

# untapped **PLANNING**

## **Statement of Environmental Effects**

“Dual Occupancy – Manufactured Home”

34 Alfred Road, Sutton

Lot 6 DP 259025

Prepared for: Royce Thompson

Date: March 2025

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# **1. Executive Summary**

## **1.1 Introduction**

Untapped Planning has been commissioned by Royce Thompson to prepare a Statement of Environmental Effects for a proposed development involving the erection of a Manufactured Home to form a Dual Occupancy on the subject site.

## **1.2 Site Details**

The subject site comprises Lot 6 DP 259025 with a street address of 34 Alfred Road, Sutton.

The site has a total area of approximately 16.30ha with a street frontage to Alfred Road of 83.96m. Access to the site is via an existing driveway from Alfred Road.

The site is zoned RU1 – Primary Production under the Yass Valley Local Environmental Plan (LEP) 2013.

Development for the purposes of a Dual Occupancy is permissible within the zone, with the consent of Council.

The following plan shows the site location in the context of the local area.

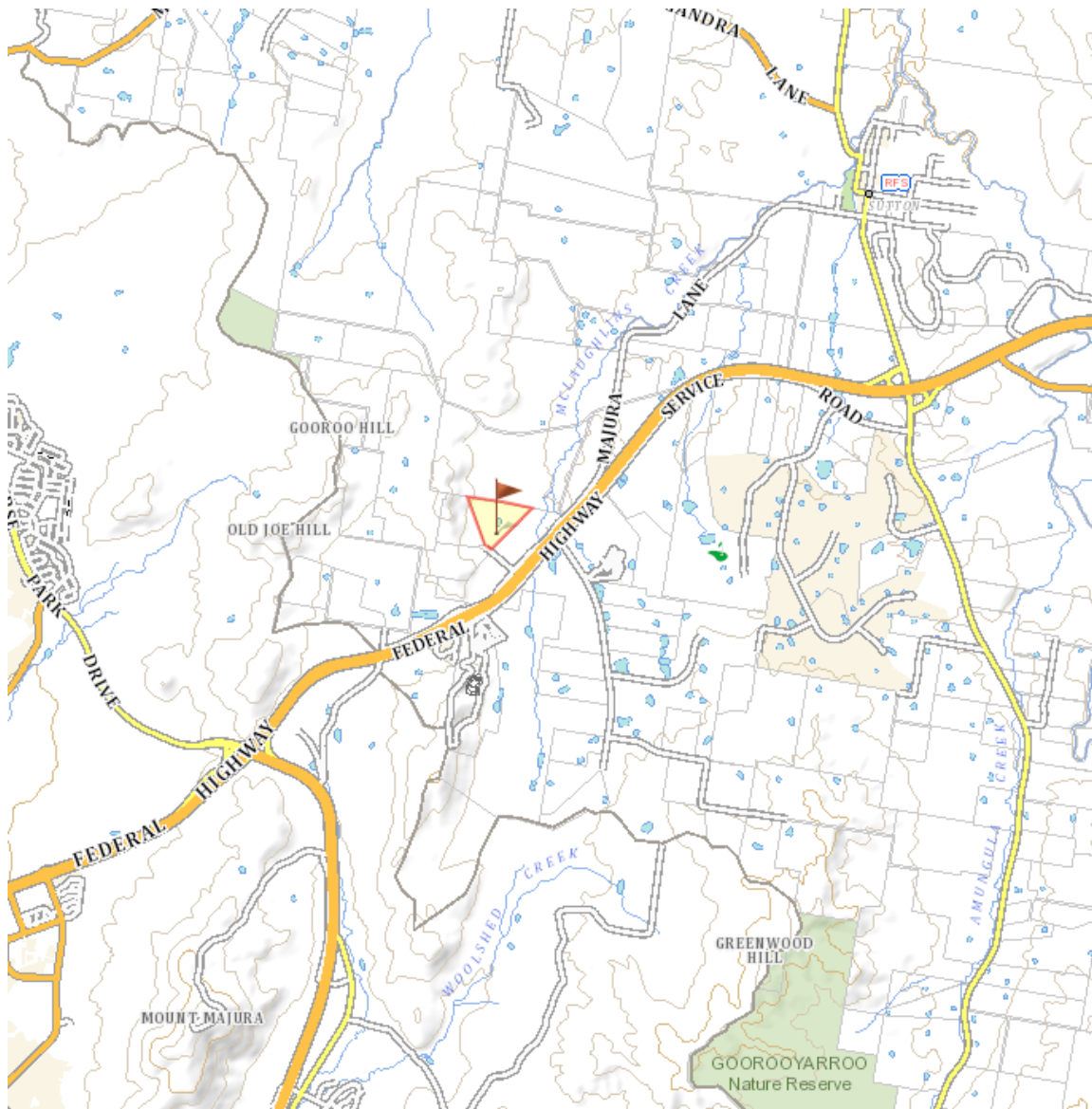


Figure 1: Locality of the subject site.

### 1.3 Purpose of the Report

This Statement of Environmental Effects (SoEE) has been prepared pursuant to Section 4.12 of the Environmental Planning and Assessment Act and accompanying Regulation.

Its purpose is to:

- describe the proposed development;
- identify and summarise the relevant controls which guide assessment of the proposal;
- provide information on the site and its context; and
- review the key issues associated with the proposal to aid in assessment by the Consent Authority and other relevant authorities.

Consideration has been given to the Council's guidelines in preparing this Statement of Environmental Effects as well as the full range of other relevant legislation and development guidelines.

## **2. Proposed Development**

### **2.1 Proposal Objectives**

The objective of the proposed development is to seeks approval for siting on a manufactured home on the site to be utilised as a Dual Occupancy dwelling.

A s68 application will be lodged concurrently to the Development Application for installation of the Manufactured Home.

It is proposed to connect the dwelling to the existing site septic system.

### **2.2 Summary of Development**

It is proposed to site a dwelling on the subject site. The existing dwelling on site is derelict and not capable of functioning as a dwelling.

The proposed dwelling is a single storey manufactured dwelling with a floor space of 74.016m<sup>2</sup> and incorporates;

- Three Bedrooms
- Living/Kitchen/Dining Area
- Bathroom
- Laundry
- Deck
- 10,000L Water tank

The development will be sited adjacent to the existing driveway in the location of an old shed that is to be demolished.

The dwelling will have a setback to Alfred Road of 85.5m

### **3. Characteristics of the Site and Locality**

#### **3.1 The Site**

The subject site comprises Lot 6 DP 259025, and is known as 34 Alfred Road, Sutton.

The site has a total area of approximately 16.3ha. Access to the site is via an existing driveway from Alfred Road.

The site is predominantly cleared grass land with small areas of planted trees.

Existing on the site is a residential dwelling. This dwelling is to be retained/.

The site is considered to be flat and contains no impediment to development.

The site is bound to all sides by Primary Production zoned land.



Figure 2: Aerial photo





Figure 3: Site access viewed from Alfred Road

### 3.2 The Locality

The subject site is located within a rural area.

The general area is flat and contains minimal vegetation.

### 3.3 Land Uses

The subject site currently contains a dwelling, multiple dams, a 300,000L water tank and other buildings ancillary to primary production.

### 3.4 Topography

The site is considered to be flat.

### **3.5 Contamination and Geotechnical Considerations**

The site is not known to have any past contaminating uses or Geotechnical constraints that would preclude the development.

### **3.6 Vegetation**

The subject site contains minimal vegetation consisting.

No significant native vegetation is proposed for removal.



### **3.7 Bushfire**

The development site is noted as being bushfire prone. An assessment has been undertaken by Statewide Bushfire Consulting that has concluded the development has a BAL-12.5 rating.

It is considered that the development is appropriate so long as the recommendations contained within Table 3 of the Bushfire Assessment are adhered to.

A bushfire assessment is attached to this application.

### **3.8 European and Aboriginal Archaeological Heritage**

The site is not known to contain any items of European heritage significance, nor is it located within a heritage conservation area.

### **3.9 Traffic, Access and Road Network**

The site is located on Alfred Road. No modification is proposed to the existing site access which is via an existing driveway.

Given the minor scale of the development and the fact that no modification to site density or to the existing site access is required, it is not anticipated that there will be any adverse impacts to traffic levels in the locality as a result of the proposal.

### **3.10 Services and Utilities**

The site is not currently serviced with reticulated water or sewer.

An effluent disposal report has been prepared by Soil and Water. The report has been attached to the application and a separate s68 application will be lodged for the proposed system.

## **4. Planning Controls**

### **4.1 State Planning Controls**

#### **Environmental Planning and Assessment Act 1979**

Section 91

The development is not considered to constitute integrated development under the provisions of Section 91 of the Environmental Planning and Assessment Act 1979.

#### **State Environmental Planning Policies**

No State Environmental Planning Policy is relied upon for this application.

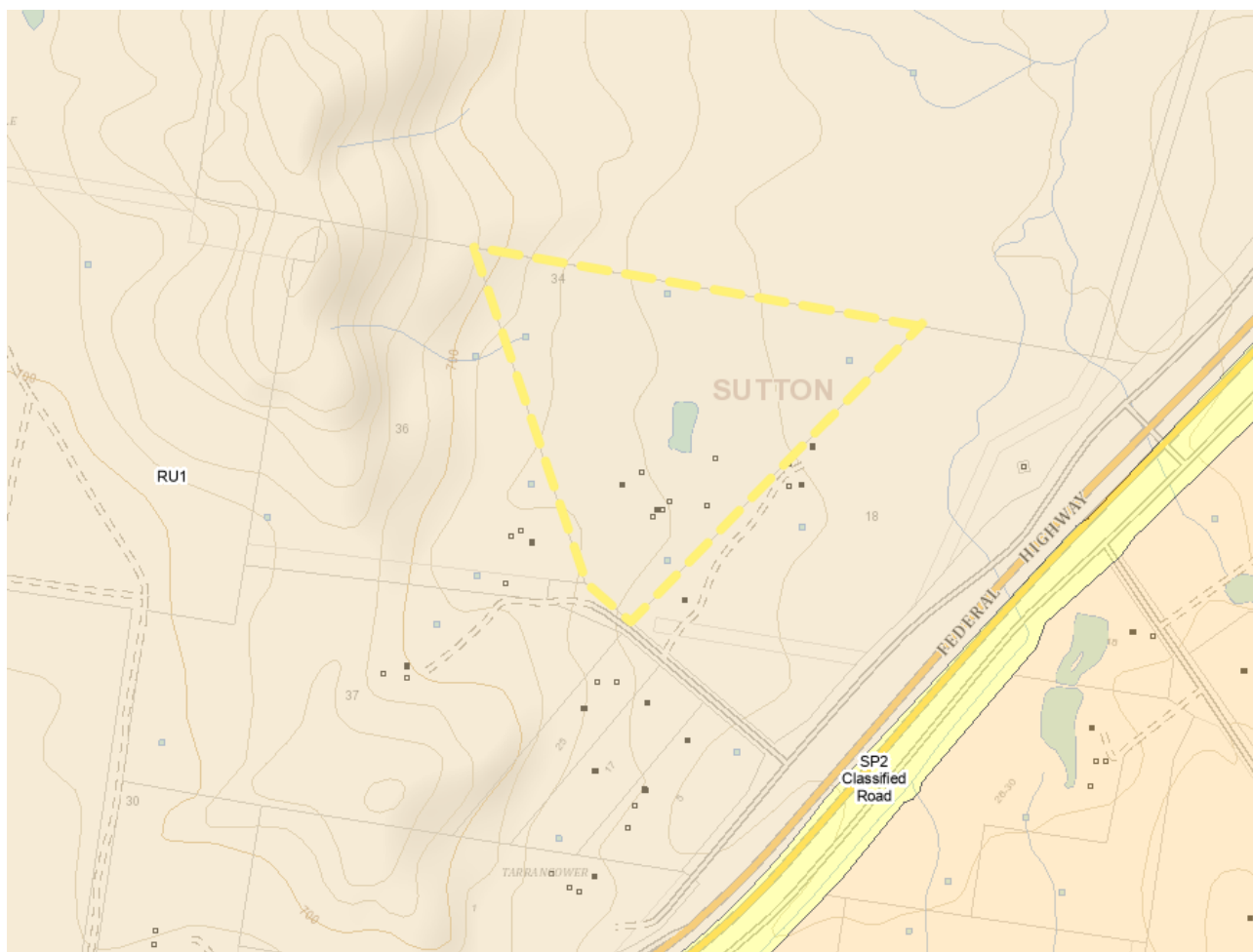
## 4.2 Local Planning Controls

### Yass Valley Local Environmental Plan 2013

The provisions of the Yass Valley Local Environmental Plan 2013 currently control the development site.

The LEP zoning maps show the site as being zoned RU1 – Primary Production.

Under the RU1 – Primary Production land use zoning, development for the purposes of Dwellings are permissible with the consent of Council.



The zone objectives state;

#### **1 Objectives of zone**

- *To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.*
- *To encourage diversity in primary industry enterprises and systems appropriate for the area.*
- *To minimise the fragmentation and alienation of resource lands.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

- To protect and enhance the biodiversity of Yass Valley.
- To protect the geologically significant areas of Yass Valley.
- To maintain the rural character of Yass Valley.
- To encourage the use of rural land for agriculture and other forms of development that are associated with rural industry or that require an isolated or rural location.
- To ensure that the location, type and intensity of development is appropriate, having regard to the characteristics of the land, the rural environment and the need to protect significant natural resources, including prime crop and pasture land.
- To prevent the subdivision of land on the fringe of urban areas into small lots that may prejudice the proper layout of future urban areas.

The development is consistent with the zone objectives in that it will not result in conflict in land uses, nor will it fragment resource lands.

## **2 Permitted without consent**

*Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home businesses; Home occupations; Intensive plant agriculture; Water storage facilities*

## **3 Permitted with consent**

*Agritourism; Air transport facilities; Airstrips; Animal boarding or training establishments; Aquaculture; Artisan food and drink industries; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Environmental facilities; Extractive industries; Farm buildings; Farm stay accommodation; Flood mitigation works; Function centres; Helipads; High technology industries; Home industries; Industrial retail outlets; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Landscaping material supplies; Markets; Open cut mining; Places of public worship; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Serviced apartments; Signage; Timber yards; Transport depots; Truck depots; Turf farming; Waste or resource management facilities; Water recreation structures; Water supply systems*

## **4 Prohibited**

*Any development not specified in item 2 or 3*

**Comment:** Under subclause 3, Dual Occupancy Dwellings are permissible with Consent.

## **Part 4 - Principal Development Standards**

### **4.2B Erection of dwelling houses and dual occupancies on land in certain rural and conservation zones**

- (1) *The objectives of this clause are as follows—*
  - (a) *to minimise unplanned rural residential development,*
  - (b) *to enable the erection of dual occupancies in rural and conservation zones,*
  - (c) *to enable the replacement of lawfully erected dwelling houses or dual occupancies in rural and conservation zones.*

- (2) *This clause applies to land in the following zones—*

- (a) Zone RU1 Primary Production,
  - (b) Zone RU2 Rural Landscape,
  - (c) Zone RU4 Primary Production Small Lots,
  - (d) Zone C3 Environmental Management,
  - (e) Zone C4 Environmental Living.
- (3) Development consent must not be granted for the erection of a dwelling house or a dual occupancy on land to which this clause applies unless the land—
- (a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or
  - (b) is a lot created before this Plan commenced and on which the erection of a dwelling house or a dual occupancy was permissible immediately before that commencement, or
  - (c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or a dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement, or
  - (d) is a lot resulting from a subdivision under clause 4.1 or clause 4.1B, or
  - (e) would have been a lot or a holding referred to in paragraph (a), (b), (c) or (d) had it not been affected by—
    - (i) a minor realignment of its boundaries that did not create an additional lot, or
    - (ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or
    - (iii) a consolidation with an adjoining public road or public reserve or for another public purpose.
- Note—*  
 A dwelling cannot be erected on a lot created under clause 9 of State Environmental Planning Policy (Rural Lands) 2008 or clause 4.2.
- (4) Development consent must not be granted under subclause (3) for the erection of a dwelling house unless—
- (a) no dwelling house has been erected on the land, and
  - (b) if a development application has been made for development for the purpose of a dwelling house on the land—the application has been refused or it was withdrawn before it was determined, and
  - (c) if development consent has been granted in relation to such an application—the consent has been surrendered or it has lapsed.
- (5) Development consent must not be granted under subclause (3) for the erection of a dual occupancy unless—
- (a) no dual occupancy has been erected on the land, and
  - (b) if a development application has been made for development for the purpose of a dual occupancy on the land—the application has been refused or it was withdrawn before it was determined, and
  - (c) if development consent has been granted in relation to such an application—the consent has been surrendered or it has lapsed.
- (6) Development consent may be granted for the erection of a dwelling house or a dual occupancy on land to which this clause applies if there is a lawfully erected dwelling house or a dual occupancy on the land and the dwelling house or the dual occupancy to be erected is intended only to replace the existing dwelling house or dual occupancy.

*(7) Despite subclauses (3) and (6), development consent may be granted for the erection of a dwelling house to create a dual occupancy on land to which this clause applies if there is a lawfully erected dwelling house on the land.*

#### **Clause 4.3 – Height of Buildings**

No building height is applicable to the site.

#### **Clause 4.4 – Floor Space Ratio**

No Floor Space Ratio is applicable to the site.



## **Yass Valley Development Control Plan**

### **PART E - RURAL, LARGE LOT AND ENVIRONMENTAL ZONE DEVELOPMENT**

<b>E.1 Siting of Buildings</b>	
a. All buildings shall be located at least 40metres from the bank of any water course;	The development is not adjacent to any water course
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;	Compliant
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"><li>• forestry</li><li>• intensive plant agriculture (including vineyards and orchards);</li><li>• mines and extractive industries; • railway lines.</li><li>• A reduced setback will be permitted where measures are implemented to mitigate noise, light intrusion, dust and spray drift.</li></ul>	N/A
d. The highest point of a building must be at least 5 metres below the highest ridgeline of any hill within 100 metres;	The single storey dwelling is compliant.
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.	No cut and fill will be required.
<b>E.2 Access</b>	
a. Lots created upon which a dwelling is able to be situated must have legal direct frontage or right of carriageway to a public road;	The proposal will not create any new lots or access.
b. All property access shall be constructed to a rural property access as in figure 8 below;	No change to existing
c. Where access is from a sealed road, the entrance shall be constructed of two coat	No Change to existing.

bitumen seal from the edge of the road formation to the gate;	
d. Where access if from an unsealed road, the entrance shall be constructed of a minimum thickness 100mm approved compacted gravel from the edge of the road formation to the gate;	N/A
e. Reinforced minimum diameter 300mm concrete pipes and headwalls are to be installed in table drains and setback a minimum of 2 metres from the edge of the road formation and provided with permanent erosion protection;	N/A
f. Where topography does not permit the installation of pipes, a reinforced concrete dish drain may be constructed in the table drain;	N/A
g. The finished surface of any earthworks required for driveway construction shall be graded to a maximum 1:4 cut and 1:2 fill;	No earthworks are proposed.
h. Entrances are to be located so that a Safe Intersection Sight Distance is achieved relative to the prevailing speed conditions as follows:	No change to existing site entrance in cul-de-sac head.
i. Consideration may be given to Approach Site Distance on difficult sites, subject to the provision of additional treatment to ensure traffic safety.	No change to existing site entrance in cul-de-sac head.
j. Accesses onto Regional Roads and State Highways may require additional treatment, subject to the requirements of Transport for NSW as specified in their concurrence documents;	N/A
k. All property accesses must ensure the roadside water can continue to flow downstream without ponding or forcing water onto the road or into adjacent lands.	Complies, no change to existing.
<b>E1 -Dwellings</b>	
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	The development is compliant with the following setbacks; Front – 85.5m Side (north) – 82.670m Side (South) – 62m

of 50 metres applies RU1 – Front/Side/Rear: 50 metres	
b. Dwellings in zones RU1 Primary Production and RU2 Rural Landscape zones shall be located at least 100m from another dwelling not in the same ownership;	Compliant
c. All areas used for the management and disposal of effluent shall be located at least 250metres from stock and domestic bores.	The existing onsite waste water system will be utilised.
<b>E1.2 Building Height</b>	
a. Reflective material should be used sparingly;	The development is not reflective
b. Only non-reflective material shall be used for the construction of outbuildings;	The development is not an outbuilding.
c. Large areas of glazing should be designed to minimise glare to nearby residents and road users;	The development does not contain large areas of glazing.
d. Outbuildings should be located so as to be visible from the principle dwelling for security reasons	The development will be largely shielded from view from adjacent properties and the street frontage.
<b>E1.4 Facilities and essential services</b>	
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:	A 10,000L tank is proposed.
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;	The site contains multiple dams and a 300,000L water tank.  I fire fighting truck with 1000L capacity is also located on site.
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;	Water overflow will be directed to the existing dam.
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	It is proposed to utilise the existing septic system.  A Licenced Plumber has verified the capacity of the system.

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.;

## **5. Conclusion**

This proposal is for the erection of a Dual Occupancy Dwelling – Manufactured Home.

The site is zoned RU1 – Primary Production and the proposal is considered to be consistent with the provisions of the Yass Valley Local Environmental Plan 2013, and consistent with the provisions of the Development Control Plan. Where variations have been sought, justification has been provided to demonstrate the appropriateness of the design.

Councils support to the proposed development proposal is therefore requested.