

# Statement of Environmental Effects

**Address: 388 Laverstock Road, Bowning**

**Job: Development Application – Proposed extension to the existing residence  
and proposed sheds**

**Client: John Bonham and Wendy Billington**

**JLL Designs**

**Joshua Laurie**

JLL Designs

0437 111 091

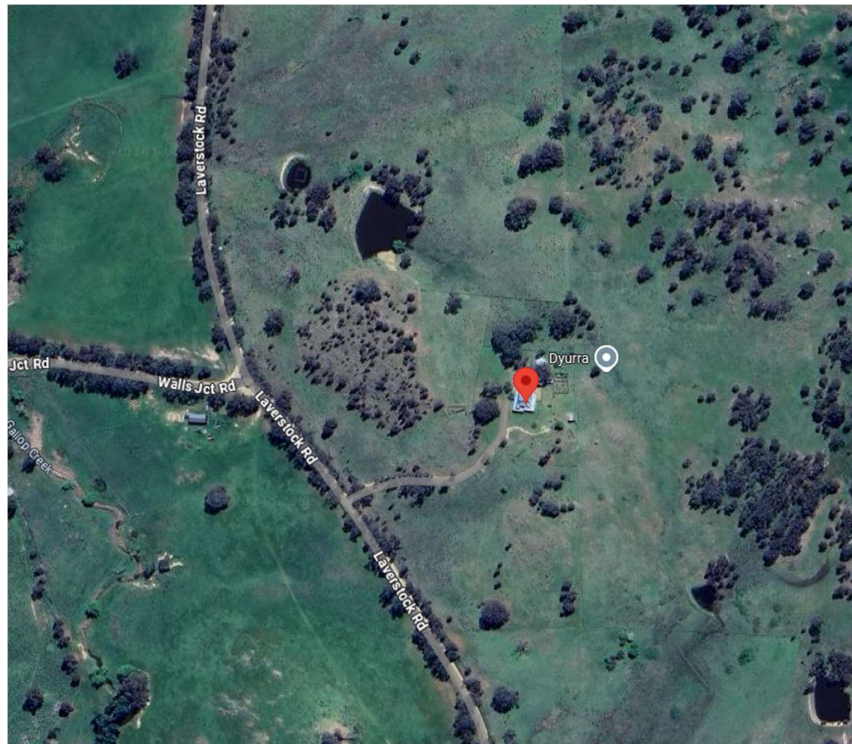
[jlldesigns.22@gmail.com](mailto:jlldesigns.22@gmail.com)

## Proposed Development

The applicant proposes to build an extension to the existing residence and two new sheds at 388 Laverstock Road, extending the residence to provide more living space. The proposal works to enhance the overall character of the property, and all avenues have been considered. The dwelling has been designed to suit the character of the locality.

## Context and Setting

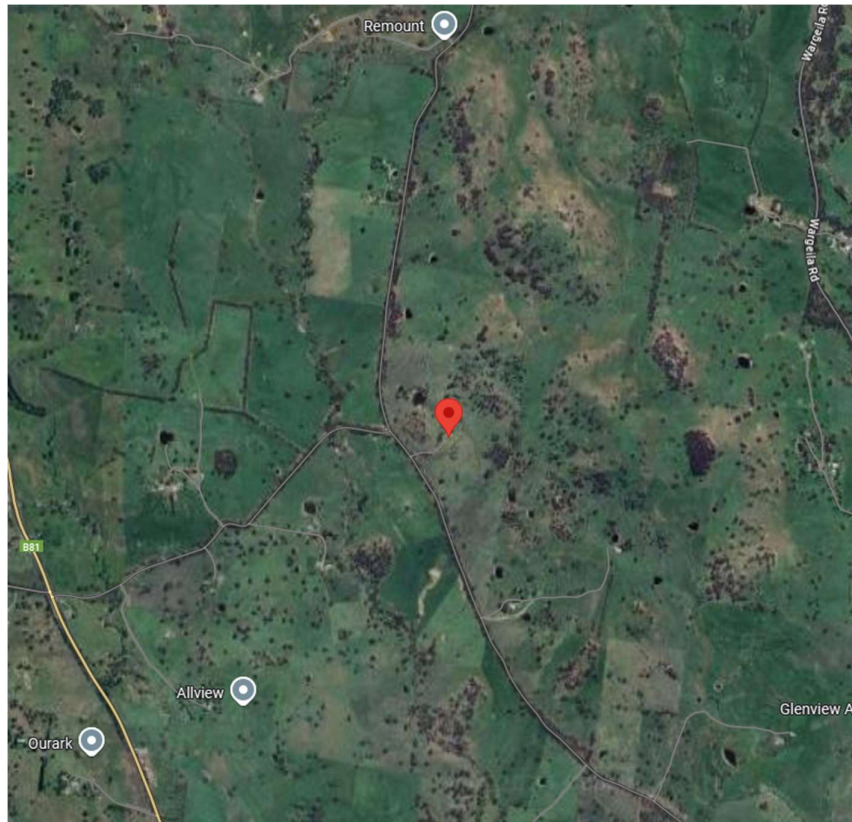
The house sits within an existing RU1: Primary Production zone, with a minimum lot size of 40ha. The surrounding allotments vary in size slightly but suit the character of the community. The proposed residence will further complement the locality and will meet the character of the Bowning Area.



*Figure 1 - Aerial Image of the Site*

## Neighbouring and Noise Impacts

The proposal is not expected to have any impact on the surrounding neighbourhood, as the existing residence already exists and the proposed sheds will provide for the rural amenity of the area, no impact will be felt. As the proposal is an extension and two rural sheds, and the appropriate distances to the surrounding allotments, there will be no additional noise or privacy issues created by the proposal.



*Figure 2 - Surrounding Locality*

## Property Access

The property has an existing access off of Laverstock Road which will be retained as part of the proposal.

## Waste Disposal

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

## Effluent Disposal

The existing effluent disposal system is working adequately for the residence, with no increase proposed as part of this development application, no report has been provided.

## Electricity

The existing property has an existing connection to electricity which will be extended to service the proposed sheds.

## Drainage

There is existing rainwater tanks onsite, the proposed extension and sheds will be connected into the existing infrastructure.

# YVLEP 2013

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

<b>PLANNING CONTROLS</b>	<b>COMPLIANCE</b>
<i>Clause 2.1 Land Use zones</i>	Complies. The subject site is zoned RU1: Primary Production.
<i>Clause 4.3 Height of buildings</i>	Complies. The subject site is identified with a maximum prescriptive building height of 8 metres. The subject dwelling has a maximum height of 7.0m.
<i>Clause 6.3 Terrestrial Biodiversity</i>	The land has been identified as having biodiversity concerns, the development will look to manage the land in appropriate way to manage any impact to vegetation. Refer to below threshold calculation.
<i>Clause 6.10 Barton Highway Duplication</i>	Not applicable. The subject site is not identified on the Barton Highway Duplication Map within the YVLEP2013.

# Draft Yass Valley Development Control Plan 2024

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

- Part B - Principles for all Development
- Part D - Residential Development Control
- Part I – Carparking and Access

<b>Part B – Principles For All Development</b>	
<b>Controls</b>	<b>Compliance</b>
<b><i>B1 Site Suitability</i></b>	<p>Complies. The proposed development represents a coordinated approach to green field development within Bowring Area, through the efficient use of rural land.</p> <p>The site is well positioned to cater for a mixed demographic of groups likely to be attracted to regional rural living.</p> <p>The availability of access, electricity, onsite water and onsite sewer management allows for an appropriate outcome within a rural area.</p>
<b><i>B2 Site Analysis Plan</i></b>	<p>Complies. The detailed site plan prepared by JLL Designs illustrates the site’s constraints and location of all existing services.</p> <p>The proposed development has been designed with consideration of several factors including providing a rural residential development</p>

	<p>appropriate for the site's location within Murrumbateman Area.</p> <p>The scale of the development has been derived from planning controls and desires a high degree of amenity for future residents.</p>
<b><i>B3 Crime Prevention and Safety</i></b>	<p>Complies. The design and nature of the proposed development of the site will ensure that the proposed development will not increase the opportunities for crime occurrences.</p> <p>The proposed development has been designed to facilitate the development of the new dwelling to be oriented to the road.</p> <p>The activity and guests/ contractors onsite will also ensure internal passive surveillance.</p>
<b><i>B4 Neighbourhood Character</i></b>	<p>Complies. The proposed development has been designed to allow the topography of the Site to convey stormwater and to retain existing vegetation where possible.</p>
<b>PART D – RESIDENTIAL DEVELOPMENT CONTROLS</b>	
<b>CONTROLS</b>	<b>COMPLIANCE</b>
<b><i>D1 Fences and Retaining Walls</i></b>	<p>Complies. The subject site will have a perimeter and internal fencing to align with a rural standard.</p>
<b><i>D2 Stormwater</i></b>	<p>Complies. Proposed stormwater to be diverted into the existing water tanks.</p>
<b><i>D3 Services</i></b>	<p>Complies. The proposed development will be provided with the following services:</p> <ul style="list-style-type: none"> <li>a) A letterbox exists off of Laverstock Road.</li> <li>b) A house number exists off of Laverstock Road.</li> <li>c) Waste bins will be located at the back of the shed.</li> <li>d) There is an existing rainwater tank to the rear of the dwelling.</li> </ul>

	<p>e) Rainwater tank(s) will not be connected to Councils reticulated water network.</p> <p>f) The dwelling will not be connected to Councils reticulated sewer network.</p>
<b>D4 Solar Access</b>	<p>Complies. The proposed dwelling house to be constructed has the living areas positioned to the North which allows adequate sunlight into the living and open space areas.</p> <p>Specifically:</p> <p>a) Solar access will be available to the living area for a minimum duration of 3 hours during the winter solstice.</p> <p>b) The internal living areas are located on the north side.</p> <p>c) Windows have been purposefully located and shaded to reduce summer heat load and to permit entry of winter sunlight.</p>
<b>D5 Privacy</b>	<p>Complies. All due care has been taken to ensure adequate privacy for both this development and surrounding areas, considering the lots layout.</p>
<b>D1 Single Dwellings</b>	<p><u>D1.1 Siting of Dwellings</u></p> <p>Complies. The proposed existing to the dwelling has been sited taking into consideration the constraints and opportunities of the subject site.</p> <p><u>D1.2 Streetscape Character (front setbacks)</u></p> <p>Complies. The proposed dwelling house has been sited taking into consideration the constraints and opportunities of the subject site.</p> <p><u>D1.3 Side Setbacks</u></p> <p>Complies. The proposed dwelling house complies with the prescriptive controls and will provide an aesthetically pleasing and consistent streetscape.</p> <p><u>D1.5 Building Height</u></p> <p>Complies. See response above.</p>



	<p><u><i>D1.6 Building Design</i></u></p> <p>Complies. The proposed development complements the existing streetscape and has been designed to be respectful to the existing character of the rural neighborhood. Specifically:</p> <ul style="list-style-type: none"> <li>a) The proposed dwelling has been designed to have regard for the locality and to the neighbourhood to which the subject lot relates.</li> <li>b) The proposed dwelling is of a similar scale and character to existing dwellings within the vicinity.</li> <li>c) The proposed does not have a garage.</li> <li>d) The front façade does face the street, however due to the battle axe arrangement the house is set back of the road.</li> <li>e) The entry to the proposed dwelling house provides a visible line of sight from the entrance.</li> <li>f) The proposed cladding and roof material is not zincalume.</li> </ul> <p><u><i>D1.7 Private Open Space</i></u></p> <p>Complies. The proposed development incorporates the required open space that is directly accessed from and adjacent to a habitable room.</p>
<p><b><i>D3 Ancillary Development</i></b></p>	<p><u><i>D3.3 Rainwater Tanks</i></u></p> <p>Complies. The proposed rainwater tank is located to the rear of the proposed shed, clear of any building or adjoining landowner.</p>

## Environmental Impacts

The land on which the proposed extensions dwelling and proposed sheds sit are highly cultivated grasslands that have been modified by farming practices over several centuries. As part of the development, the applicant will not remove any trees. The proposed development will have minimal impact upon the environment with no large impact on any existing native vegetation.

The following outlines the extent of clearing:

<b><u>Item</u></b>	<b><u>Clearing</u></b>
Proposed Driveway and access	Exists.
Rainwater tank	Exists.
Asset Protection Zone (APZ)	Within existing maintained yard.
Onsite Effluent Disposal Infrastructure, Sewer and Drainage Pipework	Exists.
Proposed Dwelling	Exists – extension within already maintained yard/ highly modified land.
Proposed Shed	321m <sup>2</sup>
<b><u>Total Area of Clearing</u></b>	<b><u>321m<sup>2</sup></u></b>

As a result of the above, a total clearing of 321m<sup>2</sup> is under the allowable threshold of 10000m<sup>2</sup>.

## Conclusion

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