


STATEMENT OF ENVIRONMENTAL EFFECTS

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PROJECT:	Development Application for the approval of a Proposed Garaport at Lot 143 DP1226974 27 Camp Street, MURRUMBATEMAN pursuant to the provisions within the <i>Yass Valley Local Environmental Plan 2013 (YVLEP2013)</i> and the <i>Yass Valley Development Control Plan 2024 (YVDCP2024)</i> .
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OUR REFERENCE:	5680_SEE1
DATE:	MAY 2025
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CONTENTS

STATEMENT OF ENVIRONMENTAL EFFECTS	1
1. INTRODUCTION	5
1.1 PURPOSE OF THIS REPORT	6
1.2 TYPE OF DEVELOPMENT APPLICATION	7
1.3 OWNER AND APPLICANT DETAILS	8
1.3.1 The Applicant	8
1.3.2 The Owner(s)	8
1.3.3 Site Address	8
1.4 SITE AND LOCATION	9
1.4.1 Site Description	9
1.4.2 Surrounding Locality	11
1.4.3 Existing Easements, Restrictions on the Use of Land and Positive Covenants	11
1.4.4 Proposed Easements, Restrictions on the Use of Land and Positive Covenants	11
1.5 PROPOSED DEVELOPMENT	12
1.6 DESCRIPTION OF DEVELOPMENT	15
1.6.1 Civil Works	15
1.6.2 Proposed Garaport	16
1.6.3 Ecological Sustainable Development	17
2. ASSESSMENT	21
2.1 ENVIRONMENTAL PLANNING INSTRUMENTS	22
Yass Valley Local Environmental Plan 2013	22
TABLE 1 - AIMS OF THE YVLEP 2013	22
TABLE 2 - OBJECTIVES OF THE RU5 VILLAGE ZONE	26
TABLE 3 – RELEVANT PLANNING CONTROLS	28
2.2 DEVELOPMENT CONTROL PLAN	33
Yass Valley Development Control Plan 2024 (YVDCP2024)	33
TABLE 4 – COMPLIANCE WITH THE YVDCP2024	33
2.3 INTEGRATED DEVELOPMENT	40
TABLE 5 – INTEGRATED DEVELOPMENT	40
2.4 STATE ENVIRONMENTAL PLANNING POLICIES	42
TABLE 6 – SEPPS	42
2.5 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT	45
TABLE 7 – SECTION 4.15 OF THE EP&A ACT	45
3. CONCLUSION	48
APPENDIX A	49
PROPOSED SITE PLAN	49
APPENDIX B	50



GARAPORT ENGINEERING PLANS.....	50
APPENDIX C	51
COMPLIANCE CERTIFICATE FOR BUILDING DESIGN.....	51
APPENDIX D	52
COST OF WORKS.....	52
APPENDIX E.....	53
CERTIFICATE OF TITLE AND DEPOSITED PLAN FOR LOT 143 DP1226974	53



1. INTRODUCTION

This Statement of Environmental Effects (**SEE**) has been prepared for *Matt & Jody Walsh* (the **Applicant**) by DPS YASS Pty Ltd. This Statement is to accompany a development application to Yass Valley Council for the approval of a Garaport at Lot 143 DP1226974 27 Camp Street, MURRUMBATEMAN.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. This report aims to assess the potential impacts and environmental effects of the proposed development of the subject site under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (as amended).

This SEE includes a comprehensive assessment of environmental impacts of the proposal. Where potential impacts and constraints are identified, measures are proposed to mitigate any harm to the natural environment as well as the amenity of existing and future development throughout the locality.

This site is zoned RU5 Village pursuant to the *Yass Valley Local Environmental Plan 2013* (YVLEP2013). The proposed development is permissible with development consent within the RU5 zone. The proposed development formulates contextual elements derived from the existing residential character with respect to the immediate vicinity and is consistent with the objectives and provisions within the YVLEP2013.

The proposal is classified as local development under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and therefore will be determined by Council.

This assessment concludes that the proposal is of an appropriate scale and mass and is consistent with the character of the area. It will have no unacceptable amenity impacts upon nearby residential development, nor any adverse impacts upon the natural environment. The proposal will have numerous positive social and economic impacts, and is considered in the public interest, accordingly DPS YASS Pty Ltd is supportive of the development proposal.



1.1 PURPOSE OF THIS REPORT

This SEE has been prepared in accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)* for the purposes of demonstrating:

- The proposal is consistent with the controls within the YVLEP2013 and the YVDCP2024.
- The supporting technical studies which accompany the DA establish that the environmental impacts of the proposed concept are generally positive and where appropriate, make recommendations for the detailed design phase of the project which will provide certainty and clarity to guide the development.
- The proposed development is in the public interest and will have a range of positive social and economic benefits, namely:
 - Facilitates ecologically sustainable development of residential land. This is explained in more detail later in this Statement.
 - The subject site is located within the RU5 Village zone of Murrumbateman. The vision for the expansion of Yass LGA is to create high quality and ecologically sustainable environment integrated with good accessibility and open space. This DA meets the intent of this by providing a high-quality development which will support the other uses of the area.
 - Accommodates an ancillary residential development opportunity in Murrumbateman, within close proximity to Yass, Canberra and Goulburn.
 - The site is zoned for development purposes, and the proposed development provides for infill development (residential) including the construction of a Garaport that is consistent with the objectives and controls contained in the YVLEP2013 and the YVDCP2024.
 - It is expected the construction works associated with the proposed development will contribute in varying degrees to the local economy and Yass Valley more generally.
- 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 proposed development is acceptable pursuant to 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.

1.2 TYPE OF DEVELOPMENT APPLICATION

Section 1.5 of the EP&A Act defines what constitutes 'development'.

Development is defined as the following:

- a) *The use of land*
- b) *The subdivision of land*
- c) ***The erection of a building***
- d) ***The carrying out of work***
- e) *The demolition of a building or work*
- f) *Any other act, matter or thing that may be controlled by an environmental planning instrument.*

The scope of the proposal is considered to be 'development' in accordance with Section 1.5 of the EP&A Act. Therefore, pursuant to Section 4.5 of the EP&A Act development consent is sought from Yass Valley Council.



1.3 OWNER AND APPLICANT DETAILS

1.3.1 The Applicant

Matt and Jody Walsh

c/- DPS Pty Ltd
PO Box 5
YASS NSW 2582

Contact: Rachel Doberer
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1.3.2 The Owner(s)

*Matthew John Walsh
Jody May Walsh*

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Contact: Rachel Doberer
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1.3.3 Site Address

The subject site for this application is legally identified as Lot 143 DP1226974 27 Camp Street, MURRUMBATEMAN and shown in **Figures 1.1 and 1.2** (Location Maps) of this Statement.



1.4 SITE AND LOCATION

1.4.1 Site Description

The subject site is located in North Murrumbateman specifically a part of Fairly Estate (refer **Figure 1.1**), roughly 20km to Yass CBD, approximately 40km to Canberra CBD and around 80km to Goulburn CBD. The subject site is located on Camp Street and connects to Yass, Canberra and Goulburn seamlessly via, the Barton Highway, Yass Valley Way and the Hume Highway, which are some of the main connecting road corridors in the area.

The subject site is made up of one lot and is zoned RU5 Village in the Yass Valley LEP 2013 (YVLEP2013). It is bounded by other residential lots to the North, East, South and West (refer **Figure 1.2**).



Figure 1.1: Location Map to Demonstrate the Site's Local Context (Source: Google Earth, May 2025)

Legal and physical access to the subject site is off Camp Street. The site is a regular shaped parcel of land with a total area of 1201m². The land is currently utilised for residential purposes, as this development is ancillary to the existing use, the use will remain the same.



Figure 1.2: Location Map (Source: Google Earth Aerial Imagery, May 2025)

1.4.2 Surrounding Locality

Existing development in the vicinity of the subject site is described below:

- North: Residential Houses.
- East: Residential Houses and the new Murrumbateman Public Primary School.
- South: Residential Houses and a public walk way/ foot path.
- West: Residential Houses.

1.4.3 Existing Easements, Restrictions on the Use of Land and Positive Covenants

- Easement to drain sewage 3 metre(s) wide appurtenant to the land above described (DP1212099).
- Restriction on the Use of Land (DP1226974).
- Easement to Drain Water 3 meter(s) wide affecting the part(s) shown so burdened in the title diagram (DP1226974).
- Easement to Drain Water 3 meter(s) wide appurtenant to the land above described (DP1226974).
- Positive Covenant referred to and numbered (5) in the S88B Instrument (DP1226974).
- Positive Covenant referred to and numbered (8) in the S88B Instrument (DP1226974).

1.4.4 Proposed Easements, Restrictions on the Use of Land and Positive Covenants

- No Easements, Restrictions on the Use of Land or Positive Covenants are proposed to be created as part of this development.



1.5 PROPOSED DEVELOPMENT

This report has been prepared by DPS to accompany the Development Application submission and is lodged under Part 4 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* for a proposed Garaport, that is permissible with Council consent.

This SEE is to be read in conjunction with the following Plans and Specialist Reports included in the Appendix's.

- Proposed Site Plan prepared by DPS YASS P/L dated May 2025 (refer **Figure 1.3 & Appendix A**).
- Garaport Engineering Plans prepared by Fair Dinkum Builds Yass and Northern Consulting Engineers dated 05 May 2025 (refer **Figures 1.4 to 1.6 & Appendix B**).
- Compliance Certificate for Building Design issued by Northern Consulting Engineers dated 05 May 2025 (refer **Appendix C**).
- Cost of Works issued by MA Steel dated 14 March 2025 (refer **Appendix D**).
- Certificate of Title and Deposited Plan for Lot 143 DP1226974 (refer **Appendix E**).

The purpose of this report is to consider the site characteristics and the anticipated impacts of the proposed development providing an assessment in accordance with the matters for consideration in Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act). Specifically, the SEE includes the following information:

- Description of the site in its local context
- Identifies any proposed works
- Identifies and addresses relevant policies
- Assessment against relevant Council plans and policies
- Assess of potential environmental impacts and identification of mitigation measures

The subject site has a total area of 1201m² of land with an existing dwelling house constructed on it. The proposed development application has been prepared to take into consideration the future use of the site and aims to improve the functionality of the site.

It is expected the construction of the Garaport will have minimal impact on the surrounding neighbourhood however, it is understood as part of the development assessment process that correspondence with neighbours regarding the proposed development along with any potential impact on their visual amenity will be undertaken at Councils discretion.

This development application (DA) is not considered 'Integrated Development' pursuant to Section 4.46 of the EP&A Act (as amended).

Further discussion regarding integrated development matters is provided later in this Statement.

This development application (DA) is not considered as 'Designated Development', 'Regionally Significant Development' or 'State Significant Development' pursuant to the EP&A Act or EP&A Regulation.



The subject site is mapped on the:

- Land Zoning Map within the YVLEP2013.
- Lot Size Map within the YVLEP2013.

However, as a result of this investigation it has been determined that any minor environmental impacts associated with the future operation of the subject site can be mitigated. It is concluded that the proposed development of the site is appropriate and permissible with development consent. Further discussion regarding this mapping is provided later in this Statement.

The proposal does not involve any major construction works or detract from any aspects of either local heritage, remnant bushland, threatened species or natural water courses. No major change in the aesthetics of the land is proposed to occur as part of this development.

This report concludes that the proposed development indicates a positive contribution to Murrumbateman Village, is consistent with the strategic planning for the area and the relevant planning legislation and policies. It is expected that any minor environmental impacts associated with the future operation of the development can be mitigated. As a result of this investigation, it is concluded that the proposed development of the site is permissible with conditional consent.





Figure 1.3: Proposed Site Plan (Source: DPS YASS P/L, May 2025)

1.6 DESCRIPTION OF DEVELOPMENT

This DA seeks to facilitate the development of the subject site for the purpose of ancillary residential use, specifically the application seeks development consent for a Garaport as specified on the Engineering Garaport Plans (refer **Figures 1.4 to 1.X & Appendix B**).

During construction and on-going use of the site, the appropriate sediment and erosion control measures will be implemented and maintained by the awarded contractors. The proposed works will generally consist of site re-grading to establish the desired levels for the proposed civil works.

In detail, this development application seeks approval for:

- The preparation of the site for the proposed Garaport
- The construction of the proposed Garaport.

On Lot 143 DP1226974 as per the Proposed Site Plan (refer **Appendix A**) and the Proposed Engineering Garaport Plans (refer **Appendix B**). Each of these components of the proposed development is described in more detail below.

The proposed development has been designed to tie in with adjoining existing and future land uses, existing lot boundary and visual amenity. It is considered to be an appropriate use of the subject land in relation to the location and zoning, makes good use of the land and will have minimal adverse environmental effects on the subject/ surrounding land, or any adjoining development where managed with the appropriate conditions.

1.6.1 Civil Works

Earthworks on the site can be designed to achieve no export and no importation of material that exceeds the permissible 100m³. This strategy has been proposed to minimise the impact on surrounding neighbours and the road network.

During construction and ongoing use of the site, the appropriate sediment and erosion control measures will be implemented and maintained by the applicant's awarded contractors. These measures are intended to be a minimum treatment only as the contractor will be required to modify and stage the erosion and sediment control measures to suit the construction program, sequencing, and techniques. These measures are detailed further in this Statement.

The proposed works will generally consist of minor grading to establish the desired levels for the new Garaport. These levels have been designed to optimise the utilisation of cut and fill across the site, where possible maintaining the fall to the road and to maintain surrounding boundary levels.



1.6.2 Proposed Garaport

This DA seeks approval for the construction of a new ancillary structure to complement the existing dwelling. The proposed development addresses Camp Street and will be seen from the road however, the design has taken this into consideration noting the intention is to create a pleasing streetscape that will create an attractive facade.

The addition has been designed so it can be constructed to meet the deemed to satisfy provisions of the BCA or shall otherwise be engineered as determined post DA approval. Considerations of structure, amenity, health and energy are all considerations of the design and future detail and construction as required for the future Construction Certificate approval.

The building externally has been designed to present a quality appearance to the street and its neighbours. Contemporary durable materials, a variety of finished and articulated finishes are all proposed to present an aesthetically pleasing external presentation.

The proposed development has been designed to integrate with the surrounding new development providing uniformity to the streetscape.



1.6.3 Ecological Sustainable Development

The original concept of sustainable development articulated in *Our Common Future* is of ‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs’.

In Australia, the adjective ‘sustainable’ is qualified by the word ‘ecologically’ to emphasise the necessary integration of economy and environment.

Ecologically Sustainable Development (ESD) involves a cluster of elements or principles. The following six (6) are worth highlighting:

1. Principle of sustainable use
2. Principle of integration
3. Precautionary principle
4. Inter-generational and inter-generational equity
5. Conservation of biodiversity diversity and ecological integrity
6. Internalisation of external environmental costs.

The concept of sustainability applies not merely to development but to the environment.

The Australian National Strategy for Ecologically Sustainable Development defines ESD as ‘development that improves the total quality of life both now and in the future, in a way that maintains the ecological processes on which life depends’.

ESD requires the effective integration of economic and environmental considerations in the decision-making process.

The principle of integration ensures mutual respect and reciprocity between the economic and environmental considerations. Specifically, the following points need to be taken into consideration when assessing a development application:

- Environmental considerations are to be integrated into economic and other development plans, programs and projects, and
- Development needs are to be taken into account when applying environmental objectives.

ESD mandates that the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making including in the formulation, adoption and implementation of any economic and other development plan, program or project.

Although it could be argued ESD lacks a precise accepted definition, it is generally recognised as an important concept as it ensures environmental factors and future generations are considered in assessing current development applications.

The proposed development for a Garaport can be categorized as an ESD as depicted in this Statement as it a development that meets the needs of the present generation whilst not compromising the ability of future generations to also meet their needs.





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Figure 1.4: 3D Perspective (Source: MA Steel, May 2025)

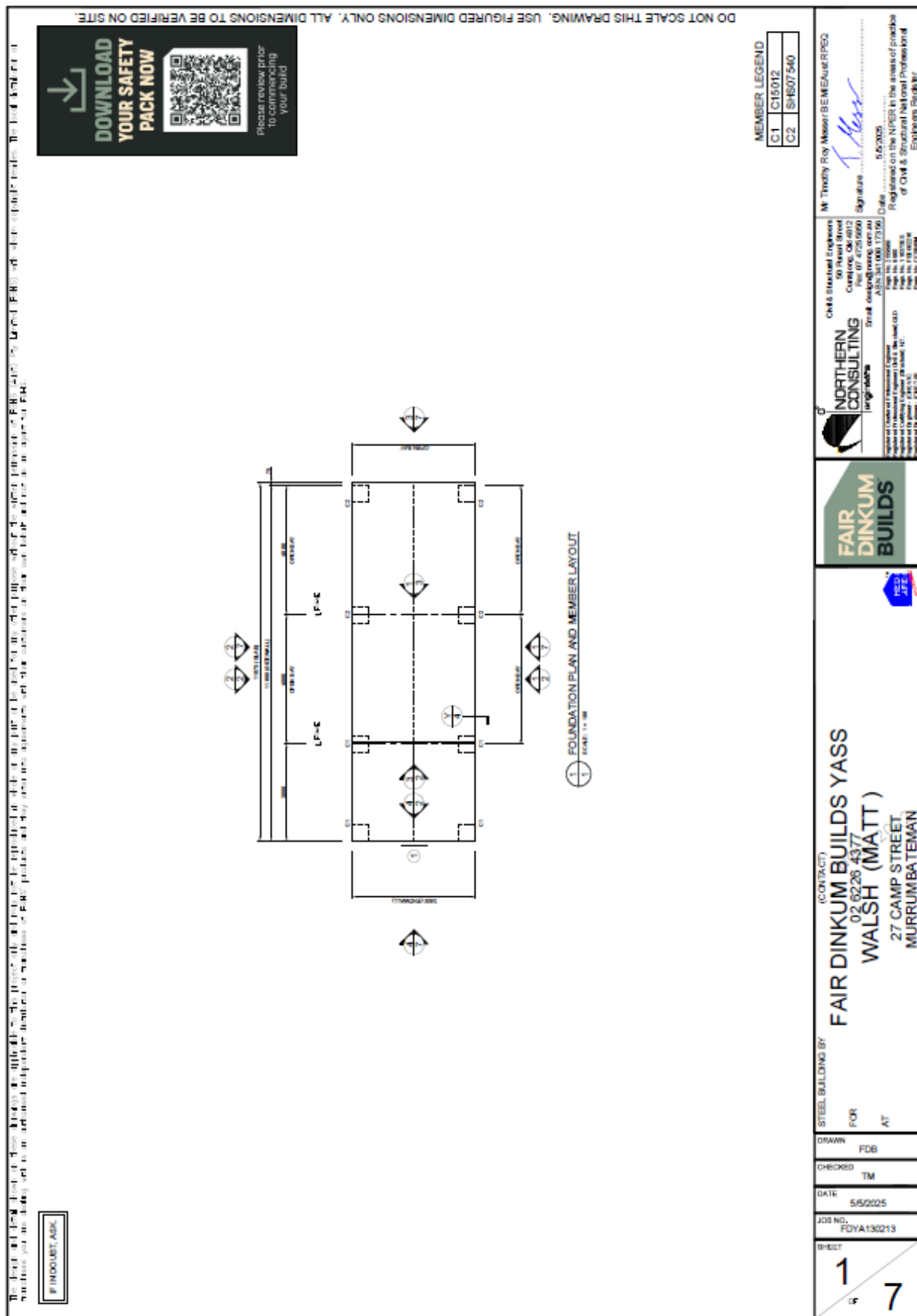


Figure 1.5: Foundation Plan and Member Layout (Source: Fair Dinkum Builds and Northern Consulting Engineers, May 2025)

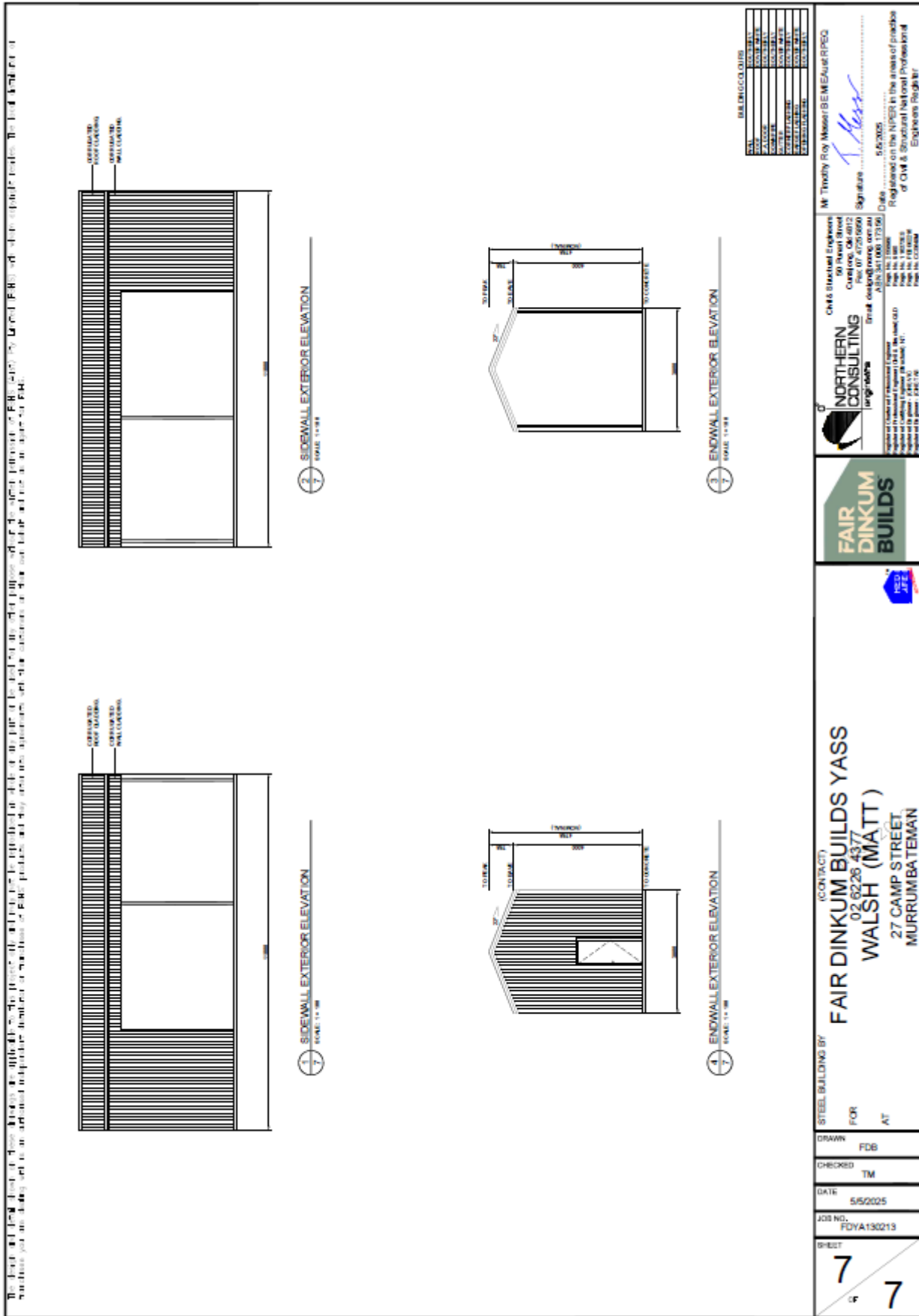


Figure 1.6: Elevations Plan (Source: Fair Dinkum Builds and Northern Consulting Engineers, May 2025)

2. ASSESSMENT

The statutory process under the Environmental Planning and Assess Act 1979 requires an evaluation in accordance with the provisions of Section 4.15. The matters for consideration include:

The provisions of:

- ❖ Any environmental planning instrument,
- ❖ Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved),
- ❖ Any development control plan,
- ❖ Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4,
- ❖ The regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates,
- ❖ The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality,
- ❖ The suitability of the site for the development,
- ❖ Any submission made in accordance with this Act or the regulations; and
- ❖ The public interest

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

- Threatened Species and Biodiversity Impacts (Section 1.7 of the EP&A Act)
- Integrated Development Matters (Section 4.46 of the EP& A Act)
- Bushfire Prone Land (Section 4.14 of the EP&A Act), and
- Matters for consideration relating to Development Applications (Section 4.15 of the EP&A Act)



2.1 ENVIRONMENTAL PLANNING INSTRUMENTS

Yass Valley Local Environmental Plan 2013

The Yass Valley Local Environmental Plan 2013 (YVLEP2013) is the statutory framework regulating land uses within the Yass Valley LGA and the development of the site. The site is zoned RU5 Village (refer **Figure 2.2**).

This development involves the construction of a Garaport that is permissible with conditional consent pursuant to clause 2.1 of the YVLEP2013 within the RU5 Village zone. An assessment against the relevant Planning Legislation is tabulated below.

TABLE 1 - AIMS OF THE YVLEP 2013

AIMS OF THE YVLEP 2013	COMPLIANCE
<i>(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,</i>	Not applicable. The proposed development is for the construction of a Garaport for domestic residential purposes.
<i>(a) to establish planning controls that promote sustainable development,</i>	<p>Consistent. The proposed development has been prepared in accordance with the relevant legislation and has consciously been prepared to promote ecological sustainable development, as indicated earlier in this Statement.</p> <p>The proposed development is actively utilising the principles behind ESD as it is a development that meets the needs of the present generation whilst not compromising the ability of future generations to also meet their needs.</p>
<i>(b) to protect high quality agricultural land and encourage emerging agricultural industries,</i>	Not applicable. The subject site is not classified as high-quality agricultural land.
<i>(c) to encourage housing diversity,</i>	Not applicable. The subject site has an existing dwelling house, this DA is for the addition of a Garaport for domestic residential purposes.
<i>(d) to promote employment-generating tourism,</i>	Not applicable. The proposed development is for domestic residential purposes only.
<i>(e) to provide for commercial and industrial development,</i>	Not applicable. The proposed development is for domestic residential purposes only.

<i>(f) to encourage the establishment of retail and professional services in urban locations,</i>	Not applicable. The proposed development is for domestic residential purposes only.
<i>(g) to protect and enhance the character of each of the villages in Yass Valley,</i>	<p>Consistent. The subject site is located with Murrumbateman Village where local character is embraced.</p> <p>Local character is what makes a place or area distinctive or unique. Local character is the combination of multiple factors, which relate to the area's history, built form, public and private spaces, community values and how they connect to a place.</p> <p>The proposed development responds to the character of Murrumbateman Village and is consistent with the relevant planning controls that are identified later in this Statement.</p> <p>The proposal has taken into consideration the location, type and intensity of development whilst also having regard to the characteristics of the land and the surrounding environment, in turn actively maintaining the character of Yass Valley.</p>
<i>(h) to enhance service provision in each of the villages in Yass Valley,</i>	Not applicable. The subject site has an existing dwelling house, this DA is for the addition of a Garaport for domestic residential purposes.
<i>(i) to protect and conserve the cultural heritage and history of Yass Valley,</i>	<p>Consistent. The subject land is not identified as a heritage item in the YVLEP2013 to which this land relates. Within the LEP, a review of the heritage items reveals that adjoining allotments are also not classed as items of heritage value.</p> <p>Therefore, it is considered that the proposal will not impact on any adjoining heritage items.</p> <p>According to the Office of Environment and Heritage website, there are no identified aboriginal relics or aboriginal heritage items located on the property.</p> <p>If any items are found during construction, construction works shall cease, and the Department shall be notified.</p> <p>The proposed development is considered to have a neutral relationship to the streetscape of Camp Street which will not impact upon the setting of the existing buildings along Camp Street and the neighbouring streets.</p> <p>It is considered the proposal is consistent with the surrounding development in terms of compatibility with the Yass Local Environmental Plan 2013, as outlined in CL5.10.</p> <p>Accordingly, the subject development application warrants approval from a heritage perspective.</p>



Consistent. As indicated on Council's LEP Terrestrial Biodiversity Map there are no areas within the subject site that have been identified/ mapped as having biodiversity concerns. It should be noted, the subject lot is within the established Fairly Estate with an existing dwelling house (refer **Figure 2.1**).



Figure 2.1: Subject Lot and Surrounding Neighborhood
(Source: Google Earth Aerial Imagery, May 2025)

(j) to protect and enhance the environmental and biodiversity values of Yass Valley,

The proposed development has taken into consideration any possible concerns and it has been determined that it will not have any detrimental effects on the biodiversity structure, function and composition of the land.

The proposal is expected to have a neutral impact in terms of the natural environment, this extends to the management of the biodiversity and environmental values of the land.

Further to that and during the construction phase of the proposed development to ensure there are no adverse environmental impacts, the installation of erosion and sediment controls, and the provision of waste receptors and temporary construction exits that will be maintained in a condition that prevents tracking or flowing of sediment onto public or private property.

This assessment has found that the proposal will deliver a development that enables the orderly and economic use and development of the land that complies with key controls in Council's LEP and other Government agencies, has minor and manageable environmental impacts and is compatible with the existing and desired local area character.

(k) to minimise land use conflicts.

Consistent. The zoning of the proposed development is consistent with surrounding development, which in turn minimises the potential for land use conflicts.

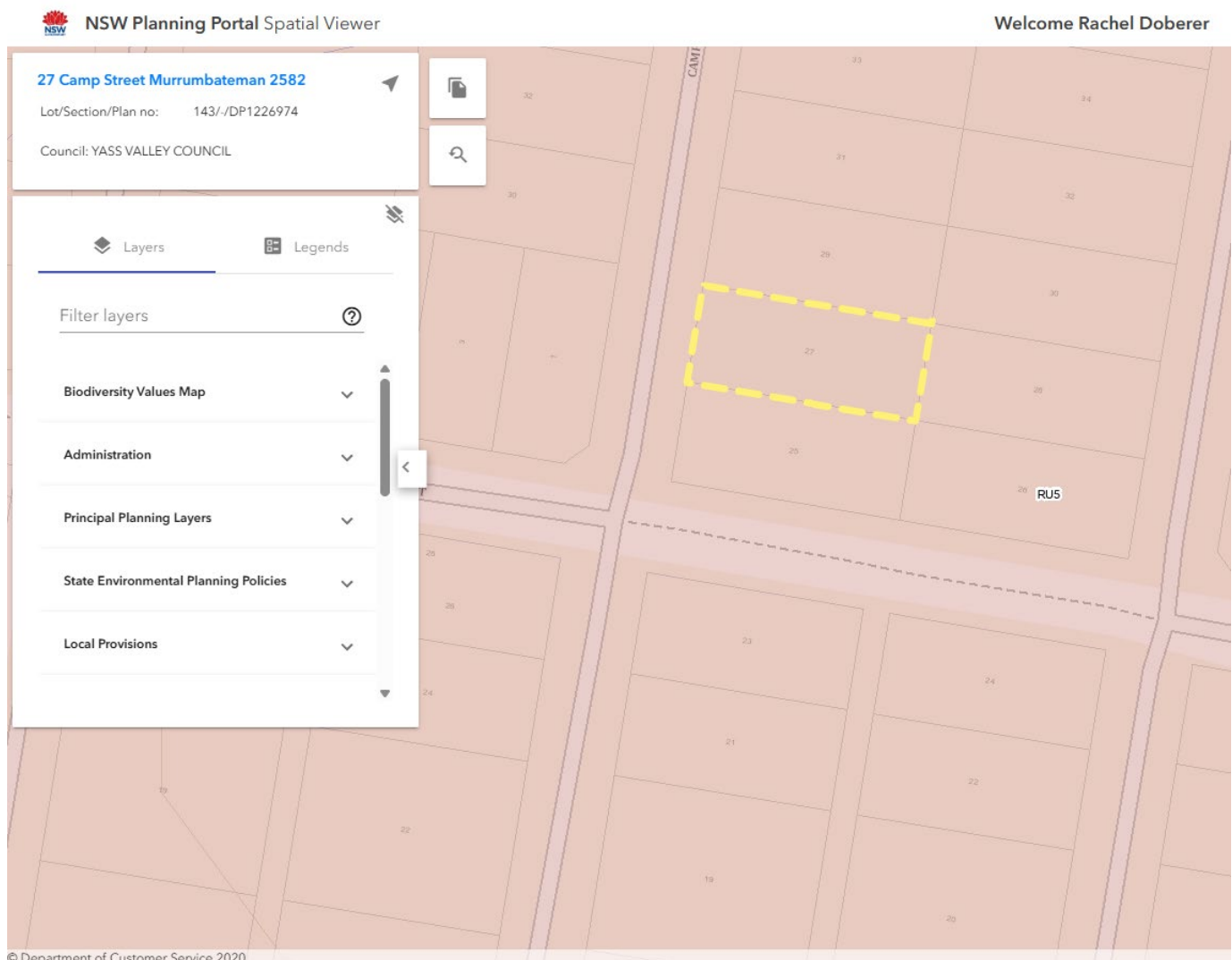


Figure 2.2: Land Zoning Map (Source: NSW Government Planning Portal Spatial Viewer, May 2025)

TABLE 2 - OBJECTIVES OF THE RU5 VILLAGE ZONE

The subject site is zoned E3 Productivity Support. The following table demonstrates the proposed Garaport is consistent with the objectives of the zone.

OBJECTIVES OF E3 PRODUCTIVITY SUPPORT ZONE – YVLEP2013	COMPLIANCE
<p><i>To provide for a range of land uses, services and facilities that are associated with a rural village.</i></p>	<p>Consistent. The proposal is found to be consistent with the RU5 Village zone land use objectives and is permitted within the zone with conditional consent. The proposed development is sympathetic with the surrounding amenity of the area, considers the opportunities and constraints of the site including all relevant legislation and is therefore considered worthy of Councils support.</p> <p>The proposed development provides an appropriate planning outcome for the subject land that takes into consideration the ecological impacts, aesthetic value of the land and the surrounding land uses. The proposed development is situated on land free of any major constraints.</p> <p>No significant or threatened ecological species or vegetation exists on the subject site. The proposed DA has been prepared in respect to the biodiversity of the site, onsite wastewater reports, bushfire assessment, natural topography, vista's, amenities, buffer zones and accessibility.</p> <p>It is considered the proposed development is consistent with the aims and objectives of the relevant planning instruments, is compatible with and responds positively to the site-specific conditions.</p> <p>This assessment has found that the proposal will deliver a development that enables the orderly and economic use and development of the land that complies with key controls in Council's LEP, it has minor environmental impacts that are manageable and compatible with the existing and desired local area character.</p>
<p><i>To ensure that development is compatible with village character and amenity.</i></p>	<p>Complies. The subject lot is located near other similarly sized village lots. The proposed development of this lot is compatible with the village character and amenity.</p> <p>The proposed development has taken a holistic and sustainable approach with the intention of creating a product that delivers an ecologically and socially sustainable outcome for the existing and desired local area character.</p>



<p><i>To ensure that development is provided with an adequate water supply and the disposal of sewage.</i></p>	<p>Complies. The existing dwelling house is provided with adequate water supply and the disposal of sewage.</p>
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TABLE 3 – RELEVANT PLANNING CONTROLS

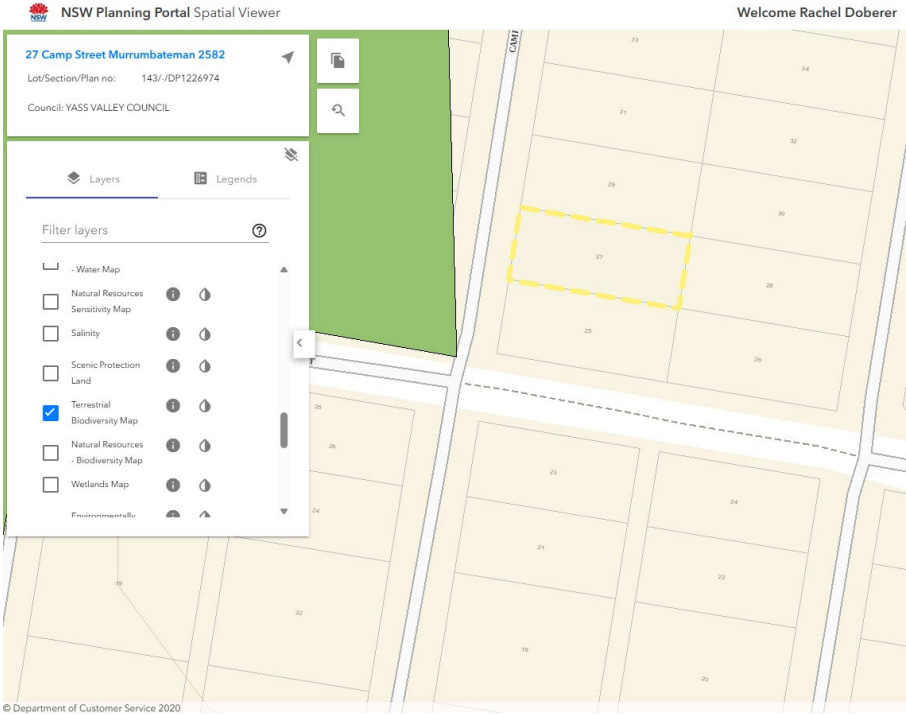
The following table demonstrates the proposed development is compliant with the relevant planning considerations within the YVLEP2013.

PLANNING CONTROLS	COMPLIANCE
<i>Clause 2.1 Land Use zones</i>	Complies. The subject site is zoned RU5 Village. The development of land within this zone is permissible with development consent.
<i>Clause 2.6 Subdivision – consent requirements</i>	Not applicable. The proposed development is for the construction of a Garaport for domestic residential purposes.
<i>Clause 4.1 Minimum Subdivision Lot Size</i>	Not applicable. The subject site is not identified on the Minimum Lot Size Map within the YVLEP2013, therefore it is not subject to a minimum lot size requirement.
<i>Clause 4.3 Height of buildings</i>	Not applicable. The subject site is not identified on the Height of Buildings Map within the YVLEP2013.
<i>Clause 4.4 Floor space ratio</i>	Not applicable. The subject site is not identified on the Floor Space Ratio Map within the YVLEP2013.
<i>Clause 4.6 Exceptions to development standards</i>	Not applicable. The proposed development does not include a variation to the YVLEP2013 development controls.
<i>Clause 5.10 Heritage conservation</i>	<p>Consistent. The subject land is not identified as a heritage item in the YVLEP2013 to which this land relates. Within the LEP, a review of the heritage items reveals that adjoining allotments are also not classed as items of heritage value.</p> <p>Therefore, it is considered that the proposal will not impact on any adjoining heritage items. According to the Office of Environment and Heritage website, there are no identified aboriginal relics or aboriginal heritage items located on the property.</p> <p>If any items are found during construction, construction works shall cease, and the Department shall be notified.</p> <p>The proposed development is considered to have a neutral relationship to the streetscape of Camp Street which will not impact upon the setting of the existing buildings along Camp Street and the neighbouring streets.</p>



	<p>It is considered the proposal is consistent with the surrounding development in terms of compatibility with the Yass Local Environmental Plan 2013, as outlined in CL5.10.</p> <p>Accordingly, the subject development application warrants approval from a heritage perspective.</p>
<i>Clause 5.21 Flood planning</i>	Not Applicable. The subject land is not identified on the Flood Planning Map within the Yass Floodplain Risk Management Study and Plan.
<i>Clause 6.1 Earthworks</i>	<p>Complies. The objective of Clause 6.1 is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.</p> <p>Before granting development consent for earthworks, the following issues must be considered:</p> <ul style="list-style-type: none"> • The likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development. • The effect of the development on the likely future use or redevelopment of the land. • The quality of the fill or the soil to be excavated, or both. • The effect of the development on any existing and likely amenity of adjoining properties. • The source of any fill material and the destination of any excavated material. • The likelihood of disturbing relics. • The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area. • Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development. <p>As part of the delivery of the proposed development, it is proposed to construct a Garaport (refer Appendix B).</p> <p>It is anticipated that given the purpose, nature and minimal extent of excavation, that conventional methods of ancillary earthworks are able to be employed and that subject to the design of the works there will be minimal adverse impacts to the drainage, flooding or to adjoining properties</p> <p>The proposed works will involve the installation of a number of sediment and erosion control measures to address any potential impacts associated with the development. These measures will be in place for the duration of the construction phase to avoid, minimise and mitigate</p>



	<p>any impacts that could potentially occur.</p> <p>These measures may include:</p> <ul style="list-style-type: none"> • A temporary site security/ safety fence to be constructed around the site; • Sediment fencing provided downstream of disturbed areas, including any topsoil stockpiles; • Dust control measures including covering stockpiles, installing fence hessian and watering exposed areas; • Placement of hay bales or mesh and gravel inlet filters around and along proposed catch drains and around stormwater inlet pits. <p>Due to the existing condition of the land and the overall outcome of the proposal, it is expected that the proposed development will not cause any disruption or have any detrimental effect on the drainage patterns or the soil stability of the site.</p>
<p>Clause 6.3 Terrestrial biodiversity</p>	<p>Consistent. As indicated on Council's LEP Terrestrial Biodiversity Map there are no areas within the subject site that have been identified/ mapped as having biodiversity concerns (refer Figure 2.3).</p>  <p>Figure 2.3: Terrestrial Biodiversity Map (Source: NSW Government Planning Portal Spatial Viewer, May 2025)</p> <p>The proposed Garaport occupies cleared sections of the subject site which is relatively void of significant vegetation (refer Figure 2.1).</p> <p>The proposal is expected to have a minimum impact in terms of the natural environment, this extends to the management of the biodiversity</p>

	<p>and environmental values of the land.</p> <p>The proposed development has taken into consideration any possible concerns and it has been determined that it will not have any detrimental effects on the biodiversity structure, function, and composition of the land. It is expected the proposed development will encourage the introduction of further vegetation to assist with privacy screening and to create a more appealing visual amenity.</p> <p>Further to that and during the construction phase of the proposed development, to ensure there are no adverse environmental impacts, the installation of erosion and sediment controls, and the provision of waste receptors and temporary construction exits that will be maintained in a condition that prevents tracking or flowing of sediment onto public or private property.</p> <p>It is noted there is no potential clearing of remnant trees within the areas listed above, therefore demonstrating the proposed development is actively protecting and enhancing the environmental and biodiversity values of Yass Valley.</p> <p>This assessment has found that the proposal will deliver a development that enables the orderly and economic use and development of the land that complies with key controls in Council's LEP and other Government agencies, has minor and manageable environmental impacts and is compatible with the existing and desired local area character.</p>
<i>Clause 6.4 Groundwater vulnerability</i>	Not applicable. The subject site is not identified on the Groundwater Vulnerability Map within the YVLEP2013.
<i>Clause 6.5 Riparian land and watercourses</i>	Not applicable. The subject site is not identified on the Riparian Land and Watercourses Map within the YVLEP2013.
<i>Clause 6.6 Salinity</i>	Not Applicable. The subject site is not identified on the Salinity Map within the YVLEP2013.
<i>Clause 6.7 Highly erodible soils</i>	Not Applicable. The subject site is not identified on the Highly erodible Map within the YVLEP2013
<i>Clause 6.8 Essential services</i>	<p>Complies. The existing dwelling house has existing provisions for:</p> <ul style="list-style-type: none"> a) Connection to Council's reticulated water. b) Electricity c) Connection to Council's sewer network d) Stormwater drainage e) Vehicular access f) Telecommunications



<i>Clause 6.9 Development within a designated buffer area</i>	Not applicable. The subject is not identified on the Water, Waste and Sewage Buffer Map within the YVLEP2013.
<i>Clause 6.10 Development on land intended to be acquired for Barton Highway Duplication</i>	Not applicable. The subject site is not identified on the Barton Highway Duplication Map within the YVLEP2013.



2.2 DEVELOPMENT CONTROL PLAN

The following section discusses the relevant non-statutory planning controls pursuant to the YVDCP2024.

Yass Valley Development Control Plan 2024 (YVDCP2024)

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

- Part B - Principles for all Development
- Part D – Residential Development Controls
- Part I – Carparking and Access

TABLE 4 – COMPLIANCE WITH THE YVDCP2024

PART B – PRINCIPLES FOR ALL DEVELOPMENT	
CONTROLS	COMPLIANCE
<p>B1 Sustainability</p> <p>a. <i>Increase tree retention and provision at development stage to increase and enhance tree cover, for visual, social, environmental, economic and ecological values.</i></p> <p>b. <i>Discourage the use of heat producing surfaces in preference of natural materials, surfaces and finishes.</i></p> <p>c. <i>Encourage the use of sustainable building materials.</i></p> <p>d. <i>Avoid excessive resource consumption and minimise waste.</i></p>	<p>Consistent the proposed development has been prepared in accordance with the relevant legislation and has consciously been prepared to promote ecological sustainable development, as indicated earlier in this Statement.</p> <p>The proposed development is actively utilising the principles behind ESD as it is a development that meets the needs of the present generation whilst not compromising the ability of future generations to also meet their needs.</p> <p>The proposed development will result in the orderly and economic use and development of land as the site is of an appropriate size, location and land use zoning to enable the development.</p>



<p>B1 Site Suitability</p> <p><i>All development applications are assessed on their individual merits and take account of, amongst other things, the suitability of the site for the proposed development.</i></p>	<p>Complies. The proposed development represents a coordinated approach to residential infill development within Murrumbateman village, through the efficient use of land for residential ancillary development.</p> <p>The site is considered to be well positioned to cater for a mixed demographic of businesses during both the construction and future operational phases</p> <p>The availability of access, power, telecommunications, reticulated water and sewer are existing onsite and in use with the existing dwelling house.</p> <p>The suitability of the site for the proposed development is considered to be found consistent with Councils standards for infill development of residential land, specifically being respectful to the topography and neighbourhood to which the proposed development relates.</p>
<p>B2 Site Analysis Plan</p> <p><i>All applications must be accompanied by a site analysis plan.</i></p>	<p>Complies. The proposed Site Plan prepared by DPS YASS P/L dated May 2025 (refer Appendix A) illustrates the sites topography and location of all existing and proposed services/ structures.</p> <p>The scale of the development has been derived from the relevant planning controls and desires a high degree of amenity for future residents.</p>
<p>B3 Crime Prevention and Safety</p> <p><i>Good design optimises safety in development which can lead to a reduction in crime and improve overall safety and liveability. The principles of crime prevention through design seek to minimise preventable crime by considering crime opportunities in the development design phase. Design that encourages effective surveillance, controls access and maintains a high standard in the public realm has positive cumulative effect in crime prevention and reduction.</i></p>	<p>Complies. The design and nature of the proposed development of the site will ensure that the proposed development will not increase the opportunities for crime occurrences.</p> <p>is noted the development site will be fenced as part of the development works and the relevant security measures will be in place to make the distinction between public and private land clear.</p> <p>The activity and guests/ contractors onsite will also ensure internal passive surveillance whilst under construction and whilst in use in the future.</p>
<p>B4 Neighbourhood Character</p> <p><i>Each neighbourhood is unique and its characteristics assist people in</i></p>	<p>Complies. The proposed development is recognised as infill residential development that is sympathetic to the existing streetscape and neighbourhood character.</p>



<p><i>finding their way and contributes to a sense of community and belonging. It is important that development is respectful of, and responsive to, the individual character of each neighbourhood.</i></p>	<p>The proposed development responds to the neighbourhood character of Murrumbateman Village and is consistent with the relevant planning controls that are identified in this Statement.</p> <p>The proposal has taken into consideration the location, type and intensity of development whilst also having regard to the characteristics of the land and the surrounding environment, in turn actively maintaining the neighbourhood character to which the subject land relates.</p>
PART D – RESIDENTIAL DEVELOPMENT CONTROLS	
CONTROLS	COMPLIANCE
<p>D.1 Solar access</p> <p><i>To ensure that living and private open space areas are provided solar access to enhance enjoyment and reduce energy consumption.</i></p>	<p>Not applicable. The proposed development is ancillary residential development to the existing dwelling house.</p>
<p>D.2 Privacy</p> <p><i>To ensure that residents of new development does not impede on the privacy from overlooking from other nearby development.</i></p>	<p>Not applicable. The proposed development is ancillary residential development to the existing dwelling house.</p>
<p>D.3 Stormwater</p> <p><i>To ensure that stormwater is appropriately designed to minimise harm to the environment or buildings.</i></p>	<p>Complies. The proposed residential ancillary development will have minimal effect on the existing natural overland flow path for stormwater runoff.</p> <p>All appropriate stormwater drainage techniques are existing and are intended to remain in place.</p>
<p>D.4 Services</p> <p><i>To ensure that services essential for residential development are considered in the design phase.</i></p>	<p>Complies. The existing dwelling house has existing provisions for:</p> <ul style="list-style-type: none"> a) Connection to Council's reticulated water. b) Electricity c) Connection to Council's sewer network d) Stormwater drainage e) Vehicular access f) Telecommunications



<p>D.5 Fences and retaining walls</p> <p><i>To ensure that fences and retaining walls are appropriately designed and placed in a manner that is compatible with safer by design principles so as not to detract from visual amenity and do not obstruct, concentrate or direct the natural overland flow of water.</i></p>	<p>Not applicable. The proposed development is for the construction of a Garaport only.</p>
<p>D1 Single dwellings</p> <p><i>This section applies to new dwellings or alterations and additions to existing dwellings.</i></p>	<p>Not applicable. The proposed development is ancillary residential development to the existing dwelling house.</p>
<p>D2 Medium Density Housing</p> <p><i>This section applies to medium density housing in the following zones:</i></p> <ul style="list-style-type: none"> • R1 General Residential • R2 Low Density Residential • R3 Medium Density Residential • RU5 Village • C3 Environmental Management • C4 Environmental Living • E1 Local Centre 	<p>Not applicable. The proposed development is ancillary residential development to the existing dwelling house.</p>
<p>D3 Ancillary Development</p> <p>D3.1 Outbuildings</p> <p><i>To ensure that provision is made for outbuildings in the design of the development.</i></p>	<ul style="list-style-type: none"> a. The proposed development is to be utilised as ancillary development to the existing residential dwelling house. b. The proposed development will be visible from the public road (Camp Street), however factory pre-coloured finishes are proposed. c. The proposed Garaport will be setback >5.5m from the front boundary. d. The proposed outbuilding (Garaport) will be located behind the building set by the existing dwelling house as demonstrated on the proposed Site Plan (refer Appendix A). e. The proposed Garaport is open/ has no garage doors. f. The proposed Garaport will be constructed of materials that are sympathetic to the character of the street and will be located behind the building line of the existing dwelling house.




	<p>g. The proposed Garaport has a proposed side setback of 900mm.</p> <p>h. The total area of the proposed Garaport is 41.8m². Taking into consideration the overall lot size of 1201m², the proposed development will be 3.48% of the overall lot size.</p> <p>i. The proposed Garaport will be 4m to the eave and 4.768m to the peak. It is noted this will result in a 14.2% and 5.95% variation to the prescriptive development controls for the RU5 Village zoned land.</p> <p>The proposed variation is the result of the proposal taking into consideration the intended storage of domestic items such as a caravan/ boat. Taking into consideration the minor numerical variation to Councils suggested development control, the proposed variation is considered to be a good planning outcome that reflects the orderly development of land.</p> <p>It is deemed that the anticipation of minimal environmental impact on the surrounding landscape and the public benefit of the proposed development is considered '<i>sufficient environmental planning grounds</i>' to justify a request to vary Councils development control.</p> <p>Taking into consideration the practicality of the scenario and the comments listed above, it is of the opinion that compliance with Councils development control is unnecessary in the circumstances of the case as the development meets the objectives of the standard and the zone objectives to which the subject land applies.</p> <p>The proposal generally complies with the relevant planning controls, policies and guidelines with the exception to the height control for the RU5 village zoned land. By varying this control the proposal is not contravening the objectives of the RU5 Village zoned land, rather the development is expected to lay the foundation for more efficient/ functional utilization of the land.</p> <p>j. The materials, colours and finishes of the proposed Garaport are compatible with the existing dwelling house.</p> <p>k. The proposal does not include the use of zincalume for the cladding and/ or roof material.</p> <p>l. The location of the proposed development is located so it does not have an effect of adjoining dwellings solar access at the winter solstice.</p> <p>m. The proposed Garaport intends to utilise the existing access.</p>
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PART I – CARPARKING AND ACCESS

<p>11 Carpark Design</p> <p><i>To ensure that carpark design facilitates the safe and efficient movement of pedestrian and vehicles.</i></p>	<p>Not applicable. The proposed development is ancillary residential development to the existing dwelling house.</p>
<p>12 Loading Docks</p> <p><i>To ensure that loading docks are located and designed in a manner that facilitates ease of truck usage and does not increase crime opportunities.</i></p>	<p>Not applicable. The proposed development is ancillary residential development to the existing dwelling house.</p>
<p>13 Carpark Construction</p> <p><i>To ensure that carpark construction is suitable for the type and number of vehicles likely to visit the site.</i></p>	<p>Not applicable. The proposed development is ancillary residential development to the existing dwelling house.</p>
<p>14 Carparking Credits and Contributions</p> <p><i>Developments involving a change of use or additions/ alterations may attract parking credits. Parking credits will be determined by length of street frontage, type of existing parking (parallel or angled), the existing use and the number of existing carparking spaces on site and the demand for on-site parking from the proposed development.</i></p>	<p>Not applicable. The proposed development is ancillary residential development to the existing dwelling house.</p>
<p>15 Carparking Ratios</p> <p><i>Areas subject to on street carparking credits in Figure 25.</i></p>	<p>Not applicable. The proposed development is ancillary residential development to the existing dwelling house.</p>
<p>16 Residential Carparking</p> <p><i>To ensure that carparking facilities are provided for residential development in a manner that caters to the needs of all residents and</i></p>	<p>Complies. The proposed development will provide a covered space specifically for residential carparking, that will cater for the needs of the current and future residents.</p>



<i>future residents.</i>	
<p>17 Property Access Crossings</p> <p><i>To ensure that access to site is provided in a location and manner that facilitates safety, efficient traffic movement and minimise negative environmental impact.</i></p>	<p>Complies. The subject lot has an existing concrete crossover/ access that meets Councils current requirements/ specifications (refer Figure 2.4). no further works are required to bring it up to standard.</p>  <p>Figure 2.4: Existing Accessway (Source: Google Street View, May 2025)</p>

2.3 INTEGRATED DEVELOPMENT

Sections 4.46 and 4.47 of the EP&A Act requires a review of whether the proposed development on the subject site would trigger an approval under other environmental or related legislation. Such development is categorised as 'Integrated Development'.

The following provides brief commentary on whether any aspect of the development triggers a need for the consent authority to obtain General Terms of Approval from the relevant approval bodies.

TABLE 5 – INTEGRATED DEVELOPMENT

ACT	COMMENT
<i>Coal Mine Subsidence Compensation Act 2017</i>	The site is not located within a mine subsidence district.
<i>Fisheries Management Act 1994</i>	The site does not contain any permanent water bodies, nor is it located within Key Fish Habitat. It is considered the proposed development will not harm marine vegetation, nor will it require dredging of the bed and land reclamation of a Key Fish Habitat Creek.
<i>Heritage Act 1977</i>	No works are proposed that are referred to pursuant to section 57(1) of <i>Heritage Act 1977</i> .
<i>Mining Act 1992</i>	No mining lease is being sought as part of this DA, noting this DA is for a proposed Garaport.
<i>National Parks and Wildlife Act 1974</i>	The subject site has not been identified as containing any archaeological sites and is primarily of 'low' archaeological potential.
<i>Petroleum (Onshore Act) 1991</i>	No production lease is being sought as a part of this DA, noting this DA is for a proposed Garaport.
<i>Protection of the Environment Operations Act 1997</i>	The implementation of appropriate environmental protection works will ensure that no licence will be required.
<i>Roads Act 1993</i>	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.



	<p>No works are required on or to connect the Site to a classified road. No works are proposed within Camp Street where Council is the managing authority for this road.</p> <p>Section 4.46(3) of the EP&A Act operates to the effect that proposed development seeks consent and subsequent approval to the <i>Roads Act 1993</i> from Council. Under this legislation, the proposed development, therefore does not trigger the application as requiring integrated approval.</p>
<i>Rural Fires Act 1997</i>	<p>This development application (DA) is not considered 'Integrated Development' pursuant to Section 4.46 of the EP&A Act. It is noted the proposed development is not situated on land mapped as bushfire prone land (BFPL).</p> <p>Taking the above into consideration, the proposed development application does not warrant referral to the NSW Rural Fire Service to obtain their <i>General Terms of Approval</i>.</p>
<i>Water Management Act 2000</i>	<p>There are no watercourses that traverse the site or nearby.</p> <p>As such the development does not warrant approval pursuant to section 91(2) of the <i>Water Management Act 2000</i> for a controlled activity.</p>



2.4 STATE ENVIRONMENTAL PLANNING POLICIES

State Environmental Planning Policies (SEPPs) are environmental planning instruments that deal with matters of State or Regional environmental planning significance.

The following provides a brief commentary on whether the key SEPPs are relevant to this proposal.

TABLE 6 – SEPPS

SEPP	COMMENT
<i>SEPP (Biodiversity and Conservation) 2021</i>	<p>This SEPP aims to protect the biodiversity values of trees and vegetation in non-rural areas of the State and preserve the amenity of non-rural areas of the State through the preservation of tree and other vegetation. Provisions protecting bushland, trees, heritage items, waterways, wetlands, and koalas are included in the SEPP.</p> <p>The provisions within this SEPP do not apply to the subject land. It is noted there will be no effect on the existing biodiversity of the site to complete the proposed development.</p>
<i>SEPP (Transport and Infrastructure) 2021</i>	<p>There are provisions contained within the SEPP which are triggers for the referral of the DA to certain authorities prior to Council being able to grant consent. The potential triggers for referral are summarised as follows:</p> <p><u>Development Likely to affect an electricity transmission or distribution network</u></p> <p>Clause 2.48 of the SEPP requires Council to give written notice to the electricity supply authority (and consider any response received within 21 days) when a DA involves development that comprises or involves:</p> <ul style="list-style-type: none"> • The penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of electricity tower. • Development carried out within or immediately adjacent to an easement for electricity purposes or substation, or within 5 metres of an exposed overhead electricity power line. • Development involving the installation of a swimming pool within 30m of a structure supporting an overhead transmission line, or within 5m of an overhead electricity power line. • Development involving or requiring the placement of power lines underground.



	<p>Based on a review of the plans and documents submitted with the DA, the proposed DA is unlikely to trigger referral to the electrical supply authority, as the nearest overhead pole location is further than 5 metres of any anticipated future construction site.</p> <p><u>Development in or adjacent to road corridors and road reservations</u></p> <p>Clause 2.122 of the SEPP requires Council to give written notice to Transport for NSW (and consider any response received within 21 days) when a DA involves traffic generating development of a kind specified in Column 1 of Schedule 3 of the SEPP.</p> <p>The nature and scale of the proposed development does not trigger referral of the application to TfNSW.</p>
<i>SEPP (Primary Production)2021</i>	<p>This SEPP contains planning provisions to protect and support agricultural lands and opportunities for Primary Production.</p> <p>The proposed development for a Garaport, does not relate to any of the items listed above and as such this SEPP is not applicable to this development application.</p>
<i>SEPP (Resilience and Hazards) 2021</i>	<p>This SEPP requires that a consent authority must consider the contamination potential of the land, and if the land is contaminated, it is satisfied that the land is suitable for the development in its contaminated state, or that appropriate arrangements have been made to remediate the site prior to the development being carried out.</p> <p>It is noted the proposed development is not located on 'Contaminated Land'.</p> <p>'Contaminated Land' means land in, on or under which any substance is present at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment.</p> <p>Taking into consideration the historic use of the site Council can be satisfied that the land is not contaminated and is not land specified in subsection (4) of clause 4.6 of the SEPP (such that there is no requirement for a preliminary site investigation report).</p>
<i>SEPP (Building Sustainability Index: BASIX) 2004</i>	<p>The proposed development is for ancillary development (Garaport) which does not require a BASIX Certificate.</p>



	As such this SEPP is not applicable to the assessment of this application.
<i>SEPP (Exempt and Complying Codes) 2008</i>	<p>The proposed residential ancillary development does not qualify to be assessed against this code.</p> <p>As such this SEPP is not applicable to the assessment of this application.</p>
<i>SEPP (Planning Systems) 2021</i>	<p>This SEPP contains planning rules that allow for a strategic and inclusive planning system for the community and the environment for State Significant Development.</p> <p>The proposed development is not classified as State Significant Development and therefore this SEPP is not applicable to this development application.</p>
<i>SEPP (Resources and Energy) 2021</i>	<p>This SEPP contains planning rules that promote the sustainable use of NSW's resources and transitioning to renewable energy. Specifically for the assessment and development of mining, petroleum production and extractive material resource proposals.</p> <p>The proposed development does not relate to the developments listed above and as such this SEPP is not applicable to this development application.</p>
<i>SEPP (Housing) 2021</i>	<p>This SEPP contains planning rules that allow for the delivery and sufficient supply of safe, diverse and affordable housing.</p> <p>The proposed development does not relate to the delivery of boarding houses or affordable housing. As such this SEPP is not applicable to this development application.</p>
<i>SEPP (Industry and Employment) 2021</i>	<p>This SEPP contains planning rules that applies to employment land in western Sydney and for advertising and signage in NSW.</p> <p>The proposed development does not relate to any of the items listed above and as such this SEPP is not applicable to this development application.</p>



2.5 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT

In determining a development application, a consent authority is to take into consideration the following matters that are of relevance to the subject application as per Clause 4.15 of the EP&A Act

The following table summarises the key findings in the context of Section 4.15 of the Act under which the application must be assessed by the Consent Authority.

TABLE 7 – SECTION 4.15 OF THE EP&A ACT

OBJECT	COMMENT
<p>(a) <i>the provisions of—</i></p> <p><i>(i) any environmental planning instrument, and</i></p> <p><i>(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i></p> <p><i>(iii) any development control plan, and</i></p> <p><i>(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i></p> <p><i>(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i></p> <p><i>(v) (Repealed)</i></p> <p><i>that apply to the land to which the development application relates,</i></p>	<p>The proposed development has been prepared taking into consideration any potential socioeconomic and environmental concerns. It has been determined the proposed development will not raise any matters of significance to inhibit the approval of the development application.</p> <p>The proposed development is consistent and sympathetic to the surrounding neighbourhood and will result in a good planning outcome. The proposed development has taken into consideration the surrounding streetscape including the aesthetic visual amenity of the immediate vicinity and will result in a planning outcome that is compassionate to the surrounding neighbourhood(s).</p> <p>The proposal has been assessed against the relevant provisions of the Environmental Planning and Assessment Act 1979 and the relevant Local Environmental Plan specifically the YVLEP2013.</p> <p>The proposal is permissible with Councils consent within the zone and meets the relevant objectives of the RU5 Village zone.</p> <p>Careful consideration has been given to the design of the proposed development to ensure that a high-quality outcome is achieved whilst also attaining an environmentally sustainable development that is compatible with and sympathetic to surrounding properties.</p>
<p>(b) <i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,</i></p>	<p>The proposed development has been prepared to facilitate an ecologically sustainable development that represents rational, orderly, economic and sustainable use of the land.</p> <p>The proposed Garaport has been designed to take into consideration the subject site and surrounds.</p>

	<p>The proposed development has been prepared by integrating the relevant economic, environmental and social considerations to result in an achievable planning outcome.</p> <p>It has been determined that any minor impacts of the development will have little to no effect on the surrounding environment.</p> <p>The proposed development of the subject lot is expected to lay the foundation for more efficient utilization of the land, and it is expected to contribute in varying degrees to the local economy.</p>
<i>(c) the suitability of the site for the development,</i>	<p>Complies. The proposed development represents a coordinated approach to infill ancillary residential development within Murrumbateman, through the efficient use of land.</p> <p>The site is considered to be well positioned to cater for a mixed demographic of businesses during both the construction and future operational phases</p> <p>The availability of access, power, telecommunications reticulated water and sewer are existing onsite.</p> <p>The suitability of the site for the proposed development is considered to be found consistent with Councils standards for infill development of residential land, specifically being respectful to the topography and neighbourhood to which the proposed development relates.</p>
<i>(d) any submissions made in accordance with this Act or the regulations,</i>	<p>Council is required to take into consideration any submission made in accordance with Council's notification policy and the notification provisions of the EP&A Act.</p>
<i>(e) the public interest.</i>	<p>This development application seeks approval for a proposed Garaport. The proposal is considered in the public interest for the following reasons:</p> <ul style="list-style-type: none"> • The site is located within the RU5 Village zone of Murrumbateman Village. The vision for the expansion of Yass LGA is to create a high quality and ecologically sustainable environment integrated with good accessibility and open space. This DA meets the intent of this by providing a high-quality development which will support the other uses of the area. • The site is zoned for development purposes, and the proposed development is consistent with the objectives and controls contained within the YVLEP2013 and the YVDCP2024.



	<ul style="list-style-type: none">• The proposal accommodates an ancillary residential development opportunity in Murrumbateman, within close proximity to Yass, Canberra and Goulburn.• It is expected the construction works associated with the proposed development will contribute in varying degrees to the local economy and Yass Valley more generally. <p>The application is therefore considered to be within the public interest and should be supported by the consent authority.</p>
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3. CONCLUSION

This application seeks approval for a Garaport. It is concluded, the approval of the Development Application on Lot 143 DP1226974 is an appropriate, orderly and compatible form of development when assessed against Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

This SEE has undertaken an environmental assessment of the proposed development and has concluded that the proposal provides a development that will have minimal environmental impacts that meets the relevant objectives of the RU5 Village zone.

Careful consideration has been given to the design of the proposed development to ensure that a high-quality outcome is achieved whilst also achieving an environmentally sustainable development that is compatible with and sympathetic to surrounding properties.

In summary, the proposal is considered to:

- be an appropriate response to the context, setting, planning instruments and development guidelines and other considerations outlined in Section 4.15(1) of the *Environmental Planning & Assessment Act 1979*,
- provide a development that is consistent with and appropriate to the existing and desired future character of the site.
- have no adverse impacts upon nearby residential development and public recreational space, and
- have no adverse impacts on the environment, traffic, parking, drainage or other external features or services.

It has been considered that the proposal will not have a detrimental effect to the environment, and the proposal represents rational, orderly, economic and sustainable use of the land. It complies with all relevant legislation, will result in a good planning outcome, and it is recommended that conditional development consent for the proposed development on Lot 143 DP1226974 27 Camp Street, MURRUMBATEMAN be granted by Council.

