



# P L A N N E D

## Statement of Environmental Effects Report

Prepared For: Troy and Amy Reid

Property: Lot 15 DP271494, No. 9 Blakelys Close, Sutton NSW



## Document Information

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**PLANNED Project No.** SUTTL1DP1272209

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# 1 Introduction

## 1.1 Commission

PLANNED has been commissioned by T and A Reid (also described in this Report as the **Proponent**) to prepare a Statement of Environmental Effects (**SEE**) Report to accompany documentation proposing the construction of a dwelling house and ancillary shed at Lot 15 DP271494, No. 9 Blakelys Close, Sutton NSW.

In preparing this SEE Report, the following documentation has been referred to and is submitted to Yass Valley Council on the basis that it details and supports the development as proposed:

- Architectural Plan Set, prepared by Adhami Pender Architecture, dated 20 June 2024.
- Design Drawings for Shed, prepared by Northern Consulting Engineers, dated 17 April 2024.
- BASIX Certificate (No. 1751896S), prepared by assessor House Energy Certified, dated 17 June 2024.
- Bushfire Assessment Report, prepared by Ember Bushfire Consulting, dated 5 June 2024.
- On-Site Effluent Management Report, prepared by Fortify Geotech, dated 10 May 2024.

## 1.2 Purpose of Report

This SEE has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021 (**EP&A Regulation**) for the purposes of:

- Demonstrating that the environmental impacts of the development have been considered; and
- Outlining the steps to be undertaken to protect the environment or to mitigate against any potential harm, if necessary.

This SEE describes the proposal and its environment, including a detailed description of the site and its surrounds and an assessment of the proposal against the relevant planning controls.

The SEE demonstrates that the development proposed is acceptable under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) and concludes that the proposed development should be granted approval subject to conditions.

## 1.3 Type of Development Application

Section 1.5 of the EP&A Act 1979 defines what constitutes 'development'. The scope of the proposed development clearly falls within that definition.

Under Section 4.5 of the EP&A Act, the Yass Valley Council will be the consent authority in this instance.

The development proposed is not defined as either 'integrated', 'designated' or State significant' development under the EP&A Act or EP&A Regulation.

## 2 Site Description and Context

### 2.1 Site Description

The land the subject of this Development Application (DA) is described as Lot 15 DP271494, No. 9 Blakelys Close, Sutton NSW (refer to **Figures 1 and 2** below).

The subject land is an irregular shaped parcel of land comprising an area of 5,009m<sup>2</sup>. The land is vacant and undeveloped and was created as part of the Woodbury Ridge development approved under DA200273 (determined on 28 April 2022), which comprises the establishment of sixty-six (66) residential allotments (community title) within four (4) distinct precincts – being, the ‘Village’, ‘Hilltops’, ‘Riverside’ and ‘Stewardships’. The subject land is located within the ‘Village’ precinct, which comprises twenty (20) variably sized allotments ranging in size between 5,000m<sup>2</sup> and 5,295m<sup>2</sup>. Under the provisions of the Yass Valley Local Environmental Plan 2013, the ‘Village’ allotments are located within Zone RU5 Village with a corresponding minimum lot size for the purpose of erecting a dwelling house of 5,000m<sup>2</sup>.

With reference to the Deposited Plan (DP271494) (refer to extract at **Figure 3** below) and the accompanying 88B Instrument, the subject land is identified as being burdened by a number of restrictions and positive covenants as detailed at **Table 1** below:

**Table 1:** Applicable 88B Easements, Restrictions and Positive Covenants

No. on Plan	Restriction or Positive Covenant Referred to on Plan	Terms
(E)	Restriction on the use of land (building envelope)	No development is permitted outside of the building envelope of the Burdened lot, being the site identified in the Plan for this restriction on the use of land.
(F)	Positive covenant (special effluent management zone)	The Owner of a Burdened lot must: <ul style="list-style-type: none"> <li>▪ Only dispose of effluent in the site identified in the Plan for this positive covenant (Easement Site);</li> <li>▪ Install and maintain a Secondary Treatment System on the Burdened Lot within the Building Envelope of the Burdened Lot, being the Easement Site;</li> <li>▪ Only dispose of effluent by means of subsurface drip irrigation to areas of fully managed lawn within the Easement Site;</li> <li>▪ If a secondary treatment system has not been installed as at the date of this instrument, install and maintain a secondary treatment system on the Easement Site prior to occupation of any dwelling on the Burdened lot; and</li> <li>▪ If an onsite sewage management report (Report) is procured by the Owner of the Burdened lot, ensure the Report is consistent with the Land Capability Assessment Report.</li> </ul>
(J)	Positive covenant (inner protection areas)	The Owner of a Burdened lot must manage the Burdened lot as an inner protection area in the manner outlined in section 5 and Appendix 4 of the Planning for Bush Fire Protection 2019 and the Rural Fire Service’s Standards for Asset Protection Zones.

(L)	Restriction on the use of land (fire trail and emergency access)	<p>The Owner of a Burdened lot must not:</p> <ul style="list-style-type: none"> <li>▪ Use the fire trail or emergency access path connected to Old Federal Highway (Restricted Path) as if the Restricted Path was a public road for everyday use;</li> <li>▪ Access the Restricted Path unless it is for an authorised emergency purpose;</li> <li>▪ Open the gates for entry and exit of the Restricted Path except in the case of an Emergency (however the Owner of a Burdened lot is not required to lock those gates).</li> </ul>
(N)	Restriction on the use of land (potable water storage)	<ul style="list-style-type: none"> <li>▪ The Owner of a Burdened lot must not install potable water storage (such as rainwater tanks) on the Burdened lot unless that potable water storage:                     <ul style="list-style-type: none"> <li>- for houses less than 150m<sup>2</sup>, has at least 45,000 litres capacity;</li> <li>- for houses more than 150m<sup>2</sup>, has at least 90,000 litres capacity;</li> <li>- if the potable water storage is an above ground tank, provides for the refilling of fire tankers by means of a “Storz” fitting being installed at the base of the tank with a gate valve; or</li> <li>- if the potable water storage is an underground tank, includes an access hole at least 150mm in diameter.</li> </ul> </li> <li>▪ For clarity, the house service may branch off the outlet described at clause 13(a)(iii).</li> </ul>
(Z)	Restriction on the use of land (CWMS)	<p>The Owner of a Burdened lot must not:</p> <ul style="list-style-type: none"> <li>▪ Do anything which is inconsistent with or in breach of the Bore Licence; or</li> <li>▪ Do anything that will hinder the Community Association’s carrying out of its obligations to manage and maintain the water reticulation scheme in the Community Scheme.</li> </ul>

The topography of the subject land is slightly sloping, generally falling from the southeast property corner to the Blakelys Close frontage (northwest).

As can generally be seen in **Figures 1 and 2** below and in the photos included at **Attachment 1**, the subject land comprises one (1) mature native tree near to the northeast property corner. The remainder of the site is cleared of any mature native trees and/or significant vegetation. Irrespective of this, Biodiversity Certification has been conferred over the entirety of the subject land as per the endorsed Biodiversity Conservation Agreement (dated 6 April 2022) – refer to **Section 4.1** of this SEE Report for further information.

As part of the subdivision works certificate process, the Woodbury Ridge Developer also installed and constructed the front boundary fencing and driveway crossover to Blakelys Close.

## 2.2 Surrounding Development

- Land adjoining to the north, south and west is zoned RU5 Village and forms part of the Woodbury Ridge 'Village' Precinct. These allotments are currently vacant and undeveloped – though are expected to be developed for residential/village purposes in the near future.
- Land adjoining to the east forms part of the Woodbury Ridge Community Association Property (being Lot 1 DP271494) and is currently being constructed to comprise public parkland space.
- Land immediately adjoining to the north also forms part of the Woodbury Ridge Community Association Property and will comprise a public pathway – generally providing a pedestrian linkage between the Blakelys Close cul-de-sac to the parkland.
- Land distant to the south and east (generally fronting Woodbury Drive) is zoned R5 Large Lot Residential and forms part of the Woodbury Ridge 'Hilltops' Precinct. These allotments are also currently vacant and undeveloped – though are expected to be developed for large lot residential purposes in the near future.
- Land beyond Woodbury Drive to the south and east is zoned C3 Environmental Management and is noted to comprise the four (4) biodiversity stewardship sites at Woodbury Ridge (being Lots 3, 4, 30 and 54 DP271494). The land is currently vacant and undeveloped. However, it is expected to be developed for rural residential purposes in the future.
- The Yass River riparian corridor is situated approximately 1.5km distant to the east. Land to the east of the Yass River is zoned RU1 Primary Production and is characterised by a rural lot pattern offering a variety in lot shapes and sizes – some of which comprise rural developments of various architectural style and age set amongst well-established rural surrounds.
- The Sutton village CBD (being the small commercial core near to the western extent of Victoria Street) as well as the Sutton Primary School are situated approximately 1km distant to the north/northwest (as calculated by road from the constructed property access).

Figures 1 and 2 below show the subject site in its local and site-specific context.





Figure 1: Local Site Context – Woodbury Ridge outlined yellow and Subject Site outlined red ([MapBrowser \(nearmap.com\)](https://www.mapbrowser.com/), image dated 29 March 2023)





Figure 2: Site-specific Context—Subject Site outlined red ([MapBrowser \(nearmap.com\)](https://www.nearmap.com)), image dated 29 March 2023





## 3 Proposed Development

This Application proposes the construction of a dwelling house and an ancillary shed together with associated driveway construction and services infrastructure provision.

Refer also to the documentation included with the DA submission.

### 3.1 Construction of a Dwelling House

The package of Architectural Plans prepared by Adhami Pender Architecture submitted with this Application show the siting and design of the proposed dwelling house. As documented, the proposed works will exhibit a contemporary architectural form incorporating a palette of neutral-coloured materials that are appropriate for the natural character of the Woodbury Ridge area – compliant with the design expectations of the Woodbury Ridge Architectural and Landscape Guidelines.

The proposed dwelling has a gross floor area (GFA) of 420.48m<sup>2</sup> (excluding the attached double garage – 73.83.4m<sup>2</sup>). With reference to the Floor Plans [Drawing Nos. DA110 – DA112], the dwelling has been sited and designed to maximise solar and daylight access to the main internal living and external principal private open space areas, which are oriented towards the north. The maximum height of the proposed dwelling would not exceed 7m (as measured from the NGL to the apex of the roof line) and compliant building setbacks would be maintained from the front, side and rear property boundaries.

The proposed dwelling will comprise a single floor level. Generally, it will include the main entryway, an open plan kitchen, living and dining area that opens out onto a partially covered alfresco area, large master bedroom with ensuite and walk-in wardrobe, four (4) moderately sized bedrooms with built-in wardrobes, media room, study/office room, games room, two (2) bathrooms, a laundry and separate powder room.

On-site car parking is proposed to be catered for within a garage attached to the southwestern extent of the dwelling. The garage will have sufficient capacity for the parking of two (2) vehicles (minimum) together with ample storage space. The materiality of the garage is consistent with that of the dwelling and has been integrated with the southern and western elevations so as to ensure that it is visually recessive when viewed from the immediate surrounding areas.

As demonstrated on the Site Plan (Drawing No. DA012), the proposed dwelling house is sited wholly within the defined extent of the 'Building Envelope' – Restriction on the Use of Land (E) in the 88B Instrument (refer to **Table 1** and **Figure 3** above).

### 3.2 Construction of a Detached Ancillary Shed

As detailed in the Architectural Plans prepared by Adhami Pender Architecture, it is proposed to construct a detached shed to the southeast of the proposed dwelling house – entirely within the registered extent of the Building Envelope. With reference to the Site Plan [Drawing No. DA012], the shed is proposed to be setback behind the main line of the dwelling house – as viewed from Blakelys Close.



As documented in the Design Plans prepared by Northern Consulting Engineers, the detached shed is proposed to comprise a single level constructed to an overall height of 6.7m (as measured from the concrete slab to the apex of the roof line). The internal area of the shed has a GFA of 440m<sup>2</sup> (20m x 22m). The western elevation of the proposed shed will comprise a 12m wide open bay with two (2) x 5m wide lean-to sections each with a roller door for access. The northern elevation/sidewall will comprise two (2) roller doors for access together with two (2) moderately sized windows for solar/light penetration. Whilst the eastern and southern elevations will not comprise access doors, the southern elevation will comprise three (3) moderately sized windows for light penetration.

The shed building is proposed to be constructed of metal cladding and metal roof sheeting. The colours associated with the building materials proposed will either match with or coordinate well with that of the proposed dwelling house.

### 3.3 Installation of Effluent Management System

This Application proposes the installation of an effluent management system to service the proposed dwelling.

With reference to the On-Site Effluent Management Report, prepared by Fortify Geotech, a sewage management system comprising of a NSW Health Accredited Advanced Secondary Treatment System (AWTS) combined with a sub-surface drip irrigation system was found to be appropriate for the site.

Refer to Figure 2 of the On-Site Effluent Management Report, for details regarding the positioning of the System, the sub-surface drip irrigation area. As documented, the proposed system is able to achieve the minimum required buffer distances to the proposed dwelling.

Importantly, the on-site effluent management regime is proposed to be located entirely within the defined extent of the 'Special Effluent Management Zone' – Positive Covenant (F) in the 88B Instrument (refer to **Table 1** and **Figure 3** above).

### 3.4 Reticulated Services Infrastructure Provision

As part of the Woodbury Ridge subdivision works, reticulated electricity, telecommunications and non-potable water utility services were provided to the front of the subject allotment within the Blakelys Close verge. These utility services are proposed to be extended from the verge to the dwelling house via a suitable alignment along the internal driveway.

It is noted that NBN was not reticulated to the allotment as the Sky Muster satellite service delivers NBN broadband access network to homes in regional Australia. This network was deemed to be the most appropriate platform for broadband access for the Woodbury Ridge project. Notwithstanding, suitable conduiting has been provided in the Woodbury Ridge street network, which can be utilised in the event that cabling infrastructure is available for reticulation in the future. On this basis, residents of the proposed dwelling house will have adequate access to NBN services.

In relation to potable water, it is proposed to install a 110,000L underground rainwater tank near to the northwestern extent of the proposed dwelling house. This tank is deemed to be of an appropriate size to cater for the potable water needs of the development proposed as well as for firefighting purposes (if and when required).

### 3.5 Landscaping

A landscape concept scheme has been prepared Adhami Pender Architecture to demonstrate the general landscaping intent that is to be reflected throughout the site – Refer to Drawing No. DA016.

Overall, the proposed landscape scheme is intended to be an extension of the main living spaces and incorporates both soft and hard landscaping elements so as to provide for a high level of residential amenity with opportunities for outdoor recreation and relaxation. Specifically, the proposed scheme provides the following landscape assets:

- Cabana (26.1m<sup>2</sup>) with separate powder room and swimming pool pump room.
- Swimming pool (43,000L) with fence and decking/hard paved surround.
- Tree and lower level plantings.
- Grassed/turfed areas.
- Decking, hard paving and gravel surfaced areas.

Plants and plant species are key aspects of the landscape concept scheme, not only softening the architecture internally and along the Blakelys Close frontage, but also reinvigorating the site with sustainability in mind – reducing urban heat sink, slowing water runoff, reducing water usage and maintenance, inviting native pollinators back into the landscape and supporting human amenity and wellbeing.

The existing mature native tree near to the northeast property corner is proposed to be retained and would be protected (as needed) during construction works.

## 4 Strategic and Statutory Planning Context

This Section of the Report assesses the proposed development against the planning framework and planning controls applicable to the site and the development, including:

- Biodiversity conservation (Section 1.7 of the EP&A Act)
- Integrated development matters (Section 4.46 of the EP&A Act)
- Matters for consideration relating to Development Applications (Section 4.15 of the EP&A Act)

### 4.1 Biodiversity Conservation

#### 4.1.1 Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and Biodiversity Conservation Act 2016

The EPBC Act (Commonwealth) protects matters of National Environmental Significance (**NES**), such as threatened species and ecological communities, migratory species (protected under international agreements), and National Heritage places (among others).

Any actions that will or are likely to have a significant impact on the matters of NES, require referral and approval from the Australian Government Environment Minister. Significant impacts are defined by the Commonwealth for matters of NES.

The Biodiversity Conservation Act 2016 (**BC Act**) commenced on 25 August 2017 and replaced the Threatened Species Conservation Act 1995 (**TSC Act**). Together with the Local Land Services Amendment Act 2016 and State Environmental Planning Policy (Biodiversity and Conservation) 2021, this regulatory framework provides a balanced approach to land management and biodiversity conservation in NSW.

#### Comment

Biodiversity Certification has recently been conferred over portions of Woodbury Ridge (Lot 1 DP1272209) in accordance with the Biodiversity Certification Agreement (dated 6 April 2022).

As part of that Certification process, Capital Ecology Pty Ltd was commissioned to undertake a series of ecological surveys and to prepare a Biodiversity Certification Assessment Report (**BCAR**) to identify the biodiversity values of the land and to:

- assess the significance of the impacts that the subdivision and development of Woodbury Ridge Estate will have on those values, and
- assess the extent and condition of vegetation and habitat that will be protected and managed in perpetuity.

As detailed in the BCAR (dated 1 November 2021), land within Woodbury Ridge was found to support a number of significant biodiversity values listed under the EPBC Act and BC Act, namely:

- *White Box – Yellow Box – Blakely's Red Gum Grassy Woodland and Derived Native Grassland* (EPBC Act and BC Act critically endangered), commonly known as Box-Gum Woodland.
- Habitat for the Golden Sun Moth *Synemon plana* (EPBC Act vulnerable and BC Act endangered).



- Breeding habitat for the Superb Parrot *Polytelis swainsonii* (EPBC Act and BC Act vulnerable).
- Habitat for Silky Swainson-pea *Swainsona sericea* (BC Act vulnerable).

As described in the BCAR, the layout and extent of development at Woodbury Ridge had been designed to avoid and minimise impacts upon the biodiversity values of the land. A key element of the avoidance and minimisation measures is the portion of Woodbury Ridge that is identified as 'Avoided Land' in the BCAR. As shown in **Figure 4** below, the 'Avoided Land' is composed of two distinct areas of land (coloured *green*), namely:

- Four (4) parcels of land that are proposed to be established as Biodiversity Stewardship Sites; and
- Vegetation and habitat that will be retained within a sub-set of the 'R5 – Large Lot Residential' zoned allotments.

As also shown in **Figure 4** below is that part of Woodbury Ridge that is identified as 'Certified Land' (coloured *red*). Importantly, all of the subject land (being, Lot 15 DP271494) is identified as 'Certified Land'.

Accordingly, there would appear to be no sustainable grounds, which would preclude the proposed development as provided for in this Application.

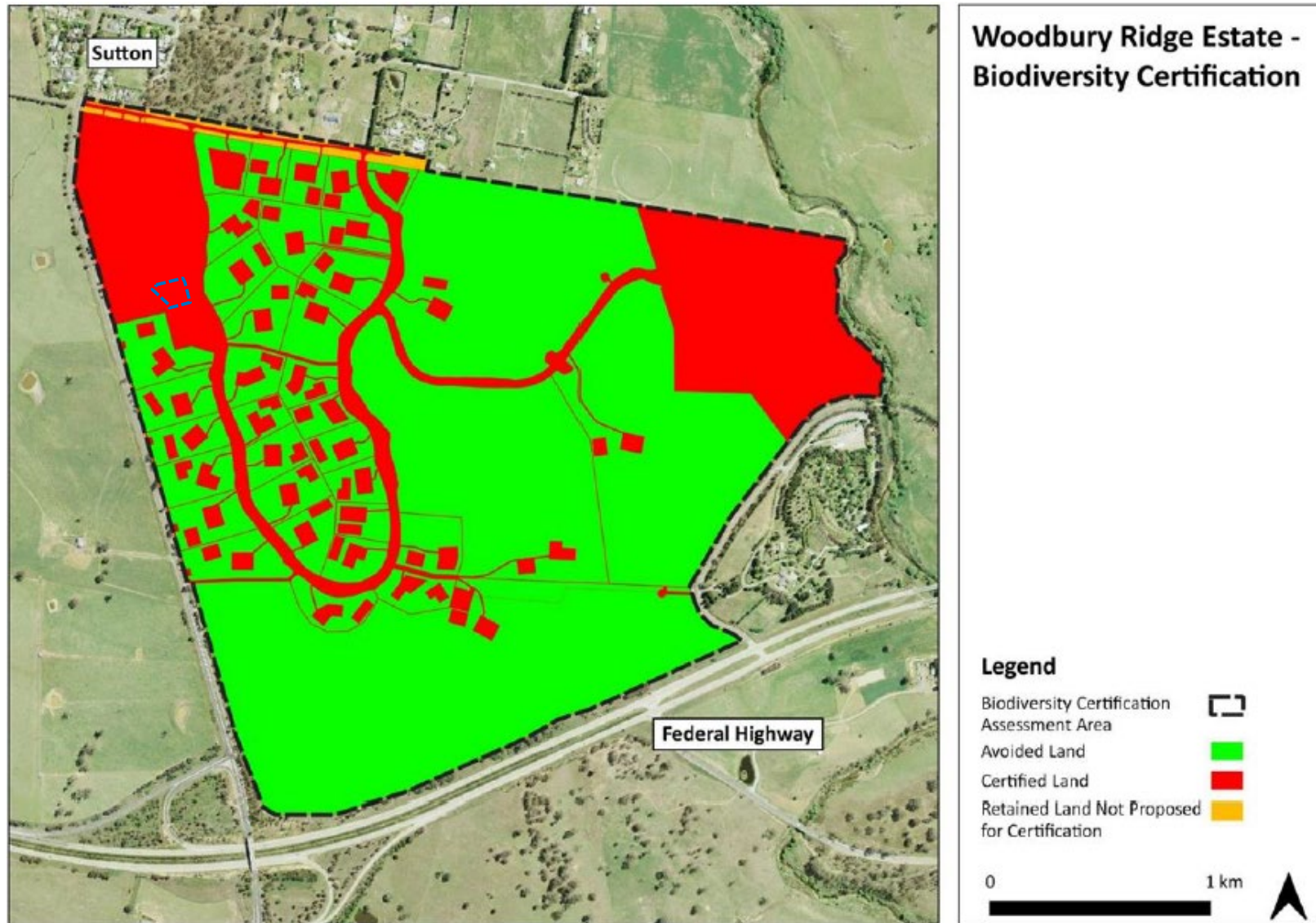


Figure 4: Mark-Up Extract from Schedule 1a of the Biodiversity Certification Agreement – Subject Land outlined blue hatch

## 4.2 Integrated Development

Section 4.46 of the EP&A Act requires a review of whether the proposed development on the land would trigger an approval under other environmental or related legislation. Such development is categorised as ‘integrated development’.

The following provides a brief overview on whether any aspect of the development triggers a need for the consent authority to obtain general terms of approval from other relevant approval authorities.

**Table 2:** Assessment of Integrated Development Matters

Integrated Development Matters	
Coal Mine Subsidence Compensation Act 2017	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Fisheries Management Act 1994	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Heritage Act 1977	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Mining Act 1992	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
National Parks and Wildlife Act 1974	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Petroleum (Onshore) Act 1991	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Protection of the Environment Operations Act 2002	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Roads Act 1993	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Rural Fires Act 1997	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Water Management Act 2000	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
<p><b>Comments.</b></p> <p><b>Heritage Act 1977</b></p> <p>The <i>Heritage Act 1977</i> provides for the protection, conservation, registration and promotion of items having a State heritage significance.</p> <p>Section 57 of the Act states that a person must not “demolish, despoil, excavate, alter, move, damage or destroy” any item on the State Heritage Register without a permit being granted under Section 63 of the <i>Heritage Act 1977</i>.</p> <p>The development proposed does not involve an item or place listed on the NSW State Heritage Register. Approval is therefore, not required under Section 57 of the <i>Heritage Act 1977</i>.</p>	



#### **National Parks and Wildlife Act 1974**

The *National Parks and Wildlife Act 1974 (NPW Act)* is administered by the Director-General of the National Parks and Wildlife Services, who is responsible for the control and management of all national parks, historic sites, nature reserves, and Aboriginal areas (among others). The main aim of the Act is to conserve the natural and cultural heritage of NSW. Where works will disturb Aboriginal objects, an Aboriginal Heritage Impact Permit (**AHIP**) is required.

An Aboriginal Due Diligence Assessment Report (**ADD**) was prepared by Past Traces Pty Ltd to support the DA for the subdivision of Woodbury Ridge Estate (refer to DA No. 200273).

As detailed in the ADD, the subdivision of the land was able to proceed with no additional archaeological investigations. Whilst two (2) areas of potential archaeological deposits (**PAD**) were identified within the Woodbury Ridge Estate project area (namely within Lots 58, 59 and 60), the remainder of the project area was assessed to be of low archaeological potential – on the basis that the land had undergone high levels of prior disturbance associated with past agricultural use of the land (i.e., land clearance, livestock grazing, cultivation and other forms of landscape modification). It is also important to note that the PADs have recently been the subject of sub-surface testing and investigation, which has negated the need to register a restriction to user pursuant to section 88B of the *Conveyancing Act 1919* over Lots 58, 59 and 60.

Given that the land the subject of this current Application is well-removed from Lots 58, 59 and 60 and that the ADD assessed the subject land as having a low archaeological potential, it is considered highly unlikely that the development proposed will negatively impact on any items of Aboriginal culture and heritage.

NOTE: A copy of the ADD accompanying DA No. 200273 can be provided to Council upon request.

#### **Protection of the Environment Operations Act 1997**

The *Protection of the Environment Operations Act 1997 (PoEO Act)* establishes the NSW environmental regulatory framework and includes a licencing requirement for certain activities.

The development proposed is not a defined scheduled activity under the provisions of Schedule 1 of the PoEO Act. On this basis, no additional approval is required to address this legislation.

#### **Roads Act 1993**

Section 138 of the Roads Act 1993 requires an approval from the Roads Authority (either Council or TfNSW) for certain works in, on or over a public road, or to connect to a classified road.

TfNSW is not a referring agency for the subject Application under Clause 4.46 of the EP&A Act. Rather, it is understood that the Yass Valley Council would be the Roads Authority for any proposed works within the adjoining road reservation (i.e., Blakelys Close). Notwithstanding, works within the adjoining road reservation are not proposed.

#### **Rural Fires Act 1997**

Section 100B of the *Rural Fires Act 1997* requires that a bush fire safety authority be obtained for the subdivision of bush fire prone land that could lawfully be used for residential purposes or the development of bushfire prone land for a special fire protection purpose.

The subject land is mapped as bushfire prone (Vegetation Category 3). As this Application does not propose the subdivision of land or the development of land for a special fire protection purpose, a bushfire safety authority is not required to be obtained.

As detailed in the Bushfire Assessment Report prepared by Ember Bushfire Consulting included with this DA submission, the proposed dwelling house is exposed to BAL-LOW. On that basis, there is insufficient bushfire threat to warrant the application of specific construction standards for bushfire protection for the proposed dwelling. As such, the construction standards in AS 3959-2018 do not apply in this instance.

#### **Water Management Act 2000**

In accordance with section 91(2) of the *Water Management Act 2000 (WM Act)*, a controlled activity approval (**CAA**) is required to be obtained for any activity situated within 'waterfront land' (considered to be within 40m of the top of a bank of a river, lake or estuary). The Natural Resources Access Regulator (**NRAR**) administers the WM Act and is required to assess the impact of any proposed controlled activity to ensure that no more than minimal harm will be done to 'waterfront land' as a consequence of carrying out the controlled activity.

As no part of the development proposal is situated within 'waterfront land' (being within 40m of the Yass River top of bank), a controlled activity approval is not required to be obtained.

### 4.3 Environmental Planning Instruments

The following addresses the State Environmental Planning Policies (**SEPPs**) and/or deemed SEPPs that are considered to be relevant to this DA.

**Table 3:** Assessment of Relevant SEPPs

Environmental Planning Instruments	
SEPP (Biodiversity and Conservation) 2021	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SEPP (Exempt and Complying Development Codes) 2008	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Housing) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Industry and Employment) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP 47 Moore Park Showground	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP 65 Design Quality of Residential Apartment Development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Planning Systems) 2021	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
SEPP (Precincts – Central River City) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Precincts – Regional) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Precincts – Western Parkland City) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Primary Production) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Resilience and Hazards) 2021	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SEPP (Resources and Energy) 2021	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (State Significant Precincts) 2005	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
SEPP (Sustainable Buildings) 2022	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
SEPP (Transport and Infrastructure) 2021	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<b>Comments</b>	
<b>SEPP (Biodiversity and Conservation) 2021</b>	
This Policy provides the legislative planning framework for protecting and managing the natural environment and includes planning rules for several water catchment areas (i.e., Georges River, Hawkesbury-Nepean, Sydney Harbour and Sydney Drinking Water), foreshores and waterways, vegetation clearing in non-rural areas and Koala habitat.	

Chapter 2 – Vegetation in Non-Rural Areas is applicable to this Application on the basis that it applies to the clearing of vegetation on land within Zone RU5 Village. For the same reasons stated in the comments provided at **Section 4.1** of this SEE Report, the provisions of Chapter 2 of this SEPP are not relevant to the development proposed. As such, no further consideration of Chapter 2 is required nor provided.

Chapter 4 – Koala Habitat Protection 2021 applies to all land within the Yass Valley Council – except for land within Zones RU1 Primary Production, RU2 Rural Landscape and RU3 Forestry, or land on which biodiversity certification has been conferred and is in force under Part 8 of the BC Act. As detailed at **Section 4.1** of this SEE Report, the provisions of Chapter 4 of this SEPP are not relevant to the development proposed given that the proposed development is sited wholly within an area identified as ‘Certified Land’ in a Biodiversity Certification Agreement.

#### **SEPP (Planning Systems) 2021**

This Policy provides the legislative planning framework for State and regionally significant development.

Chapter 2 and Schedule 6 as they relate to regionally significant development are not relevant to the proposed development as it is not:

- Development with a capital investment value (CIV) of \$30 million.
- Development with a CIV over \$5 million, which is:
  - council related
  - lodged by or on behalf of the Crown (State of NSW)
- Private infrastructure or community facilities,
- Eco-tourist facilities
- Extractive industries, waste facilities and marinas that are designated development
- Certain coastal subdivisions
- Development with a CIV between \$10 million and \$30 million, which is referred to the Planning Panel by the applicant after 120 days.

As such, the Yass Valley Council will be the relevant determining authority for the current Application.

#### **SEPP (Resilience and Hazards) 2021**

This Policy contains planning provisions for land use planning within the coastal zone (consistent with the *Coastal Management Act 2016*) and for the management of hazardous and offensive development. It also provides a State-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

Chapter 4 – Remediation of Land is applicable to this Application on the basis that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated.

The contamination status of the subject land was the subject of site-specific investigation and reporting as part of the re-zoning Planning Proposal and subsequent subdivision process (refer to DA No. 200273) and culminated in the preparation of a Preliminary Site Investigation by Murrang Earth Sciences (dated 25 May 2018) and a Targeted Detailed Site Investigation (Contamination) by Douglas Partners (dated 24 November 2021). Based on the results of the Targeted Detailed Site Investigation, the site was deemed suitable for subdivision and future residential use.

Based on the above, the consent authority (Yass Valley Council) should be satisfied that the land the subject of this current Application is suitable for the purpose for which the development is proposed to be carried out.

NOTE: Copies of the previous contamination assessments can be provided to Council upon request

#### **SEPP (Sustainable Buildings) 2022**

This Policy aims to ensure consistency in the implementation of the BASIX scheme throughout NSW by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.



The development proposed has been assessed against the requirements of this Policy and the DA submission is accompanied by the required BASIX Certificate (No. 1751896S) prepared by assessor House Energy Certified, which demonstrates compliance with the relevant requirements.

**SEPP (Transport and Infrastructure) 2021**

This Policy contains planning provisions for the delivery of infrastructure (such as hospitals, roads, railways, emergency services, water supply and electricity delivery), child-care centres, schools, TAFEs and universities, and for the protection of three corridors (being the North South Rail Line, South West Rail Link extension and Western Sydney Freight Line). It also provides the land use planning and assessment framework for development at Port Kembla, Port Botany and Port of Newcastle.

Chapter 2 – Infrastructure, Part 2.3 Development Controls, of the Policy is applicable to this Application as follows:

- Division 5 Electricity Transmission or Distribution is applicable on the basis that the development proposed includes the carrying out of development adjacent to existing electrical infrastructure. As such, it is likely that the current Application may be referred to the relevant electrical supply authority (being Essential Energy) inviting comments regarding the proposal.

**4.4 Other Environmental Planning Instruments**

**4.4.1 Yass Valley Local Environmental Plan 2013**

The following addresses the relevant provisions of the Yass Valley Environmental Plan 2013 (**YVLEP 2013**).

Yass Valley Local Environmental Plan 2013	
The subject land is Zoned	RU5 Village
The proposed development is defined as:	Dwelling House and ancillary Shed
Is the proposed development permissible with consent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Comments</b></p> <p>Under the provisions of clause 6.13(4) of the YVLEP 2013, dwelling houses are permissible with development consent within Zone RU5 Village.</p> <p>Dwelling houses are defined as:</p> <p><i>Dwelling</i> means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.</p> <p><i>Dwelling house</i> means a building containing only one dwelling.</p> <p>By design, the development proposed clearly distinguishes itself as a dwelling house. Accordingly, there would appear to be no legislative impediment to determining the current application on that basis.</p>	

There are a number of specific provisions in the YVLEP 2013 that are relevant to the assessment of the Application. These are listed and commented on in **Table 4** below. Overall, it is considered that there are no provisions in the YVLEP 2013 that would preclude the granting of development consent for the development proposal.

**Table 4:** Assessment of the Relevant Provisions of the YVLEP 2013

Relevant Clause	Comment
<b>Part 1 Preliminary</b>	
<input checked="" type="checkbox"/> 1.2 Aims of the Plan	<p><b>Comment.</b>                      The proposed development is consistent with the Aims of the Plan.                      In particular –</p> <ul style="list-style-type: none"> <li>▪ To encourage housing diversity,</li> <li>▪ To protect and enhance the character of each of the villages in Yass Valley,</li> <li>▪ To protect and conserve the cultural heritage and history of Yass Valley,</li> <li>▪ To protect and enhance the environmental and biodiversity values of Yass Valley,</li> <li>▪ To minimise land use conflicts.</li> </ul>
<b>Part 2 Permitted or Prohibited</b>	
<input checked="" type="checkbox"/> 2.3 Zone Objectives	<p><b>Comment.</b>                      The proposed development is consistent with the objectives of the RU5 Village Zone.                      In particular, the development proposed will –</p> <ul style="list-style-type: none"> <li>▪ Provide residential housing in a rural village setting that is compatible with the character and amenity of the village.</li> <li>▪ Ensure that the residential development is provided with an adequate water supply and suitable system for the disposal of sewage.</li> </ul>
<input type="checkbox"/> 2.4 Unzoned Land	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 2.5 Additional permitted uses for particular land	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 2.6 Subdivision – consent requirements	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 2.7 Demolition requires development consent	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 2.8 Temporary use of land	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Part 3 Exempt and Complying Development</b>	
<input type="checkbox"/> 3.1 Exempt development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 3.2 Complying development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Relevant Clause	Comment
<input type="checkbox"/> 3.3 Environmentally sensitive areas excluded	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Part 4 Principal Development Standards</b>	
<input checked="" type="checkbox"/> 4.1 Minimum subdivision lot size <input checked="" type="checkbox"/> 4.1AA Minimum subdivision lot size for community title schemes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A  <b>Comment.</b> The prescriptions of clauses 4.1 and 4.1AA prescribe a minimum lot size of 5,000m <sup>2</sup> for the purpose of subdivision and the subsequent erection of a dwelling. As detailed at <b>Section 2</b> of this SEE Report, the subject land has a compliant minimum lot size of 5,009m <sup>2</sup> and as such, is able to be developed for the purposes of a dwelling.
<input type="checkbox"/> 4.1A Minimum subdivision lot size for strata plan schemes in certain rural, residential and conservation zones	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.1B Subdivision using average lot sizes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.1C Additional requirements for subdivision in certain rural zones	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.1D Minimum site areas for dual occupancies and multi-dwelling housing in Zones R1, R2, R3 and RU5	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.2 Rural subdivision	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.2A Exceptions to minimum lot sizes for certain rural subdivisions	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.2B Erection of dwelling houses and dual occupancies on land in certain rural and conservation zones	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 4.2C Erection of rural worker's dwellings on land in Zone RU1 and Zone RU2	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> 4.3 Height of buildings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A  <b>Comment.</b> The prescriptions of clause 4.3 of the YVLEP 2013 do not set a maximum height of building for the subject land. As documented in the Architectural Plans prepared by Adhami Pender Architecture, the proposed dwelling house will be of single-storey construction and would not exceed a height of 7m (as measured from the NGL to the apex of the roof line). The proposed ancillary shed building will also be of single-storey construction and would not exceed a height of 6.7m (as measured from the concrete slab to the apex of the roof line).

Relevant Clause	Comment
	Overall, the height of the proposed buildings is noted to be consistent with the existing character of neighbouring developments (distant to the north) as well as that emerging at Woodbury Ridge (as controlled by the building height restrictions nominated in the Woodbury Ridge Architectural and Landscape Guidelines, being a maximum of two (2) storeys (excluding basements) and a maximum of 10m for dwellings and 7m for all other structures).
<input checked="" type="checkbox"/> 4.4 and 4.5 Floor space ratio	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p><b>Comment.</b> There is no maximum floor space ratio (FSR) prescribed for the subject land under the provisions of clause 4.4 of the YVLEP 2013.</p>
<input checked="" type="checkbox"/> 4.6 Exceptions to development standards	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p><b>Comment.</b> No exceptions to the development standards are proposed.</p>
<b>Part 5 Miscellaneous Provisions</b>	
<input type="checkbox"/> 5.1 Relevant acquisition authority	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<input type="checkbox"/> 5.2 Classification and reclassification of public land	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<input type="checkbox"/> 5.3 Development near zone boundaries	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<input type="checkbox"/> 5.4 Controls relating to miscellaneous permissible uses	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<input type="checkbox"/> 5.5 Controls relating to secondary dwellings on land in a rural zone	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<input type="checkbox"/> 5.6 Architectural roof features	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<input type="checkbox"/> 5.7 Development below mean high watermark	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<input type="checkbox"/> 5.8 Conversion of fire alarms	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<input type="checkbox"/> 5.9 Dwelling house or secondary dwelling affected by natural disaster	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>
<input checked="" type="checkbox"/> 5.10 Heritage conservation	<p>Is the property listed under the LEP? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Heritage Conservation Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>Aboriginal Place of Significance? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>

Relevant Clause	Comment
	If yes, does it satisfy Objectives/requirements of the Clause? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Is the land in the vicinity of a heritage item/conservation area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, is the proposal satisfactory having considered the heritage significance of the adjoining development <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.11 Bush fire hazard reduction	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.12 Infrastructure development and use of existing buildings of the Crown	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.13 Eco-tourist facilities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.14 Siding Spring Observatory – maintaining dark sky	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.15 Defence communications facility	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.16 Subdivision of, or dwellings on, land in certain rural, residential or conservation zones	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.18 Intensive livestock agriculture	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.19 Pond based, tank-based and oyster aquaculture	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.20 Standards that cannot be used to refuse consent – playing and performing music	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.21 Flood planning	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.22 Special flood considerations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.23 Public bushland	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.24 Farm stay accommodation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 5.25 Farm gate premises	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A



Relevant Clause	Comment
<b>Part 6 Additional Local Provisions</b>	
<p><input checked="" type="checkbox"/> 6.1 Earthworks</p>	<p>Will the proposed development have detrimental effects resulting from extensive site excavations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p><b>Comment.</b>                      With reference to the Elevations and Sections Plans [Drawing Nos. DA201, DA202 and DA301, DA302 and DA321] earthworks are required to create level building pads for the proposed development.</p> <p>The proposed earthworks would be contained within the boundaries of the registered building envelope and of a nature that only facilitates the construction of the development proposed within its horizontal and vertical proportions. Where required, any benched areas would be suitably battered and/or retained with infrastructure installed to manage the quantity and quality of stormwater generated by the development (during and post construction).</p> <p>It is expected that any earthworks would be undertaken in accordance with the conditions imposed on any subsequent development consent, but subject to detailed design lodged as part of any future application/s for the issue of a Construction Certificate. As such, the issue of the Construction Certificate/s will endorse the full nature and extent of the earthworks and soil and water management controls.</p>
<p><input checked="" type="checkbox"/> 6.3 Terrestrial biodiversity</p>	<p>Is the proposal likely to have:</p> <p>Any adverse impact on the condition, ecological value and significance of the fauna and flora on the land, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Any adverse impact on the importance of the vegetation on the land to the habitat and survival of native fauna <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Any potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Any adverse impact on the habitat elements providing connectivity on the land <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Appropriate measures proposed to avoid, minimise or mitigate the impacts of the development <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p><b>Comment.</b>                      Refer to the comments at <b>Section 4.1</b> of this SEE Report.</p>

Relevant Clause	Comment
<input type="checkbox"/> 6.4 Groundwater vulnerability	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p><b>Comment.</b>                      The subject land is not identified as 'groundwater vulnerability' on the Groundwater Vulnerability Map.</p>
<input type="checkbox"/> 6.5 Riparian lands and waterways	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p><b>Comment.</b>                      The subject land is not identified as 'watercourse' on the Riparian Lands and Watercourses Map and is not within 40m of the top of the bank of a watercourse/s identified as 'watercourse' on that Map.</p>
<input type="checkbox"/> 6.6 Salinity	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p><b>Comment.</b>                      The subject land is not identified as 'dryland salinity' on the Natural Resources Land Map.</p>
<input type="checkbox"/> 6.7 Highly erodible soils	<p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p><b>Comment.</b>                      The subject land is not identified as 'high soil erodibility' on the Natural Resources Land Map.</p>
<input checked="" type="checkbox"/> 6.8 Essential services	<p>Have adequate arrangements been made to make the following services available to the development proposed?</p> <p>The supply of water <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</span></p> <p>The supply of electricity <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</span></p> <p>The disposal and management of sewage <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</span></p> <p>Stormwater drainage or on-site conservation <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</span></p> <p>Suitable vehicular access <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</span></p> <p>Connection to a communications network with voice or data capability (or both) <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</span></p>
<input type="checkbox"/> 6.9 Development within a designated buffer area	<p>Is the subject land identified as 'Water, Waste and Sewerage Buffers' on the Water, Waste and Sewerage Buffer Map <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</span></p>
<input type="checkbox"/> 6.10 Development on land intended to be acquired for Barton Highway duplication	<p>Is the subject land identified as 'Barton Highway Corridor' on the Barton Highway Duplication Map? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</span></p>

Relevant Clause	Comment
<input type="checkbox"/> 6.11 Location of restricted premises and sex services premises	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 6.12 Development on land in Gundaroo and Sutton in Zone R2 Low Density Residential	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<input type="checkbox"/> 6.12 Development on certain land in Sutton in Zone R5 Large Lot Residential	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A  <b>Comment.</b> The provisions of this clause are not relevant to the subject land, which is within Zone RU5 Village.

#### 4.5 Draft Environmental Planning Instruments

Are there any Draft Environmental Planning Instrument relevant to the proposed development?  Yes  No

#### 4.6 Provisions of Adopted Development Control Plans and Council Policies

The Yass Valley Development Control Plans (DCPs) and Council Policies supplement the YVLEP 2013 by providing detailed reasoning, guidelines, controls and general information relating to the decision-making process. Together, these documents form the land use planning and development controls for land within the Yass Valley Council LGA.

The proposed development has been sited and designed in accordance with the relevant development standards of the following adopted DCPs and Council Policies as detailed in **Tables 5 and 6** below.

**Table 5:** Relevant DCPs and Council Policies

Provisions of Development Control Plans	
DCP Fairley Commercial Centre, Murrumbateman	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
DCP Multi-Unit Residential Development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Provisions of Council Policies (only as relevant to the nature of the development proposed)	
Development Assessment and Control	
DA-POL-04 Building Line – Urban	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
DA-POL-08 Building Line – Rural and Rural Residential Land	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
DA-POL-12 Non-Urban Fencing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

DA-CP-22 Filling Policy	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Roads</b>	
RD-POL-01 Property Vehicular Access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
RD-POL-9 Road Standard Policy	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ENG-POL-8 Off Street Car Parking	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Water</b>	
WS-POL-2 Water Supply for Rural Areas and Villages Policy	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

NOTE:

It is acknowledged that Council has recently exhibited the Draft Yass Valley Council DCP. Whilst consideration of this Draft DCP is not required under the provisions of the EP&A Act and EP&A Regulation, based on our review of the relevant draft development objectives and controls at 'Part B – Principles for all Development', Part D – Residential Development Controls', 'Part H – Development in Hazard Affected Areas', 'Part I – Carparking and Access' and 'Part K – Natural Resources', the development as proposed would be deemed to be supportable.

**Table 6:** Assessment of the Relevant DCPs and Council Policies

Policy Provisions	Comment				
<b>DA-POL-04 BUILDING LINE – URBAN</b>					
Minimum building setbacks for dwelling houses and ancillary structures are as follows:  <b>4.1.1 Class 1(a) Buildings New Urban Areas</b>  <table border="0"> <tr> <td><u>Front Setback</u></td> <td><u>Side Setback</u></td> </tr> <tr> <td>6m</td> <td>900mm</td> </tr> </table> <b>4.2 Class 10 Buildings</b>  Not forward of the building line set by a dwelling house	<u>Front Setback</u>	<u>Side Setback</u>	6m	900mm	<b>Comment.</b> <b>Deemed to comply.</b> DA POL-04 defines RU5 Village zoned land as urban for the purpose of prescribing minimum front and side setback controls for Class 1(a) and Class 10 buildings and structures.  With reference to the Site Plan [Drawing No. DA012] included with the DA submission, the dwelling house is setback more than 6m from the Blakelys Close frontage and more than 900mm from the respective side boundaries.  The ancillary shed building is proposed to be setback behind the main building line set by the dwelling house – to the Blakelys Close frontage and is in excess of 5m from the respective side/rear boundaries.
<u>Front Setback</u>	<u>Side Setback</u>				
6m	900mm				

Policy Provisions	Comment
<b>DA-CP-22 Filling Policy</b>	
<p><b>Development with Consent</b>                      Clause 6.1(2)(b) Yass Valley LEP 2013 states that development consent is required for earthworks unless the earthworks are ancillary to development that is permitted without consent under this Plan or to development which development consent has been given. Council may also consider fill material to be 'waste' and filling being characterised as a waste disposal facility, for example, top dressing of paddocks with material that is not suitable for the intended purpose/outcome.</p>	<p><b>Comment.</b>  <b>Deemed to comply.</b>                      Refer to the comments made in relation to clause 6.1 of the YVLEP 2013 at <b>Section 4.4</b> of this SEE Report.</p>
<b>RD-POL-01 PROPERTY VEHICULAR ACCESS</b>	
<p><b>3. Urban Areas</b>                      Shall comply with Clause 3 of Road Standards Policy, RD-POL-9.</p>	<p><b>Comment.</b>  <b>Deemed to comply.</b>                      Refer to the comments at Part 6 of the RD-POL-9 below.</p>
<p><b>5. Construction of Gutter Crossings or Accesses</b>                      Council will provide for the construction of vehicle access to private property on request, subject to the following:</p> <p><b>5.1</b> An application being made in writing by the property owner;</p> <p><b>5.2</b> Payment by the owner for construction by Council or the making of satisfactory arrangements with an approved contractor for construction under Council's supervision;</p> <p><b>5.3</b> Compliance with Council's standards.</p>	<p><b>Comment.</b>  <b>Not relevant.</b>                      The driveway crossover within the Blakelys Close verge was constructed by the Woodbury Ridge developer as part of the Subdivision Works Certificate process. On this basis, the driveway crossover is deemed to be existing and satisfactory.</p>
<b>RD-POL-9 ROAD STANDARDS POLICY</b>	
<p><b>3 Right of Carriageway (RoC) and Right of Way (RoW) Access</b></p>	<p><b>Comment.</b>  <b>Not relevant.</b>                      The development proposed has direct, physical access from an existing (new) public road, being Blakelys Close. As such, a RoW or RoC is not relied upon as a means to provide property access.</p>
<p><b>5 Urban Property Access</b></p> <p><b>5.1</b> All property entrances accessing an urban road or village street shall be constructed to the following minimum specifications from the road pavement to the property boundary:</p> <p><b>5.2</b> Driveways should generally be located 1.5 - 2 metres from the southern or western boundary of the block as appropriate. This will ensure any future residence on the block is able to make maximum use of any northerly aspect.</p>	<p><b>Comment.</b>  <b>Deemed to comply.</b>                      The development proposed has direct, physical access from an existing (new) public road, being Blakelys Close. In addition to this, the property access to Blakelys Close was constructed by the Woodbury Ridge Developer as part of the Subdivision Works Certificate process. As such, the property access is deemed to be existing and satisfactory.</p>

Policy Provisions	Comment
<p><b>5.3</b> Where requested by Council, a detailed long section showing levels and longitudinal grades from the centreline of the road to the proposed garage shall be provided by the applicant to ensure that adequate access can be achieved.</p> <p><b>5.4</b> All properties may have a second property access subject to approval. Approval criteria include road traffic volumes, sight distances, availability of street parking and associated need etc. Unless otherwise approved by Council, the second access must be constructed to the same standard as the primary access.</p> <p><b>5.5</b> New property accesses should not be constructed over any water service or sewer tie. Where an access is constructed over Councils water, sewer, or stormwater mains a minimum of 450mm cover is required over the main. Clearance to other services shall be by approval of the relevant service authority</p> <p><b>5.6</b> Council has no responsibility for the maintenance, repair or replacement of property accesses. Council may direct a property owner to repair a property access which is deemed a safety risk or alternatively undertake the work and recover costs from the property owner.</p> <p><b>5.7</b> All property accesses located on classified roads will be subject to RMS concurrence and any associated conditions set by the RMS.</p> <p><b>5.8</b> Any work undertaken on a property access that is within a road reserve must not be undertaken without obtaining an approval from the appropriate road authority under Section 138 of the Roads Act, unless the work forms part of a development consent.</p> <p><b>5.9</b> All property accesses located on a Crown Road are subject to the Crown's approval and any associated conditions.</p> <p><b>5.10</b> All property accesses located in Bush Fire Prone Land area will be potentially subject to conditions set by the NSW Rural Fire Service.</p> <p><b>5.11</b> Property accesses to commercial and industrial developments shall be designed by an appropriately qualified person to meet the requirements of AusSpec etc to cater for the largest vehicle that is likely to access the site. Subject to the approval of the Director of Engineering the construction of such driveways in sub-divisions can be deferred to the building approval process.</p>	
<p><b>7 Sight Distance for Property Access</b>                      The required sight distance will be determined using the Austroads Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections...</p>	<p><b>Comment.</b>  <b>Deemed to comply.</b>                      The property access to Blakelys Close was constructed by the Woodbury Ridge Developer as part of the Subdivision Works Certificate process. As such, the property access is deemed to be existing and satisfactory.</p>



Policy Provisions	Comment
<p><b>12 Legal and Physical/Practical Access</b></p> <p>Each separate property shall have legal and physical/practical access in accordance with clause 6.8 of the LEP. Exceptions may be applied to separate properties created with no dwelling entitlement for the purpose of transfer to adjacent land owners.</p> <p>Legal and physical/practical access shall be coincident, that is, the physical/practical access must be located within the boundaries of the defined legal access.</p> <p>Physical/practical access will be deemed to be satisfied if the property directly accesses from:</p> <ul style="list-style-type: none"> <li>▪ A public road with a sealed road formation where Council or the RMS is the road authority.</li> <li>▪ A public road with a unsealed road formation, where Council is the road authority and the road satisfies at least Table 3 'access' category standards, or is to be upgraded in accordance with Clause 11, or is at least 3.5m wide with 100mm of approved road base. It should be noted that Council will not maintain roads that do not satisfy the requirements of Table 3.</li> <li>▪ Any public road with an unsealed road formation where Council is not the road authority (e.g. Crown roads) and the road formation is at least 3.5m wide with 100 mm of approved road base. It should be noted that Council will not maintain nor accept transfer of such roads.</li> <li>▪ Any other access as approved under the Road Standards Policy or as approved by the Director of Engineering</li> </ul>	<p><b>Comment.</b></p> <p><b>Deemed to comply.</b></p> <p>Refer to the comments at Part 5 of the RD-POL-9 above.</p>
<b>ENG-POL-8 OFF-STREET CARPARKING</b>	
<p><b>3. Types of Development</b></p> <p><b>3.1 New Developments</b></p> <p>New developments include greenfield sites and major redevelopment of existing sites. Parking requirements for new developments will be determined in accordance with Table 1 below.</p>	<p><b>Comment.</b></p> <p><b>Not relevant.</b></p> <p>Table 1 to this Policy does not nominate minimum off-street car parking requirements for dwelling houses.</p>
<p><b>4. Off Street Parking Requirements</b></p> <p><b>4.1.</b> Adequate on site (off street) car parking shall be provided for any form of development.</p> <p><b>4.2.</b> Consent will not be given to expand or increase the capacity of any existing building, or to erect new buildings or to use any land unless provision is made for off-street parking in accordance with this policy.</p> <p><b>4.3.</b> Where a proposal involves additions or extensions to an existing building which generates an increased parking requirement under this policy, additional parking equivalent to the difference</p>	<p><b>Comment.</b></p> <p><b>Deemed to comply.</b></p> <p>On-site car parking is proposed to be catered for within a garage attached to the southwestern elevation of the dwelling house. The garage will have sufficient capacity for the parking of two (2) vehicles (minimum), which is deemed to be adequate for the size of the dwelling house proposed. In addition to this, there is ample space for guest parking in the areas associated with the internal driveway as well as within the ancillary shed.</p>

Policy Provisions	Comment												
<p>between the current and proposed floor area of the building. It will be assumed that the existing development contains sufficient parking for the current floor area and credit will be given for this and any parking facilities already on the site provided they meet the requirements of Australian Standard AS2890.</p> <p><b>4.4.</b> The use of existing Council car parks or on street parking facilities to make up for shortfalls in on site car parking requirements will not be permitted.</p> <p><b>4.5.</b> Where a development causes the loss of existing car parking spaces, the number of spaces lost shall be added to the number of spaces to be provided by the development.</p> <p><b>4.6.</b> Council may, at its discretion consider reducing the parking requirements of a development when it can be demonstrated that the development generates its peak (major) parking demand outside the hours of 9:00 am to 5.30 pm Monday to Friday, and 9:00 am to 12:00 pm Saturday (eg. restaurant), and it is situated in close proximity to alternate public parking facilities.</p>													
<b>WS-POL-2 WATER SUPPLY FOR RURAL AREAS AND VILLAGES</b>													
<p><b>4. Policy</b></p> <p>To ensure an adequate potable water supply to dwellings in rural areas and villages the following standards apply to new subdivisions and dwellings:</p> <p><b>Elsewhere in the LGA:</b></p> <table border="1" data-bbox="208 850 1037 978"> <thead> <tr> <th>Reticulated Bore Water Supply</th> <th>Dwelling Size</th> <th>Tank Size (minimum)</th> </tr> </thead> <tbody> <tr> <td>No</td> <td>Less than or equal to 150m<sup>2</sup></td> <td>45,000 litres</td> </tr> <tr> <td>No</td> <td>Greater than 150m<sup>2</sup></td> <td>90,000 litres</td> </tr> <tr> <td>Yes*</td> <td>Any</td> <td>To be determined (refer note)</td> </tr> </tbody> </table> <p>* Water restriction may apply to the use of the bore in the summer months. Declarations on restrictions will be made separately under Council's Water Supply Restrictions Policy No WS-POL-11</p> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>Each habitable dwelling shall have a rainwater tank installed with the minimum capacity and connected to entire roof catchment area and plumbed to toilets, washing machine and showers.</li> <li>An Automatic main water diverter system shall be installed in accordance to AS/NZS 3500, Part 1 and shall be connected to the mains water to supply for these appliances during dry periods when rain water tank is empty.</li> </ul> <p><b>Note:</b> if the development can be supplied with a reticulated bore water supply a reduced tank size will be considered if it can be demonstrated that there is a secure water supply through groundwater yield/rainfall modelling/stormwater harvesting to the satisfaction of Council</p>	Reticulated Bore Water Supply	Dwelling Size	Tank Size (minimum)	No	Less than or equal to 150m <sup>2</sup>	45,000 litres	No	Greater than 150m <sup>2</sup>	90,000 litres	Yes*	Any	To be determined (refer note)	<p><b>Comment.</b></p> <p><b>Deemed to comply.</b></p> <p>As detailed at <b>Section 3</b> of this SEE Report, it is proposed to install a 110,000L underground rainwater tank near to the northeastern extent of the dwelling house. This tank is deemed to be of an appropriate size to cater for the potable water needs of the development proposed as well as for firefighting purposes (if and when required).</p>
Reticulated Bore Water Supply	Dwelling Size	Tank Size (minimum)											
No	Less than or equal to 150m <sup>2</sup>	45,000 litres											
No	Greater than 150m <sup>2</sup>	90,000 litres											
Yes*	Any	To be determined (refer note)											

Policy Provisions	Comment
<p><b>5. Water for Fire Fighting Purposes</b>                      Additional water supply to be held in reserve for firefighting purposes may be required.                      Any water supply requirements advised by the NSW RFS under Planning for Bushfire Protection 2006 needs to be provided in addition to the requirements of this policy</p>	<p><b>Comment.</b>  <b>Deemed to comply.</b>                      The proposed rainwater tank is deemed to be of a sufficient size to cater to the potable needs of the development proposed as well as for firefighting purposes (if required).</p>

#### 4.7 Planning Agreements

Is the application and development of the land subject to a planning agreement (existing/proposed)  Yes  No

Planning Agreements
<p><b>Comments</b>                      No further comment required.</p>

#### 4.8 The Regulations

Regulations	
Does the proposed development involve demolition?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the proposed development involve the construction of a manor house or multi dwelling housing (terraces)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
For development involving the rebuilding, alteration, enlargement or extension of an existing building, is it considered appropriate to require the upgrading of the existing building to ensure fire safety standards	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
For the erection of a temporary structure will the fire protection and structural capacity be appropriate and will the surface on which the structure is to be erected suitable to sustain the structure while in use	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<p><b>Comments</b>                      No further comment required.</p>	

## 4.9 Likely Impacts of the Development

### 4.9.1 Environmental Impacts - Natural

Is this proposal satisfactory, having consideration to the impact on the environment in terms of:	
Landforms	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Drainage/hydrology/watercourses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Water quality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Vegetation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Erosion and sedimentation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Marine environment	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Other	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Comments</b> No further comment required.	
Is the proposal satisfactory having regard to:	
Provision of landscaping	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Preservation of existing vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Setbacks to watercourses/riparian buffers	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Provisions of any property vegetation plan	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Comments</b> <b>Provision of Landscaping and Preservation of Existing Vegetation</b> Refer to the Landscape Plan [Drawing No. DA016] prepared by Adhami Pender Architecture included with the DA submission.	

#### 4.9.2 Biodiversity Considerations

Biodiversity Considerations	
Will the proposed development involve clearing native vegetation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Will any part of the proposed development take place on land nominated on the Biodiversity Values Map	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Will any proposed clearing exceed the nominated threshold for the land	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Is the application supported by a development biodiversity assessment report	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
<b>Comments</b>	
The development proposed includes the clearing of native grassland. Refer to the comments at <b>Section 4.1</b> of this SEE Report regarding the site's conferred biodiversity certification.	

#### 4.9.3 Environmental Impacts – Hazards

Is the proposal satisfactory having regard to:	
Soil instability/subsidence/slip/mass movement, uncompacted fill	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Contaminated land provisions or listings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Other	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Comments</b>	
<b>Contaminated Land Provisions or Listings</b> Refer to the discussion at <b>Section 4.3</b> of this SEE Report, which responds to the provisions of SEPP (Resilience and Hazards).	

#### 4.9.4 Environmental Impacts – Built

Is the proposal satisfactory having regard to:	
Impact on adjoining land and the locality?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
The amenity of the area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Appearance from public spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Noise/lighting impacts on adjoining developments or roads etc?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Existing noise sources?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
The scenic qualities and features of the landscape and streetscape?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
The design, scale and character of the area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Sunlight and overshadowing?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Visual impact?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
View sharing?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
The positioning of buildings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Boundary treatments, retaining walls and impact on neighbouring buildings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is the road system adequate to cater for any increase in traffic movements generated by the proposal?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is vehicular access satisfactory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is carparking provided and adequate?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Is a carparking contribution appropriate?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Has the availability, accessibility and adequacy of public transport been considered in the assessment of this proposal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Is pedestrian access satisfactory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<b>Comments</b>	
Refer to the detailed description of the development proposal and the assessment of the relevant provisions of the YVC adopted Policies at <b>Sections 3</b> and <b>4.6</b> of this SEE Report.	

#### 4.9.5 Social and Economic Impact

Will the proposal have a social and economic impact	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<b>Comment</b>	
No further comment required.	



**4.9.6 Public Interest**

Would approval of the development be in the public interest?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Have the principles of ecologically sustainable development been considered in the assessment of this development under the <i>Environmental Planning &amp; Assessment Act 1979</i> ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Has the precautionary approach been considered in the assessment of this development?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Have the potential impacts of sea level rise been considered in the assessment of this development?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

**4.9.7 Crime Prevention Through Environmental Design**

Will the proposed development satisfy the Principles of Crime Prevention Through Environmental Design?  Yes  No  N/A

## 5 Conclusion

This Application proposes the construction of a dwelling house and ancillary shed at Lot 15 DP271494, No. 9 Blakelys Close, Sutton NSW.

The scope of the proposal has been assessed in accordance with the provisions of all relevant State legislation and adopted guidelines, the Yass Valley Local Environmental Plan 2013 and adopted Council Policies and has been found to be an acceptable development.

Based on the information contained within this Statement of Environmental Effects and the technical documentation included with the DA submission, there would appear to be no sustainable grounds to refuse the issue of development consent.

# Attachment 1 – Photographs



**Photo 1:** View of Subject Site from near to Blakelys Close Frontage (looking northeast) –  
Photo credit Adhami Pender Architecture



**Photo 2:** View of Subject Site from near to Blakelys Close Frontage (looking southeast) –  
Photo credit Adhami Pender Architecture



**Photo 3:** View of Subject Site from near to Blakelys Close Frontage (looking southeast) –  
Photo credit Adhami Pender Architecture



**Photo 4:** View of Subject Site from near to Blakelys Close Frontage (looking south) –  
Photo credit Adhami Pender Architecture





**Photo 5:** View of Existing Site Access to Blakelys Close (Looking west/southwest) –  
Photo credit Adhami Pender Architecture



**Photo 6:** View of Existing Site Access to Blakelys Close (Looking west/southwest) –  
Photo credit Adhami Pender Architecture