



CK Design & Drafting

# **Statement of Environmental Effects**

**Proposed 2 Bedroom Transportable Dwelling**

**1a Worth Street, Yass NSW 2582**

**Lot 2 / DP 1303825**

**For: Ben Norcott**

The following report is intended to outline how the proposed development attempts to fulfil the requirements and suggestions of Yass Valley Council, Town Planning and Development Controls.

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## Description of Development

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Proposed 2 Bedroom Transportable Dwelling on an existing R1 (General Residential) zoned block of land. The proposed dwelling will be sited to the south side of the site with the front door of the dwelling facing Worth Street.

The proposed dwelling will be connected to services as follows:

- Sewer to existing council mains.
- Stormwater to the existing gutter in Worth St
- Connected to town water supply

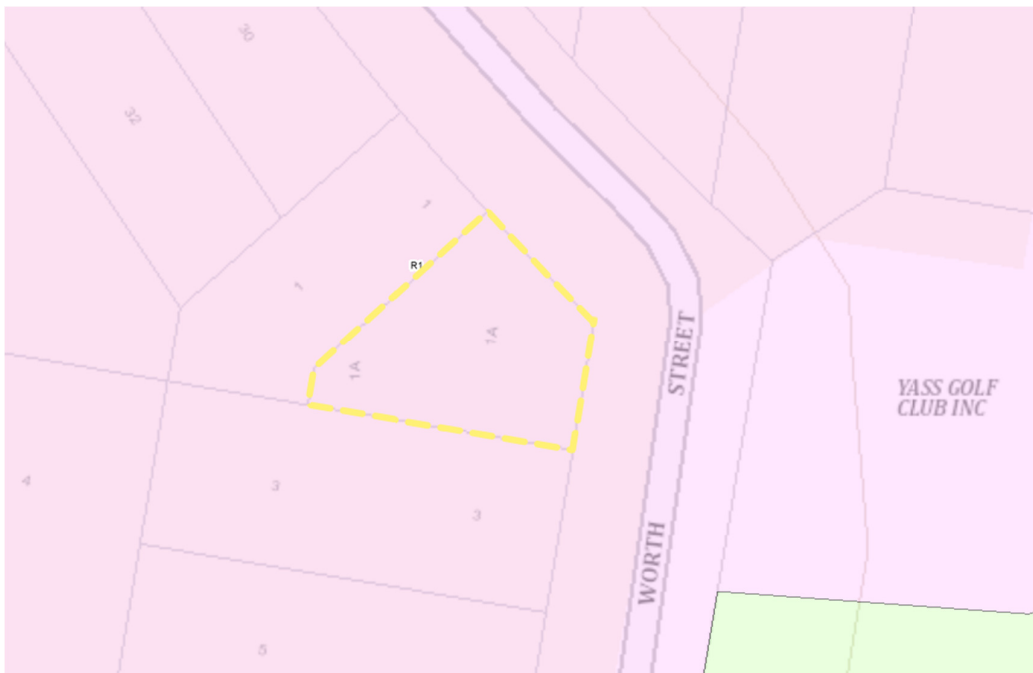
The Transportable Dwelling will be constructed using the following materials:

- Timber framed construction
- Colorbond roof sheeting, fascia & gutter
- James Hardie Primeline Heritage wall cladding
- Aluminium framed windows

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## Description of Site

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The Subject Site is zoned R1 General Residential. The proposed dwelling is permitted with consent within this land zoning as per Yass Valley Local Environmental Plan 2013.

The Subject Site is zoned R1 General Residential. The proposed dwelling is permitted with consent within this land zoning under Yass Valley Local Environmental Plan 2013.

The subject land has an area of 562.4m<sup>2</sup> with frontage to Worth Street. The land has approx. 350mm over the building pad area as indicated on the submitted site plan. No earthworks are proposed as part of the application besides scraping of the top soil before footings are dug.

The proposed development is serviced for the needs of residential habitation as follows:

- Served by an all weather sealed roadway to the front boundary
- Served by electricity
- Served by town water
- Served by Sewer & Stormwater

Council Mapping shows the subject site to not be within a bushfire zone.

Council mapping shows the subject site to not be within a flood zone.

### **Planning Controls**

Yass Valley Local Environmental Plan (LEP) 2013

### **Site Suitability**

The site is suitable for the development as it is zoned R1 General Residential. Under Yass Valley LEP the proposed dwelling is permissible on this zoned land with consent.

The proposal will be consistent with other dwellings within the surrounding area.

### **Present and Previous Uses**

Present use of the site is vacant R1 zoned land.

### **Demolition Management**

No demolition is required as part of the development.

### **Social Impact**

The proposal will have a positive impact on the neighbourhood.

### **Economic Impacts**

The proposal will have a positive impact due to local tradespersons being employed to carry out the works.

### **Pedestrian and Vehicle Movements**

All vehicle access to the site will be via Worth Street using the proposed driveway as indicated on the submitted Site Plan.

Pedestrian movement is unaffected.

### **Privacy, Views and Overshadowing**

The proposed development will have no impact on any neighbouring outdoor private open spaces or living areas.

### **Soil and Water**

1. No earthworks are required as the dwelling will be constructed utilizing the existing slight slope to the block as indicated on the submitted Architectural Plans.
2. All stormwater will discharge to council infrastructure.
3. All sewer will be connected into the existing sewer boundary riser.
4. Sediment control measures will be installed for the duration of the construction period as required.

### **Energy Efficiency**

Refer to submitted Basix Letter.

### **Waste**

All Building waste material will be either stockpiled within a secure fenced area or within a skip bin. All waste disposal to Yass Valley Council guidelines.

## **Relevant Planning Controls**

The following table demonstrates the proposed dwelling house is compliant with the relevant planning consideration within the Yass Valley Local Environmental Plan (LEP) 2013

<b>PLANNING CONTROLS</b>	<b>COMPLIANCE</b>
Clause 2.1 Land Use zones	Complies. The subject site is zoned R1 General Residential. The development of land within this zone for residential purposes is permissible with development consent.
Clause 2.6 Subdivision – consent requirements	Not applicable. The proposed development is for the construction of a dwelling house for residential purposes only.
Clause 4.1 Minimum Subdivision Lot Size	Not Applicable. The proposed development is for the construction of a dwelling house for residential purposes only.
Clause 4.3 Height of buildings	Complies. The subject site is identified with a maximum prescriptive building height of 8 metres. The proposed dwelling has a maximum height of 4.396m.
Clause 4.4 Floor space ratio	Complies. The subject site is identified with a maximum prescriptive Floor Space Ratio (FSR) of 0.5:1 The proposed development has been designed to ensure the compatibility with the bulk and scale of the existing and future character of the area.
Clause 5.10 Heritage conservation	Not applicable. The land is not identified as a heritage item in the Yass Valley LEP 2013 to which this land relates. Within the LEP, a review of the heritage items reveals that adjoining allotments are not classed as items of heritage value. Therefore, it is considered that the proposal will not impact on any adjoining heritage items.
Clause 5.21 Flood planning	Not applicable. The subject land is not identified on the 1% AEP Flood Planning Maps within the Yass Floodplain Risk Management Study and Plan.
Clause 6.1 Earthworks	No earthworks are required as the dwelling will be constructed utilizing the existing slight slope to the block as indicated on the submitted Architectural Plans.
Clause 6.4 Groundwater vulnerability	Not applicable. The subject site is not identified on the Groundwater Vulnerability Map within the Yass Valley LEP 2013.
Clause 6.5 Riparian land and watercourses	Not Applicable. The subject site is not identified on the Riparian Lands and Watercourses Map within the Yass Valley LEP 2013
Clause 6.6 Salinity	Not Applicable. The subject site is not identified on the Salinity Map within the Yass Valley LEP 2013
Clause 6.7 Highly erodible soils	Not Applicable. The subject site is not identified on the Highly Erodible Soils Map within the Yass Valley LEP 2013

Clause 6.8 Essential services	Complies. Essential services such as: <ul style="list-style-type: none"> <li>• The supply of water</li> <li>• The supply of electricity</li> <li>• The disposal of sewage</li> <li>• Stormwater drainage</li> <li>• Suitable vehicular access</li> <li>• Connection to the telecommunications network</li> </ul> are existing and will be connected into during the construction of the proposed development.
Clause 6.9 Development within a designated buffer area	Not applicable. The subject is not identified on the Water, Waste and Sewage Buffer Map within the Yass Valley LEP 2013

**Conclusion:**

As per the information provided within this report, I would request that Yass Valley Council consider the application for the proposed 2 Bedroom Transportable Dwelling.

The material, style and finish of the proposed dwelling will fit in well amongst many other similar dwellings in the surrounding area & will only further enhance the area surrounding the proposed development.

This Statement of Environmental Effects has been prepared by CK Design & Drafting & must be read in conjunction with all other documentation submitted as part of the Development Application.

Regards



Chris Kendall