

# Statement of Environmental Effects

**Address: Unit 7 of 37 Dutton Street, Yass**

**Job: Development Application – Proposed retaining wall**

**Client: Genevieve Colbert**

**JLL Designs**

**Joshua Laurie**

## Proposed Development

The applicant proposes to build a retaining wall to support the existing courtyard space at Unit 7 of 37 Dutton Street, Yass. The proposal works to enhance the overall character of the property and all avenues have been considered. As a result, the proposal suits the character of the neighborhood.

## Context and Setting

The house sits within an existing R3: Medium Density Residential Area, with a minimum lot size of 700m<sup>2</sup>. The proposed retaining wall will further complement the locality and will meet the character of the Yass Communities.



*Figure 1 - Aerial Image of the Site*

## Neighbouring and Noise Impacts

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

As the proposal is for a retaining wall only and considering the appropriate distances to the surrounding dwellings and allotments, there will be no additional noise or privacy issues created by the proposal, simply formalizing an existing court yard.



*Figure 2 - Surrounding Locality*

## Property Access

The property has an existing driveway access from Dutton Street. As part of the proposal, this access will be retained.

## Relevant Planning Controls

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 R3 Medium Density Residential.
<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 retaining wall will match in with existing levels.
<i>Clause 4.4 Floor space ratio</i>	Complies, the existing residence was approved historically with no changes made.
<i>Clause 5.10 Heritage conservation</i>	Complies, the minor works required complement the heritage conservation mapping, find attached Heritage Impact Statement.
<i>Clause 5.21 Flood planning</i>	Not applicable. The subject site is not identified on the Flood Planning Map within the YVLEP 2013.
<i>Clause 6.4 Groundwater vulnerability</i>	Not applicable. The subject site is not identified on the Groundwater Vulnerability Map within the YVLEP2013.
<i>Clause 6.5 Riparian land and watercourses</i>	Not applicable. The subject site is not identified on the Riparian Land and Watercourses Map (YVLEP2013).

<i>Clause 6.6 Salinity</i>	Not Applicable. The subject site is not identified on the Salinity Map within the YVLEP2013.
<i>Clause 6.7 Highly erodible soils</i>	Not Applicable. The subject site is not identified on the Highly erodible Map within the YVLEP2013
<i>Clause 6.10 Development on land intended to be acquired for Barton Highway Duplication</i>	Not applicable. The subject site is not identified on the Barton Highway Duplication Map within the YVLEP2013.

# Yass Valley Development Control Plan 2024

The 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

TABLE 4 – COMPLIANCE WITH THE DRAFT YVDCP 2024

<b>Part B – Principles For All Development</b>	
<b>Controls</b>	<b>Compliance</b>
<b><i>B1 Site Suitability</i></b>	Complies. The proposed development does not alter or change the site suitability or its already permissible use as a medium density residence.
<b><i>B2 Site Analysis Plan</i></b>	Complies. The detailed site plan prepared by JLL Designs illustrates the sites constraints and the proposal is compatible with the current use.
<b><i>B3 Crime Prevention and Safety</i></b>	Complies. The design and nature of the existing development on the site ensures that the proposed development will not increase the opportunities for crime occurrences.
<b><i>B4 Neighbourhood Character</i></b>	Complies. The proposed development has been designed to allow the topography of the Site to convey stormwater and to retain existing vegetation where possible.

<b>PART D – RESIDENTIAL DEVELOPMENT CONTROLS</b>	
<b>CONTROLS</b>	<b>COMPLIANCE</b>
<b><i>D1 Fences and Retaining Walls</i></b>	Complies. The proposed retaining wall has been appropriately designed and will be placed in a manner that is compatible with safer by design principles so as not to detract from visual amenity and it does not obstruct, concentrate or direct the natural overland flow of water.
<b><i>D2 Stormwater</i></b>	Complies. Exists onsite.
<b><i>D3 Services</i></b>	Complies. The proposed development has all of the following services: <ul style="list-style-type: none"> <li>a) A letterbox exists at the front of the site.</li> <li>b) A house number is displayed on the front of the dwelling.</li> <li>c) Waste bins are located in the private courtyard.</li> <li>d) There is an existing rainwater tank to the rear of the dwelling.</li> <li>e) Rainwater tank(s) are not connected to Councils reticulated water network.</li> <li>f) The dwelling is connected to Councils reticulated sewer network.</li> </ul>
<b><i>D4 Solar Access</i></b>	Complies. The dwelling exists and in principle complies.
<b><i>D5 Privacy</i></b>	Complies. The dwelling exists and in principle complies.
<b><i>D1 Single Dwellings</i></b>	Complies. The dwelling exists and in principle complies.
<b><i>D3 Ancillary Development</i></b>	Complies. There is an existing rainwater tank on site.

## 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

No work is proposed as part of the proposal for effluent disposal.

## Electricity

No work is proposed as part of the proposal for electricity connection.

## Drainage

No work is proposed as part of the proposal for drainage connection.

## Environmental Impacts

The land on which the proposed retaining wall sits is highly cultivated garden that was 100% changed and manipulated as part of the townhouse development. The proposed development will have minimal impact upon the environment with no large impact on any existing native vegetation.

## Heritage Area

The subject land is identified as having any heritage value and all works are minor in nature. See attached Heritage Impact Statement.

## 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 alterations suiting the existing nature of the allotment.