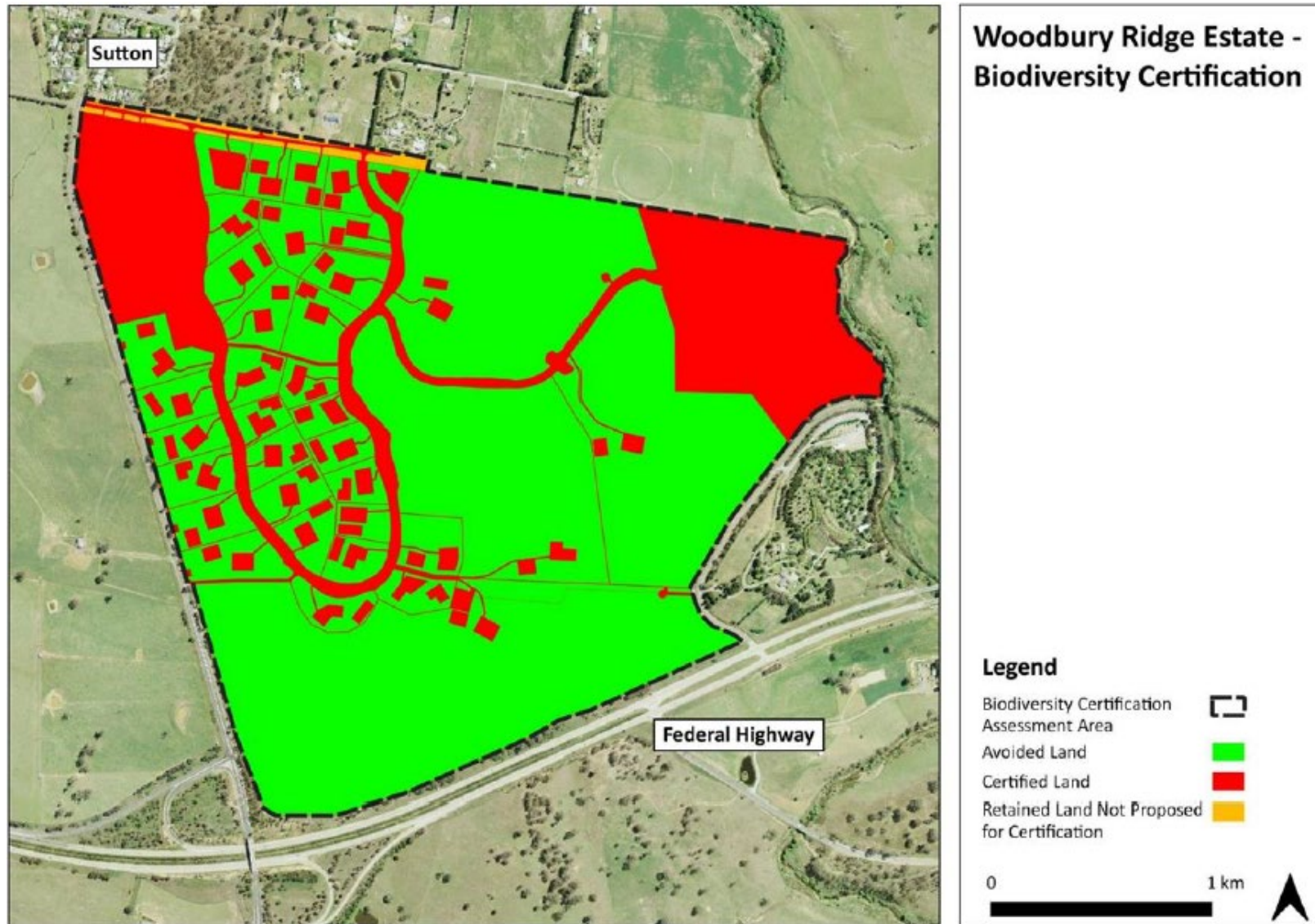


Figure 4: Extract from Schedule 1a of the Biodiversity Certification Agreement

4.2 Integrated Development

Section 4.46 of the EP&A Act requires a review of whether the proposed development on the land would trigger an approval under other environmental or related legislation. Such development is categorised as ‘integrated development’.

The following provides a brief overview on whether any aspect of the development triggers a need for the consent authority to obtain general terms of approval from other relevant approval authorities.

Table 2: Assessment of Integrated Development Matters

Integrated Development Matters	
Coal Mine Subsidence Compensation Act 2017	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Fisheries Management Act 1994	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Heritage Act 1977	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Mining Act 1992	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
National Parks and Wildlife Act 1974	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Petroleum (Onshore) Act 1991	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Protection of the Environment Operations Act 1997	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Roads Act 1993	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Rural Fires Act 1997	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Water Management Act 2000	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Comments. Heritage Act 1977 The <i>Heritage Act 1977</i> provides for the protection, conservation, registration and promotion of items having a State heritage significance. Section 57 of the Act states that a person must not “demolish, despoil, excavate, alter, move, damage or destroy” any item on the State Heritage Register without a permit being granted under Section 63 of the <i>Heritage Act 1977</i> . The development proposed does not involve an item or place listed on the NSW State Heritage Register. Approval is therefore, not required under Section 57 of the <i>Heritage Act 1977</i> .	

National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* (**NPW Act**) is administered by the Director-General of the National Parks and Wildlife Services, who is responsible for the control and management of all national parks, historic sites, nature reserves, and Aboriginal areas (among others). The main aim of the Act is to conserve the natural and cultural heritage of NSW. Where works will disturb Aboriginal objects, an Aboriginal Heritage Impact Permit (**AHIP**) is required.

An Aboriginal Due Diligence Assessment Report (**ADD**) was prepared by Past Traces Pty Ltd to support the DA for the subdivision of Woodbury Ridge Estate (refer to DA No. 200273).

As detailed in the ADD, the subdivision of the land was able to proceed with no additional archaeological investigations. Whilst two (2) areas of potential archaeological deposits (**PAD**) were identified within the Woodbury Ridge Estate project area (namely within Lots 58, 59 and 60), the remainder of the project area was assessed to be of low archaeological potential – on the basis that the land has undergone high levels of prior disturbance associated with past agricultural use of the land (i.e., land clearance, livestock grazing, cultivation and other forms of landscape modification). It is also important to note that the PADs have been the subject of sub-surface testing and investigation, which has negated the need to register a restriction to user pursuant to section 88B of the *Conveyancing Act 1919* over Lots 58, 59 and 60.

Given that the land the subject of this current Application does not directly adjoin Lots 58, 59 and 60 and that the ADD assessed the subject land as having a low archaeological potential, it is considered highly unlikely that the development proposed will negatively impact on any items of Aboriginal culture and heritage.

NOTE: A copy of the ADD accompanying DA No. 200273 can be provided to Council upon request.

Protection of the Environment Operations Act 1997

The *Protection of the Environment Operations Act 1997* (**PoEO Act**) establishes the NSW environmental regulatory framework and includes a licencing requirement for certain activities.

The development proposed is not a defined scheduled activity under the provisions of Schedule 1 of the PoEO Act. On this basis, no additional approval is required to address this legislation.

Roads Act 1993

Section 138 of the Roads Act 1993 requires an approval from the Roads Authority (either Council or TfNSW) for certain works in, on or over a public road, or to connect to a classified road.

TfNSW is not a referring agency for the subject Application under Clause 4.46 of the EP&A Act. Rather, it is understood that the Yass Valley Council would be the Roads Authority for any proposed works within the adjoining road reservation (i.e., Harcourt Close). Notwithstanding, works within the adjoining road reservation are not proposed as part of this Application.

Rural Fires Act 1997

Section 100B of the *Rural Fires Act 1997* requires that a bush fire safety authority be obtained for the subdivision of bush fire prone land that could lawfully be used for residential purposes or the development of bushfire prone land for a special fire protection purpose.

The subject land is mapped as bushfire prone (Vegetation Category 3). As this Application does not propose the subdivision of land or the development of land for a special fire protection purpose, a bushfire safety authority is not required to be obtained.

As detailed in the Bushfire Assessment Report included with this DA submission, the proposed development can meet all necessary performance requirements for infill development using all acceptable solutions and, therefore, satisfy the specific objectives of Planning for Bushfire Protection (2019).

Water Management Act 2000

In accordance with section 91(2) of the *Water Management Act 2000* (**WM Act**), a controlled activity approval (**CAA**) is required to be obtained for any activity situated within 'waterfront land' (considered to be within 40m of the top of a bank of a river, lake or estuary). The Natural Resources Access Regulator (**NRAR**) administers the WM Act and is required to assess the impact of any proposed controlled activity to ensure that no more than minimal harm will be done to 'waterfront land' as a consequence of carrying out the controlled activity.

As no part of the development proposal is situated within 'waterfront land' (being within 40m of the Yass River top of bank or a mapped watercourse), a controlled activity approval is not required to be obtained.

4.3 Environmental Planning Instruments

The following addresses the State Environmental Planning Policies (**SEPPs**) and/or deemed SEPPs that are considered to be relevant to this DA.

Table 3: Assessment of Relevant SEPPs

Environmental Planning Instruments	
SEPP (Biodiversity and Conservation) 2021	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
SEPP (Exempt and Complying Development Codes) 2008	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
SEPP (Housing) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Industry and Employment) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Planning Systems) 2021	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
SEPP (Precincts – Central River City) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Precincts – Eastern Harbour City) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Precincts – Regional) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Precincts – Western Parkland City) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Primary Production) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Resilience and Hazards) 2021	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SEPP (Resources and Energy) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Sustainable Buildings) 2022	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SEPP (Transport and Infrastructure) 2021	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Comments SEPP (Biodiversity and Conservation) 2021 This Policy provides the legislative planning framework for protecting and managing the natural environment and includes planning rules for several water catchment areas (i.e., Georges River, Hawkesbury-Nepean, Sydney Harbour and Sydney Drinking Water), foreshores and waterways, vegetation clearing in non-rural areas and Koala habitat. Chapter 2 – Vegetation in Non-Rural Areas is applicable to this Application on the basis that it applies to the clearing of vegetation on land within Zone R5 Large Lot Residential. For the same reasons stated in the comments provided at Section 4.1 of this SEE Report, the provisions of Chapter 2 of this SEPP are not deemed to be relevant to the proposed development. As such, no further consideration of Chapter 2 is required nor provided.	

Chapter 4 – Koala Habitat Protection 2021 applies to all land within the Yass Valley Council – except for land within Zones RU1 Primary Production, RU2 Rural Landscape and RU3 Forestry, or land on which biodiversity certification has been conferred and is in force under Part 8 of the BC Act. As detailed at **Section 4.1** of this SEE Report, the provisions of Chapter 4 of this SEPP are not relevant to the development proposed given that the proposed development is sited wholly within an area identified as ‘Certified Land’ in a Biodiversity Certification Agreement.

SEPP (Exempt and Complying Development Codes) 2008

This Policy provides for a State-wide approach to enabling certain types of specified development to be undertaken without the need for Council approval as either Exempt Development or Complying Development provided land use specific development standards are met.

In this instance, the exempt and complying development provisions of the SEPP cannot be applied due to the nature and scale of the proposed development. On this basis, the development proposed is subject to the development assessment and approval process as prescribed by the provisions of the EP&A Act as detailed in this current Application.

SEPP (Planning Systems) 2021

This Policy provides the legislative planning framework for State and regionally significant development.

Chapter 2 and Schedule 6 as they relate to regionally significant development are not relevant to the proposed development. As such, the Yass Valley Council will be the relevant determining authority for the current Application.

SEPP (Resilience and Hazards) 2021

This Policy contains planning provisions for land use planning within the coastal zone (consistent with the *Coastal Management Act 2016*) and for the management of hazardous and offensive development. It also provides a State-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

Chapter 4 – Remediation of Land is applicable to this Application on the basis that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

The contamination status of the subject land was the subject of site-specific investigation and reporting as part of the re-zoning Planning Proposal and subsequent subdivision process (refer to DA No. 200273) and culminated in the preparation of a Preliminary Site Investigation by Murrang Earth Sciences (dated 25 May 2018) and a Targeted Detailed Site Investigation (Contamination) by Douglas Partners (dated 24 November 2021). Based on the results of the Targeted Detailed Site Investigation, the site was deemed suitable for subdivision and future residential use.

Based on the above, the consent authority (Yass Valley Council) should be satisfied that the land the subject of this current Application is suitable for the purpose for which the development is proposed to be carried out.

NOTE: Copies of the previous contamination assessments can be provided to Council upon request

SEPP (Sustainable Buildings) 2022

This Policy aims to ensure consistency in the implementation of the BASIX scheme throughout NSW by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

The development proposed has been assessed against the requirements of this Policy and the DA submission is accompanied by the required BASIX Certificate, which demonstrates compliance with the relevant requirements.

SEPP (Transport and Infrastructure) 2021

This Policy contains planning provisions for the delivery of infrastructure (such as hospitals, roads, railways, emergency services, water supply and electricity delivery), child-care centres, schools, TAFEs and universities, and for the protection of three corridors (being the North South Rail Line, South West Rail Link extension and Western Sydney Freight Line). It also provides the land use planning and assessment framework for development at Port Kembla, Port Botany and Port of Newcastle.

Chapter 2 – Infrastructure, Part 2.3 Development Controls, of the Policy is applicable to this Application as follows:

- Division 5 Electricity Transmission or Distribution is applicable on the basis that the development proposed includes the carrying out of development adjacent to existing electrical infrastructure (underground). As such, the current Application may be referred to the relevant electrical supply authority (being Essential Energy) inviting comments regarding the proposal.

4.4 Other Environmental Planning Instruments

4.4.1 Yass Valley Local Environmental Plan 2013

The following addresses the relevant provisions of the Yass Valley Environmental Plan 2013 (YVLEP 2013).

Yass Valley Local Environmental Plan 2013	
The subject land is Zoned	R5 Large Lot Residential
The proposed development is defined as:	Dwelling house (together with ancillary sheds and associated infrastructure)
Is the proposed development permissible with consent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>Comments</p> <p>Under the provisions of clause 6.13(4) of the YVLEP 2013, dwelling houses are permissible with development consent within Zone R5 Large Lot Residential.</p> <p>Dwelling houses are defined as:</p> <p><i>Dwelling</i> means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.</p> <p><i>Dwelling house</i> means a building containing only one dwelling.</p> <p>By design, the development proposed clearly distinguishes itself as a dwelling house. Accordingly, there would appear to be no legislative impediment to determining the current application on that basis.</p>	

There are a number of specific provisions in the YVLEP 2013 that are relevant to the assessment of the Application. These are listed and commented on in **Table 4** below. Overall, it is considered that there are no provisions in the YVLEP 2013 that would preclude the granting of development consent for the development proposal.

Table 4: Assessment of the Relevant Provisions of the YVLEP 2013

Relevant Clause	Comment
Part 1 Preliminary	
<input checked="" type="checkbox"/> 1.2 Aims of the Plan	<p>Comment.</p> <p>The proposed development is consistent with the Aims of the Plan.</p> <p>In particular –</p>

Relevant Clause	Comment
	<ul style="list-style-type: none"> To encourage housing diversity, To protect and enhance the character of each of the villages in Yass Valley, To protect and conserve the cultural heritage and history of Yass Valley, To protect and enhance the environmental and biodiversity values of Yass Valley, To minimise land use conflicts.
Part 2 Permitted or Prohibited	
<input checked="" type="checkbox"/> 2.3 Zone Objectives	<p>Comment.</p> <p>The proposed development is consistent with the objectives of the R5 Large Lot Residential Zone.</p> <p>In particular, the development proposed will –</p> <ul style="list-style-type: none"> Provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality. Minimise conflict between land uses within this zone and land uses within adjoining zones. Ensure that development is provided with an adequate water supply and the disposal of sewage.
<input type="checkbox"/> 2.4 Unzoned Land	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 2.5 Additional permitted uses for particular land	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 2.6 Subdivision – consent requirements	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 2.7 Demolition requires development consent	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 2.8 Temporary use of land	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 2.9 Canal estate development prohibited	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Part 3 Exempt and Complying Development	
<input type="checkbox"/> 3.1 Exempt development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 3.2 Complying development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 3.3 Environmentally sensitive areas excluded	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Relevant Clause	Comment
Part 4 Principal Development Standards	
<input checked="" type="checkbox"/> 4.1 Minimum subdivision lot size <input checked="" type="checkbox"/> 4.1AA Minimum subdivision lot size for community title schemes	<div> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A </div> <p>Comment.</p> <p>The prescriptions of clauses 4.1 and 4.1AA prescribe a minimum lot size of 1.5 hectares for the purpose of subdivision and the subsequent erection of a dwelling.</p> <p>As detailed at Section 2 of this SEE Report, the subject land has a lot size of 1.01 hectares and was created as part of the Woodbury Ridge development approved under DA200273 (determined on 28 April 2022). It is important to note that the approved subdivision relied on the lot size averaging provision for Zone R5 allowable under clause 6.13(3) of the YVLEP 2013, which prescribed corresponding minimum lot sizes for the purpose of erecting a dwelling house and dual occupancy of 5,000m² and 10,000m² respectively.</p> <p>Noting that the subject allotment has an area of 1.01 hectares, it is able to be developed for the purpose of a dwelling.</p>
<input type="checkbox"/> 4.1A Minimum subdivision lot size for strata plan schemes in certain rural, residential and conservation zones	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.1B Subdivision using average lot sizes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.1C Additional requirements for subdivision in certain rural zones	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.1D Minimum site areas for dual occupancies and multi-dwelling housing in Zones R1, R2, R3 and RU5	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.2 Rural subdivision	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.2A Exceptions to minimum lot sizes for certain rural subdivisions	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.2B Erection of dwelling houses and dual occupancies on land in certain rural and conservation zones	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.2C Erection of rural worker's dwellings on land in Zone RU1 and Zone RU2	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Relevant Clause	Comment
<input checked="" type="checkbox"/> 4.3 Height of buildings	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment.</p> <p>The prescriptions of clause 4.3 of the YVLEP 2013 do not set a maximum height of building for the subject land.</p> <p>As documented in the Architectural Plans prepared by Michael Piscone, the proposed dwelling house will be of single-storey construction and would not exceed a height of 6.25m (as measured from the required FFL RL613.8 to the apex of the roof line). The proposed shed buildings are proposed to be constructed to a height of 6.4m and 4.98m as measured from FFL to the apex of the roof lines.</p> <p>Overall, the heights of the proposed buildings are noted to be consistent with the existing character of neighbouring developments as well as that emerging at Woodbury Ridge (as controlled by the building height restrictions nominated in the Woodbury Ridge Architectural and Landscape Guidelines, being a maximum of two (2) storeys (excluding basements) and a maximum height of 10m for dwellings and 7m for all other structures).</p> <p>Refer also to the assessment of Part E1.2 of the Yass Valley Development Control Plan 2024 at Section 4.6 of this SEE Report.</p>
<input checked="" type="checkbox"/> 4.4 and 4.5 Floor space ratio	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Comment.</p> <p>There is no maximum floor space ratio (FSR) prescribed for the subject land under the provisions of clause 4.4 of the YVLEP 2013.</p>
<input checked="" type="checkbox"/> 4.6 Exceptions to development standards	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Comment.</p> <p>No exceptions to the development standards are proposed.</p>
Part 5 Miscellaneous Provisions	
<input type="checkbox"/> 5.1 Relevant acquisition authority	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.2 Classification and reclassification of public land	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.3 Development near zone boundaries	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.4 Controls relating to miscellaneous permissible uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.5 Controls relating to secondary dwellings on land in a rural zone	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Relevant Clause	Comment
<input type="checkbox"/> 5.6 Architectural roof features	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.7 Development below mean high watermark	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.8 Conversion of fire alarms	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.9 Dwelling house or secondary dwelling affected by natural disaster	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> 5.10 Heritage conservation	<p>Is the property listed under the LEP? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Heritage Conservation Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Aboriginal Place of Significance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, does it satisfy Objectives/requirements of the Clause? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Is the land in the vicinity of a heritage item/conservation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, is the proposal satisfactory having considered the heritage significance of the adjoining development <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<input type="checkbox"/> 5.11 Bush fire hazard reduction	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.12 Infrastructure development and use of existing buildings of the Crown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.13 Eco-tourist facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.14 Siding Spring Observatory – maintaining dark sky	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.15 Defence communications facility	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.17 Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.18 Intensive livestock agriculture	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.19 Pond based, tank-based and oyster aquaculture	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.20 Standards that cannot be used to refuse consent – playing and performing music	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Relevant Clause	Comment
<input checked="" type="checkbox"/> 5.21 Flood planning	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment.</p> <p>As detailed at Section 2 of this SEE Report, Lot 56 DP271494 is subject to 'Restriction on the use of land (flood level)' (M) in the 88B Instrument, which sets a minimum FFL of RL613.8. This flood level was set as part of the preceding subdivision process and was generated using Yass Valley Council's flood modelling reports, which identified the majority of the subject allotment as being flood impacted.</p> <p>With reference to the Floor Plan [Drawing No. DCP1020 Sheet 5 of 11] prepared by Michael Piscone, the FFL of the proposed dwelling is a compliant RL614 (for habitable spaces). The proposed alfresco and port cochere have a compliant FFL of RL613.950.</p> <p>The proposed shed buildings will have compliant FFLs of RL614.</p>
<input type="checkbox"/> 5.22 Special flood considerations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.23 Public bushland	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.24 Farm stay accommodation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.25 Farm gate premises	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Part 6 Additional Local Provisions	
<input checked="" type="checkbox"/> 6.1 Earthworks	<p>Will the proposed development have detrimental effects resulting from extensive earthworks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Comment.</p> <p>With reference to the comments at clause 5.21 above, earthworks are required so as to achieve the required finished floor level – being, RL613.8.</p> <p>As documented on the Bulk Earthworks Plan [Drawing No. 310032-CD005] prepared by Spiire, approximately 50m³ of excavated material (cut) is able to be re-positioned on site – resulting in a net import requirement of approximately 7,210m³ of material (fill). The depth of the fill will range between approximately 0.5m to 1.5m.</p> <p>As shown, the extent of the bulk earthworks continues beyond the boundaries of the registered building envelope. The intent of this is to achieve a consistent grade across the majority of the site, which is desirable for the Proponent. At the edge extent of the proposed earthworks, variable batters ranging between 1 in 5 (20%) and 1 in 10 (10%) are proposed. To stabilise the batters and to prevent erosion, the batters would be suitably landscaped (grassed/turfed).</p>

Relevant Clause	Comment
	<p>At the Harcourt Close frontage, two (2) retaining walls with an indicative height of 0.9m are proposed. The retaining walls would be suitably offset with the retained earth graded to a maximum of 5 or 6%. Where required, water diverters would be provided to the rear of the retaining walls for the management of stormwater. With reference to the Landscape Plan [Drawing No. DPC1020 Sheet 2 of 11] prepared by Michael Piscone, the retaining walls are proposed to be of natural rock construction and suitably landscaped. The terraced retaining walls would not be visible from the Harcourt Close frontage.</p> <p>It is expected that any earthworks would be undertaken in accordance with the conditions imposed on any subsequent development consent, but subject to detailed design lodged as part of any future application/s for the issue of a Construction Certificate. As such, the issue of the Construction Certificate/s will endorse the full nature and extent of the earthworks and soil and water management controls.</p>
<input checked="" type="checkbox"/> 6.3 Terrestrial biodiversity	<p>Is the proposal likely to have:</p> <p>Any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Any adverse impact on the habitat elements providing connectivity on the land <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Appropriate measures proposed to avoid, minimise or mitigate the impacts of the development <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Comment. Refer to the comments at Section 4.1 of this SEE Report.</p>
<input type="checkbox"/> 6.4 Groundwater vulnerability	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>Comment. The subject land is not identified as 'groundwater vulnerability' on the Groundwater Vulnerability Map.</p>

Relevant Clause	Comment
<input type="checkbox"/> 6.5 Riparian lands and waterways	<div> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A </div> <p>Comment. The subject land is not identified as 'watercourse' on the Riparian Lands and Watercourses Map and is not located within 40m of the top of the bank of a watercourse/s identified as 'watercourse' on that Map.</p>
<input type="checkbox"/> 6.6 Salinity	<div> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A </div> <p>Comment. The subject land is not identified as 'dryland salinity' on the Natural Resources Land Map.</p>
<input type="checkbox"/> 6.7 Highly erodible soils	<div> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A </div> <p>Comment. The subject land is not identified as 'high soil erodibility' on the Natural Resources Land Map.</p>
<input checked="" type="checkbox"/> 6.8 Essential services	<p>Have adequate arrangements been made to make the following services available to the development proposed?</p> <p>The supply of water <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</div></p> <p>The supply of electricity <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</div></p> <p>The disposal and management of sewage <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</div></p> <p>Stormwater drainage or on-site conservation <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</div></p> <p>Suitable vehicular access <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</div></p> <p>Connection to a communications network with voice or data capability (or both) <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</div></p>
<input type="checkbox"/> 6.9 Development within a designated buffer area	<p>Is the subject land identified as 'Water, Waste and Sewerage Buffers' on the Water, Waste and Sewerage Buffer Map <div><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</div></p>
<input type="checkbox"/> 6.10 Development on land intended to be acquired for Barton Highway duplication	<p>Is the subject land identified as 'Barton Highway Corridor' on the Barton Highway Duplication Map? <div><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</div></p>
<input type="checkbox"/> 6.11 Location of restricted premises and sex services premises	<div><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</div>
<input type="checkbox"/> 6.12 Development on land in Gundaroo and Sutton in Zone R2 Low Density Residential	<div><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</div>

Relevant Clause	Comment
<input checked="" type="checkbox"/> 6.13 Development on certain land in Sutton in Zone R5 Large Lot Residential	<div> <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A </div> <p>Comment.</p> <p>Not relevant to this current Application.</p> <p>Refer to the comments above at clauses 4.1 and 4.1AA above.</p>

4.5 Draft Environmental Planning Instruments

Are there any Draft Environmental Planning Instrument relevant to the proposed development? ☐ Yes ☒ No

4.6 Provisions of Adopted Development Control Plans and Council Policies

The Yass Valley Development Control Plan 2024 (YVDCP) supplements the YVLEP 2013 by providing detailed reasoning, guidelines, controls and general information relating to the decision-making process. Together, these documents form the land use planning and development controls for land within the Yass Valley Council LGA.

The proposed development has been sited and designed in accordance with the relevant development standards of the YVDCP as detailed below:

Table 5: Relevant Parts of the YVDCP

Provisions of YVDCP	
PART B – PRINCIPLES FOR ALL DEVELOPMENT	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PART C – SUBDIVISION CONTROLS	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PART D – RESIDENTIAL DEVELOPMENT CONTROLS	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PART E – RURAL, LARGE LOT RESIDENTIAL AND ENVIRONMENTAL ZONE DEVELOPMENT	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PART F – INDUSTRIAL AND COMMERCIAL DEVELOPMENT	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PART G – AREA SPECIFIC CONTROLS	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PART H – DEVELOPMENT IN HAZARD AFFECTED AREAS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PART I – CAR PARKING AND ACCESS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PART J – HERITAGE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PART K – NATURAL RESOURCES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Provisions of YVDCP	
PART L – MISCELLANEOUS LAND USES	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Table 6: Assessment of the Relevant Provisions of the YVDCP

Policy Provisions	Comment
PART B – PRINCIPLES FOR ALL DEVELOPMENT	
B1 Sustainability	Deemed to comply. In this instance, the scope of the proposed development would have no serious environmental consequence, and any perceived risk would be minor and manageable.
B2 Site Suitability	Deemed to comply. The site is suitable for the development proposed.
B3 Site Analysis Plan	Deemed to comply. Refer to the Architectural Plans prepared by Michael Piscone included with the DA submission. Also refer to the detailed site description and context analysis provided at Section 2 of this SEE Report.
B4 Crime Prevention and Safety	Deemed to comply. The development has been designed with regard to its contribution to the achievement of Crime Prevention through Environmental Design (CPTED) principles, and the site and its surrounds have been considered in the context of existing and proposed activities in this location and their potential to contribute to crime prevention strategies to improve safety within the part of Sutton village.
B5 Neighbourhood Character	Deemed to comply. The development proposed is compatible with the existing character of neighbouring developments as well as that emerging at Woodbury Ridge.
PART E – RURAL, LARGE LOT AND ENVIRONMENTAL ZONE DEVELOPMENT	
E.1 Siting of Buildings	
a) All buildings shall be located at least 40metres from the bank of any water course	Deemed to comply. No part of the development proposal is situated within 40m of a watercourse – refer to the comments at clause 6.5 of the YVLEP 2013 at Section 4.4.1 of this SEE Report.

Policy Provisions	Comment
b) All buildings must be located at clear of electricity transmission lines, structures or supporting ropes, wires, etc in accordance with the provisions of the energy provider such as the document "Developments near Essential Energy's infrastructure" or successive documents;	Deemed to comply. The development proposed is located clear of electricity transmission lines, structures or supporting ropes, wires, etc. Notwithstanding, it is expected that the current Application may still be referred to the relevant electrical supply authority (being Essential Energy) inviting comments regarding the proposal.
c) All buildings shall have a setback of no less than 250 metres from the boundary of a property where the following activities exist: <ul style="list-style-type: none"> - forestry; - intensive plant agriculture (including vineyards and orchards); - mines and extractive industries; - railway lines. A reduced setback will be permitted where measures are implemented to mitigate noise, light intrusion, dust and spray drift	Deemed to comply. The development proposed is not located within 250m of the boundary of a property utilised for the identified activities.
d) The highest point of a building must be at least 5 metres below the highest ridgeline of any hill within 100 metres	Deemed to comply. The development proposed is not situated within 100m of a ridgeline.
e) Development on sloping sites should be designed to minimize cut and fill, allowing the building to respond to the slope of the land via use of split levels, or detached portions stepped down the slope	Deemed to comply. Refer to the comments at clause 6.1 of the YVLEP 2013 at Section 4.4.1 of this SEE Report.
E.2 Access	Not relevant. The property access to Woodbury Drive was recently constructed by the Woodbury Ridge developer as part of the Subdivision Works Certificate process. As such, the property access is deemed to be existing and satisfactory.

Policy Provisions	Comment																																
E1 Dwellings																																	
E1.1 Siting of Dwellings and Setbacks																																	
<div>a) Dwelling houses and ancillary structures shall have the following minimum setbacks from a road frontage, except where frontage is to Barton, Federal or Hume Highway in which case a minimum setback of 50 metres applies: Table 13 - Setbacks for Rural Areas</div> <table><tr><th>Zone</th><th>Lot Size</th><th>Setback from Road Frontages</th><th>Setback from Side and Rear Boundaries</th></tr><tr><td>R5 Large Lot Resident, C4 Environmental Living</td><td>0.2 – 0.49ha</td><td>10 metres</td><td>5 metres</td></tr><tr><td>R5 Large Lot Resident, C4 Environmental Living</td><td>0.5 – 1ha</td><td>20 metres</td><td>10 metres</td></tr><tr><td>R5 Large Lot Resident, C4 Environmental Living</td><td>1.1 – 2ha</td><td>30 metres</td><td>10 metres</td></tr><tr><td>R5 Large Lot Resident, C4 Environmental Living</td><td>2.1- 5 ha</td><td>30 metres</td><td>30 metres</td></tr><tr><td>R5 Large Lot Resident, C4 Environmental Living</td><td>Above 5 ha</td><td>50 metres</td><td>50 metres</td></tr><tr><td>RU4 Primary Production Small Holding</td><td>All</td><td>50 metres</td><td>50 metres</td></tr><tr><td>RU1 Primary Production, RU2 Rural Landscape, C3 Environmental Management</td><td>All</td><td>50 metres</td><td>50 metres</td></tr></table>	Zone	Lot Size	Setback from Road Frontages	Setback from Side and Rear Boundaries	R5 Large Lot Resident, C4 Environmental Living	0.2 – 0.49ha	10 metres	5 metres	R5 Large Lot Resident, C4 Environmental Living	0.5 – 1ha	20 metres	10 metres	R5 Large Lot Resident, C4 Environmental Living	1.1 – 2ha	30 metres	10 metres	R5 Large Lot Resident, C4 Environmental Living	2.1- 5 ha	30 metres	30 metres	R5 Large Lot Resident, C4 Environmental Living	Above 5 ha	50 metres	50 metres	RU4 Primary Production Small Holding	All	50 metres	50 metres	RU1 Primary Production, RU2 Rural Landscape, C3 Environmental Management	All	50 metres	50 metres	<div>Deemed to be satisfactory.</div> <p>Noting that the subject land is within Zone R5 Large Lot Residential and has an area of 1.01 hectares, the minimum front, side and rear setbacks are noted to be 30m and 10m respectively.</p> <p>With reference to the Site Plan [Drawing No. DCP1020 Sheet 1 of 11] included with the DA, the proposed dwelling house is sited entirely within the registered building envelope and maintains compliant setbacks to the Harcourt Close frontage and to the side and rear boundaries.</p> <p>Specifically, the following setbacks are proposed:</p> <ul style="list-style-type: none">33.1m setback to Harcourt Close (south).23.65m setback to western side boundary.10m setback to eastern side boundary.>10m+ setback to northern rear boundary. <p>Whilst sited entirely within the registered building envelope, it is noted that the port cochere is setback at least 28.3m from the Harcourt Close frontage. This represents a variation of 1.7m (or 0.6%). In this instance, the proposed variation is deemed to be appropriate and supportable on the basis that the port cochere will not dominate the surrounding rural residential landscape and would not cause land use conflict.</p>
Zone	Lot Size	Setback from Road Frontages	Setback from Side and Rear Boundaries																														
R5 Large Lot Resident, C4 Environmental Living	0.2 – 0.49ha	10 metres	5 metres																														
R5 Large Lot Resident, C4 Environmental Living	0.5 – 1ha	20 metres	10 metres																														
R5 Large Lot Resident, C4 Environmental Living	1.1 – 2ha	30 metres	10 metres																														
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R5 Large Lot Resident, C4 Environmental Living	Above 5 ha	50 metres	50 metres																														
RU4 Primary Production Small Holding	All	50 metres	50 metres																														
RU1 Primary Production, RU2 Rural Landscape, C3 Environmental Management	All	50 metres	50 metres																														
<div>b) Dwellings in zones RU1 Primary Production and RU2 Rural Landscape zones shall located at least 100m from another dwelling not in the same ownership</div>	<div>Not relevant.</div> <p>The subject land is within Zone R5 Large Lot Residential.</p>																																
<div>c) All areas used for the management and disposal of effluent shall be located at least 250metres from stock and domestic bores.</div>	<div>Deemed to be satisfactory.</div> <p>As per the terms of the 88B Instrument, the On-Site Effluent Management Report has been prepared to be consistent with the Land Capability Assessment Report prepared by Franklin Consulting Pty Ltd approved as part of the preceding subdivision process. Importantly, the Land Capability Assessment considered the prevalence of stock and/or domestic bores in the vicinity of Woodbury Ridge and nominated ‘special effluent management zones’ to mitigate impacts.</p> <p>As detailed at Section 2.1 of this SEE Report, the subject land comprises a Positive Covenant (Special Effluent Management Zone), which has been considered in the preparation of the site-specific On-Site Effluent Management Report included with this DA.</p>																																

Policy Provisions	Comment												
E1.2 Building Height													
<div>a) A maximum building height is applicable as per the table below: Table 14 - Maximum Building Height - Rural Areas</div> <table><tr><th>Zone</th><th>Development Type</th><th>Maximum Height above ground level (existing)</th></tr><tr><td>R5 Large Lot Residential and C4 Environmental Living</td><td>Dwelling (including alterations and additions)</td><td>8.5 metres</td></tr><tr><td>RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Holding Lots, C2 Environmental Management</td><td>Dwelling (including alterations and additions)</td><td>10 metres</td></tr><tr><td>All applicable zones</td><td>Outbuilding (not a farm building/shed) (including alterations/additions to outbuilding)</td><td>5 metres</td></tr></table>	Zone	Development Type	Maximum Height above ground level (existing)	R5 Large Lot Residential and C4 Environmental Living	Dwelling (including alterations and additions)	8.5 metres	RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Holding Lots, C2 Environmental Management	Dwelling (including alterations and additions)	10 metres	All applicable zones	Outbuilding (not a farm building/shed) (including alterations/additions to outbuilding)	5 metres	<div>Deemed to comply.</div> <p>Noting that the subject land is within Zone R5 Large Lot Residential, the maximum building height (above ground level existing) is 8.5m for the proposed dwelling.</p> <p>As documented in the Architectural Plans prepared by Michael Piscone, the proposed dwelling house will be of single-storey construction and would not exceed a height of 6.25m (as measured from the required FFL RL613.8 to the apex of the roof line).</p> <p>The proposed shed buildings are proposed to be constructed to a height of 6.4m and 4.98m as measured from FFL to the apex of the roof lines. It is noted that the 5m maximum height of buildings in Table 14 of the YVDCP does not apply to shed or farm buildings. As such, the height of the proposed sheds is deemed to be appropriate and supportable.</p>
Zone	Development Type	Maximum Height above ground level (existing)											
R5 Large Lot Residential and C4 Environmental Living	Dwelling (including alterations and additions)	8.5 metres											
RU1 Primary Production, RU2 Rural Landscape, RU4 Primary Production Small Holding Lots, C2 Environmental Management	Dwelling (including alterations and additions)	10 metres											
All applicable zones	Outbuilding (not a farm building/shed) (including alterations/additions to outbuilding)	5 metres											
E1.3 Character and Built Form													
<div>a) Reflective material should be used sparingly;</div>	<div>Deemed to comply.</div> <p>With reference to the Architectural Plans prepared by Michael Piscone, the selected materiality for the proposed dwelling house is primarily non-reflective.</p>												
<div>b) Only non-reflective material shall be used for the construction of outbuildings</div>	<div>Not relevant.</div> <p>An outbuilding is not proposed.</p>												
<div>c) Large areas of glazing should be designed to minimise glare to nearby residents and road users</div>	<div>Deemed to comply.</div> <p>Noting the generous property boundary setbacks and landscaping proposed, the glazing proposed is unlikely to cause any unreasonable glare impact to nearby residents and/or road users.</p>												
<div>d) Outbuildings should be located so as to be visible from the principle dwelling for security reasons</div>	<div>Not relevant.</div> <p>An outbuilding is not proposed.</p>												

Policy Provisions	Comment						
E1.4 Facilities and Essential Services							
<div>a) Where reticulated potable water is not supplied, each dwelling shall have a rainwater tank installed with the minimum capacity set out below and connected to entire roof catchment area: Table 15 - Rainwater Tank Sizing – Rural Dwellings<table><tr><th>Dwelling Size (roof area)</th><th>Tank Size (minimum)</th></tr><tr><td>Less than or equal to 150 m²</td><td>45,000 litres</td></tr><tr><td>Greater than 150 m²</td><td>90,000 litres</td></tr></table></div>	Dwelling Size (roof area)	Tank Size (minimum)	Less than or equal to 150 m²	45,000 litres	Greater than 150 m²	90,000 litres	Deemed to comply. As detailed at Section 3.5 of this SEE Report, it is proposed to install an underground rainwater tank with a minimum capacity of 100,000L to the north of the proposed dwelling. This tank is deemed to be of an appropriate size to cater for the potable water needs of the development proposed as well as for firefighting purposes (if and when required).
Dwelling Size (roof area)	Tank Size (minimum)						
Less than or equal to 150 m²	45,000 litres						
Greater than 150 m²	90,000 litres						
<div>b) Additional water supply may be required to be held in reserve for firefighting purposes. Any water supply requirements under Planning for Bushfire Protection 2019 are in addition to the above requirements</div>							
<div>c) Rainwater tank overflow shall be piped at least 3 metres clear of any building and discharged in a manner so as not cause erosion, ponding or nuisance to adjoining landholders or a legal point of discharge where one exists</div>							
<div>d) On site sewage management systems in areas mapped in Yass Valley Local Environmental Plan 2013 as being impacted by vulnerable groundwater shall be accompanied by a Geotechnical report prepared by a suitably qualified wastewater consultant or geotechnical engineer which shall include an assessment of the potential impacts of the development on the groundwater system and dependent ecosystems. Legal point of discharge means a point nominated by Council for the discharge of stormwater from the property. In urban areas this is usually the street drainage system, but can also include interallotment drainage. In rural areas this may include table drains or dams</div>	Not relevant. The subject land is not identified as ‘groundwater vulnerability’ on the Groundwater Vulnerability Map.						
E2 Farm Buildings and Outbuildings	Not relevant. A farm building and/or an outbuilding is not proposed.						
E3 Rural Based Activities	Not relevant. The development proposed is not for a rural based activity.						
PART H – DEVELOPMENT IN HAZARD AFFECTED AREAS							
H1 Flooding	Deemed to comply. Refer to the comments at clause 5.21 of the YVLEP 2013 at Section 4.4.1 of this SEE Report.						
H2 Bushfire Prone	Deemed to comply. Refer to the Bushfire Assessment Report included with the DA submission. Also refer to the comments at Section 4.2 of this SEE Report in relation to the <i>Rural Fires Act 1997</i> .						

Policy Provisions	Comment				
H3 Contaminated Land	<p>Deemed to comply.</p> <p>Refer to the comments at Section 4.3 of this SEE Report, which responds to the provisions of SEPP (Resilience and Hazards).</p>				
PART I – CAR PARKING AND ACCESS					
I1 Carpark Design	<p>Not relevant.</p> <p>The development proposed is for residential purposes and does not involve the construction of a carpark.</p>				
I2 Loading Docks	<p>Not relevant.</p> <p>A loading dock is not proposed.</p>				
I3 Carpark Construction	<p>Not relevant.</p> <p>The development proposed is for residential purposes.</p> <p>The development controls prescribed by Part I3 of the YVDCP relate to commercial and industrial developments.</p>				
I4 Car Parking Credits and Contributions	<p>Not relevant.</p> <p>The development proposed does not involve a change of use or additions/alterations to an existing use.</p>				
I5 Car Parking Ratios	<p>Deemed to comply.</p> <p>Part I5 of the YVDCP prescribes a car parking ratio of 2 spaces for a three (3) bedroom+ dwelling.</p> <p>On-site car parking is proposed to be catered for within a garage attached to the southwestern elevation of the dwelling. The garage will have sufficient capacity for the parking of two (2) vehicles, which is deemed to be adequate for the size of the dwelling proposed (being, four (4) bedrooms). In addition to this, there is ample space for guest parking in the areas associated with the internal driveway.</p>				
I6 Residential Car Parking					
a) The minimum number of carparking spaces for each dwelling is as contained in I5 Carparking Ratios	<p>Deemed to comply.</p> <p>Refer to the comments in relation to Part I5 of the YVDCP above.</p>				
b) Each dwelling shall have at least one covered space	<p>Deemed to comply.</p> <p>At least one (1) covered car parking space is provided for the dwelling proposed.</p>				
<p>c) Each carport or garage should have internal dimensions of:</p> <p>Table 30 - Carport Dimensions</p> <table> <tr> <th>Single</th><th>Double</th></tr> <tr> <td>3 metres wide x 6 metres long</td><td>5.5 metres wide x 6 metres long</td></tr> </table>	Single	Double	3 metres wide x 6 metres long	5.5 metres wide x 6 metres long	<p>Deemed to comply.</p> <p>The proposed garage has dimensions 7.0m wide x 7.2m long.</p>
Single	Double				
3 metres wide x 6 metres long	5.5 metres wide x 6 metres long				

Policy Provisions	Comment
d) A hard stand space should measure at least 2.6 metres wide and 5.4 metres long	Not relevant. Defined hard stand parking spaces external to the garage are not proposed.
e) One visitor space should be provided for each 3 dwellings in a single development	Not relevant. The development proposed is for a single dwelling house.
f) Hard stand car parking spaces should not be located within the setback of the front dwelling and the street frontage	Not relevant. Refer to the comments at I6(d) above.
g) Car parks, garages and carports should be separated from adjacent habitable rooms or provided with noise insulation in accordance with National Construction Code	Deemed to comply. The development proposed has been carefully designed by a registered architect and with strict consultation with the Proponent. The positioning of the garage is unlikely to cause any unreasonable impact to the acoustic amenity of the adjacent habitable rooms of the dwelling and/or adjacent neighbours.
h) Car parking should be provided adjacent or otherwise convenient to each respective dwelling	Deemed to comply. The car parking areas are appropriately located in proximity to the dwelling.
i) For medium density development vehicle swept paths should be provided to demonstrate that a vehicle can move in and out of the spaces in no more than 2 movements	Not relevant. The development proposed does not involve medium density development.
j) Any connecting door from a garage to the dwelling must swing inwards into the dwelling, not into the garage, and any door knob being at least 1500mm above floor level. A grade 2 or better self-closer is to be placed on any connecting door	Deemed to comply. With reference to the Floor Plan [Drawing No. DPC1020 Sheet 5 of 11], the connecting door from the garage to the mud room swings outwards from the garage (being inwards to the mud room).
I7 Property Access Crossings	Not relevant. The driveway crossover within the Harcourt Close verge was constructed recently by the Woodbury Ridge developer as part of the subdivision works certificate process. On this basis, the driveway crossover is deemed to be existing and satisfactory.
PART K – NATURAL RESOURCES	
K1 Vulnerable Land	Not relevant. As detailed at Section 4.5.1 of this SEE Report, the subject land is not identified as comprising slopes greater than 18-degrees or a high proportion of rock outcropping or being subject to high erosion potential and/or salinity or impeded drainage on the Natural Resources Land Map.
K2 Terrestrial Biodiversity	Not relevant. Refer to the comments at Section 4.1 of this SEE Report.

4.7 Planning Agreements

Is the application and development of the land subject to a planning agreement (existing/proposed) ☐ Yes ☒ No

Planning Agreements
Comments No further comment required.

4.8 The Regulations

Regulations
Does the proposed development involve demolition? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the proposed development involve the construction of a manor house or multi dwelling housing (terraces) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For development involving the rebuilding, alteration, enlargement or extension of an existing building, is it considered appropriate to require the upgrading of the existing building to ensure fire safety standards <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
For the erection of a temporary structure will the fire protection and structural capacity be appropriate and will the surface on which the structure is to be erected suitable to sustain the structure while in use <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Comments No further comment required.

4.9 Likely Impacts of the Development

4.9.1 Environmental Impacts - Natural

Is this proposal satisfactory, having consideration to the impact on the environment in terms of:	
Landforms	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Drainage/hydrology/watercourses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Water quality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Vegetation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Erosion and sedimentation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Marine environment	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Other	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Comments No further comment required.	
Is the proposal satisfactory having regard to:	
Provision of landscaping	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Preservation of existing vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Setbacks to watercourses/riparian buffers	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Provisions of any property vegetation plan	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Comments Provision of Landscaping and Preservation of Existing Vegetation Refer to the Architectural Plans included with the DA submission, which provide a conceptual landscaping scheme for the site. No existing mature native trees are proposed to be removed.	

4.9.2 Biodiversity Considerations

Biodiversity Considerations	
Will the proposed development involve clearing native vegetation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Will any part of the proposed development take place on land nominated on the Biodiversity Values Map	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Will any proposed clearing exceed the nominated threshold for the land	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Is the application supported by a development biodiversity assessment report	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Comments Refer to the comments at Section 4.1 of this SEE Report regarding the site's conferred Biodiversity Certification.	

4.9.3 Environmental Impacts – Hazards

Is the proposal satisfactory having regard to:	
Soil instability/subsidence/slip/mass movement, uncompacted fill	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Contaminated land provisions or listings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Other	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Comments Contaminated Land Provisions or Listings Refer to the discussion at Section 4.3 of this SEE Report, which responds to the provisions of SEPP (Resilience and Hazards).	

4.9.4 Environmental Impacts – Built

Is the proposal satisfactory having regard to:	
Impact on adjoining land and the locality?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
The amenity of the area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Appearance from public spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Noise/lighting impacts on adjoining developments or roads etc?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Existing noise sources?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
The scenic qualities and features of the landscape and streetscape?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
The design, scale and character of the area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Sunlight and overshadowing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Visual impact?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
View sharing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
The positioning of buildings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Boundary treatments, retaining walls and impact on neighbouring buildings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is the road system adequate to cater for any increase in traffic movements generated by the proposal?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Is vehicular access satisfactory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is carparking provided and adequate?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is a carparking contribution appropriate?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Has the availability, accessibility and adequacy of public transport been considered in the assessment of this proposal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Is pedestrian access satisfactory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Comments Refer to the detailed description of the development proposal and the assessment of the relevant provisions of the YVDCP at Sections 3 and 4.6 of this SEE Report.	

4.9.5 Social and Economic Impact

Will the proposal have a social and economic impact	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Comment No further comment required.	

4.9.6 Public Interest

Would approval of the development be in the public interest?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Have the principles of ecologically sustainable development been considered in the assessment of this development under the <i>Environmental Planning & Assessment Act 1979</i> ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Has the precautionary approach been considered in the assessment of this development?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Have the potential impacts of sea level rise been considered in the assessment of this development?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

4.9.7 Crime Prevention Through Environmental Design

Will the proposed development satisfy the Principles of Crime Prevention Through Environmental Design? ☒ Yes ☐ No ☐ N/A

5 Conclusion

This Application proposes the construction of a dwelling house, ancillary sheds and associated infrastructure at Lot 56 DP271494, No. 93 Harcourt Close, Sutton NSW.

The scope of the proposal has been assessed in accordance with the provisions of all relevant State legislation and adopted guidelines, the Yass Valley Local Environmental Plan 2013 and Yass Valley Development Control Plan 2024 and has been found to be an acceptable development.

Based on the information contained within this Statement of Environmental Effects and the technical documentation included with the DA submission, there would appear to be no sustainable grounds to refuse the issue of development consent.

Attachment 1 – Site Photographs



Photo 1: Photo Looking North from Harcourt Close Driveway Crossover



Photo 2: Photo Looking Northeast from Harcourt Close Driveway Crossover