

Statement of Environmental Effects

Address: 220 Glencoe Road, Nanima

Job: Development Application – Proposed Dwelling

Lot 2 DP1015337

Client: David Knowles

JLL Designs

Joshua Laurie

Proposed Development

The applicant proposes building a new dwelling, water tank and proposed infrastructure that will service the rural residential use of the land. The proposal works to enhance the overall character of the property and complement the zoning of the land.

Intended use of proposed structures

The proposed dwelling is intended to be used for single occupied dwelling.

Context and Setting

The house sits within an existing RU1: Primary Production environment, with a minimum lot size of 40ha. The proposed dwelling has been sited to comply with the Murrumbateman Area and is designed to suit the locality.

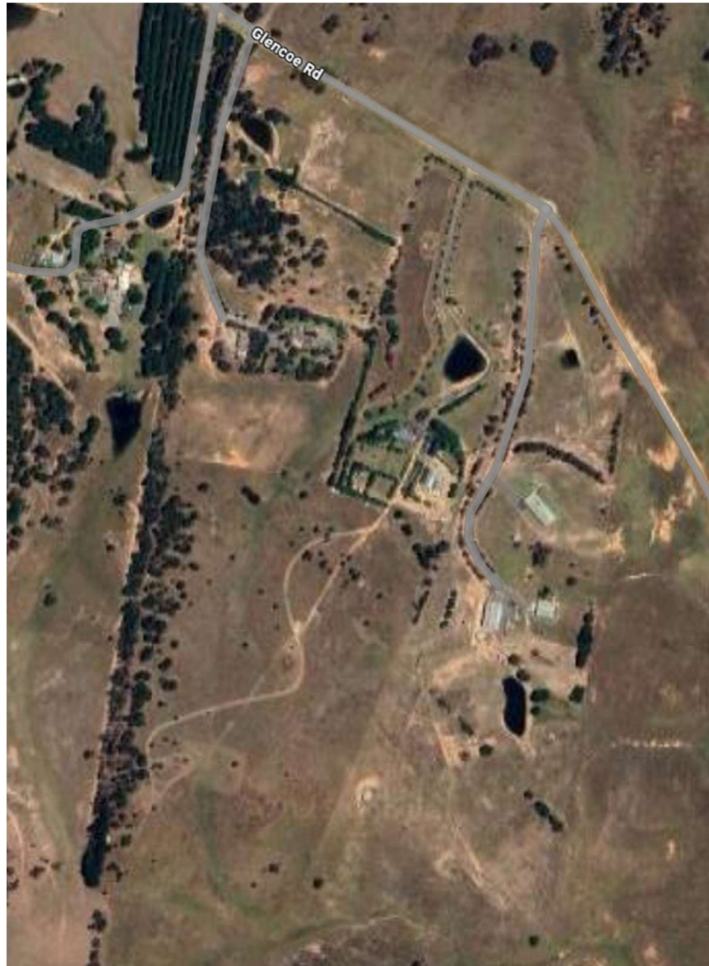


Figure 1 - Aerial Image of the Site

Neighbouring and Noise Impacts

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



Figure 2 - Surrounding Locality

Property Access

The property has an existing driveway access from Glencoe Road. As part of the proposal, this access will be extended to service the proposed dwelling.

Relevant Planning Controls

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

PLANNING CONTROLS	COMPLIANCE
<i>Clause 2.1 Land Use zones</i>	<p>Complies. The subject site is zoned RU1 Primary Production.</p> <p>The proposed residence the Primary Production use of the land, providing residential accommodation to service the allotment. This will further maintain the rural character of the area by complementing agricultural land use, allowing for an appropriate development to suit the needs of property use.</p> <p>The proposed residence will form part of the existing residence on site and create a dual occupancy.</p> <p>The proposed dwelling complements the permitted with consent items of 'dwelling' and dual occupancy.</p>
<i>Clause 6.1 Earthworks</i>	<p>Some minor work will be required to flatten the house site to suit the characteristics of the land. The proposed cut and fill will be to a maximum of 400mm with a battered edge to suit. In large parts the sites earthworks has already occurred.</p>
<i>Clause 6.4 Groundwater vulnerability</i>	<p>The proposal works within the constraints of the land and as per the onsite effluent report, no impact will be felt on the groundwater vulnerability visible onsite.</p>
<i>Clause 6.8 Essential Services</i>	<ul style="list-style-type: none"> a) Supply of water The proposal allows for a supply of water from the 90,000L rainwater tank. b) Supply of Electricity The proposed residence will have a off grid solar system connected to it. c) Disposal and Management of Sewage. The proposed sewage system is in line with the Onsite Effluent Report attached with the proposal.

	<p>d) Stormwater drainage or on-site conservation. The proposal will store all stormwater within the rainwater tank, with overflow directed to the existing drainage lines towards the dam to the south west.</p> <p>e) Suitable vehicular access. Suitable vehicular access is to be provided off the existing driveway.</p> <p>f) Connection to a communications network with voice or data capability. There is a mobile phone network available for the proposal.</p>
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Yass Valley Development Control Plan 2024

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

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

TABLE 4 – COMPLIANCE WITH THE YVDCP 2024

Part B – Principles for all Development	
Controls	Compliance
<i>B1 Site Suitability</i>	<p>a. The proposed development retains all tree visible on the site. The proposed house has been located some 50m from any surrounding allotment, suitably distancing itself from any surrounding property, not impeding the visual or social amenity of surrounding allotments.</p>

	<ul style="list-style-type: none"> b. The proposed dwelling is made of FC sheeting and light weight cladding, suited to the location and used throughout agricultural residences throughout the area. c. The proposed colorbond products and steel manufacture consider the sustainable nature of their production. d. The proposed development looks to reduce waste and utilise minimal resource.
B2 Site Suitability	<ul style="list-style-type: none"> a. The proposed residence is sited to suit the character of the allotment, including the topography. The land has no flooding or heritage concerns, as well as the grasslands being highly modified and pasture improved over decades. The land is bushfire prone; however the dwelling is in an open grassland environment. b. The proposal is located over 50m from any surrounding allotment, suiting the setback requirements of any planning instrument. c. All weather access will be provided to the dwelling, as well as electricity and rainwater harvested by the tanks. There will be a sewerage connection to the dwelling, connected to the proposed Onsite Effluent System. d. The zoning restrictions are outlined within this document. e. No over shadowing is apparent by the proposal.
B3 Site Analysis Plan	<ul style="list-style-type: none"> a. Site topography has been considered with the site being relatively flat, suiting the development. b. The proposed dwelling is within an open grassland area, with large volumes of water held within the rainwater tanks and surrounding dams. c. No trees will be removed as part of the development. d. No heritage items within the area. e. The proposed dwelling is not visible from the Glencoe Road and does not obstruct any surrounding view. f. There is no shading, lighting issues proposed as part of the development. The dwelling is over 50m from any surrounding allotment, and does not

	<p>impede any privacy of the surrounding allotments or effect their visual amenity.</p> <p>g. The access point is relative to the road connection.</p> <p>h. Solar access and predominant breeze has been considered.</p> <p>i. The site is on higher ground and is not noted as flood prone and will not impede the onsite drainage.</p> <p>j. There is no community of social facilities within the locality.</p>
B4 Crime Prevention and Safety	<p>Complies. The proposed development has been designed to allow the topography of the Site to convey stormwater and to retain existing vegetation where possible.</p> <p>The proposed dwelling will complement the rural environment of Nanima, which will further enhance the passive surveillance of the site.</p>
PART E – RURAL, LARGE LOT AND ENVIRONMENTAL ZONE DEVELOPMENT	
CONTROLS	COMPLIANCE
E.1 Siting of Buildings	<p>a) The proposed dwelling is not within 40 metres of a bank of any watercourse.</p> <p>b) The proposal is clear of electricity transmission lines and structures.</p> <p>c) Not applicable.</p> <p>d) The proposal is well below the hill behind.</p> <p>e) The proposal suits the characteristics of the land.</p>
E.2 Access	Legal access already exists from Glencoe Road.
E1 Dwellings	
E1.1 Siting of dwellings and setbacks	<p>a) The dwelling is more than the required 50m from any boundary.</p> <p>b) The dwelling is more than 100m from any surrounding dwelling.</p> <p>c) Noted, see attached onsite effluent report.</p>

<i>E1.2 Building height</i>	The proposed residence is 5.6m, well under the 10m allowable by this instrument.
<i>E1.3 Character and built form</i>	<ul style="list-style-type: none"> a) No reflective materials are proposed. b) Noted, no outbuilding proposed. c) Glazing has been considered, to minimise impact to road users and surrounding residents. d) Proposed structures surrounding the residence are visible from the principle dwelling.
<i>E1.4 Facilities and essential services</i>	<ul style="list-style-type: none"> a) The proposed residence complies with the requirements of 90,000L. b) Noted. c) Noted. d) Find attached onsite effluent report, complying with the requirement.

Waste Disposal

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

Electricity

The proposal will be connected to the existing electricity supply.

Environmental Impacts

The land on which the proposed dwelling sits is highly cultivated grasslands that is within changed 100% and manipulated as part of agricultural pursuits to the land including predominated by exotic grasslands and pasture improvement activities. As well as the large extent of earthworks that have already occurred onsite.

The Biodiversity Offset Scheme allows for clearing of **0.5ha** to native vegetation, of which our development is below as outlined:

Item	Area
Proposed Dwelling	Within existing site cut.
Access Track	Exists
Water Tank	Within APZ
APZ (Outside of existing site cut)	4600m ²
Irrigation area and septic tank	Within APZ
<u>Total Clearing</u>	<u>4600m²</u>

As outlined above, the threshold is not met.

Bushfire Prone

The subject land is identified to be bushfire prone land, find attached Single Dwelling Kit that provides for a 50m asset protection zone around the dwelling.

Conclusion

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