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STATEMENT OF ENVIRONMENTAL EFFECTS

PREPARED BY:

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PROJECT:	Development application for the approval of the change of use of Lot A DP153551 13 Adele Street from residential to commercial premises and construction of car parking, pursuant to the provisions of the Yass Valley Local Environmental Plan 2013. This proposal involves a change of classification of the building from a Class 1a (Dwelling) to a Class 5 (Office).
CLIENT:	Commence Communications
OUR REFERENCE:	6071_SEE1
DATE:	MAY 2026
AUTHOR:	Claudia Edwards Town Planning Assistant
SIGNATURE:	

Revision Status

Rev No	Date	Report Title	Author	Reviewed By
1	23/5/2026	SEE – Proposed Change of Classification to Commercial Premises – 13 Adele Street, YASS (DRAFT)	Claudia Edwards	Claudia Edwards
2	28/05/2026	SEE – Proposed Change of Classification to Commercial Premises – 13 Adele Street, YASS (FINAL)	Claudia Edwards	Claudia Edwards

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared for Commence Communications. This Statement is to accompany a development application to Yass Valley Council for the change of use of the existing dwelling from residential to commercial premises at 13 Adele Street, Yass. This SEE includes a comprehensive assessment of the 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.

1.1 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 '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.

1.2 OWNER AND APPLICANT DETAILS

The Applicant

Commence Communications
c/- DPS
PO Box 5
YASS NSW 2582

Contact: Claudia Edwards
Phone: (02) 6226 3322
Email: Claudia@dpsyass.com.au

The Owner/s

WULLAERT SUPERANNUATION PTY LIMITED
c/- DPS
PO Box 5
YASS NSW 2582

Contact: Claudia Edwards
Phone: 62263322
Email: Claudia@dpsyass.com.au

Site Address

The subject site of this application is identified as Lot A DP153551 and is shown in Figure 1.1 of this statement

1.3 DEVELOPMENT DESCRIPTION AND LOCATION

This development application has been prepared by DPS and is lodged under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). It is proposed to change the use of the existing building at 13 Adele Street, Yass, from a residential dwelling to a commercial premises that is permissible with consent. The land is currently zoned as E1 Local Centre, and the proposed change of use complements the current zoning and use of the subject land. There is currently one existing residence on the property that has a commercial family-run business operating within, Commence Communications. The only work required is the construction of five parking spaces, which includes a disabled parking bay. There will be a need to upgrade the fire safety measures within the building to comply with the provisions of the National Construction Code for office premises.

The subject site is Lot A DP153551 13 Adele Street within the Yass Valley Local Government Area, with a building area of 113m^2 and a total area of 467.9m^2 and is currently registered as a residential premises. There is an existing business that utilises the dwelling and operates commercially as Commence Communications, an organisation providing civil communication services to Yass, Canberra and surrounds. It is important to note that Commence Communications has been successfully operating in its current location for the past 10 years, and the business intends to remain following the change of use. The current hours of the existing business are Monday to Friday, 9 am to 5 pm and the business has approximately 5-6 staff members on site during these hours. The site is bounded by other commercial and residential properties and is within the E1 Local Centre in the Yass Valley Local Environment Plan 2013.

Figure 1.1 Location of subject site (Source: Google Earth Imagery)

Existing Easements, Positive Covenants and Restriction on the Use of Land

There are currently no existing easements, positive covenants and restrictions on the Use of Land.

Proposed Easements, Positive Covenants and Restriction on the Use of Land

There are no proposed easements, positive covenants or restrictions on the Use of Land.

This Statement is to be read in conjunction with the following plans and documents included in the appendices:

- Site Plan prepared by DPY YASS P/L reference 6071_SP1 dated May 2026 (refer to **Appendix A**)
- Certificate of Title and Deposited Plan for Lot A DP153551(refer to **Appendix B**)

The subject site is mapped on the following:

- Heritage Map within the YVLEP2013
- Height of Buildings Map within the YVELP2013
- Floor Space Ration Map within the YVLEP2013
- Land Zoning Map within the YVLEP2013

The statutory process under the Environmental Planning and Assessment 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.

2.1 Yass Valley Local Environmental Plan 2013 (YVCLEP2013)

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 E1 Local Centre (refer to Figure 2.1).

This section assesses the proposed change of use and its compliance against the relevant sections of the Yass Valley Local Environmental Plan 2013 (YVLEP2013)

Table 1 – Aims of Yass Valley Local Environmental Plan 2013

AIMS OF THE YVLEP2013	COMPLIANCE
(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,	Not applicable, the proposed development is for the change of use to a commercial premises.
(a) to establish planning controls that promote sustainable development,	Complies. The proposed development has been prepared in accordance with the relevant legislation and promotes sustainable development.
(b) to protect high quality agricultural land and encourage emerging agricultural industries,	Not applicable, the subject site is not classified as high-quality agricultural land.
(c) to encourage housing diversity,	Not applicable, the proposed development is for the change of use to a commercial premises.
(d) to promote employment generating tourism,	Not applicable, the proposed development is for the change of use to a commercial premises.
(e) to provide for commercial and industrial development,	Complies, by approving the change of use to commercial, this will support commercial development within the Yass Valley area, it consolidates the commercial core of Yass and provides additional employment opportunities.

(f) to encourage the establishment of retail and professional services in urban locations,	Not applicable, the proposed development is for the change of use to a commercial premises.
(g) to protect and enhance the character of each of the villages in Yass Valley,	Not applicable, the subject site is not located within a village in Yass Valley.
(h) to enhance service provision in each of the villages in Yass Valley,	Not applicable, the subject site is not located within a village in Yass Valley.
(i) to protect and conserve the cultural heritage and history of Yass Valley,	Complies, the subject site is located within the C4 heritage conservation area of the YVLEP2013. The proposed development will not alter the cultural heritage or history of the area.
(j) to protect and enhance the environmental and biodiversity values of Yass Valley	Complies, the proposed development does not require any work that could potentially harm any surrounding vegetation or wildlife. The proposal is expected to have minimal effect on the surrounding biodiversity.
(k) to minimise land use conflicts.	Complies, the zoning of the proposed development is consistent with surrounding sites and therefore will not create land use conflicts. The business has been successfully operating as a family business on the site for many years without conflict.

Table 2 – Compliance with E1 Local Centre Zone

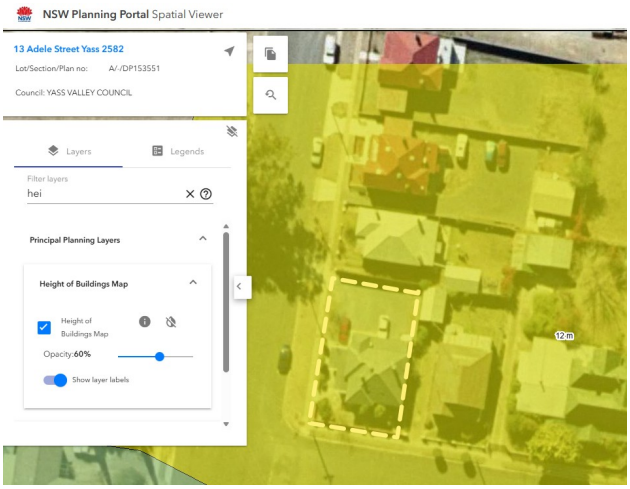
The subject site is zoned E1 Local Centre Zone (refer to Figure 2.1). The following table demonstrates that the proposal is consistent with the objectives of the zone.

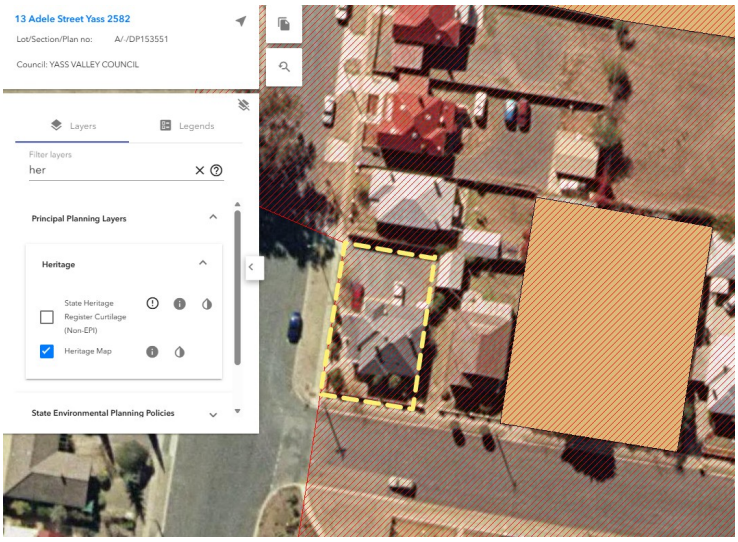
OBJECTIVES	COMPLIANCE
To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.	Complies, the proposed change of use to Commercial Premises complies with the objectives of the Local Centre zoning by way of providing a business use that serves the needs of the residents of Yass and surrounding areas offering surveying, planning & engineering services for both urban and rural residents.
To encourage investment in local commercial development that generates employment opportunities and economic growth.	Complies, by permitting the change of use to a commercial premise, additional commercial business can utilise the subject site in the future.
To enable residential development that contributes to a vibrant and active local centre and is consistent with Council's strategic planning for residential development in the area.	Not applicable, the proposed development is for the change of use to a commercial premise
To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.	Complies, the proposed development actively encourages other commercial businesses to utilise single-story dwellings within the E1 Local Centre zone.

Figure 2.1 Land Zoning Map (Source NSW Government Planning Portal Spatial Viewer)

Table 3 – Relevant Planning Controls YVLEP2013

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

PLANNING CONTROLS	COMPLIANCE
Clause 3.4 Height of Buildings	Complies, the subject site has a permitted building height of 12, with the existing building being well below 12m. There are no proposed changes to the existing building on site.  **Figure 2.2** Building Height Map (Source NSW Government Planning Portal Spatial Viewer)
Clause 4.4 Floor Space Ratio	Complies, the proposed change of use will be utilising the existing floor plan layout. The only change to be made is to construct additional parking bays on site. The floor space of the existing structure complies with the 1:1 ratio required in the Floor Space Ratio Map. **Figure 2.3** Floor Space Ratio Map (Source NSW Government Planning Portal Spatial Viewer)

Clause 5.10 Heritage Conservation	Complies, the subject site is located within the C4 heritage conservation area of the YVLEP2013. The proposed development will not alter the cultural heritage or history of the area. The site has an existing brick dwelling that was built around the 1940's and is adjacent to other residential properties of similar appearance.  **Figure 2.4** Heritage Map (Source NSW Government Planning Portal Spatial Viewer)
Clause 6.1 Earthworks	Complies, the proposed development includes the construction of additional car parking on site, this will require minimal earthworks that will not have a detrimental impact on the neighbouring properties or features of the surrounding environment. The proposed works will involve the installation of several sediment and erosion control measures to address any potential impacts associated with the development.

Clause 6.8 Essential Services	*The supply of water,* The building within the subject site has an existing connection to the Councils water supply. *The supply of electricity,* The building within the subject site has an existing connection to the electricity gris supply. *The disposal and management of sewage* The building within the subject site has an existing connection to Council's sewerage management system. *Stormwater drainage or on-site conservation*, The subject site has adequate existing stormwater drainage in place and the proposed development will not affect or alter the existing techniques in place. *Suitable vehicular access,* The subject site has a suitable vehicular access coming off Crago Street and leads into the onsite parking for staff. The existing access is in good condition and meets Council's standards. *Connection to a communications network with voice or data capability (or both).* The subject site has an existing connection to the NBN Satellite mobile telecommunications network.

2.2 Yass Valley Development Control Plan 2024

The YVDCP 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 F – Industrial and Commercial Development
- Part I – Carparking and Access

TABLE 4 – COMPLIANCE WITH THE YVDCP2024

PART B – PRINCIPLES FOR ALL DEVELOPMENT	
OBJECTIVE	**COMPLIANCE**
B1 Sustainability *a. Increase tree retention and provision at the development stage to increase and enhance tree cover, for visual, social, environmental, economic and ecological values.* *b. Discourage the use of heat-producing surfaces in preference of natural materials, surfaces and finishes.* *c. Encourage the use of sustainable building materials.* *d. Avoid excessive resource consumption and minimise waste.*	Complies, the proposed development has been prepared in accordance with the relevant legislation and has consciously been prepared to promote ecological sustainable development 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. As the proposal makes use of the existing building with no external or internal alterations, it does not require the removal of any trees, ground cover or the like. Similarly, there are no alterations to the finishes or materials. The additional paved parking bays do increase the area available for water infiltration; however, in the overall context of the commercial areas, this impact is expected to be minimal.
B2 Site Suitability *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.*	Complies. The site is well positioned to cater for a commercial premise, and the proposed development is permissible with Council consent. There are no proposed alterations to the existing building or the facades of the site.

B3 Site Analysis Plan *All applications must be accompanied by a site analysis plan.*	Complies. A site plan is included in this development application (refer to Appendix A). The proposed site plan demonstrates the subject site and the proposed parking to be constructed.
B4 Crime Prevention and Safety *To ensure that development considers the principles of crime prevention and safety in the design phase and opportunities for crime occurrences are not increased by the development but opportunities for passive surveillance are improved.*	Complies, the proposed change of use will not increase the risk of crime occurrence or the need to safety to the site.
B5 Neighbourhood Character *To encourage development which responds to and contributes positively to the character and topography of the existing streetscape.*	Complies, the change of use to a commercial premises does not propose any changes or alterations to the existing building or street scape.
PART F – INDUSTRIAL AND COMMERCIAL DEVELOPMENT	
OBJECTIVE	**COMPLIANCE**
F1 Streetscape and Character *To ensure that commercial and industrial development does not detract for the visual amenity of the area*	Complies, the change of use to a commercial premises does not propose any changes or alterations to the existing building or streetscape.
F2 Setbacks *To ensure that setbacks for commercial and industrial development allow for good design, public access, landscaping, and streetscape appeal*	Complies, the existing building is compliant with the setbacks listed within the YVDCP2024.
F3 Site Coverage and floor space ratio *To allow commercial and industrial development greater flexibility in building size and site coverage*	Complies, the existing building is compliant with the site coverage and floor spaces ratios listed within the YVDCP2024.

F4 Character and Built Form *To ensure that the visual impact of commercial and industrial development is suitable for the area in which is it located*	Complies, the proposed change of use to commercial premises doesn't propose any changes or alterations to the existing building other then the construction of additional car parking.
F5 Access *To ensure that commercial and industrial developments are provided suitably designed and located vehicle access to accommodate the largest vehicle likely to enter the site*	Complies, the subject site currently has an existing vehicle access crossing from Crago Street that has been constructed to Council's standards.
F7 Amenity *To ensure that landuse conflicts from commercial and industrial development are minimised through good design*	Complies, the proposed change of use to a commercial premises will not interfere with the existing amenity of the surrounding area.
F10.7 Signs in non-commercial/industrial areas *To provide guidance on other signage not covered elsewhere in this Part.*	Complies, the business currently operating within the site has several small signs that are compliant with this control.
PART I - CARPARKING AND ACCESS	
OBJECTIVE	**COMPLIANCE**
I1 Carpark Design *To ensure that carpark design facilitates the safe and efficient movement of pedestrian and vehicles*	Complies, it is proposed to construct five parking bays within the site for staff parking. The design will utilise the existing carpark area and will not interfere with pedestrian and vehicle movements. There is sufficient maneuvering space to allow vehicles to enter and leave in a forward direction.
I3 Carpark Construction *To ensure that carpark construction is suitable for the type and number of vehicles likely to visit the site*	Complies, it is proposed to construct five parking bays within the site for staff parking. The proposed number and size of the parking bays are suitable for the number and type of vehicles expected within the site.

I5 Carparking Ratios *Office premises = 1 space per 40m^2 GFA*	Complies, the site will be classified as an office premises and will require one parking bay per 40m^2. The site has a floor area of 113m^{2,} equating to the construction of at least 3 bays. As per the Site Plan, it is proposed to create five parking bays, including one disabled bay.
I7 Property Access Crossings *To ensure that access to site is provided in a location and manner that facilitates safety, efficient traffic movement and minimise negative environmental impact*	Complies, the subject site currently has an existing vehicle access crossing from Crago Street that has been constructed to Council's standards.

3. CONCLUSION

This application seeks approval for a change of use to a commercial premises and construction of additional parking bays at 13 Adele Street. The above assessment of the proposed development has demonstrated that it will have minimal adverse environmental impacts. The proposal is permissible with Council's consent within the zone and meets the relevant objectives of the E1 Local Centre zone. Careful consideration has been given to the design of the proposed development to ensure that a high-quality outcome is achieved, whilst ensuring the amenity and characteristics of the surrounding area is not interfered with. The proposal has been prepared with regard to the environmental sensitivities of the site and will have negligible environmental impacts. The proposal will not have a significant impact upon the built or natural environment.

The application is supported by the appropriate plans and documents that satisfy Council's requirements and demonstrate that the site is suitable for the proposed change of use. It is considered that the proposal has considered the opportunities and constraints of the site in line with the relevant legislation, and it is recommended that the conditional development consent for the proposed development be granted by Council.

APPENDIX A

SITE PLAN

APPENDIX B

CERTIFICATE OF TITLE AND DEPOSITED PLAN FOR LOT A DP153551