

## Statement of Environmental Effects

### Proposed Shed – Lot 135 DP 1257138, 16 Merlot Circuit, Murrumbateman

Zone: R2 – Low Density Residential

Site Area: Approx. 6,500 sqm

Applicant: Candice and Melissa Grayson

Date: 06 Aug 25

#### 1. Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) for the construction of a non-habitable Colorbond shed on Lot 135 DP 1257138, located at 16 Merlot Circuit, Murrumbateman. The proposed shed will be used for private vehicle storage and general residential use only.

The structure will be partially located outside the designated building envelope and forward of the dwelling's building line. A variation is requested under Clause A.7 of the Yass Valley Development Control Plan (DCP) 2024, and justification is provided in this document.

#### 2. Site Context

- Zoning: R2 Low Density Residential
- Lot Size: Approximately 6,500 sqm
- BAL Rating: BAL-19
- Site Description: Gently sloping cleared lot within The Fields Estate subdivision
- Dwelling Status: A new dwelling is under construction and nearing completion. It reaches 4.38 m at its highest point and is located within the registered building envelope.
- Bushfire Prone Land: Yes (BAL-19)
- Adjacent Land Uses:
  - West: Public pedestrian path and Council-managed reserve
  - South: Vacant residential lot and vehicle access gate
  - East: Developed residential lot with no windows facing the subject site
  - North: Developed residential lot with existing dwelling

### 3. Proposal Summary

- Structure: Colorbond steel shed
- Size: 12.0 m wide x 8.0 m deep x 3.87 m high (2.8 m to eaves)
- Colour: Dune (to match the dwelling)
- Use: Private vehicle storage (non-habitable)
- Construction: Slab on ground, steel frame, non-combustible Colorbond cladding and roofing
- Stormwater: To be directed to existing stormwater system
- Power: Not required
- Vegetation Removal: None proposed
- Access: Via a gate located at the south-eastern corner of the lot

### 4. Siting and Setbacks

- Western boundary setback: 14-15 metres at closest point
- Southern boundary setback: 8 metres at closest point
- Forward of the building line: 15 metres
- Building envelope: Shed is partially located outside the designated envelope

The shed's location and siting are addressed in Section 7.

### 5. Environmental Considerations

- Visual Impact: The shed height (3.87 m) is lower than the 4.38 m dwelling. The structure is well set back from all boundaries and finished in Colorbond Dune to blend with the house. There are no facing windows from neighbouring dwellings.
- Noise: No equipment or commercial use proposed. No noise impact.
- Drainage: Roof runoff will be appropriately managed through stormwater infrastructure.
- Vegetation and Habitat: No removal of vegetation or habitat is proposed.
- Neighbouring Amenity: No privacy, overshadowing, or character impacts

### 6. Bushfire Consideration

- The lot is rated BAL-19, with hazard vegetation to the west.
- The shed is non-habitable, uses non-combustible materials, and poses no risk to APZ function or firefighting access.

## **7. Clause A.7 Variation Justification**

The following variations are proposed:

- Location partially outside the building envelope
- Location in front of the dwelling's building line

Justification:

- The shed is well separated from boundaries with plenty of access to area inside boundary remaining if required
- The height is lower than the dwelling, and it uses matching materials.
- The location is practical, allowing access from the south-eastern gate.
- The position avoids vegetation, steep contours, and construction challenges.
- It maintains amenity, privacy, and character consistent with DCP objectives and prevents movement of vehicle traffic between the dwelling at 16 Merlot Circuit and the dwelling on the eastern side.
- It does not obstruct the APZ or bushfire management functions.
- There is no other area of the site suitable for a shed this size on the lot (note location of AWWTS) and the shed is required to securely garage resident vehicles.

## **8. Easements and Covenants**

- The proposed shed is sited a minimum of 14 m from the western boundary and 7m from the southern boundary and does not impact any easement.

## **9. Conclusion**

The proposal meets the planning objectives of the Yass Valley LEP and DCP despite a variation to envelope and building line controls. The proposed shed is appropriately sited, low-impact, and visually recessive. It complies with bushfire, environmental, and neighbour amenity expectations.

Council is respectfully requested to support and approve the development.

Candice and Melissa Grayson

06 Aug 25