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STATEMENT OF ENVIRONMENTAL EFFECTS

141 Meehan Street, Yass NSW 2582

Proposed Multi-Dwelling Housing Development

(Strata Subdivision)

Prepared for:	John McGrath
Date Prepared	November 2024
Revision:	1.6
Yass Valley Council Application #:	TBA

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Introduction

BRP Consulting has prepared for John McGrath a Statement of Environmental Effects for the proposed alterations / additions (resulting in 2 dwellings) and additional multi-dwelling housing (resulting in a total of 4 dwellings) at 141 Meehan Street, Yass NSW. This Statement has been prepared to address details of the proposed development, review the applicable planning regime relating to the works, assess the degree of compliance and examine the environmental effects of the development when measured against the Evaluation Criteria prescribed under Section 4.15 of the Environmental Planning and Assessment Act 1979, State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, and Yass Valley Local Environmental Plan 2013. Yass Valley Council Development Control Plan 2024. Yass Valley Council shall be referred to as the Local Government Authority throughout this report. This Statement should be read in conjunction with design drawings and associated reports prepared by other parties.

Background and Existing Conditions

The subject land is located within, Yass Valley Council Local Government Area (LGA). The property is also known as Lot B/DP153884 R3 Medium Residential zone with a total site area of 1,480m². The property is situated on the northwest side of Meehan Street with frontage, pedestrian and driveway access onto Meehan Street.



Figure 1: Location of the Subject Property

The property is located within R3 Medium Residential Zone and subject to the planning policy, Yass Valley Local Environmental Plan 2013. Much of the surrounding area is classified as B2 Local Centre, R1 General Residential, R2 Low Density Residential, R3 Medium Residential and E3 Environmental Management. The local public has access to public transport consisting of local bus services, with Yass Junction Train Station being the closest Rail Service.



Figure 2: Local Zoning Plan of the Subject Property

Development Proposal

The development proposal is for the proposed alterations / additions of the existing weatherboard house and tiled roof and construction of new B/V and tiled roof residence:

- Demolition will include the removal of the kitchen, front verandah, rear pergola, and metal garage.
- Reduction of the laundry area & widening of doorway.
- Weatherboard and tiled roof consisting of:
- Alterations /additions providing 2 multi-dwellings (Residence A & B) within the existing dwelling.
- Additional 2 multi-dwellings totalling 4 multi-dwellings.

Site Calculations		
Site Area	1,480m ²	
Proposed Site Coverage	463.37m ²	
Proposed Landscape Area	776.70m ²	or 52.47%
Existing Dwelling - Floor Area	148.00m ²	
Existing Dwelling - Side Setback (northeast boundary)	6.845m	
Existing Dwelling - Front Setback (southeast boundary)	9.554m	
Existing Dwelling - Side Setback (southwest boundary)	4.317m	
Proposed Residence		
Proposed Residence A (conditioned floor area)	88.68m ²	
Proposed Residence A (unconditioned floor area)	8m ²	
Proposed Residence A (total floor area)	96.68m²	
Proposed Residence B (conditioned floor area)	47.43m ²	Post Adaptable
Proposed Residence B (unconditioned floor area)	4m ²	Post Adaptable
Proposed Residence B (total floor area)	51.43m²	Post Adaptable
Proposed Residence C (conditioned floor area)	76.74m ²	
Proposed Residence C (unconditioned floor area)	8m ²	
Proposed Residence C (total floor area)	84.74m²	
Proposed Residence D (conditioned floor area)	71.52m ²	
Proposed Residence D (unconditioned floor area)	8m ²	
Proposed Residence D (total floor area)	79.52m²	
Proposed Total Residential Floor Areas	315.37m²	
Residence A (proposed courtyard area)	118.26m ²	
Residence B (proposed courtyard area)	162.29m ²	

Residence C (proposed courtyard area)	295.14m ²	
Residence D (proposed courtyard area)	153.81m ²	
Residence A to D (total courtyard area)	729.5m²	
4 Carports Areas (3 Carports & 1 Disabled Access Carport)	52.12m ²	
3 Parking Spaces (Visitors)	38.88m ²	



Figure 3: Street View (1) of the Subject Property



Figure 4: Street View (2) of the Subject Property



Figure 5: Locality Plan of the Subject Property

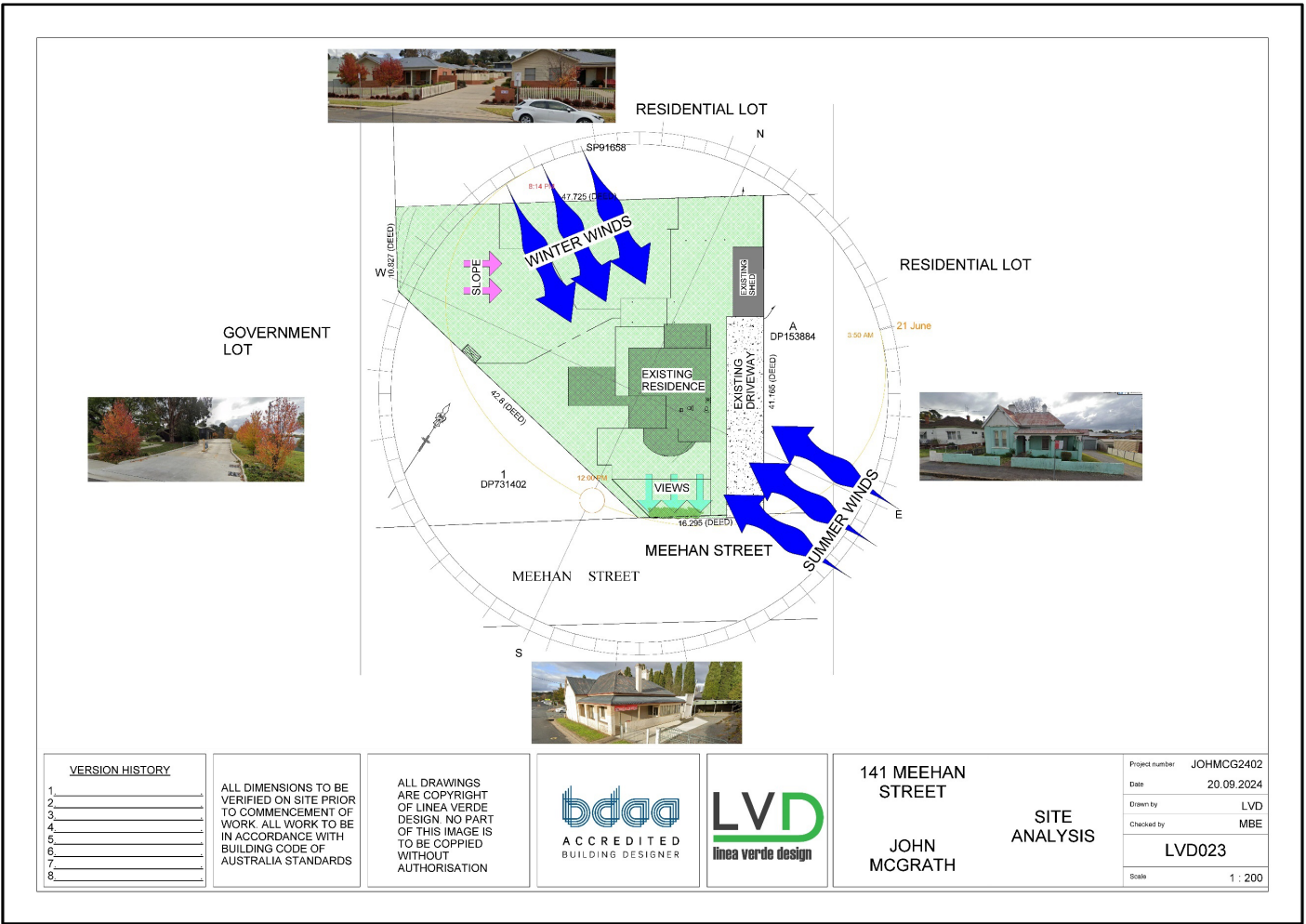
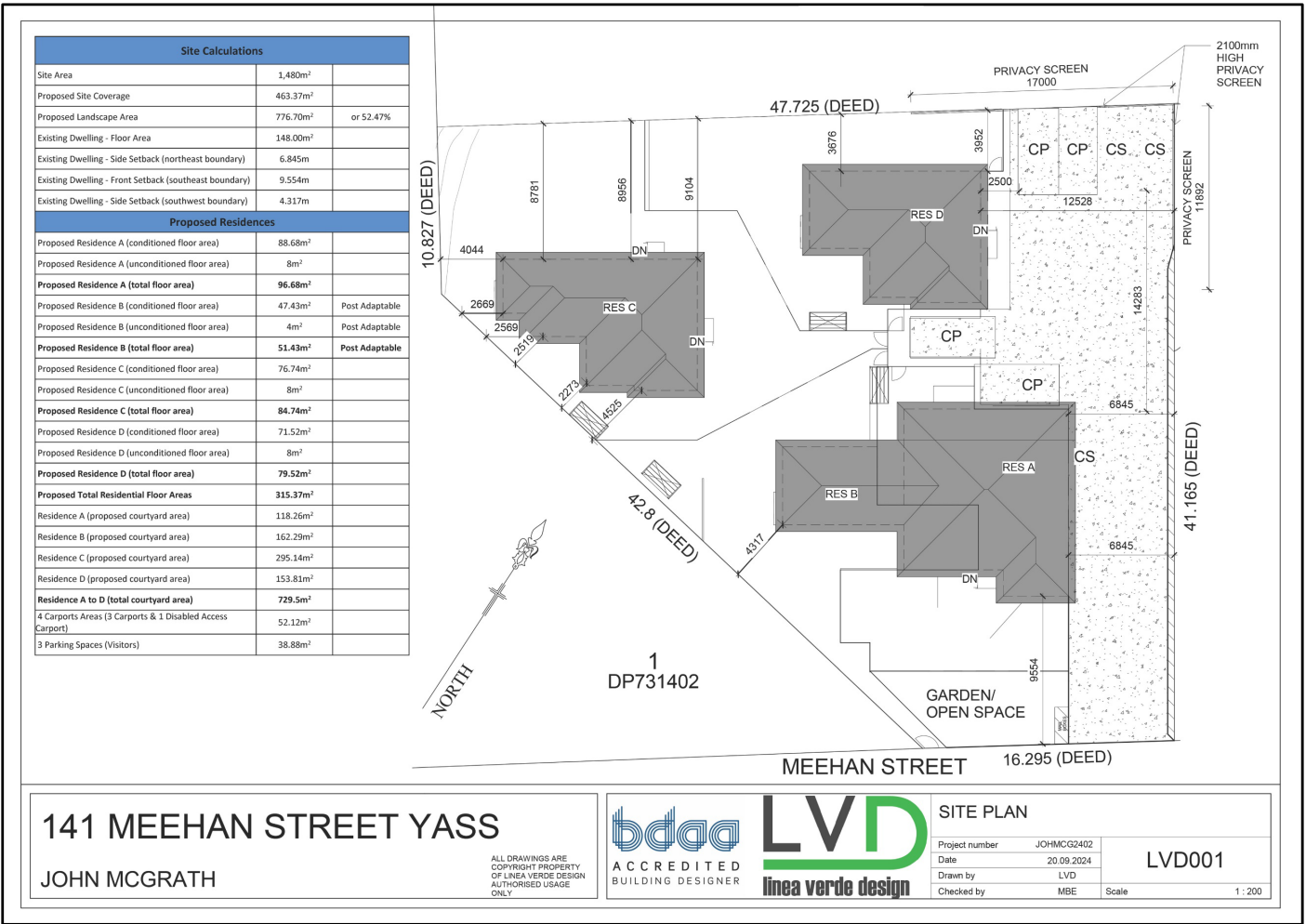


Figure 6: Site Analysis Plan of the Subject Property



141 MEEHAN STREET YASS

JOHN MCGRATH

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ONLY

bd&a
ACCREDITED
BUILDING DESIGNER

LVD
linea verde design

SITE PLAN

Project number	JOHMC2402
Date	20.09.2024
Drawn by	LVD
Checked by	MBE

LVD001

Scale 1:200

Site Analysis

The site and context analysis demonstrates an understanding of the site and development being the proposal for the proposed alterations / additions for the proposed multi-dwelling housing (Totalling 4 Dwellings) development at the existing property. The proposal provides an excellent opportunity to improve the utilisation of the site area, offering the local public and broader communities greater choice.

NOISE: Minimal impact from Meehan Street with no other identifiable sources of nearby noise, both traffic or otherwise.

STREETSCAPE: No likely adverse impact upon the proposed local streetscape has been identified other than stated and addressed below in this report.

TRAFFIC: No adverse impacts have been identified.

VIEWES: No adverse impacts have been identified.

VIBRATION: No adverse impacts have been identified.

PREVAILING WINDS: No need to protect from prevailing winds has been identified.

SUNLIGHT: No adverse impacts have been identified that will impact on the amount of solar penetration available to the existing building.

AMENITY: No nearby proposed buildings should experience adverse impact on their amenity, as a result of the proposed development.

HEIGHT: 8m constraints on building heights in the area.

Surrounding Area & Locality Analysis

Yass
New South Wales



Aerial photograph of Yass



Coordinates	34°49'0"S 148°54'0"E
Population	6,506 (2016 census) ^[1]
Established	1837
Postcode(s)	2582
Elevation	505 m (1,657 ft)
Location	<ul style="list-style-type: none"> • 279 km (173 mi) SW of Sydney • 59 km (37 mi) NW of Canberra • 83 km (52 mi) W of Goulburn
LGA(s)	Yass Valley Council
Region	Southern Tablelands
County	Murray
Parish	Hume
State	Goulburn
electorate(s)	
Federal	Eden-Monaro
Division(s)	

Localities around Yass:		
Bowning	Bango	Bango
Bowning	Yass	Manton
Good Hope	Boambolo	Marchmont

The area is to be classified as fully developed with existing roads and infrastructure. Located 170m northeast of the property is the business district with a large number of commercial developments such as Yass Soldiers Social Club, Salvation Army Employment Plus, supermarkets, cafés, restaurants, arts & craft boutique stores and the Yass Railway Museum.

These developments show the ever-growing nature of Yass and its popularity (Est: 1837) provide a great sense of direction of the area and the future vision of growth shining a light on developments such as this proposed development to support the growth of the Yass township and outer areas. Yass has a well known and loved historic history with main streets historically well-preserved 19th-century verandah post pubs (mostly converted to other uses). It is popular with tourists, some from Canberra and others taking a break from the Hume Highway. With All surrounding lots have been fully established developments located on them.

The proposed multi-dwelling housing will be a welcomed addition to the area and community, especially with its close proximity to the local business district within walking distance.

NOTE: The proposed multi-dwelling southwest property boundary adjoins a SP2 Health Services Facilities Zone that consists of an ambulance station and hospital; therefore, the development will supply much needed accommodation for medical staff and medical support staff transferred to Yass with no similar accommodation available within 50 kms of the proposed multi-dwelling housing ([Also Refer Section 4.15 \(1\)\(e\) Public Interest](#)).

Environmental Assessment

The proposal has been assessed under Section 4.15 (1) of the Environmental Planning and Assessment Amendment Act, 1979.

The following planning instruments and controls are relevant to the assessment of this proposal:

- Yass Valley Local Environmental Plan 2013;
- Yass Valley Council Development Control Plan 2024;
- State Environmental Planning Policy (Concurrences and Consents) 2018
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy No. 55 – Remediation of Land;
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017;
- Protection of the Environment Operations Act 1997; and
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004;

Section 4.15 (1)(a) Environmental Planning Instruments and Development Control Plan

Yass Valley Local Environmental Plan 2013

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide opportunities for medium density residential accommodation in locations close to shops, transport nodes, commercial services, public open space and employment opportunities.

2 Permitted without consent

Home-based childcare; Home businesses; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Emergency services facilities; Exhibition homes; Group homes; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Signage; Tank-based aquaculture; Water reticulation systems

4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3

Response:

In consideration of objectives as stated above, proposed multi-dwelling housing development is considered permissible in an R3 Medium Density Residential zoned area providing the needs of growing housing demands within the Yass community.

The development will be carried out using best practices, sustainable design methodology and constructed using high quality materials.

4.3 Height of Buildings

(1) The objectives of this clause are as follows—

- (a) to ensure that the heights of buildings are consistent with the existing streetscape or character of the area in which the buildings are to be located,
 - (b) to nominate heights that will provide a transition in built form between business, residential and recreation zones,
 - (c) to protect the character and significance of heritage items and heritage conservation areas identified in this Plan,
 - (d) to encourage well designed, accessible and viable retail and commercial development of a scale that is consistent with existing retail and commercial development,
 - (e) to minimise the loss of solar access and privacy for neighbouring development.
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the [Height of Buildings Map](#).

Response:

The property is designated 'I' on the 'Height of Buildings Map' in the LEP. This designation has a maximum building height of 8m. The proposal is well below the existing maximum building height with a maximum roof ridge height of 5.3m and compliant.

4.4 Floor Space Ratio

(1) The objectives of this clause are as follows—

- (a) to ensure development is compatible with the bulk, scale and character of existing and future surrounding development,
 - (b) to provide for a built form that is compatible with the role of town and major centres.
- (2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#).

Response:

The property is designated 'D' on the 'Floor Space Ratio Map' in the LEP with a maximum FSR of 0.5:1. The site has a total lot size area of 1,480m² resulting in a gross floor area (minus exclusions) of Approx. 315.37m² or FSR of 0.21:1.

5.10 Heritage Conservation

Note— Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

(1) **Objectives** The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Yass Valley,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) **Requirement for consent** Development consent is required for any of the following—

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) **When consent not required** However, development consent under this clause is not required if—

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development—
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

- (d) the development is exempt development.
- (4) **Effect of proposed development on heritage significance** The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).
- (5) **Heritage assessment** The consent authority may, before granting consent to any development—
- (a) on land on which a heritage item is located, or
 - (b) on land that is within a heritage conservation area, or
 - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.
- (6) **Heritage conservation management plans** The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
- (7) **Archaeological sites** The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies)—
- (a) notify the Heritage Council of its intention to grant consent, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (8) **Aboriginal places of heritage significance** The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—
- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and
 - (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.
- (9) **Demolition of nominated State heritage items** The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—
- (a) notify the Heritage Council about the application, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
- (10) **Conservation incentives** The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—
- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
 - (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
 - (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

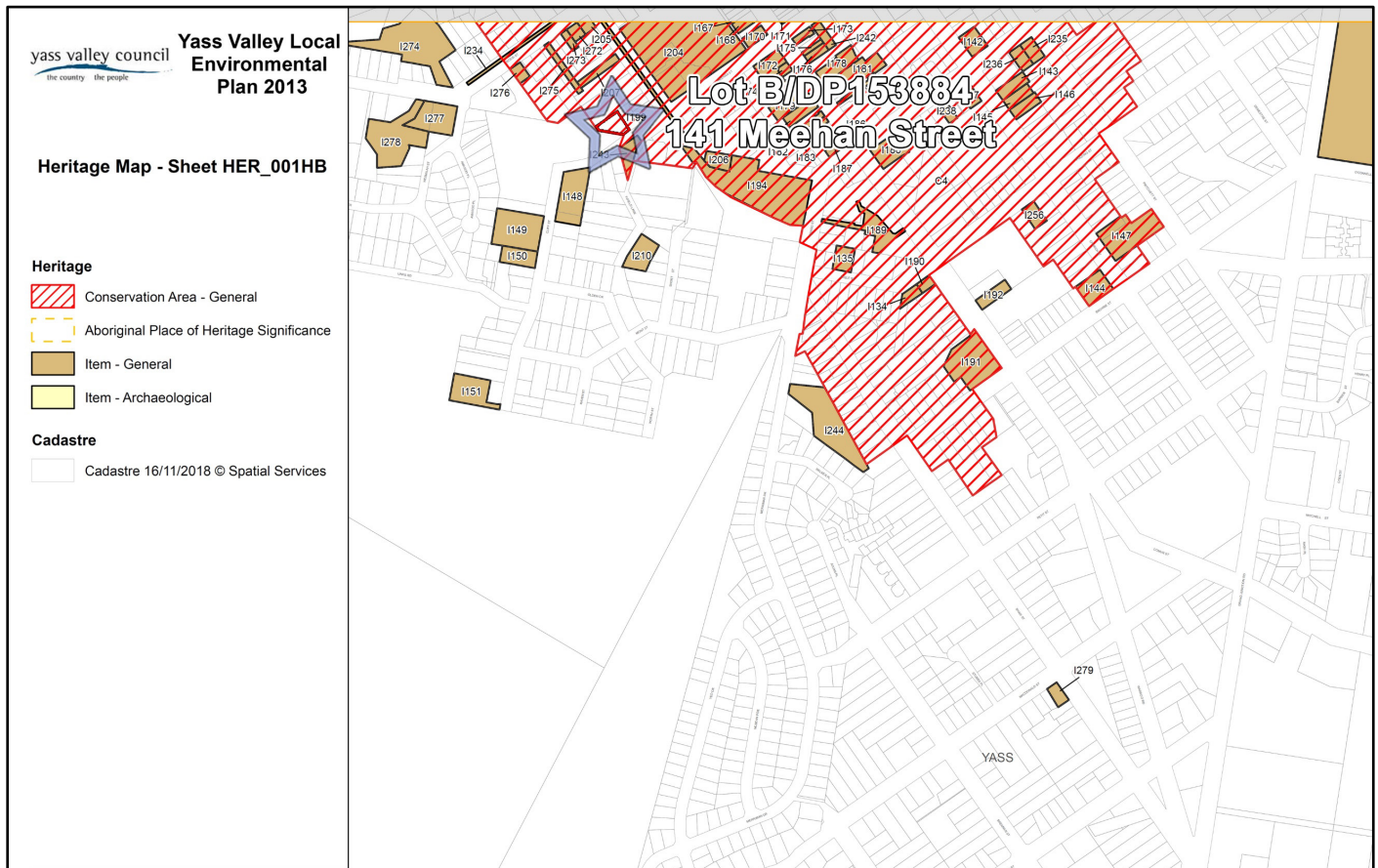


Figure 8: Heritage Conservation Area Map of the Subject Property

Response:

In consideration of the Heritage Conservation Area (I199) the subject property is listed within. Noting that the property is not a Heritage listed property though it resides within the Heritage Conservation Area. The proposed work is for a multi dwelling housing development comprising of 4 self-contained dwellings. The existing house located along Meehan Street will be altered internally to allow for 2 self-contained dwellings with minimal impact on the façade of the building. There will also be some site works to allow for privacy and effective use of landscape and compliance with the relative legislation.

The approach to the works has been one which is respectful of the existing original elements and changes as little as is possible while providing for the requirements of the proposed development. The main residence façade is to remain have slight alteration added while maintaining the current façade style and any alterations are to be made good to remove any inclination of changes to the residence. The rear dwellings shall be finished to the best quality and to match the main residence finishes to keep within the language of the development and streetscape.

The only demolition on the site shall be of the existing shed and main residence interior and to the exterior of the main residence where the alteration of the existing dwelling shall be altered to allow for additional windows and door openings. This demolition shall be respectful to the existing structure and to the neighbouring developments.

All changes to the façade of the main residence are to be non-structural and non-invasive, all works shall be easily removable to allow for the complete restoration of the original structure if required. The proposed works are clearly shown in the architectural drawings. **NOTE:** Also please refer to: Heritage Impact Statement by NM Design and Consulting.

Yass Valley Council Development Control Plan 2024

Yass Valley Council DCP 2024 (Part B - Principles for All Development)		
Provision	Proposed	Comply
Site Suitability		
B1 Site Suitability	<p>Response: The property is zoned R3: Medium Density Residential.</p> <p>The proposed multi dwelling housing development comprising of 4 self-contained dwellings. Whilst the existing house located along Meehan Street will be altered internally to allow for 2 self-contained dwellings with minimal impact on the façade of the building.</p> <p>The development proposal for the proposed multi-dwellings and alteration of the existing dwelling shall be altered to allow for additional windows and door openings of the weatherboard house with tiled roof having no adverse effect on the heritage status of the area and property as the rear dwellings shall be finished to the best quality and to match the main residence finishes to keep within the desired character and design of the development and proposed streetscape that will also be maintained matching the existing colour scheme. Noting that all the proposed changes to the façade of the main residence are to be non-structural and non-invasive.</p>	YES
Site Analysis Plan		
B2 Site Analysis Plan	<p>Response: The town of Yass is an active Town with full amenities and residential buildings with approximately 17,281 residents with a mixture of young, middle aged and elderly residents. The town of Yass falls within Yass valley council and is located approximately 58km from Canberra. There are a mixture of development types ranging from residential, to commercial, industrial and agricultural.</p> <p>The only demolition on the site shall be of the existing shed and main residence interior and to the exterior of the main residence where the alteration of the existing dwelling shall be altered to allow for additional windows and door openings. This demolition shall be respectful to the existing structure and to the neighbouring developments.</p> <p>It is concluded that the proposed development is consistent with properties within the town of Yass noting that the proposed streetscape character is also consistent with neighbouring and properties within proximity of the development.</p> <p>The proposal will improve the utilisation of the existing property additionally providing positive social and economic impacts to the area, offering the local public and broader communities' greater choice of multi-dwelling housing and impose no adverse impacts upon surrounding properties.</p> <p>NOTE: Also please refer to: Surrounding Area & Locality Analysis (Page 11 above), Locality Plan LVD021, Site Analysis Plan LVD023 & Streetscape Plan LVD028.</p>	YES
Crime Prevention and Safety		
B3 Crime Prevention and Safety	<p>Response: Crime prevention and safety is more than adequate due to arrangement and design of the multi dwellings inclusive of lighting, pathways and fencing provided within the bounds of the property providing security, privacy and an effective use of the landscaped areas and the streetscape garden.</p>	YES
B3.1 Passive Surveillance	<p>Response: Passive surveillance will be achieved as residences A & D consists of windows located to allow surveillance of the shared driveway and paths to and from the private carports and carparking areas within the boundaries of the multi dwelling development whilst all residences had a great view of their courtyards and the fence all the being 1.8m tall gives privacy from those perspectives.</p>	YES
B3.2 Access and Space Management	<p>Response: There is adequate driveway and parking access for the site with Post Adaptable residence and carport parking.</p>	YES

Neighbourhood Character		
B4 Neighbourhood Character	Response: Refer to B1 Site Suitability above	YES
Yass Valley Council DCP 2024 (Part C - Subdivision Controls)		
Strata & Community Title Subdivision Controls		
C4 Strata & Community Title Subdivision Controls	<p>Response:</p> <p>The strata title lots will consist of 4 Lots with Lot B being post adaptable. Whilst the common property (442.12m²) is a shared driveway leading to the private carport for each dwelling and (3) visitor parking spaces with a small garden area fronting the streetscape.</p> <p>Total Site Area 1,480m² Lot A: 214.94m² Lot B: 213.72m² Lot C: 379.88m² Lot D: 233.33m²</p> <p>The proposed subdivision of the land proposes separate “strata” lots commonly associated with proposal for (4) multi dwelling units. Hence each lot consisting of a multi dwelling unit is a separate allotment with the owner having a title to the proposed boundary area and inner and outer side of the boundary walls, ceiling, and floor. Though Residence A & B share a common 120/120/120 Fire Rated Wall separating both dwellings. The common property is shared amongst all owners in the complex consisting of a shared driveway leading to the private carport for each dwelling and (3) visitor parking spaces with a small garden area fronting the streetscape which is used by all owners and will be managed by the Body Corporate.</p> <p>The pedestrian paths and shared driveway, street lighting will be provided in accordance with AS/NZS 1158:2020 Lighting for roads and public spaces. With each residence connected to all necessary essential services metered and billed separately.</p>	YES
Yass Valley Council DCP 2024 (Part D – Residential Development Controls)		
Residential Development Controls		
D.1 Fences and Retaining Walls	Response: All fences shall be Colourbond fences at 1.8m high	YES
D.2 Stormwater	<p>Response:</p> <p>All stormwater is discharged to a legal point of discharge and consistent with the necessary controls.</p> <p>5000L on-site detention tank is proposed with draining to the legal discharge point.</p> <p>Also refer to: External Services Plan NM005</p>	YES
D.3 Services	Response: All necessary services essential for multi dwelling development have been considered and installed complying with the required regulations.	YES
D.4 Solar Access	<p>Response:</p> <p>All dwelling will receive adequate sunlight into living and open space areas providing adequate solar access reducing energy consumption.</p> <p>Also refer to: Shadow Diagram Plans YB-A1 to YB-A6.</p>	YES
D.5 Privacy	<p>Response:</p> <p>The proposed work is for the multi dwelling housing development comprising of 4 self-contained dwellings. The existing house located along Meehan Street will be altered internally to allow for 2 self-contained dwellings with minimal impact on the façade of the original dwelling. Each dwellings privacy has been carefully planned to provide the best possible privacy outcome.</p> <p>Allowing for privacy and effective use of landscape and compliance with the relative legislation. The rear dwellings shall be finished to the best quality and to match the main residence finishes to keep within the language of the development and streetscape and privacy.</p>	YES

Medium Density Housing		
D2 Medium Density Housing	<p>Response: Multi dwelling housing development is permitted within R3 Medium Density Residential Zones.</p> <p>The proposed development offers alternative accommodation and lifestyle opportunities for the community. Designed to suit medium density housing to be adaptable and liveable inclusive of extra care needs taken to ensure that the occupants of the development enjoy good access to private open space, quality housing, adequate solar access, and energy efficiency.</p>	YES
D2.1 Site Frontage and Area	<p>Response: All dwelling occupants have adequate access to private open space for the quiet enjoyment of their property and recreational opportunities</p> <p>The site has a direct street frontage of at least 16.295m when measured at the building line though the southwest side of the property line adjoining the park angled approx. 45 degrees towards the rear northwest corner of the property line of 42.80m, hence considering the front property line and the angled property line adjoining the park. It would be considered that the street frontage minimum of 18m has been achieved.</p> <p>Also noting that all lots for multi dwelling housing have been provided with areas that exceed the minimum site area in accordance with Clause 4.1D (3) (b) of Yass Valley Local Environmental Plan 2013; Zone R3 Medium Density Residential—150m².</p> <p>Total Site Area 1,480m² Lot A: 214.94m² Lot B: 213.72m² Lot C: 379.88m² Lot D: 233.33m²</p> <p>Also refer to: Strata Plan LVD029</p>	YES
D2.2.1 Front Setbacks	<p>Response: Front setbacks of Residence A & B maintain street character and visual appeal by the varied setback providing retention of existing vegetation.</p> <p>Minimum front setback facing the street (Meehan Street) is 9.554m (Minimum Requirement 6m)</p>	YES
D2.2.2 Side and Rear Setbacks	<p>Response: The setbacks from side boundaries maintain solar amenity of adjoining properties and provide privacy whilst the rear setbacks have provided adequate provision of private open space, maintenance of solar amenity and privacy of adjoining properties.</p> <p>Minimum side setback is 2.273m (Minimum Requirement 0.9m). Minimum rear setback is between 2.669m to 4.044m, though Residence D rear boundary adjoins the park whilst the 2.669m setback is due to the angle of the property line therefore it would be considered compliant (Minimum Requirement 3m).</p>	YES
D2.3 Site Coverage	<p>Response: The maximum floor space ratio for the medium density development, including all ancillary buildings, does not exceed the maximum Floor Space Ratio of 0.5:1 with a FSR of 0.21:1.</p>	YES
D2.4 Building Height	<p>Response: The property is designated 'I' on the 'Height of Buildings Map' in the LEP. This designation has a maximum building height of 8m. The proposal is well below the existing maximum building height with a maximum roof ridge height of 5.3m.</p> <p>Shadow diagrams will be submitted for 9 am, 12 midday and 3 pm on the June 21 Solstice for the multi-medium density housing development, detailing overshadowing cast by the proposed development in addition to any existing buildings and fences. Shadows shall include internal and external the proposed development site. At least 50% of the neighbouring existing principal open space or windows to internal habitable rooms receiving a minimum of 3 hours sunlight between 9am and 3pm on 21 June.</p> <p>There is more than 3 hours archived for all sites as per the shadow diagrams provide.</p>	YES

D2.5 Character and Built Form	Response: Consistent with the area of the local neighbourhood and maintains the aesthetics of the overall local area.	YES
D2.6 Private Open Space	Response: The minimum private open space has been achieved as per the courtyard plan which will indicate all the private open space areas. The minimum private open space has been achieved as per the courtyard plan which will indicate all the private open space areas.	YES
D2.7 Landscaping	Response: Total site area: 1480m ² Total area forward of the building line: 236.97m ² Landscape area required forward of the building line: 59.24m ² Proposed landscape area forward of the building line: 172.30m ² Total required area of landscape (40% of total site): 592m ² Total landscape area proposed: 776.70m ² NOTE: Irrigation system to be installed as per irrigation plan completed by hydraulic consultant. Also refer to: Landscape Plans SD01 & SD02	YES
D2.8 Facilities	Response: There are no common facilities proposed other than the driveway and parking area.	YES
D2.9 Adaptable and Accessible Housing	Response: Residence B is allocated as the post adaptable dwelling with a disabled carport carparking space with a non-slip path to the kitchen door which is the shortest distance achieved. Both the front and rear kitchen doorway entrances are fitted with ramps to allow easy access for the wheelchair. Also refer to: Carport Plan LVD024 & Carport 2 Plan LVD026	YES
Carparking and Access		
I5 Carparking Ratios Attached dwelling, Multi Dwelling Housing, Residential Flat Buildings. 1 space per 2-bedroom dwelling or 2 spaces per 3+ bedroom dwelling plus 1 visitor space per 3 units	Response: Residence B dwelling will have 1 bedroom (post adaptable) Residences A, C & D dwellings will have 2 bedrooms Therefore, each dwelling will have 1 carport parking space whilst Residence B will have 1 carport parking space (disabled access) and 3 carparking spaces will also be provided for visitors. Also refer to: Site Plan LVD001	YES

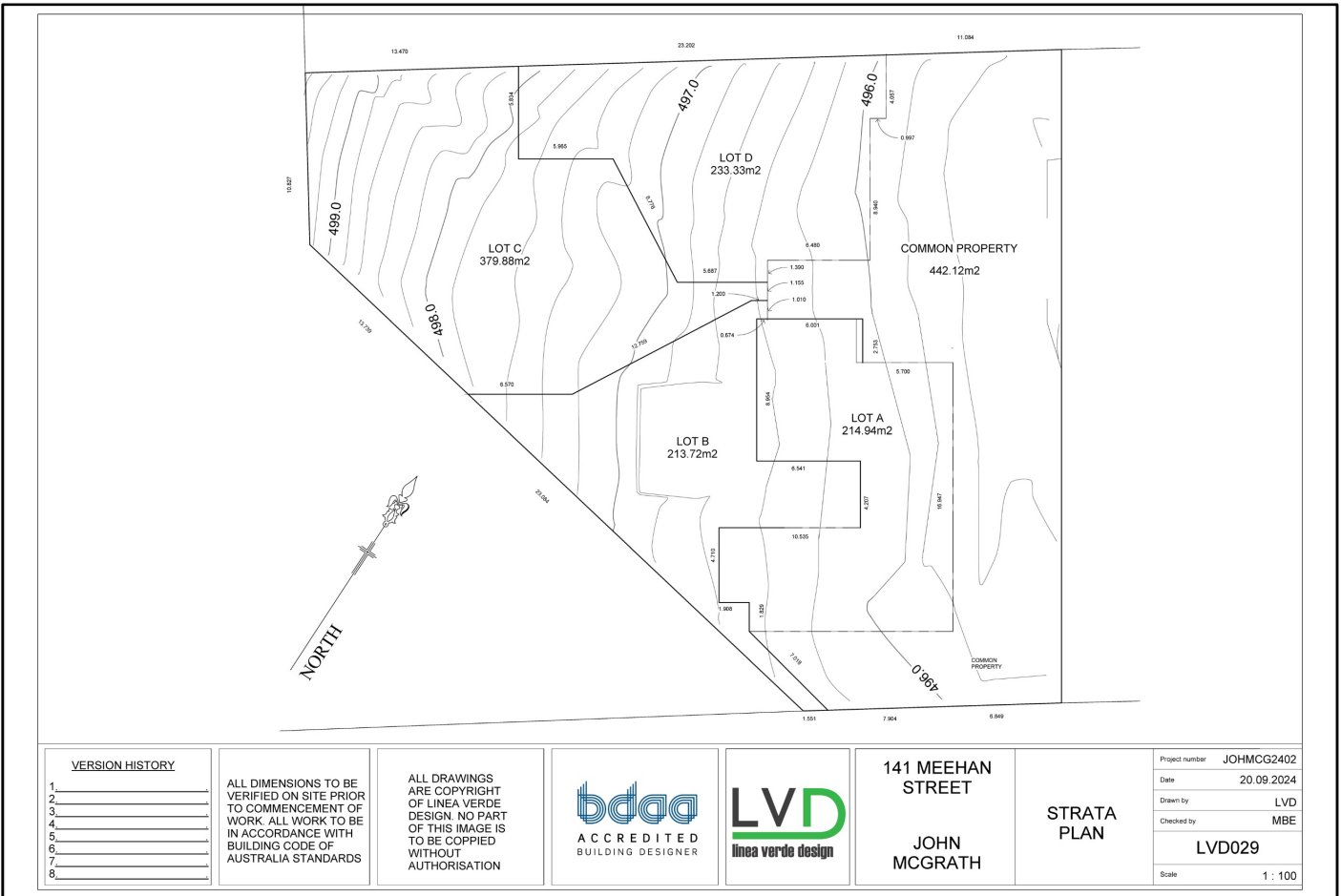


Figure 9: Strata Plan of the Subject Property

Demolition & Construction Waste Management Planning

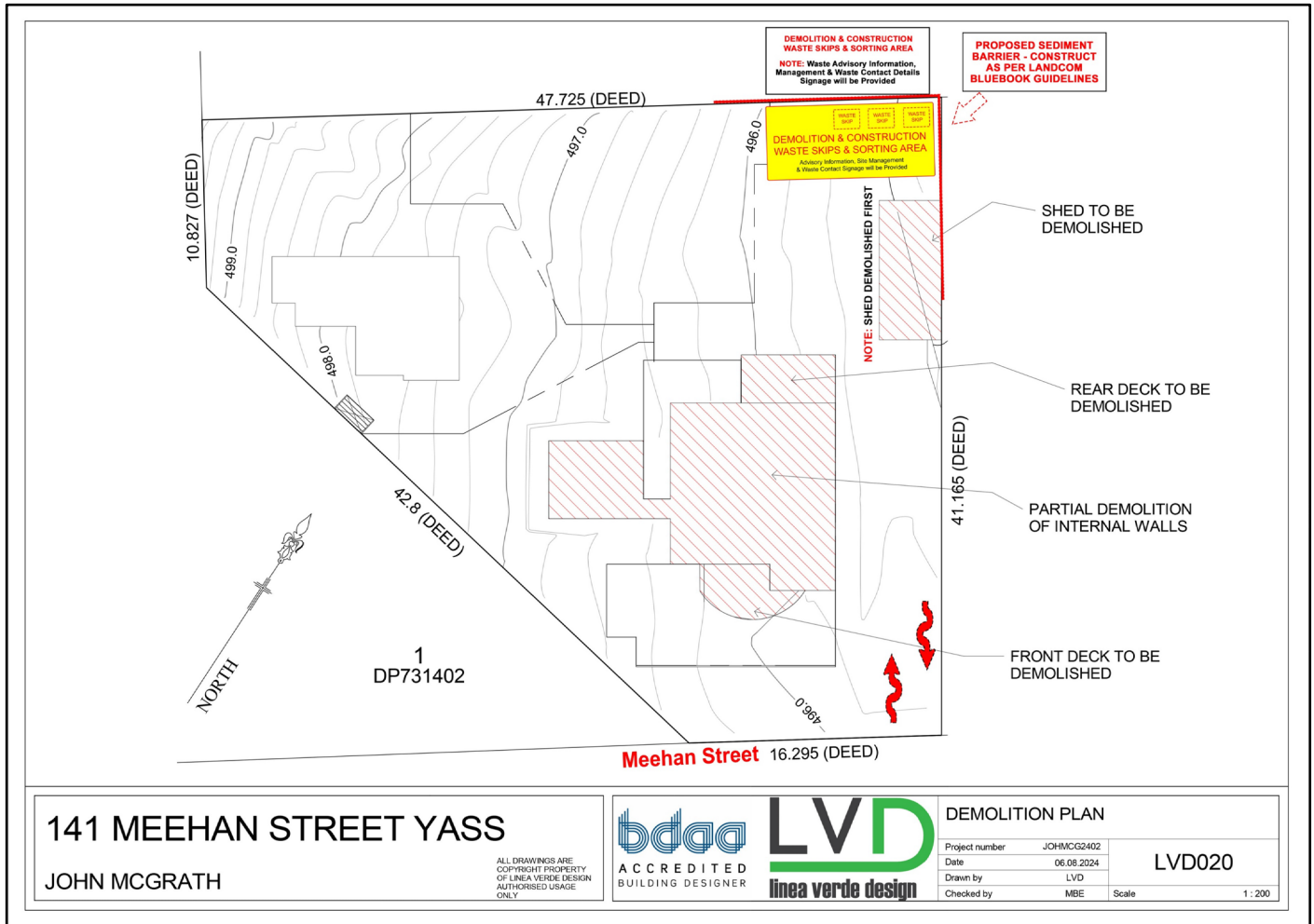


Figure 10: Proposed Demolition & Construction Site Plan for the Subject Property

Response:

Waste materials created as a result of the works shall be sorted and stored correctly before removal to appropriate facility. All safety precautions will be enforced, and the work site shall be kept as orderly as possible. Demolition and construction waste shall be collected and stored in waste and recycling containers and collected by the appropriate contractor/service. All works, with the addition of the alterations/additions, electrical, plumbing and new access paths to be completed for the multi-dwelling housing buildings will be carried out using best practices, sustainable design methodology and constructed using high quality materials. Non-Toxic Liquid waste shall be discharged to the existing sewer connection.

On-Going Waste

MGB’s (Mobile Garbage Bins) for general, recycling and organic waste that will be generated from the proposed multi-dwelling housing will be placed on the street kerbside for collection.

NOTE: A Combined Demolition/Construction & Operational (On-Going) Waste Management Plan which will cover all council requirements has been provided.

Section 4.15 (1)(b) Other Impacts of the Development

This section assesses the impact of the proposal in relation to the following issues, as required under Section 4.15 (1)(b) of the EP & A Act.

It is considered that the proposed works will have minimal environmental impact onto the natural environment of the subject site and its surrounding neighbouring properties. The proposal will have a positive social and economic impact to the area, offering the local public and broader communities' greater choice in affordable housing.

During construction, noise and building impacts will be minimised through observance of the requirements of the Environmental Protection Authority and Local Authorities. All noise emissions will comply with Australian Standards. As such the proposed development poses minimal detrimental impacts on both the natural and built environments.

- Visual impact and context
- Social and economic impact
- Flora and fauna values
- Heritage and cultural values
- Traffic generation
- Soil erosion and landscaping provision
- Utility services
- Noise
- Health and safety

Response:

Visual Impact and Context: The existing dwelling alterations and additions and proposed construction development will be carried out using best practices, sustainable design methodology and constructed using high quality materials maintaining the existing aesthetic.

Social and Economic Impact: The proposal will allow increased utilisation of the area and is appropriate to the objectives of the R3 zone for multi-dwelling housing.

Flora and Fauna Values: Existing established trees are to be retained, additionally adding new landscaping including flora/fauna. No impact to protected flora/fauna has been identified.

Heritage and Cultural Values: Any effects to the properties cultural or historical value are negatable.

Traffic Generation: A Traffic Impact Assessment report should not be needed as part of the DA.

Soil Erosion and Landscaping Provision: Landscaping is proposed. The property will not be affected, and established trees are to be retained.

Utility Services: The multi-dwelling housing development additions will be adequately serviced for electricity, water, sewerage and stormwater drainage.

Noise: The proposal is not expected to generate noise in excess of neighbourhood background noise.

Health and safety: There are no significant health or safety impact to residents, or surrounding properties.

Protection of the Environment Operations Act 1997

NOTE: All works to the building will be limited to the hours listed below and enforced regulations.

Construction site operators, owner-builders and public authority developments must comply with noise-restriction regulations under the **Protection of the Environment Operations Act 1997**. Some are regulated by the Environment Protection Authority (EPA) (mostly public authority works) and others (local development) by council.

Premises conducting scheduled activities must hold an environment protection licence through which the EPA applies appropriate noise control conditions. Councils can also control noise through conditions determined by them as part of development consent, issued under the planning legislation.

Guidance on acceptable levels of noise from construction activities is provided in the **NSW Interim Construction Noise Guideline**.

The **NSW Interim Construction Noise Guideline** includes recommended standard hours. However, they are not mandatory and more or less stringent construction hours may be approved by the local council depending on the situation.

Work type	Recommended standard hours of work
Normal construction	Monday to Friday 7 am to 6 pm
	Saturday 8 am to 1 pm
	No work on Sundays or public holidays
Blasting	Monday to Friday 9 am to 5 pm
	Saturday 9 am to 1 pm
	No blasting on Sundays or public holidays

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Response:

The application has been assessed against the requirements of the Policy and includes a BASIX Certificate (BSX 93572) for the proposed multi-dwelling housing development.

Section 4.15 (1)(c) Suitability of the Site for the Development

The site is considered suitable for the proposed development, owing largely to:

- Sufficient site area to support the proposed change of use development;
- Legally permissible and meets the objectives of the R3 Medium Density Residential Zone;
- The proposal is consistent with the objectives and relevant development standards of Yass Valley Local Environmental Plan 2013 & Yass Valley Council Development Control Plan 2024;
- The development will have minimal significant heritage, environmental, social or economic impacts onto adjoining properties.

Section 4.15 (1)(d) Submissions in Accordance with the Act or Regulations

Council is responsible for the referral of the application to relevant Government bodies and to adjoining owners. Any submissions will be reviewed by the applicant and Council during the assessment process, and duly considered.

Section 4.15 (1)(e) Public Interest

Given that the relevant issues have been addressed with regard to the public interest as reflected in the relevant planning policies and codes, the development is unlikely to result in any adverse impact to the public interest in the circumstance of the case, particularly noting the compliant and nature of the proposal. The proposal will improve the utilisation of the existing property additionally providing positive social and economic impacts to the area, offering the local public and broader communities' greater choice of multi-dwelling housing and impose no adverse impacts upon surrounding properties. Therefore, the proposal is within the public's interest.

Conclusion

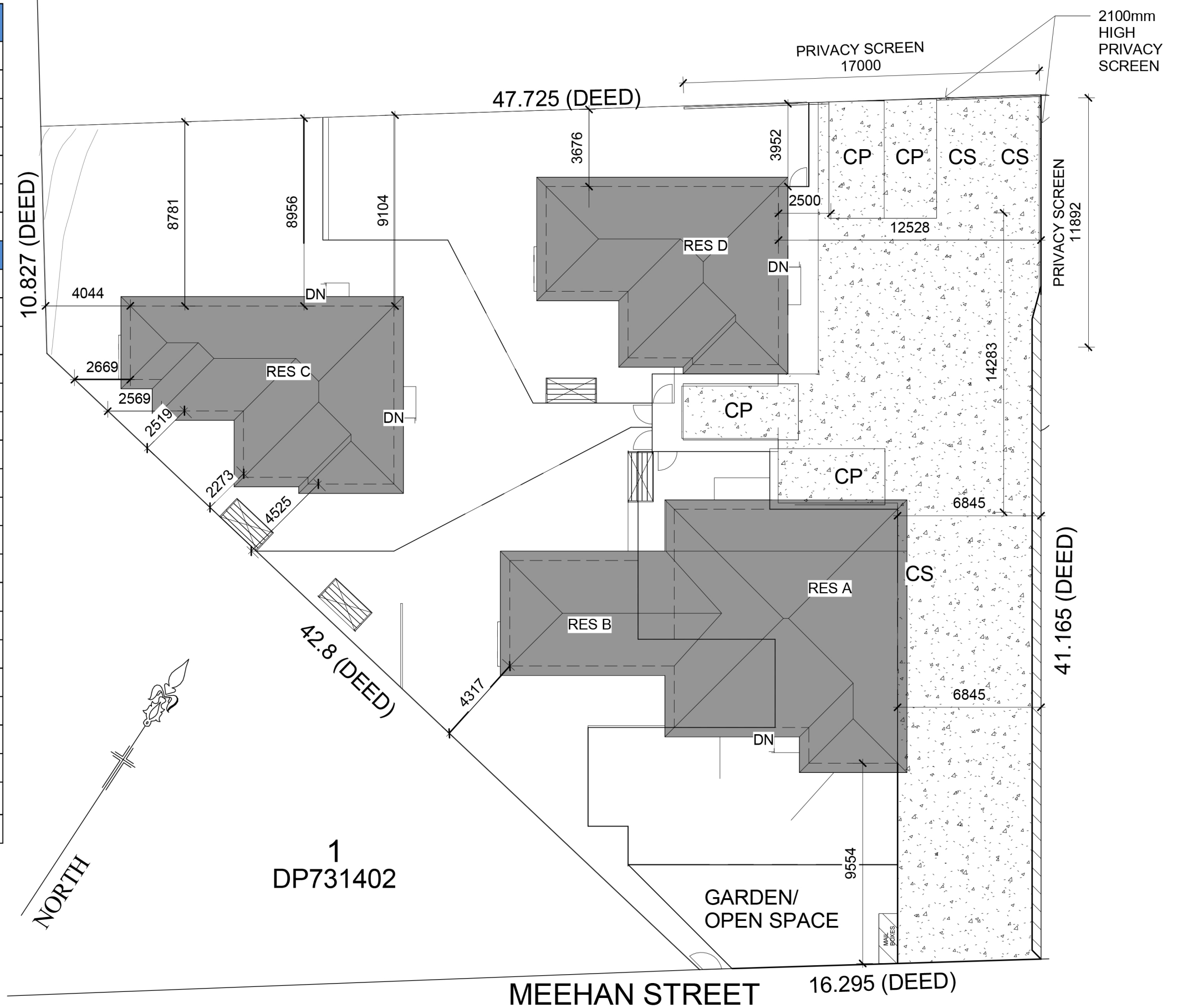
It is concluded that the development proposal to seek council approval the proposed works for the multi dwelling housing development comprising of 4 self-contained dwellings. The existing house located along Meehan Street will be altered internally to allow for 2 self-contained dwellings with minimal impact on the façade of the original dwelling is an appropriate proposal for the exiting property at 141 Meehan Street, Yass NSW. The proposal is supported on the following grounds:

- A Development Application is submitted to Yass Valley Council containing necessary drawings and reports. All associated documents referenced in this statement are to be provided with the application;
- The proposal is suitable for the R3 Medium Density Residential Zone and meets the current zoning objectives;
- The proposal meets the requirements of the Yass Valley Local Environmental Plan 2013 & Yass Valley Council Development Control Plan 2024;
- There will be no adverse social, economic or environmental impacts;
- Impacts to the amenity and character of the neighbourhood are negligible;
- The proposal is considered acceptable in terms of Section 4.15 of the Environmental Planning and Assessment Act 1979.

Architectural & Development Plans

Attached Below

Site Calculations		
Site Area	1,480m ²	
Proposed Site Coverage	463.37m ²	
Proposed Landscape Area	776.70m ²	or 52.47%
Existing Dwelling - Floor Area	148.00m ²	
Existing Dwelling - Side Setback (northeast boundary)	6.845m	
Existing Dwelling - Front Setback (southeast boundary)	9.554m	
Existing Dwelling - Side Setback (southwest boundary)	4.317m	
Proposed Residences		
Proposed Residence A (conditioned floor area)	88.68m ²	
Proposed Residence A (unconditioned floor area)	8m ²	
Proposed Residence A (total floor area)	96.68m²	
Proposed Residence B (conditioned floor area)	47.43m ²	Post Adaptable
Proposed Residence B (unconditioned floor area)	4m ²	Post Adaptable
Proposed Residence B (total floor area)	51.43m²	Post Adaptable
Proposed Residence C (conditioned floor area)	76.74m ²	
Proposed Residence C (unconditioned floor area)	8m ²	
Proposed Residence C (total floor area)	84.74m²	
Proposed Residence D (conditioned floor area)	71.52m ²	
Proposed Residence D (unconditioned floor area)	8m ²	
Proposed Residence D (total floor area)	79.52m²	
Proposed Total Residential Floor Areas	315.37m²	
Residence A (proposed courtyard area)	118.26m ²	
Residence B (proposed courtyard area)	162.29m ²	
Residence C (proposed courtyard area)	295.14m ²	
Residence D (proposed courtyard area)	153.81m ²	
Residence A to D (total courtyard area)	729.5m²	
4 Carports Areas (3 Carports & 1 Disabled Access Carport)	52.12m ²	
3 Parking Spaces (Visitors)	38.88m ²	



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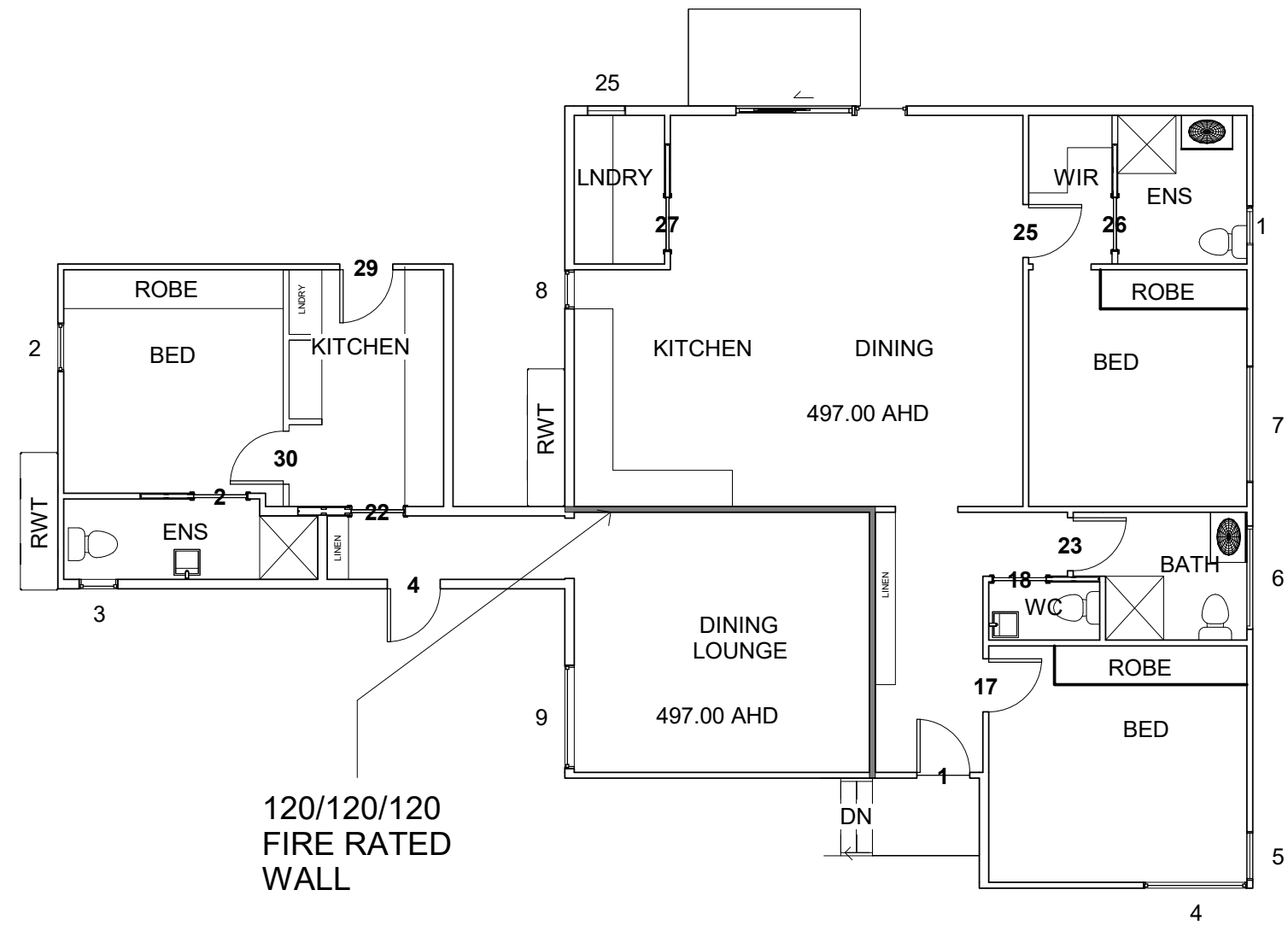
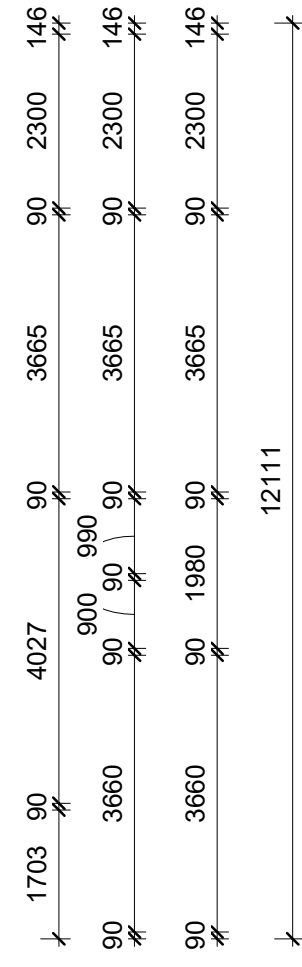
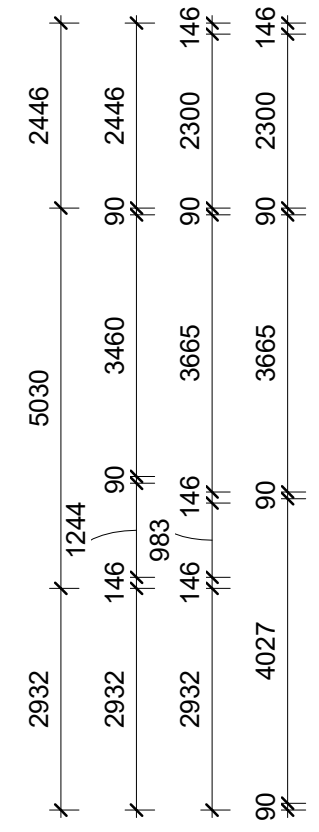
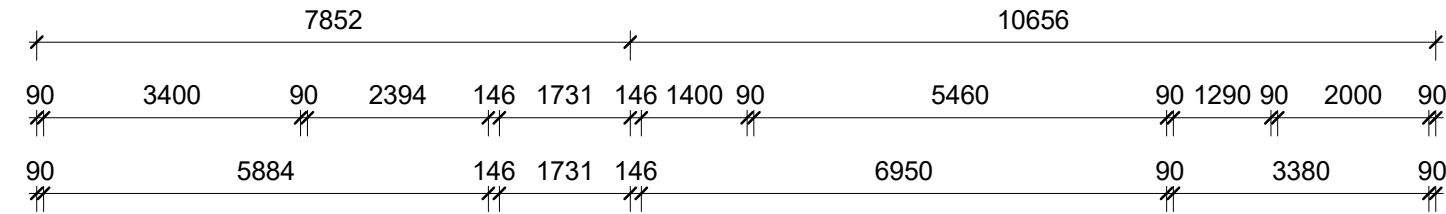


SITE PLAN

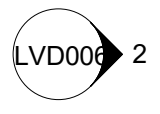
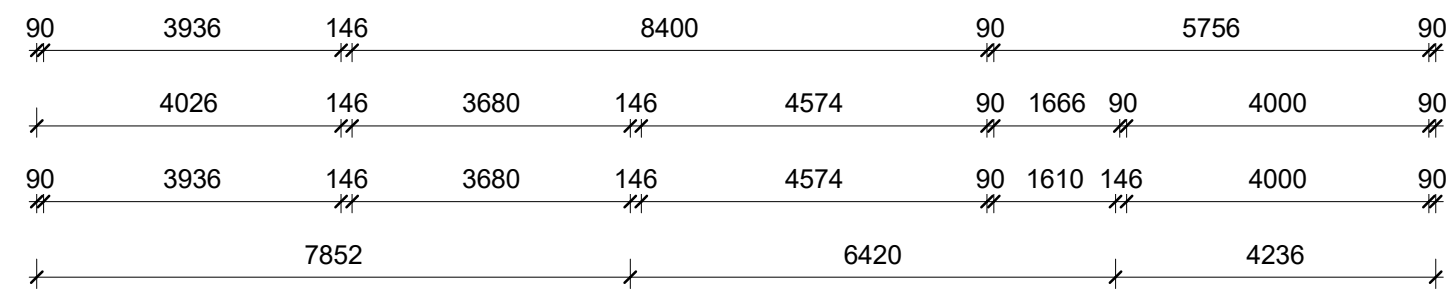
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120/120/120
FIRE RATED
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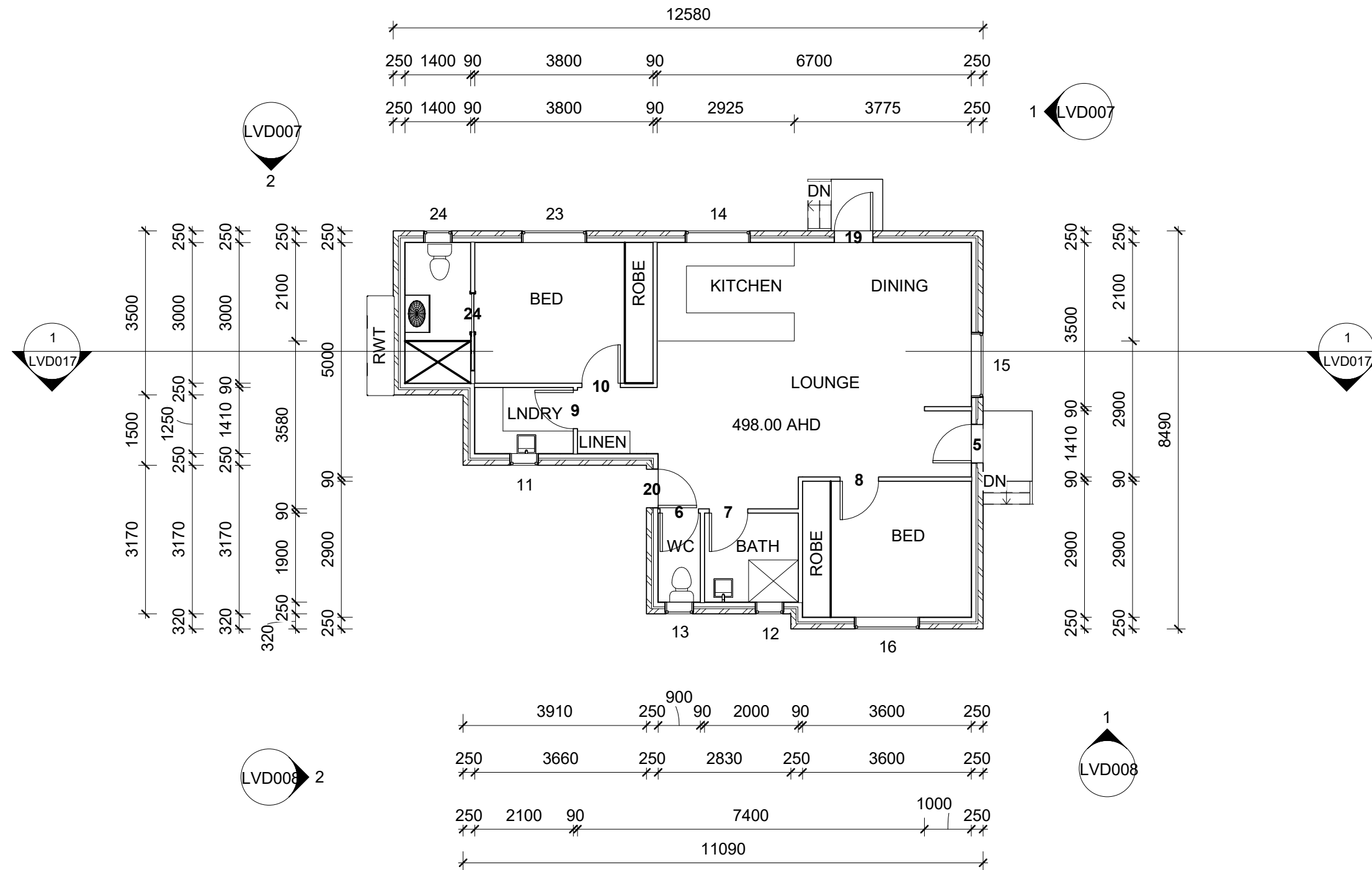


FLOOR PLAN RES A & B

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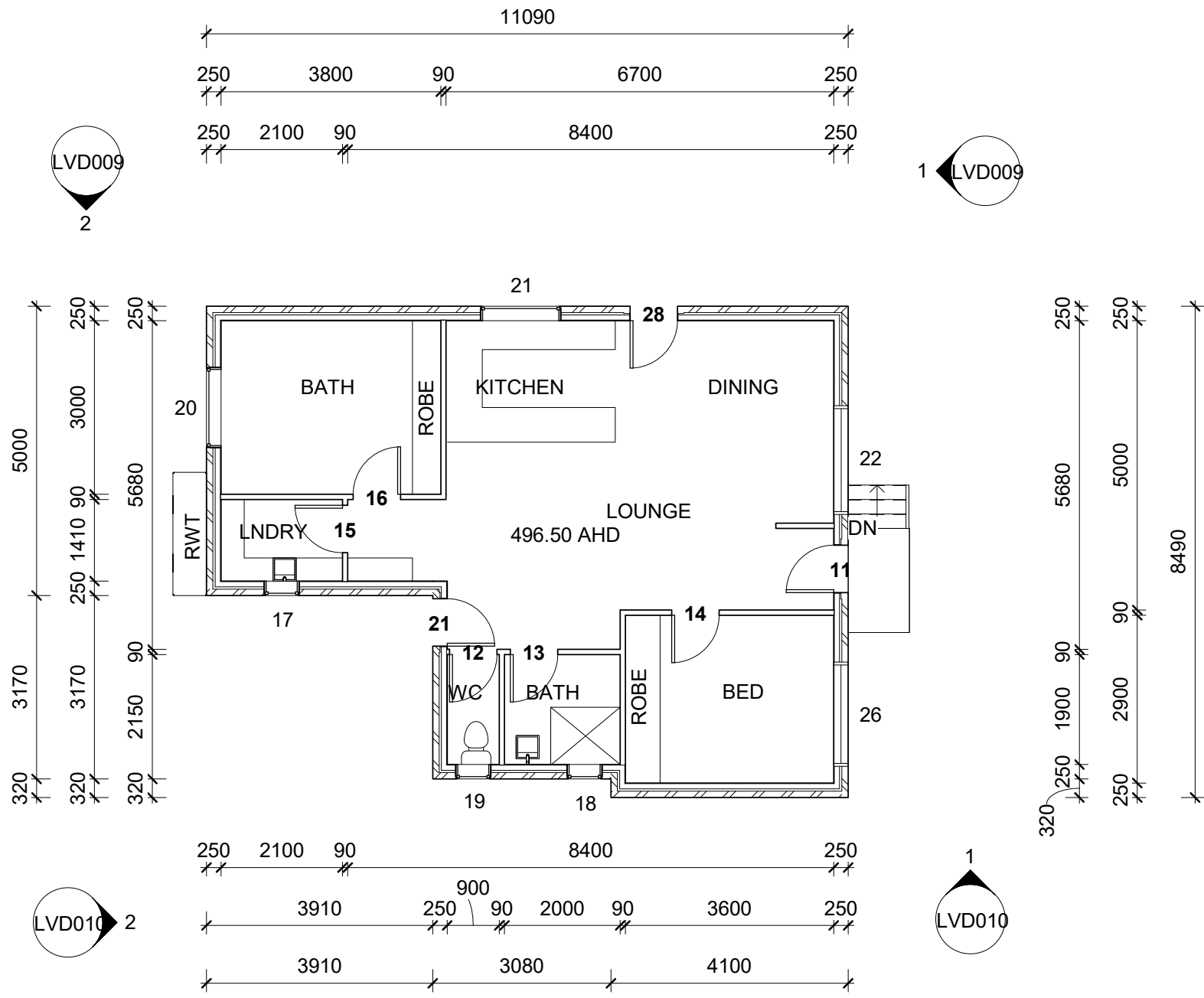


FLOOR PLAN RES C

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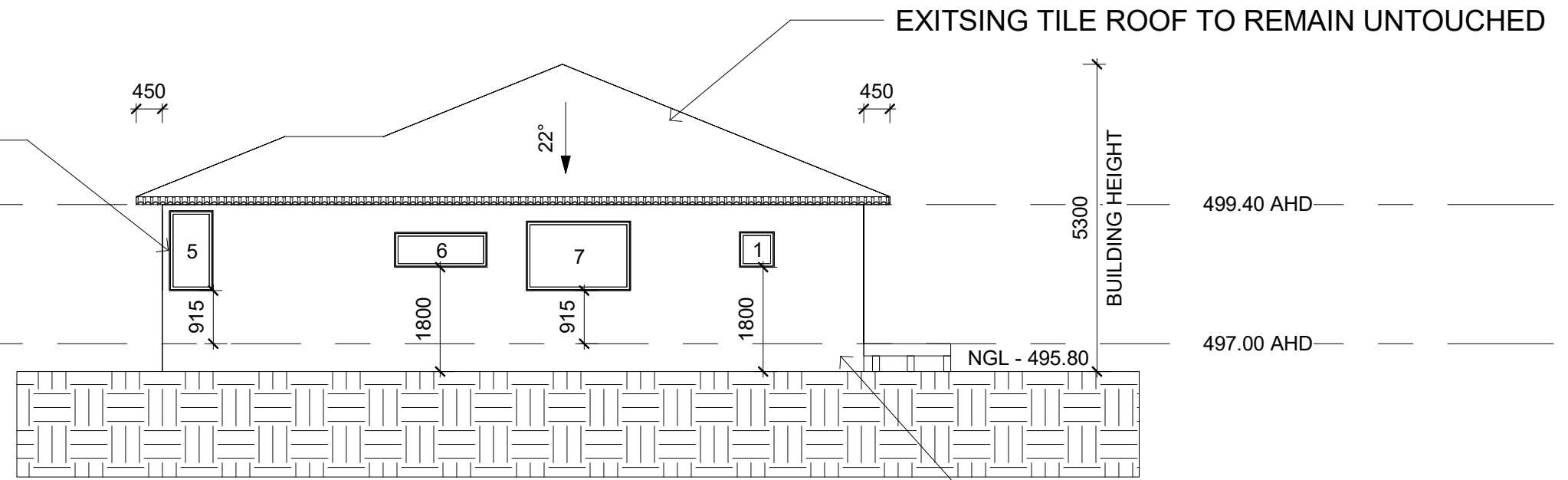
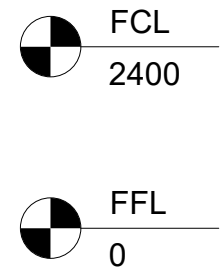
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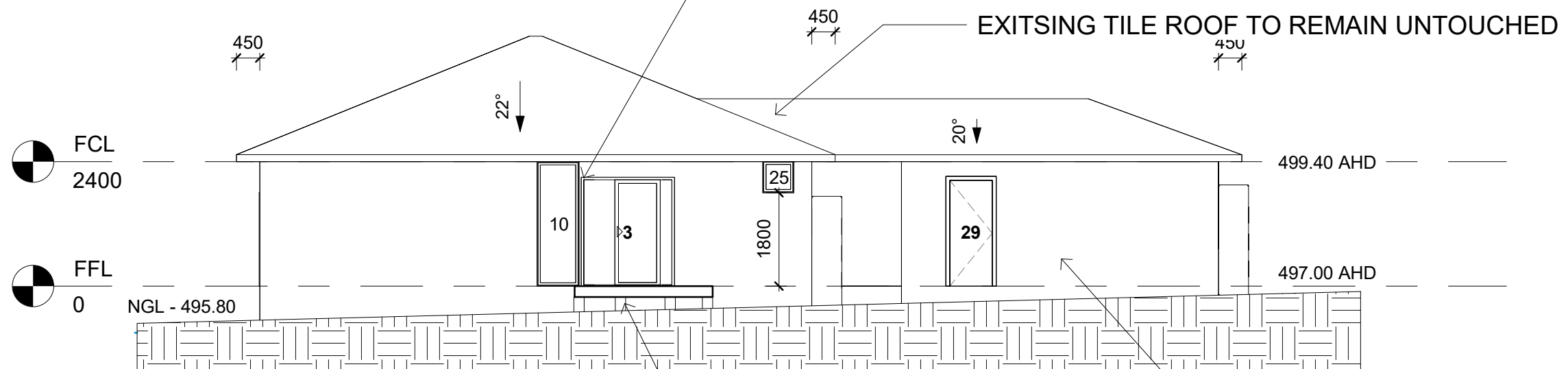
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ALL WINDOWS AND DOORS TO BE PAINTED REGENCY WHITE AND YORK STONE



1 RES A & B NORTH EAST
1 : 100

ALL WINDOWS AND DOORS TO BE PAINTED REGENCY WHITE AND YORK STONE



2 RES A & B NORTH WEST
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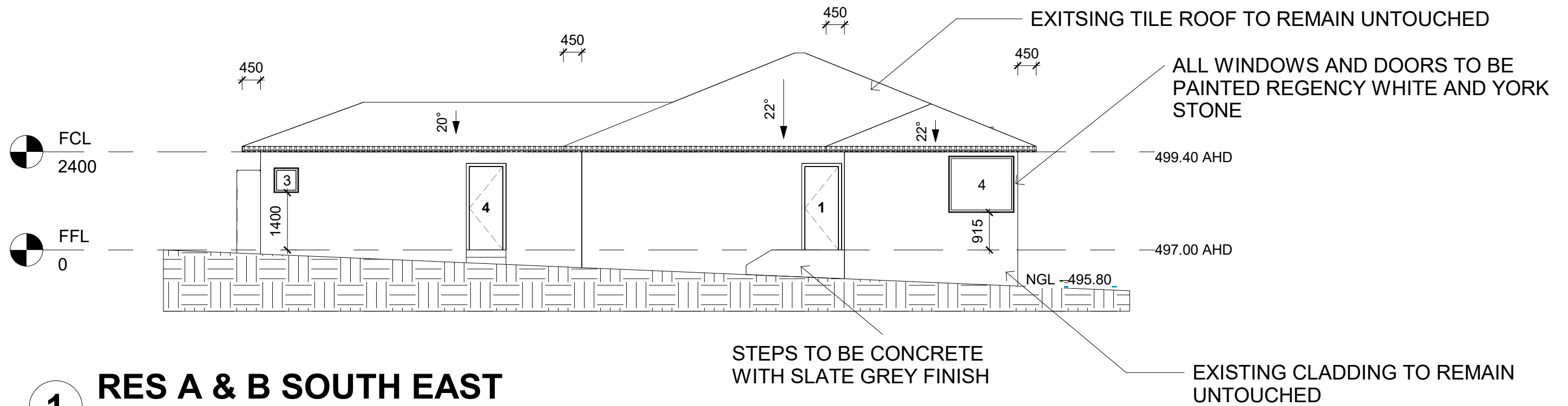


ELEVATIONS

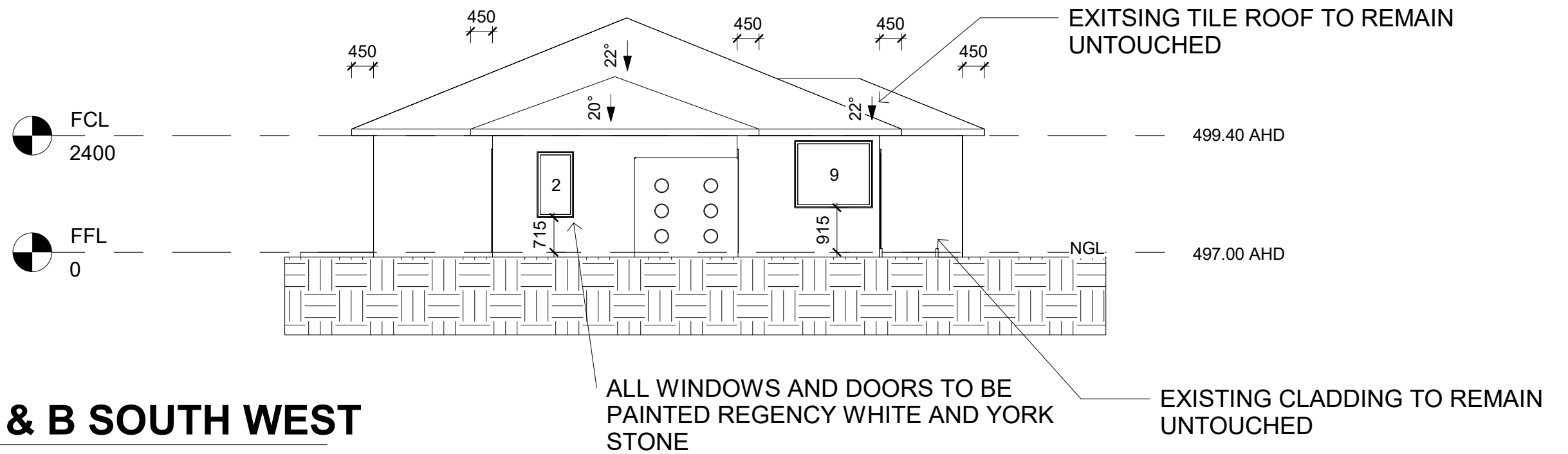
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1 RES A & B SOUTH EAST
1 : 100



2 RES A & B SOUTH WEST
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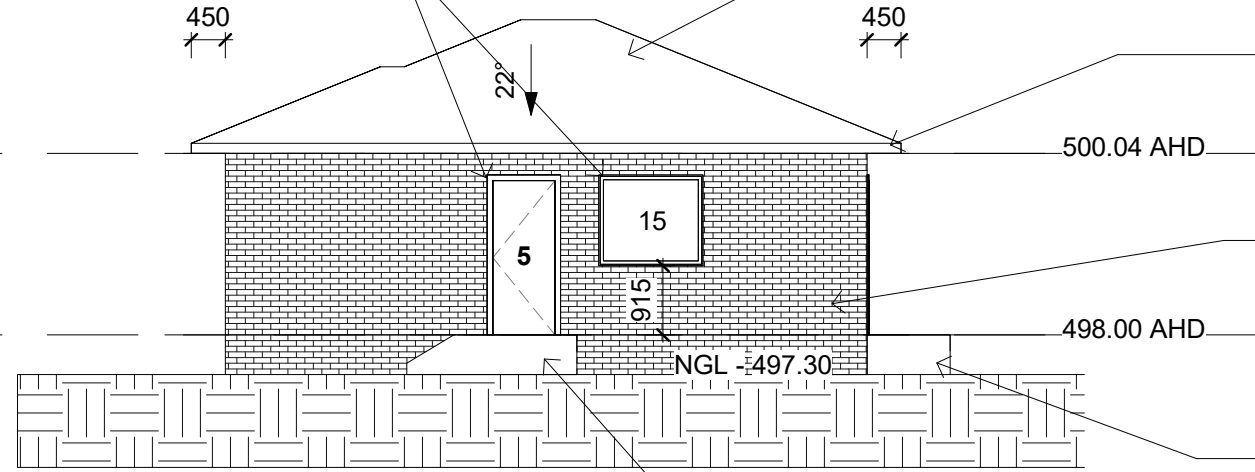
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FRAMES TO BE SURF MIST

ROOF TO BE COLOURBOND PAPERBARK

FCL
2400

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LIME WHITE

BRICK TO BE AUSTRAL
NEUTRALS OATMEAL

STAIRS BRICK TO BE AUSTRAL
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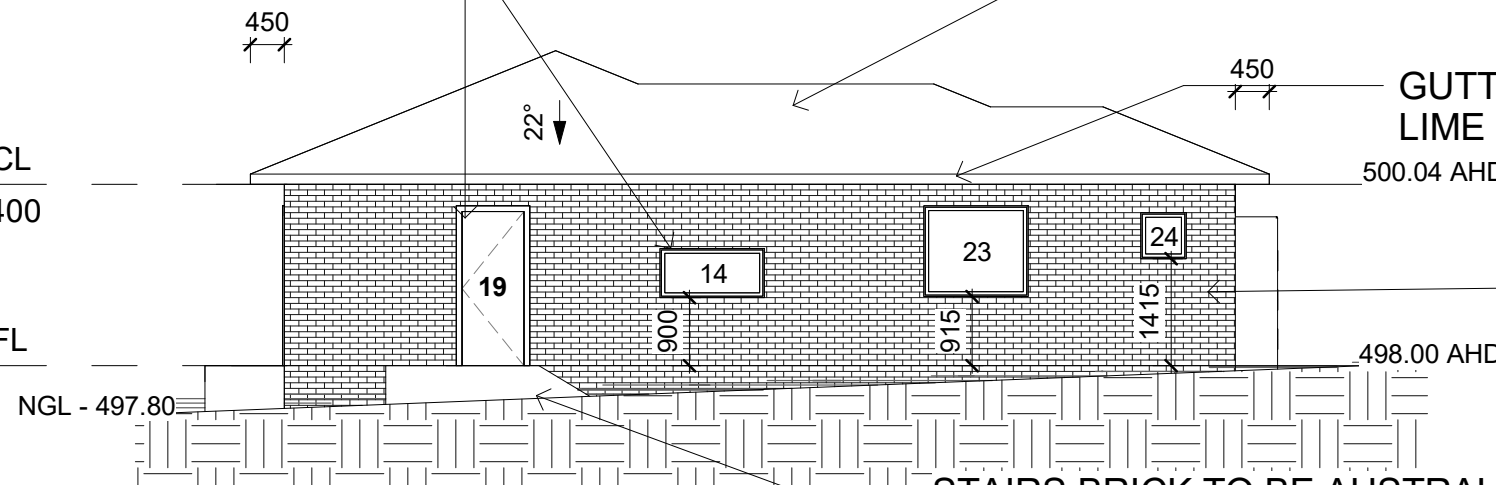
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FRAMES TO BE SURF MIST

ROOF TO BE COLOURBOND PAPERBARK

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BUILDING HEIGHT
4587



GUTTERS TO BE DULUX HERITAGE
LIME WHITE

BRICK TO BE AUSTRAL
NEUTRALS OATMEAL

STAIRS BRICK TO BE AUSTRAL
NEUTRALS OATMEAL

2 RES C NORTH WEST
1 : 100

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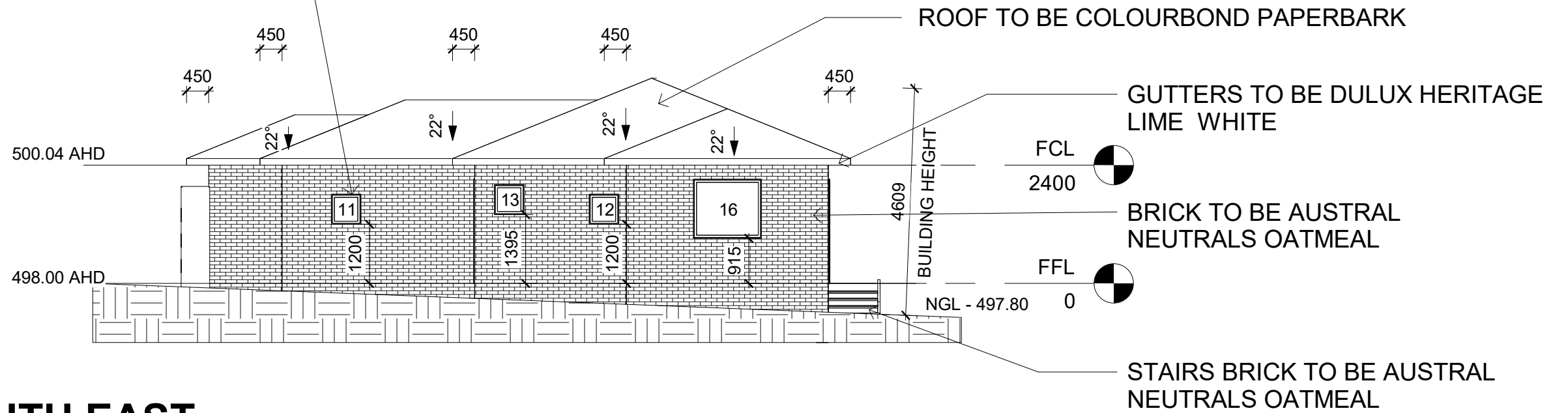
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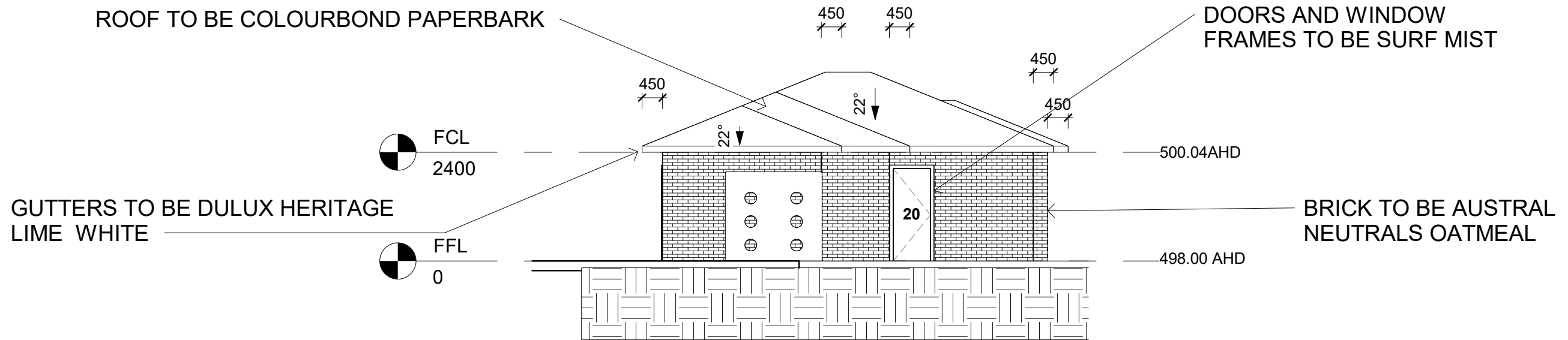
DOORS AND WINDOW
FRAMES TO BE SURF MIST



1 RES C SOUTH EAST
1 : 100

ROOF TO BE COLOURBOND PAPERBARK

DOORS AND WINDOW
FRAMES TO BE SURF MIST



2 RES C SOUTH WEST
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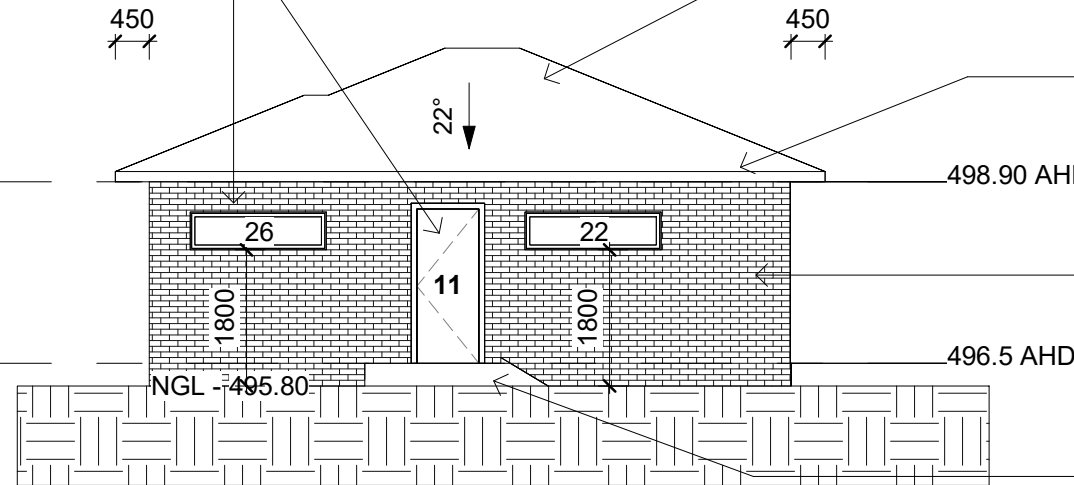
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DOORS AND WINDOW
FRAMES TO BE SURF MIST

ROOF TO BE COLOURBOND PAPERBARK

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LIME WHITE

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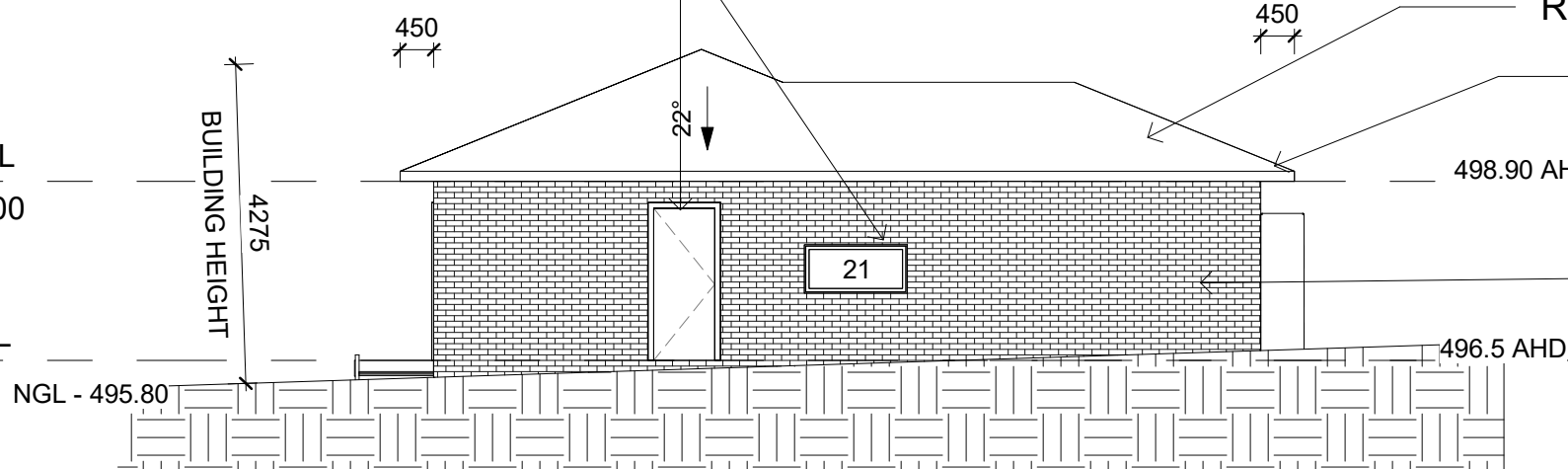
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DOORS AND WINDOW
FRAMES TO BE SURF MIST

ROOF TO BE COLOURBOND PAPERBARK

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GUTTERS TO BE DULUX HERITAGE
LIME WHITE

BRICK TO BE AUSTRAL
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2 RES D NORTH WEST
1 : 100

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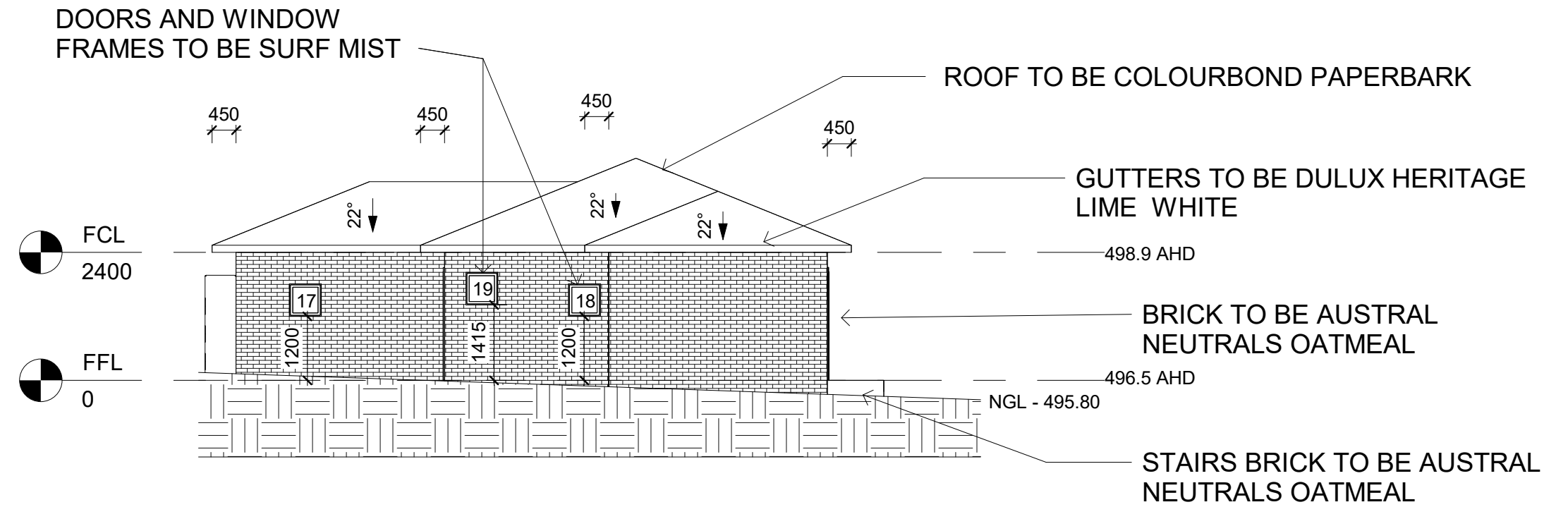
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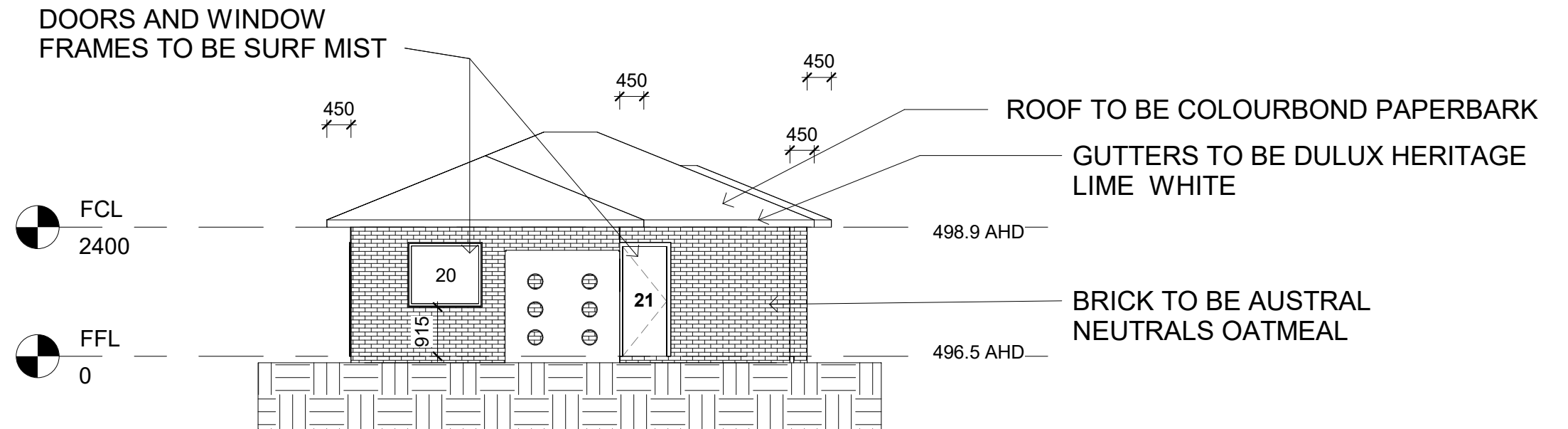
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1 RES D SOUTH EAST
1 : 100



2 RES D SOUTH WEST
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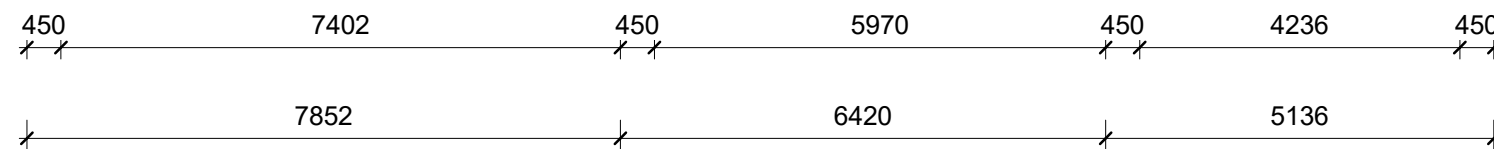
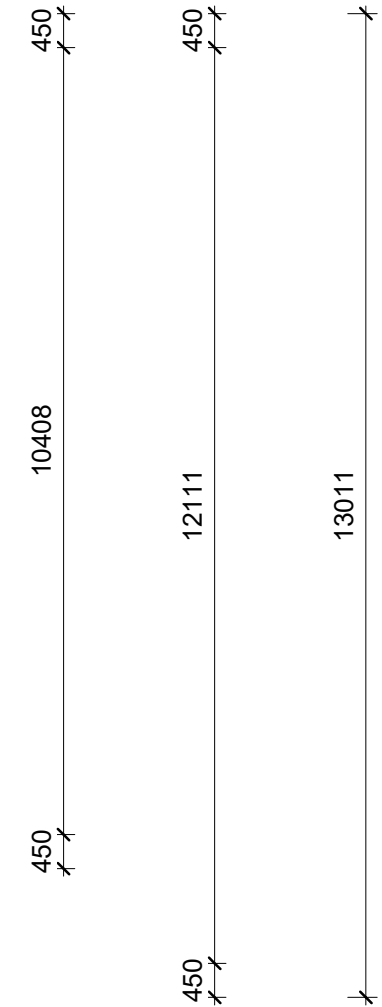
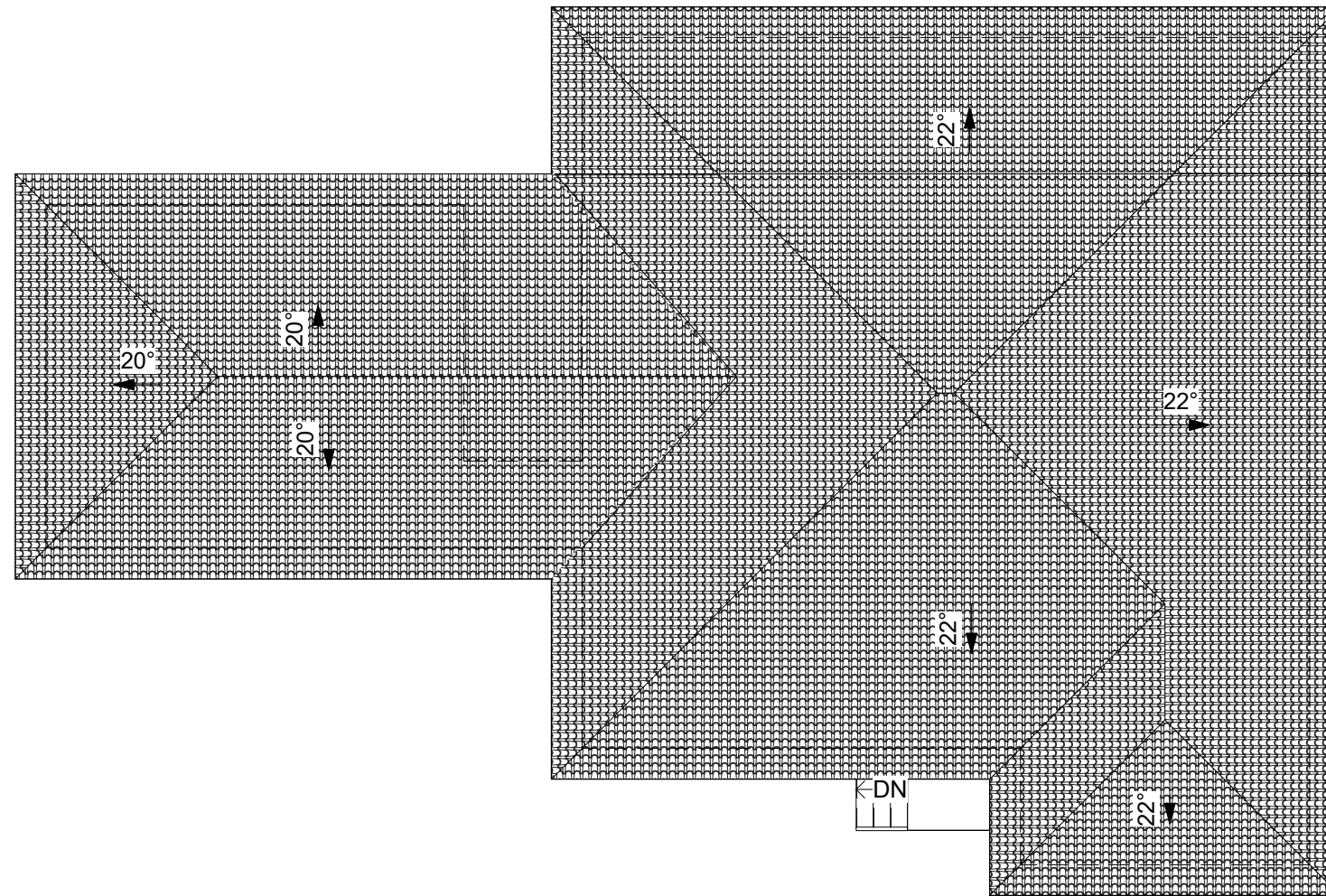
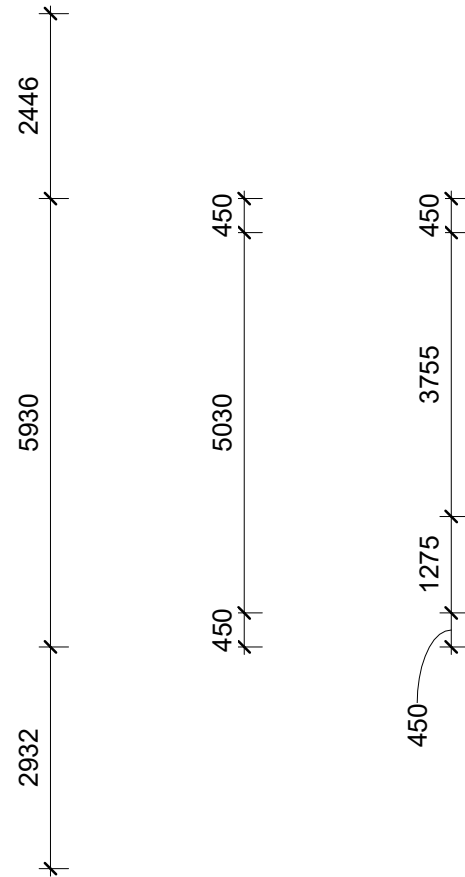
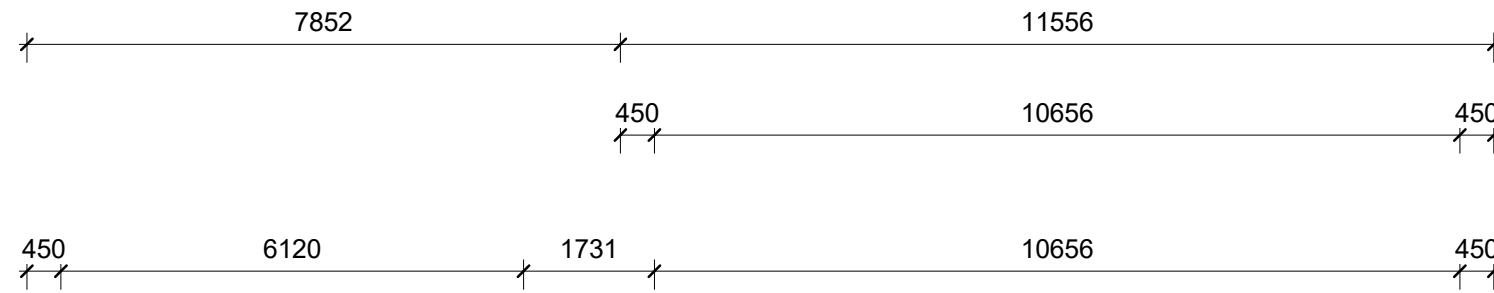
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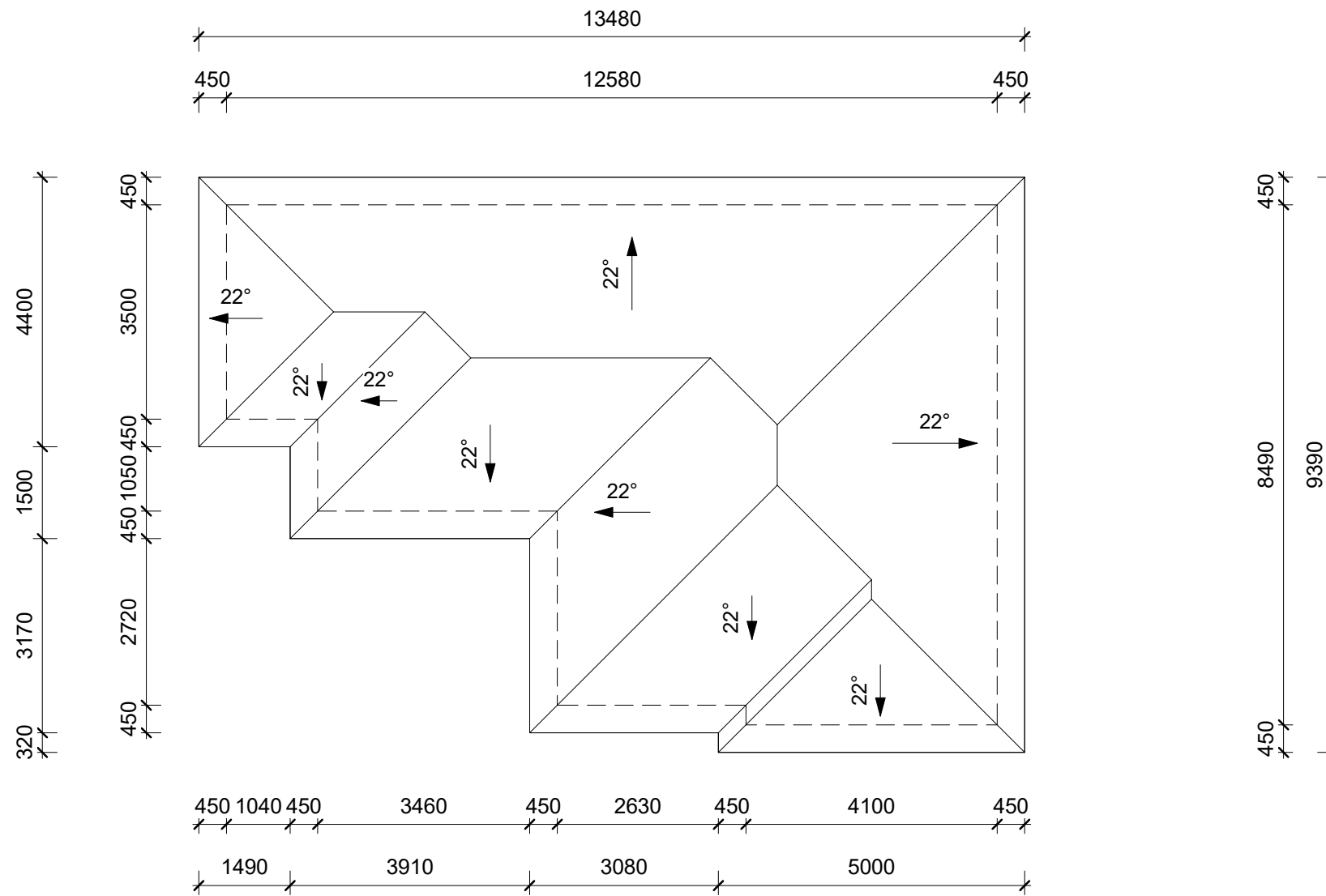


ROOF PLAN RES A & B

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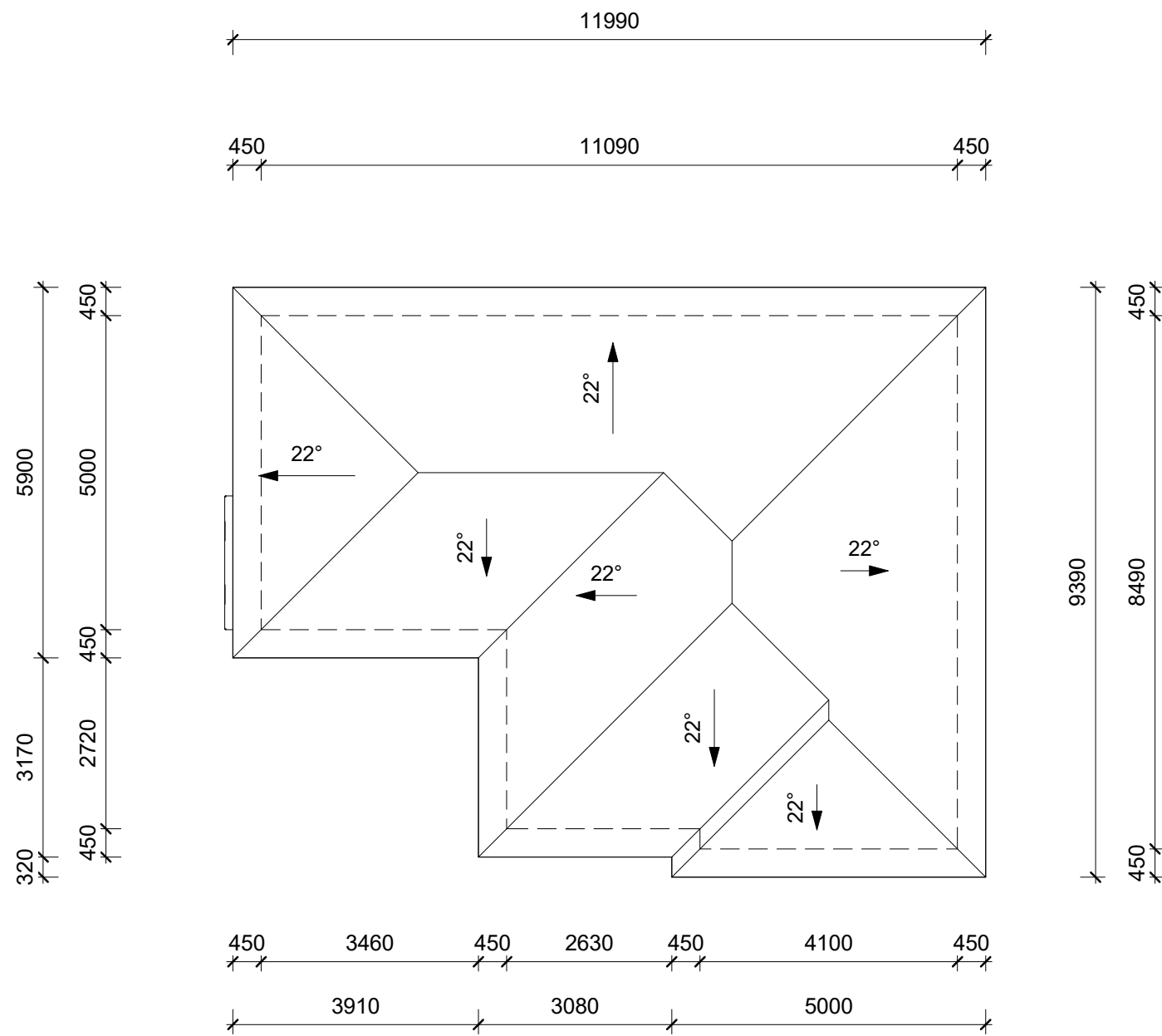


ROOF PLAN RES C

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ROOF PLAN RES D

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LVD013

Scale 1 : 100

Door Schedule		
Mark	Height	Width

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3	2100	1800
4	2040	820
5	2040	820
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8	2040	820
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25	2040	820
26	2040	820
27	2040	820
28	2040	820
29	2040	820
30	2040	820

Window Schedule			
Mark	Height	Width	Sill Height

1	610	600	1319
2	1350	750	715
3	610	600	1400
4	1380	1600	915
5	1380	750	915
6	600	1600	1319
7	1200	1800	915
8	610	600	915
9	1380	1600	915
10	2400	810	0
11	610	600	1200
12	610	600	1200
13	610	600	1395
14	650	1380	900
15	1200	1380	915
16	1200	1380	915
17	610	600	1200
18	610	600	1200
19	610	600	1415
20	1200	1380	915
21	650	1380	900
22	500	1800	1500
23	1200	1380	915
24	610	600	1415
25	610	600	1800
26	500	1800	1500

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SCHEDULES

Project number	JOHMC2402
Date	20.09.2024
Drawn by	LVD
Checked by	MBE

LVD014

Scale

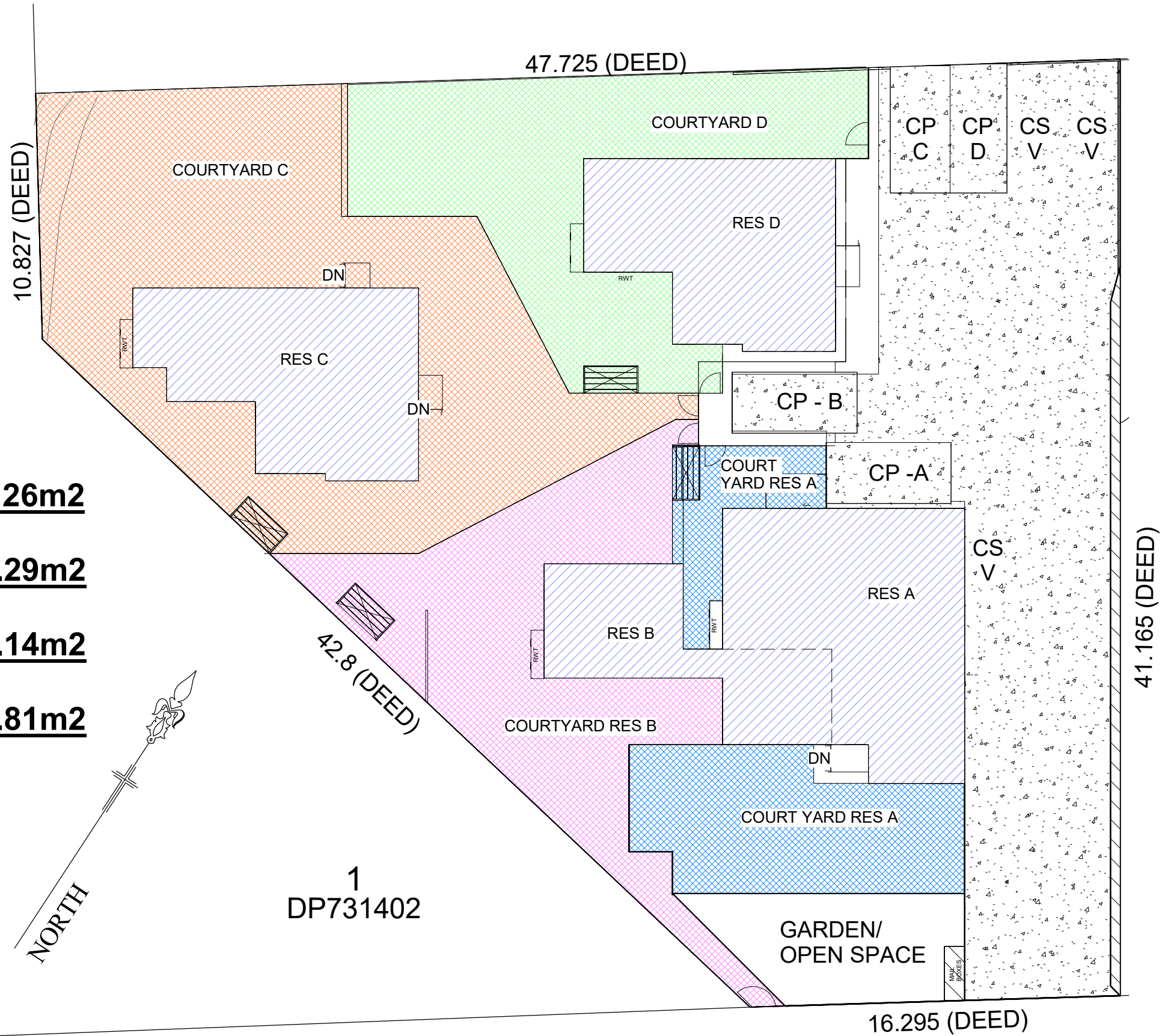
AREA SCHEDULE

COURTYARD RES A: 118.26m²

COURTYARD RES B: 162.29m²

COURTYARD RES C: 295.14m²

COURTYARD RES D: 153.81m²



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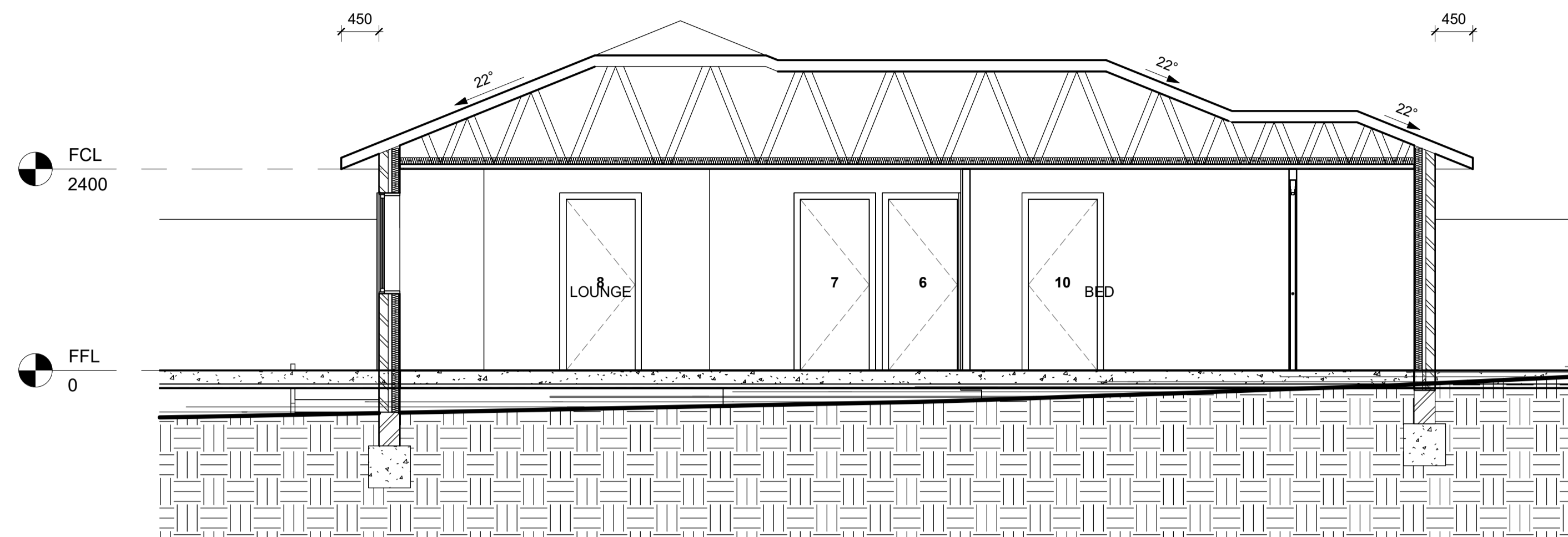


COURTYARD PLAN

Project number	JOHMC2402
Date	27.09.2024
Drawn by	LVD
Checked by	MBE

LVD015

Scale 1 : 200



ROOF:

ALL STRUCTURAL TRUSS SYSTEM TO BE INSTALLED/MAINTAINED WITH CURRENT AUSTRALIAN STANDARDS
 MIN R5 WITH SARKING AND WALL R2 WITH SARKING

TIMBER STUD WORK:

ALL NEW TIMBER STUD WORK IS TO COMPLY WITH CURRENT BCA, LEGISLATION AND THE REQUIREMENTS OF AS 1684.2 - 1999 "RESIDENTIAL TIMBER FRAMED CONSTRUCTION"
 90X35MM PINE PLATE AND NOGGING - PROVIDE SECOND 90X45 MM TOP PLATE TO ALL LOAD BEARING WALLS IS MANDATORY
 90X35 PINE STUDS AT 450MM CENTERS TO ALL LOAD BEARING WALLS AND AT 600MM CENTERS TO NON LOAD BEARING WALLS
 PROVIDE 90X45 F8 STUDS TO BOTH SIDES OF OPENINGS
 F8 TIMBER TO ALL WALLS SUPPORTING TRUSSES THAT SPAN GREATER THAN 6.0M
 50X38 CEILING BATTENS AT 450MM

FOOTINGS:

ALL CONCRETE FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH S.A.A CODE 2870.1 SPECIFICATIONS TO BE PROVIDED BY ENGINEER
 CONTINUOUS DAMPPROOF MEMBRANE UNDER SLAP

WALLS:

EXTERNAL WALLS TO BE MADE OF BRICK VENEER - SPECIFICATIONS TO BE IN ACCORDANCE WITH RESIDENTIAL BUILDING SPECIFICATIONS CHECKLIST
 INTERNAL WALLS TO BE MADE OF GYPSUM BOARD - SPECIFICATIONS TO BE IN ACCORDANCE WITH RESIDENTIAL BUILDING SPECIFICATIONS CHECKLIST
 WATER PROOFING TO BE PROVIDED ON ALL WET AREAS PRIOR TO FINISH

WINDOWS

UVAL 4.80 SHGC 0.51
 EXTERNAL WALLS TO HAVE R2.5 PLUS SARKING
 CEILING TO HAVE R5
 ROOF TO HAVE R1
 R2 BETWEEN GARAGE WALL AND LIVING AREA
 GARAGE CEILING TO HAVE R4

INSULATION SCHEDULE

UVAL 4.80 SHGC 0.51
 EXTERNAL WALLS TO HAVE R2.5 PLUS SARKING
 CEILING TO HAVE R5
 ROOF TO HAVE R1
 R2 BETWEEN GARAGE WALL AND LIVING AREA
 GARAGE CEILING TO HAVE R4

VERSION HISTORY

1.	_____
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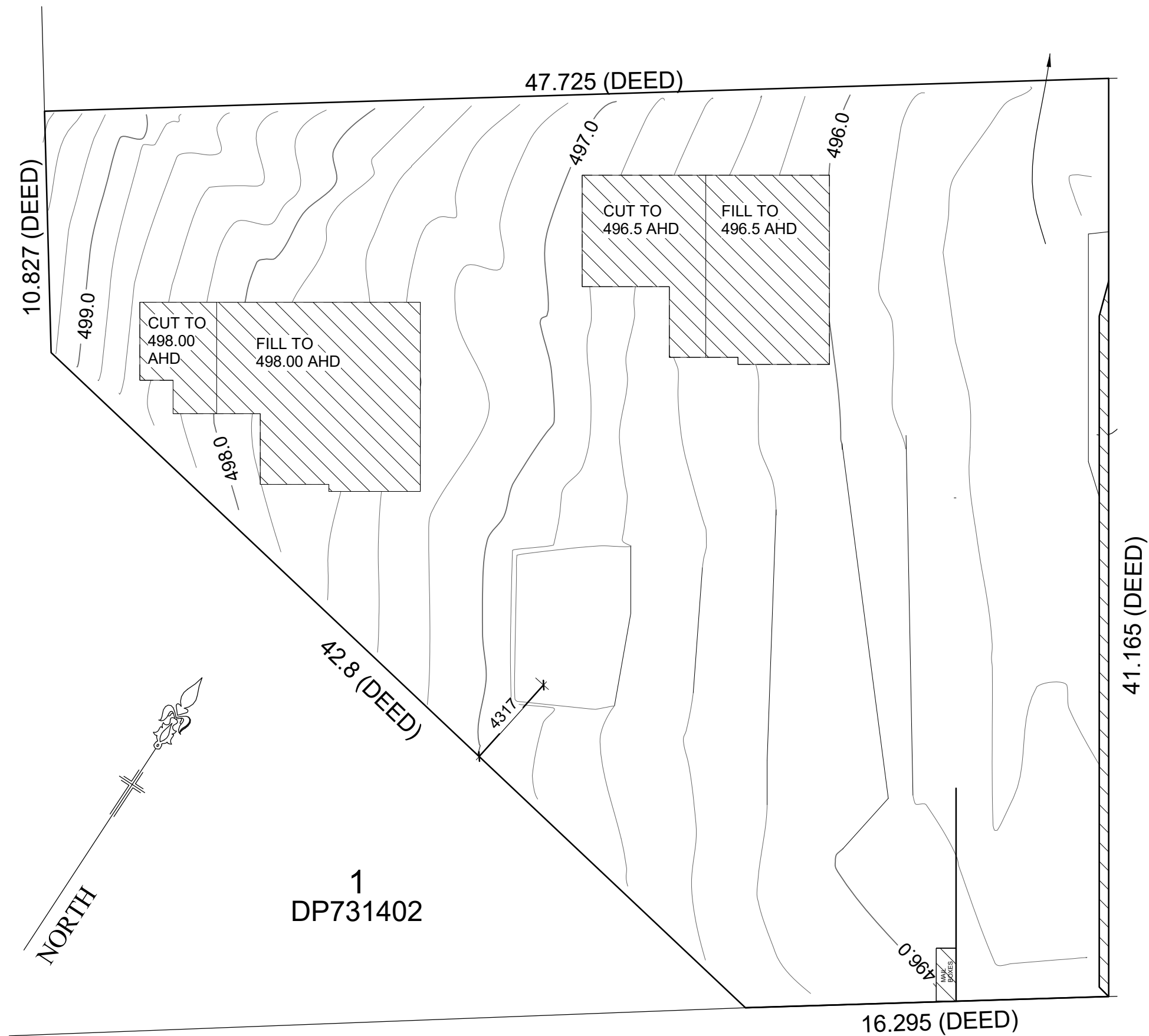


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JOHN MCGRATH

SECTION

Project number	JOHMCG2402
Date	20.09.2024
Drawn by	LVD
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LVD017	
Scale	1 : 50



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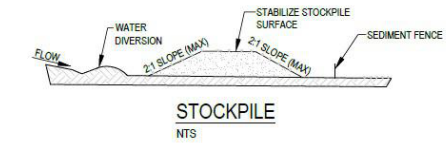
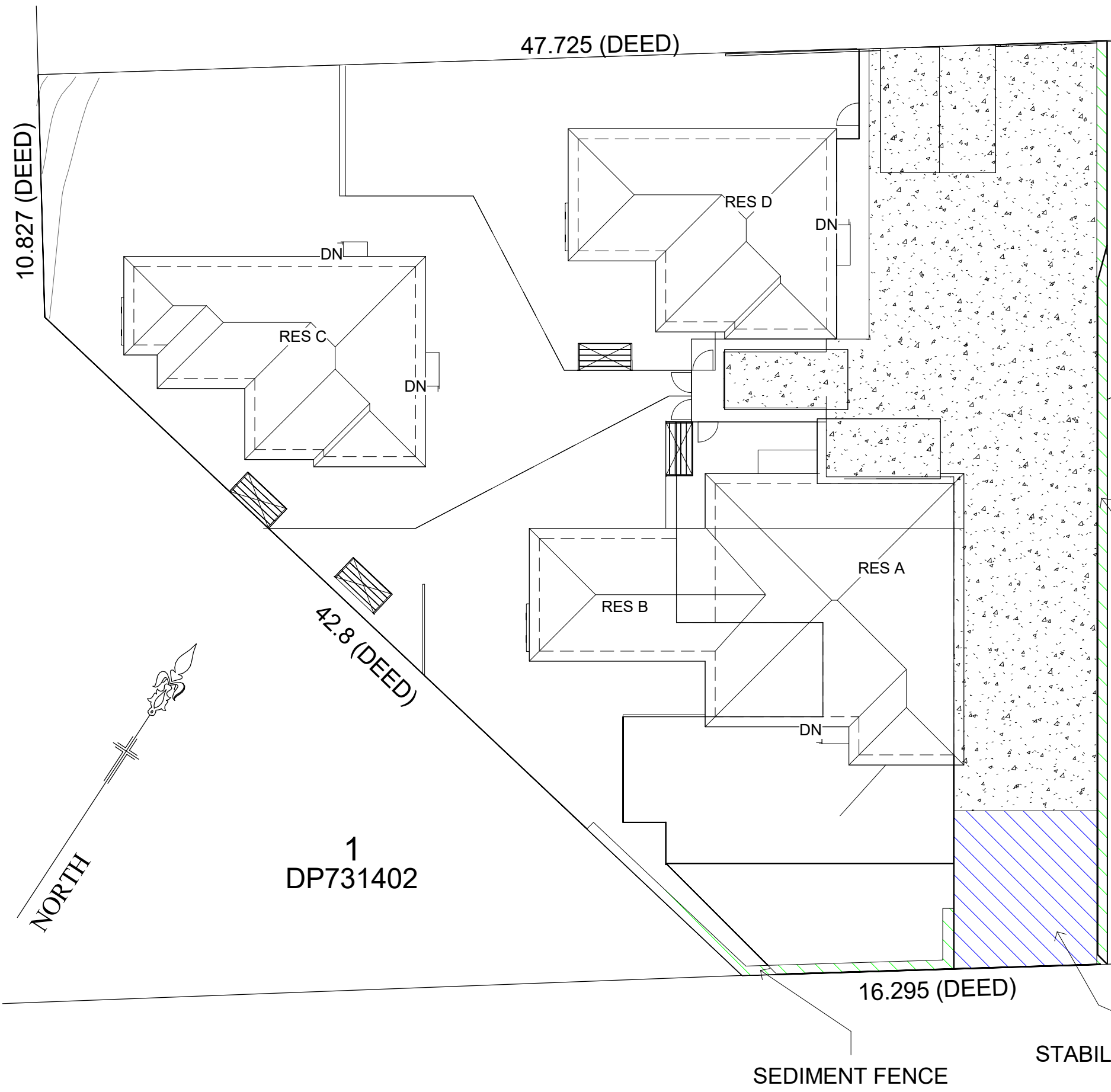


CUT AND FILL

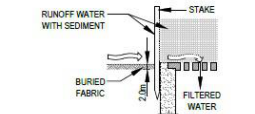
Project number	JOHMC2402
Date	20.09.2024
Drawn by	LVD
Checked by	MBE

LVD018

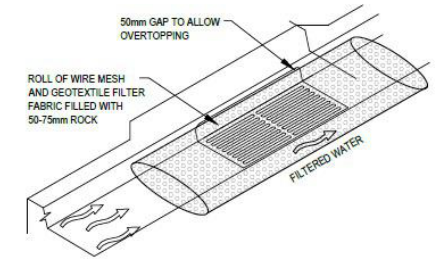
Scale 1 : 200



- NOTE:**
1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
 2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
 3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
 4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILIZE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
 5. CONSTRUCT EARTH BANKS (LOW FLOW) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES ON THE DOWNSLOPE.

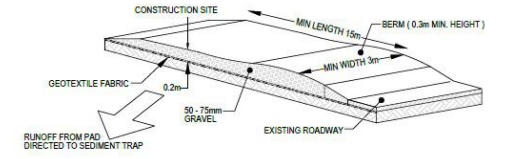


- CONSTRUCTION NOTES:**
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
 2. FOLLOW STRAW FILTER AND SEDIMENT FENCE FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOTEXTILE. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
 3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBARS OR EARTH BANKS AS SHOWN IN THE DRAWING. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

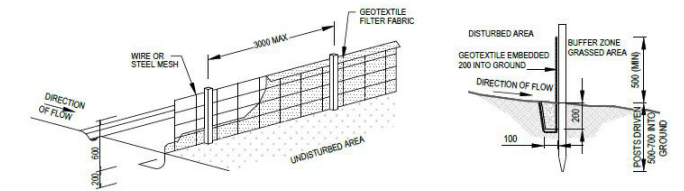


MESH AND GRAVEL INLET FILTER
NTS

- CONSTRUCTION NOTES:**
1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS
 2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
 3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm(N) x 400mm(W).
 4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
 5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
 6. SANDBARS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.



- CONSTRUCTION NOTES:**
1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE
 2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE
 3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASED OR 30mm AGGREGATE
 4. ENSURE THE STRUCTURE IS AT LEAST 15m LONG OR TO BUILD ALIGNMENT AND AT LEAST 1 METRE WIDE
 5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILIZED ACCESS, CONSTRUCT A HUMP IN THE STABILIZED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



- CONSTRUCTION NOTES:**
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENTS AREA OF ANY ONE SECTION. THE CATCHMENTS AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT.
 2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE SIDE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
 4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
 5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 100mm OVERLAP.
 6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

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EROSION CONTROL

JOHN MOSGRAVE
1 : 200

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LVD
linea verde design

EROSION CONTROL

Project number	JOHMC2402
Date	20.09.2024
Drawn by	LVD
Checked by	MBE

LVD019

Scale 1 : 200



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DEMOLITION PLAN

Project number	JOHMC2402
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LVD020

Scale 1 : 200



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LOCALITY PLAN

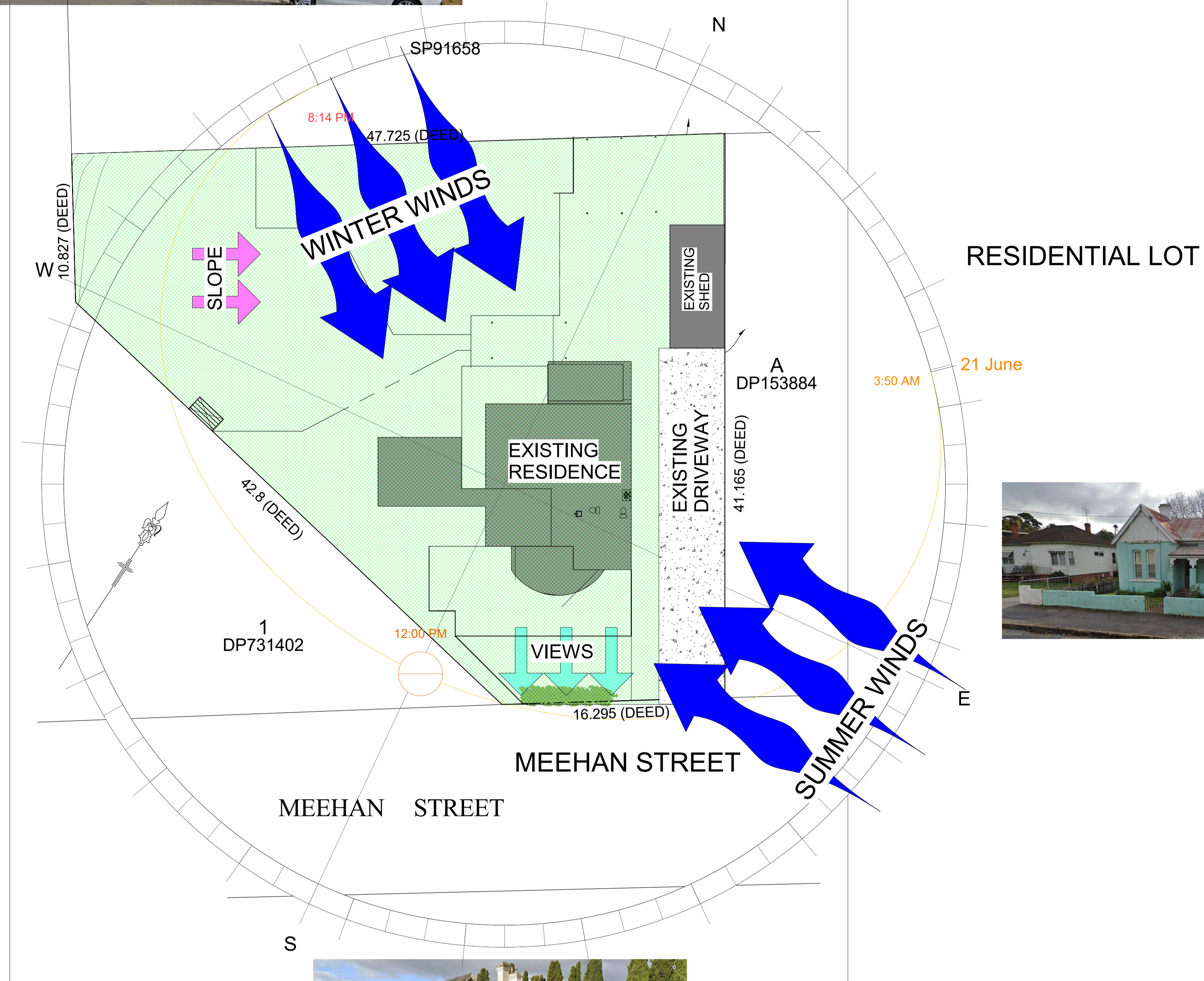
Project number	JOHMC2402
Date	20.09.2024
Drawn by	LVD
Checked by	MBE

LVD021

Scale 1 : 500



RESIDENTIAL LOT



RESIDENTIAL LOT

GOVERNMENT LOT



VERSION HISTORY

1. _____
2. _____
3. _____
4. _____
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6. _____
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JOHN MCGRATH

SITE ANALYSIS

Project number JOHMCG2402

Date 20.09.2024

Drawn by LVD

Checked by MBE

LVD023

Scale 1 : 200

SP91658



NOTE:
 PAVEMENT MARKINGS AND CAR PARKING AREAS ARE TO BE NON-SLIP. ALL ACCESSIBLE PARKING SPACES TO BE IDENTIFIED BY A WHITE INTERNATIONAL SYMBOL OF ACCESS BETWEEN 800MM AND 1000MM PLACED ON A BLUE RECTANGLE WITH NO SIDE MORE THAN 1200 MM IN THE CENTRE OF THE SPACE BETWEEN 500MM AND 600MM FROM THE ENTRY POINT. ALL LINE MARKING MUST BE YELLOW ONLY AROUND THE ACCESSIBLE CAR PARKING SPACE AND SHARED AREAS. LINE MARKING IS TO BE UNBROKEN LINES 80MM TO 100MM WIDE ON ALL SIDES EXCEPT ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.

VERSION HISTORY

1. _____
2. _____
3. _____
4. _____
5. _____
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CARPORT PLAN

Project number JOHMCG2402

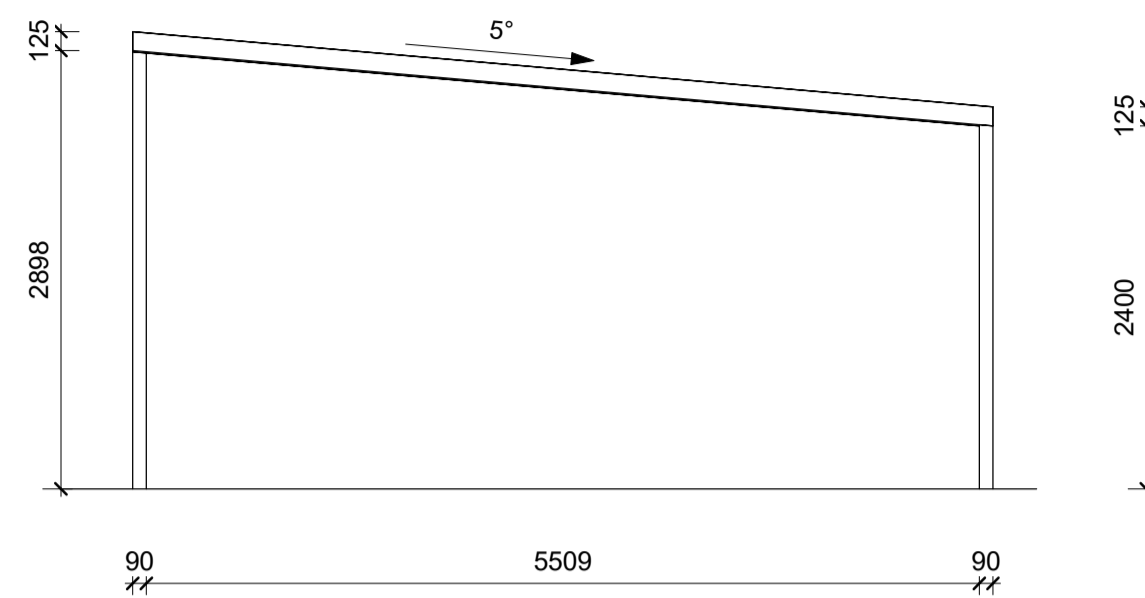
Date 20.09.2024

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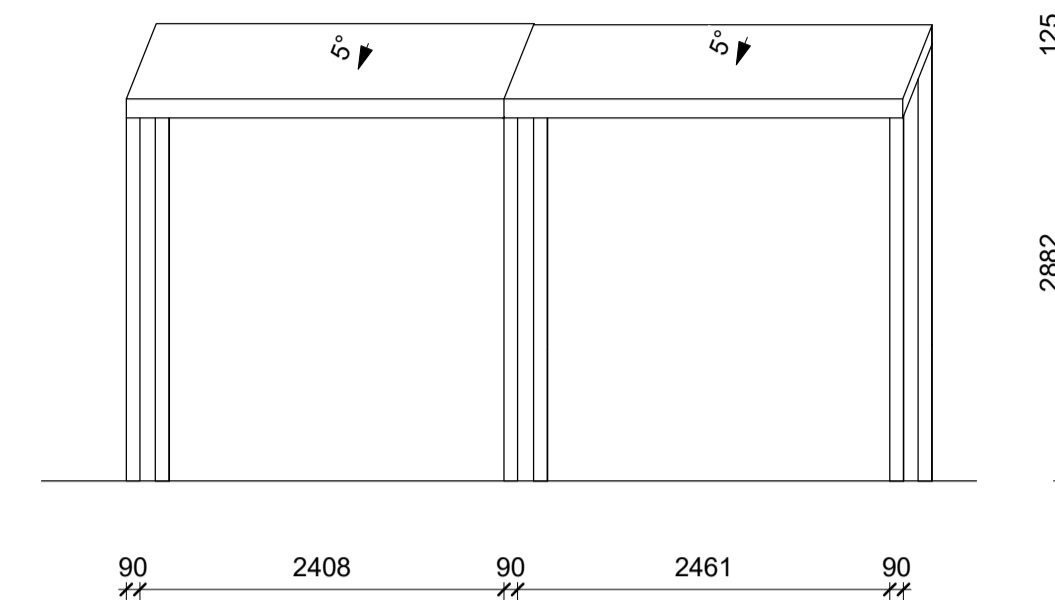
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LVD024

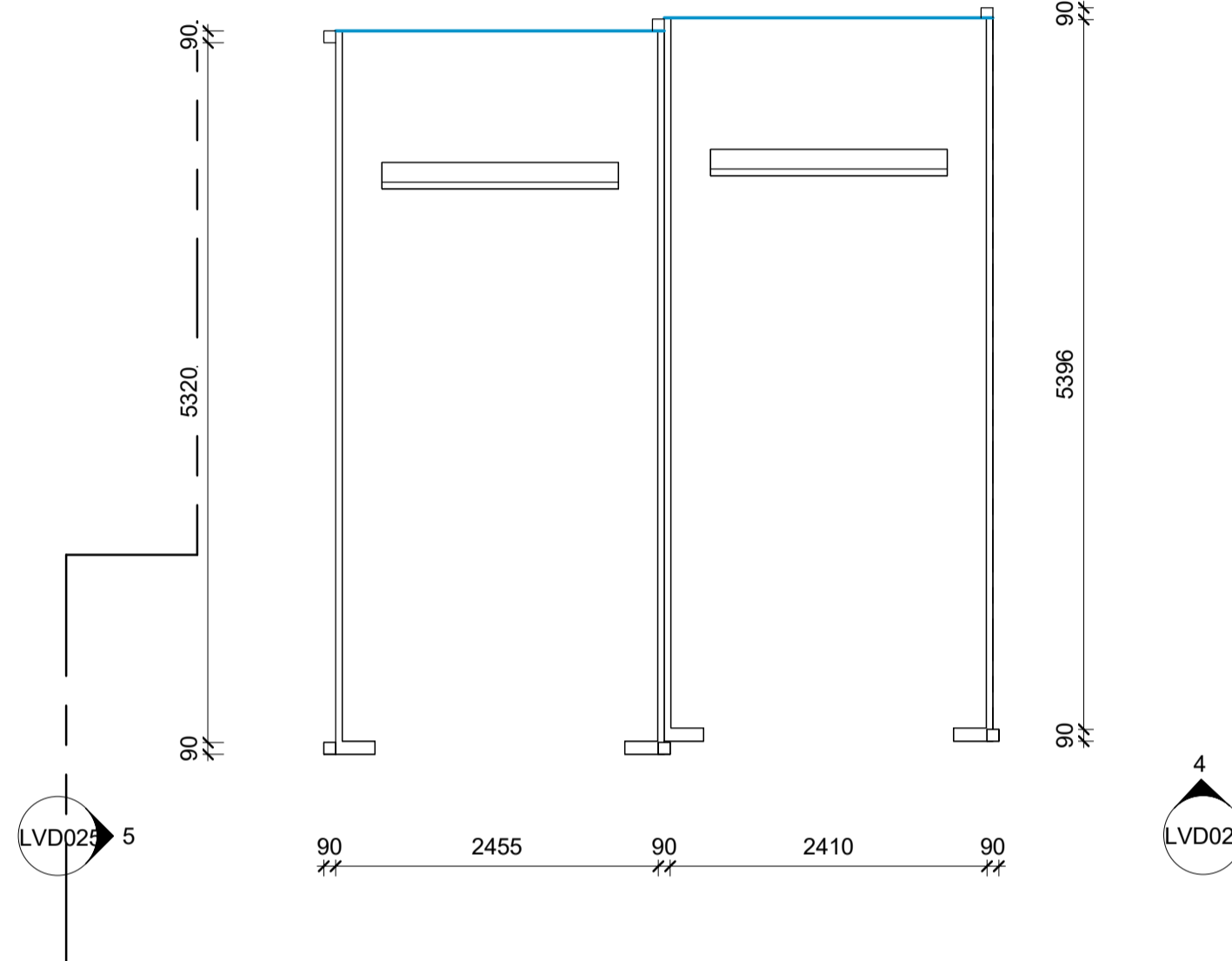
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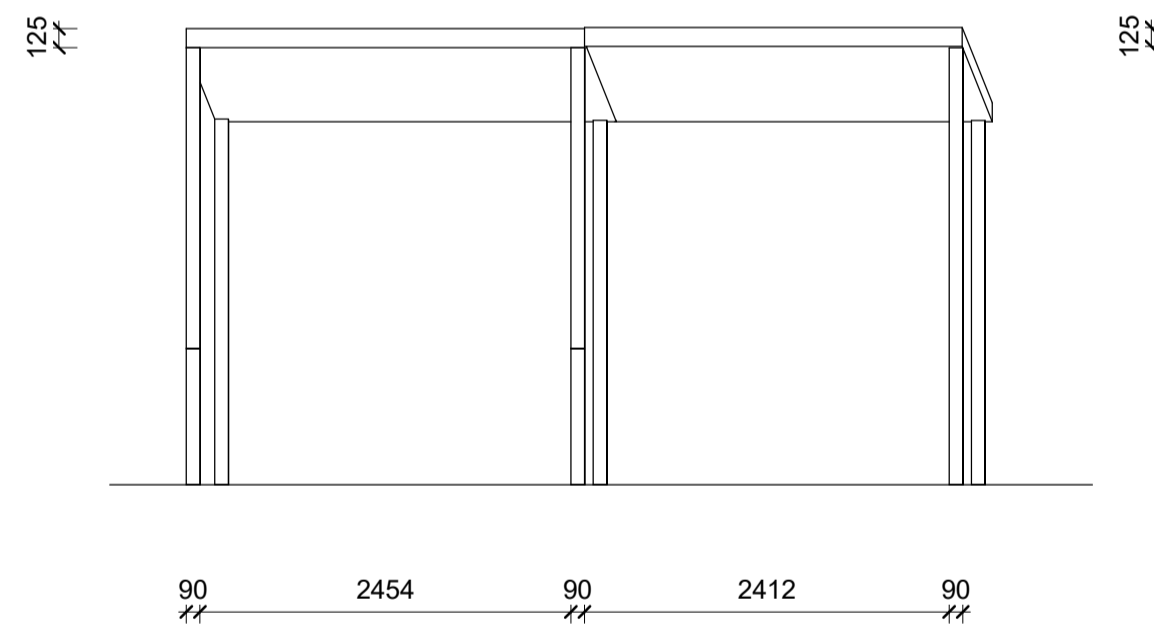
2 CARPORT 1 NORTH EAST
1 : 50



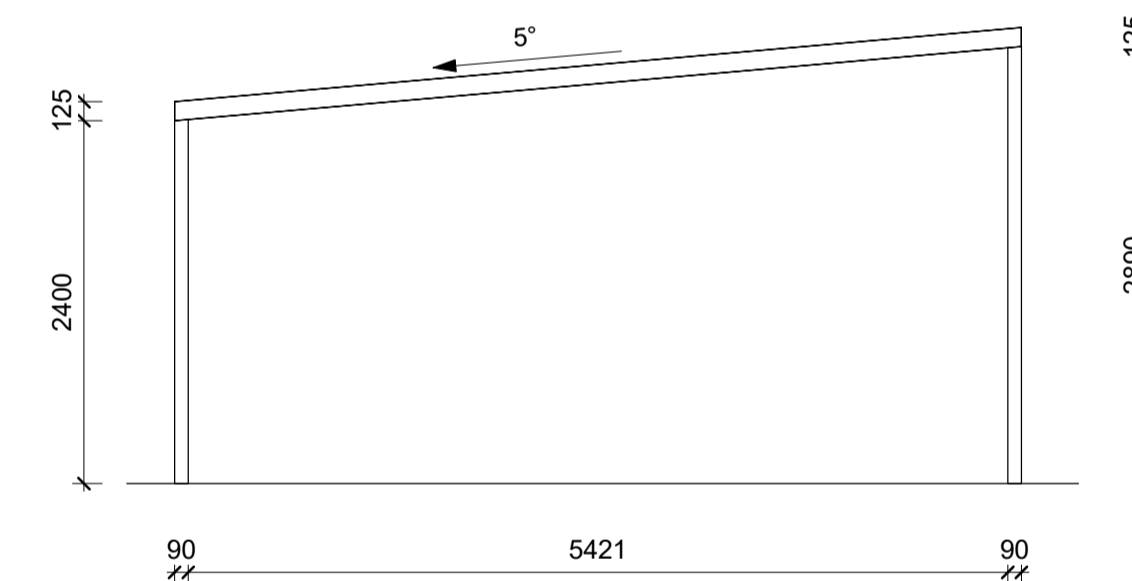
3 CARPORT 1 NORTH WEST
1 : 50



1 CARPORT PLAN 1
1 : 50



4 CARPORT 1 SOUTH EAST
1 : 50



5 CARPORT 1 SOUTH WEST
1 : 50

VERSION HISTORY

1.	_____
2.	_____
3.	_____
4.	_____
5.	_____
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7.	_____
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CARPORT 1

Project number JOHMCG2402

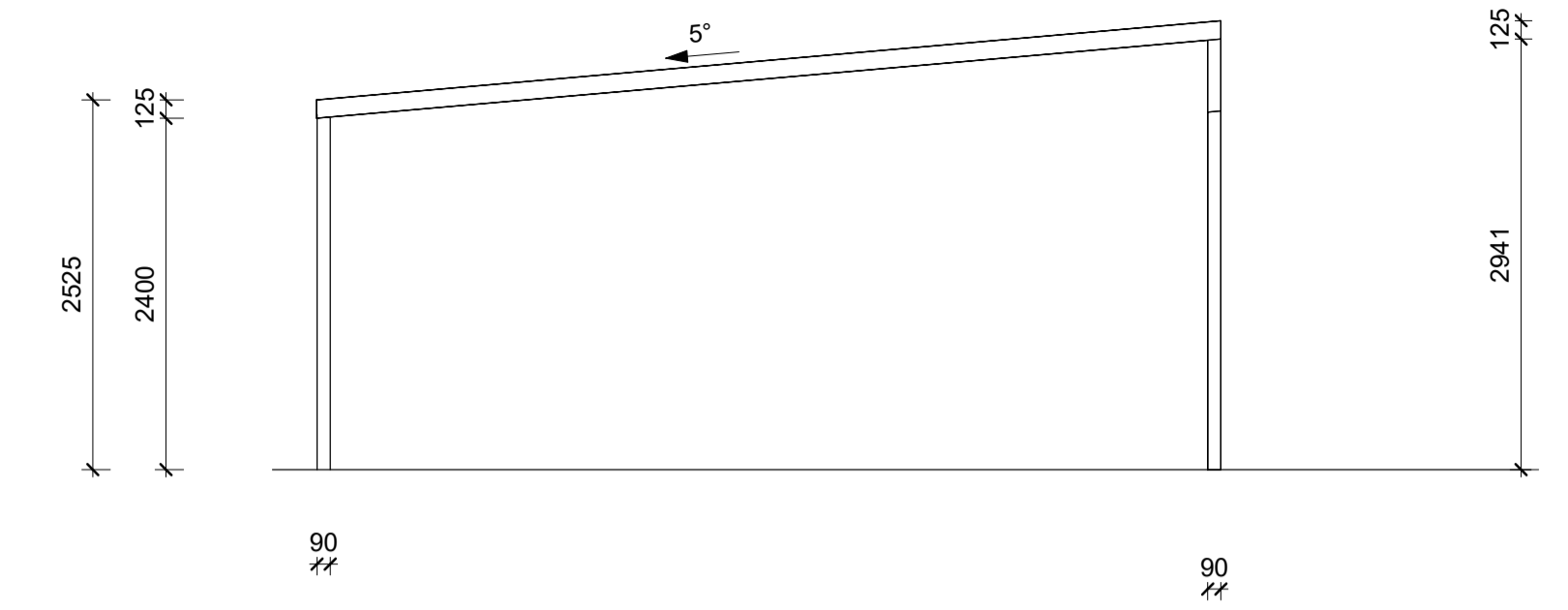
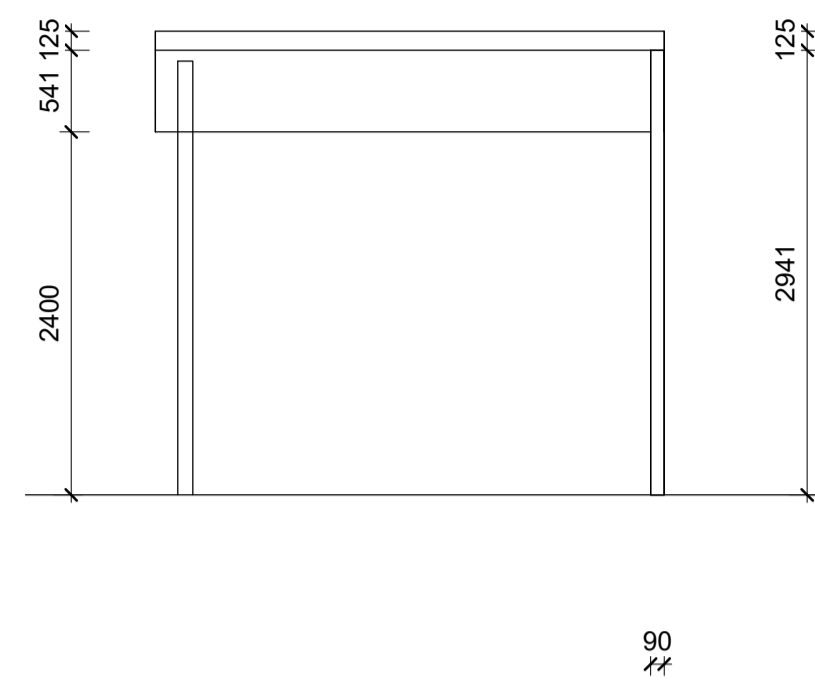
Date 20.09.2024

Drawn by LVD

Checked by MBE

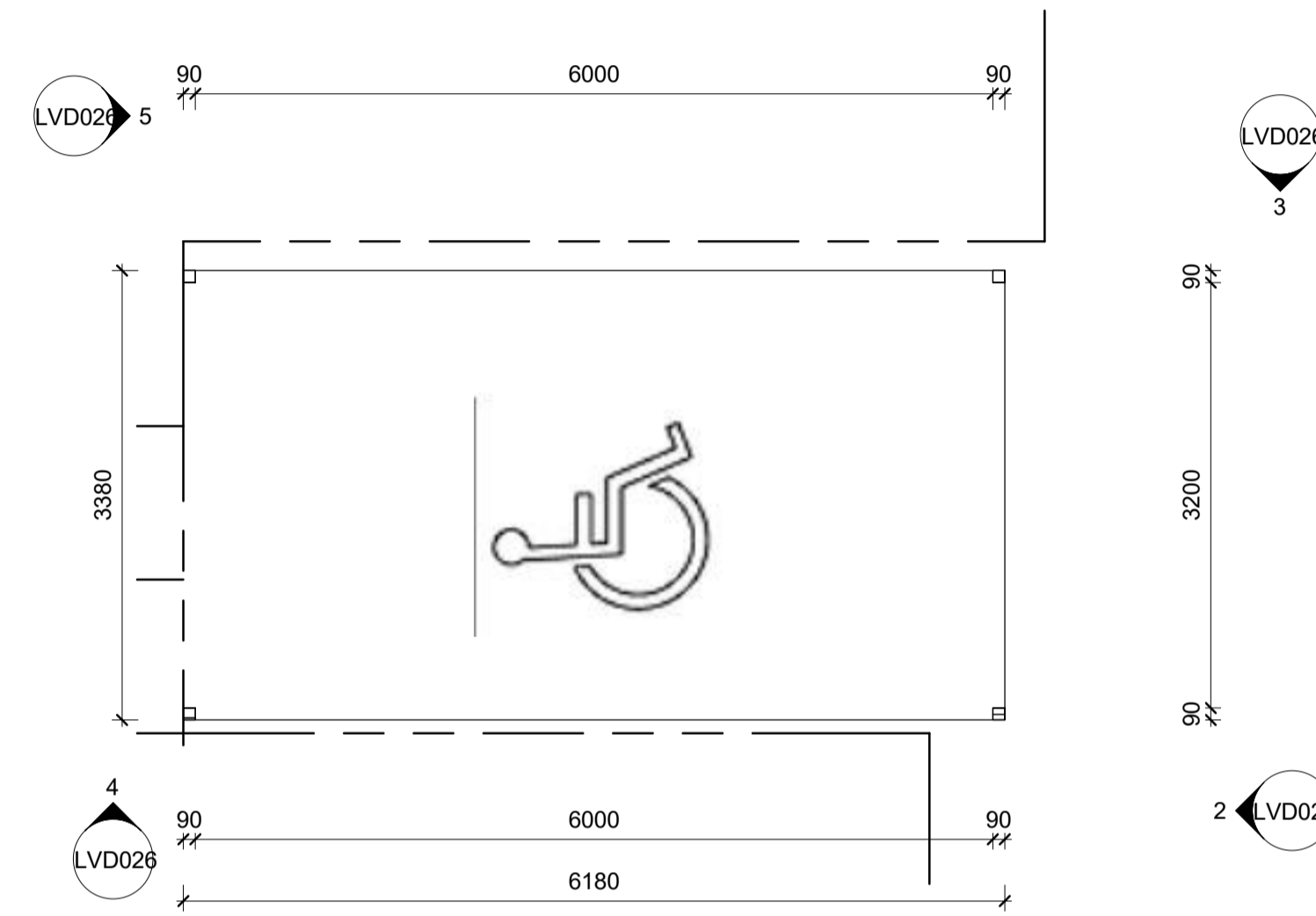
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Scale 1 : 50

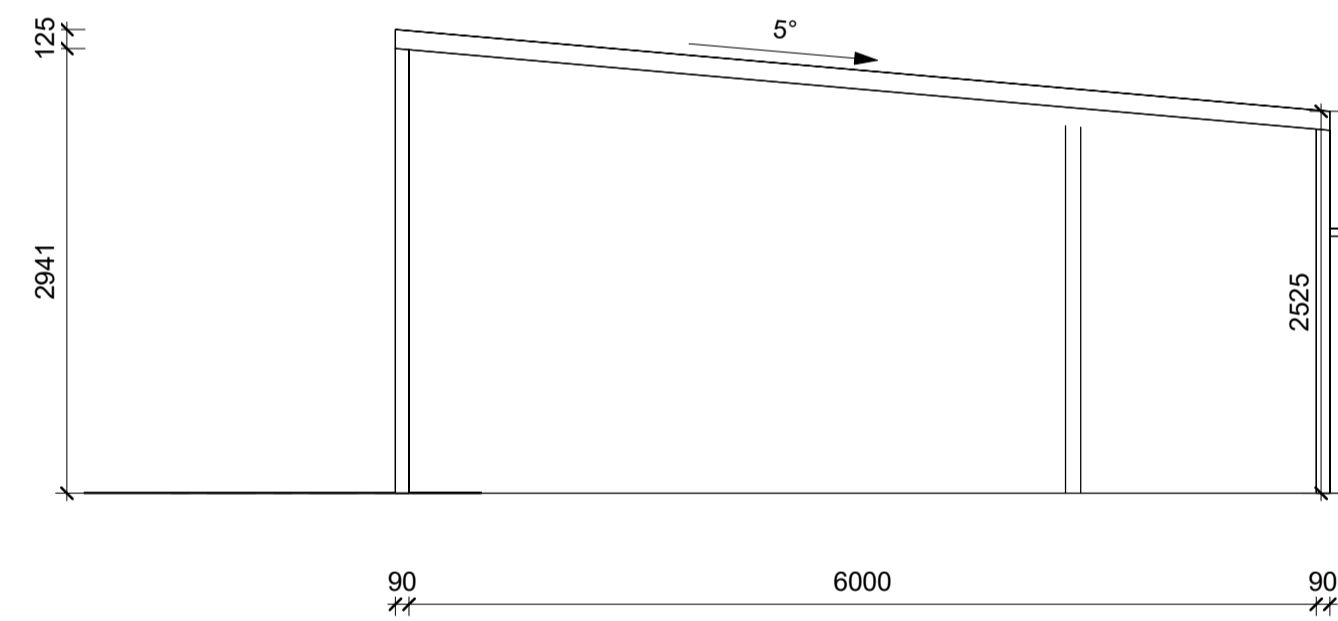


2 CARPORT 2 NORTH EAST
1 : 50

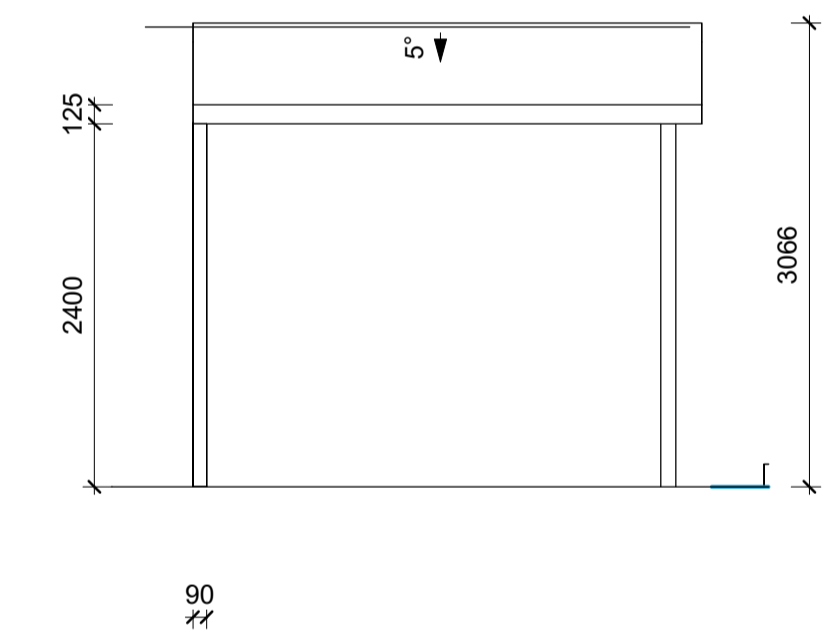
4 CARPORT 2 SOUTH EAST
1 : 50



1 CARPORT PLAN 2
1 : 50



3 CARPORT 2 NORTH WEST
1 : 50



5 CARPORT 2 SOUTH WEST
1 : 50

VERSION HISTORY

1.	_____
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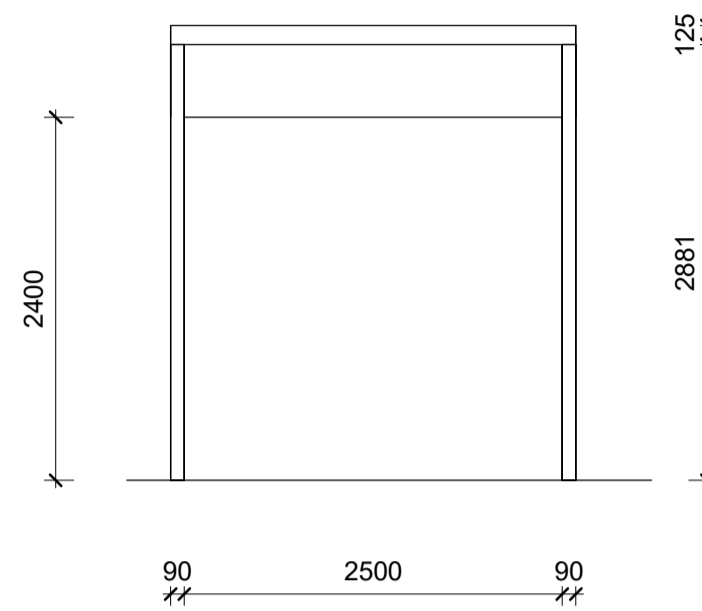


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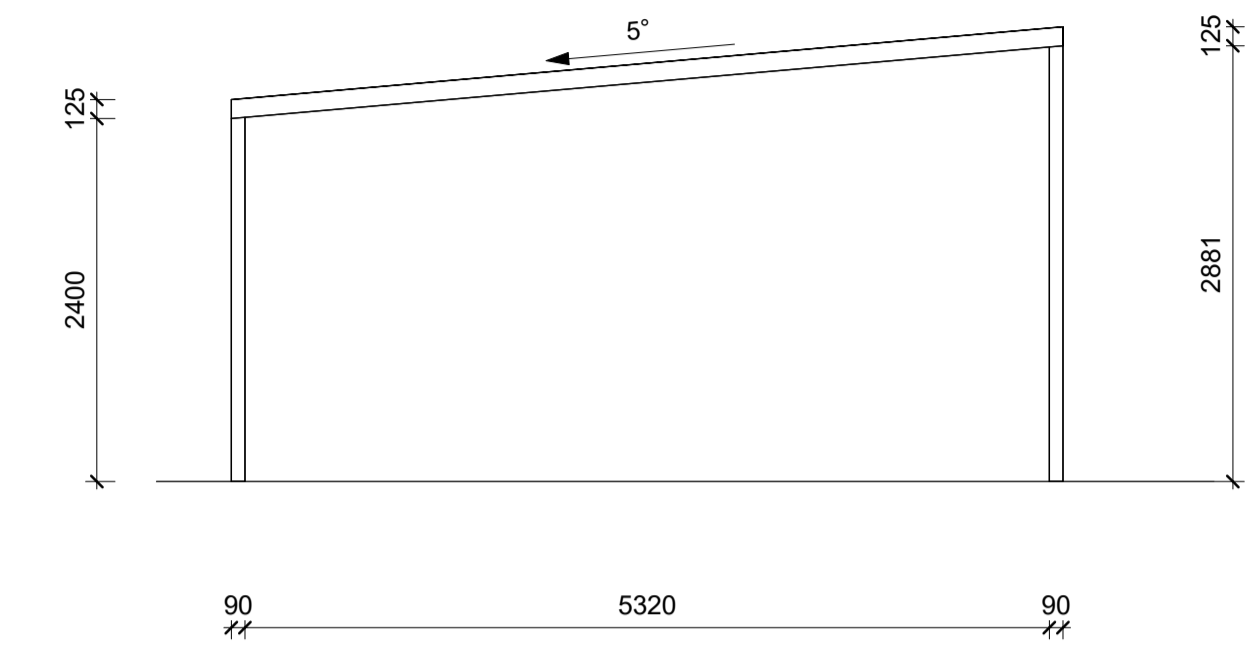
JOHN MCGRATH

CARPORT 2

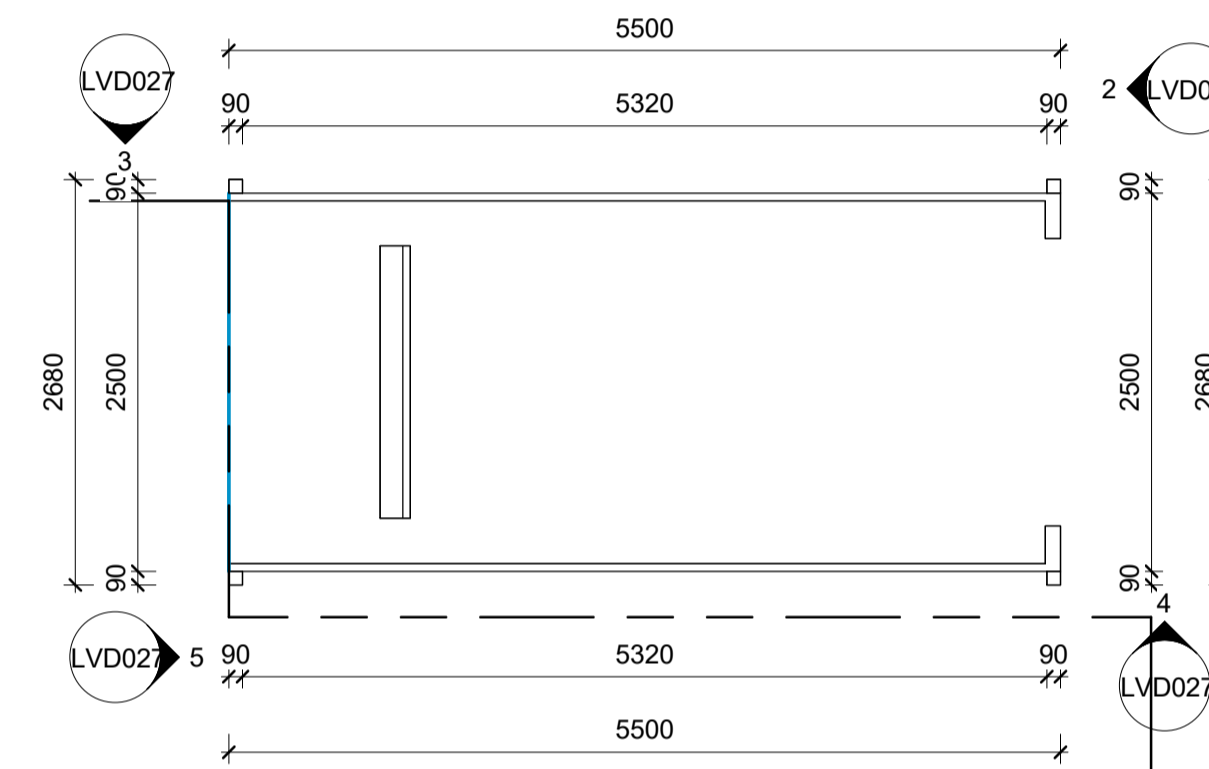
Project number	JOHMCG2402
Date	20.09.2024
Drawn by	LVD
Checked by	MBE
LVD026	
Scale	1 : 50



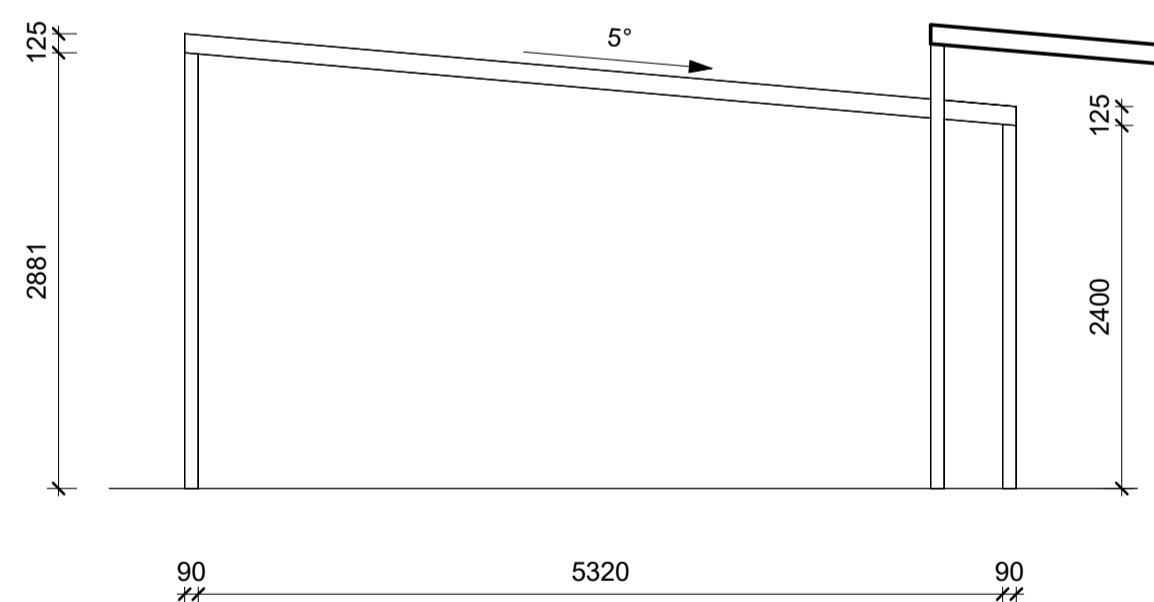
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1 : 50



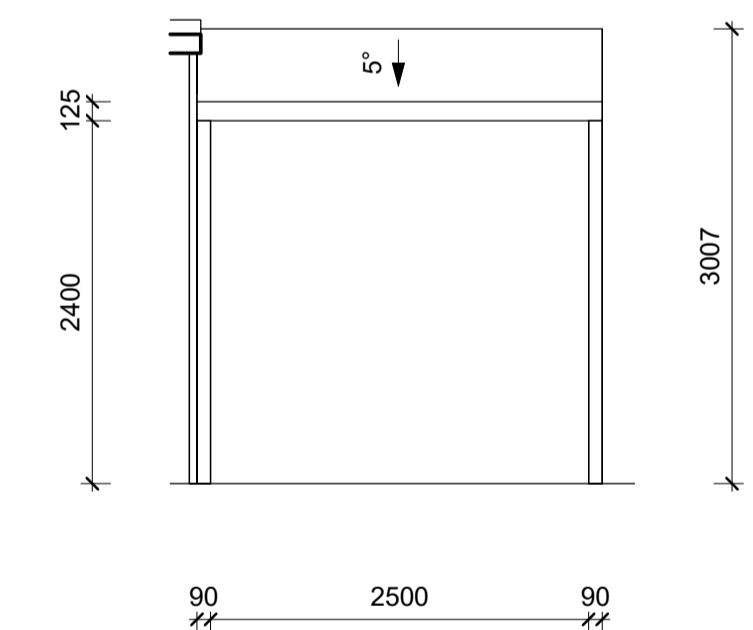
4 CARPORT 3 SOUTH EAST
1 : 50



1 CARPORT PLAN 3
1 : 50



3 CARPORT 3 NORTH WEST
1 : 50



5 CARPORT 3 SOUTH WEST
1 : 50

VERSION HISTORY

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CARPORT 3

Project number JOHMCG2402

Date 20.09.2024

Drawn by LVD

Checked by MBE

LVD027

Scale 1 : 50



VERSION HISTORY

1. _____
2. _____
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STREETSCAPE

Project number JOHMCG2402

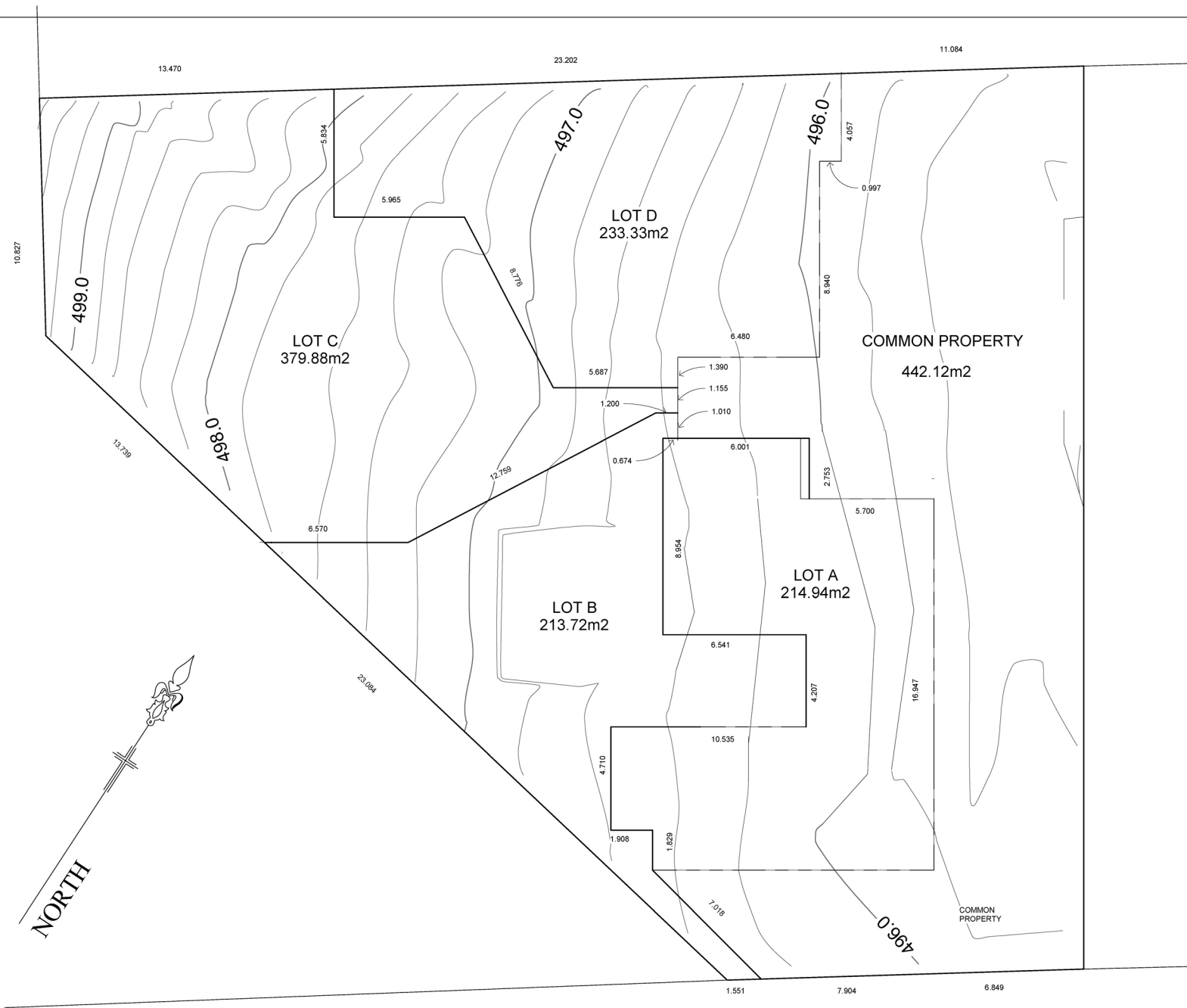
Date 20.09.2024

Drawn by LVD

Checked by MBE

LVD028

Scale



VERSION HISTORY

1. _____
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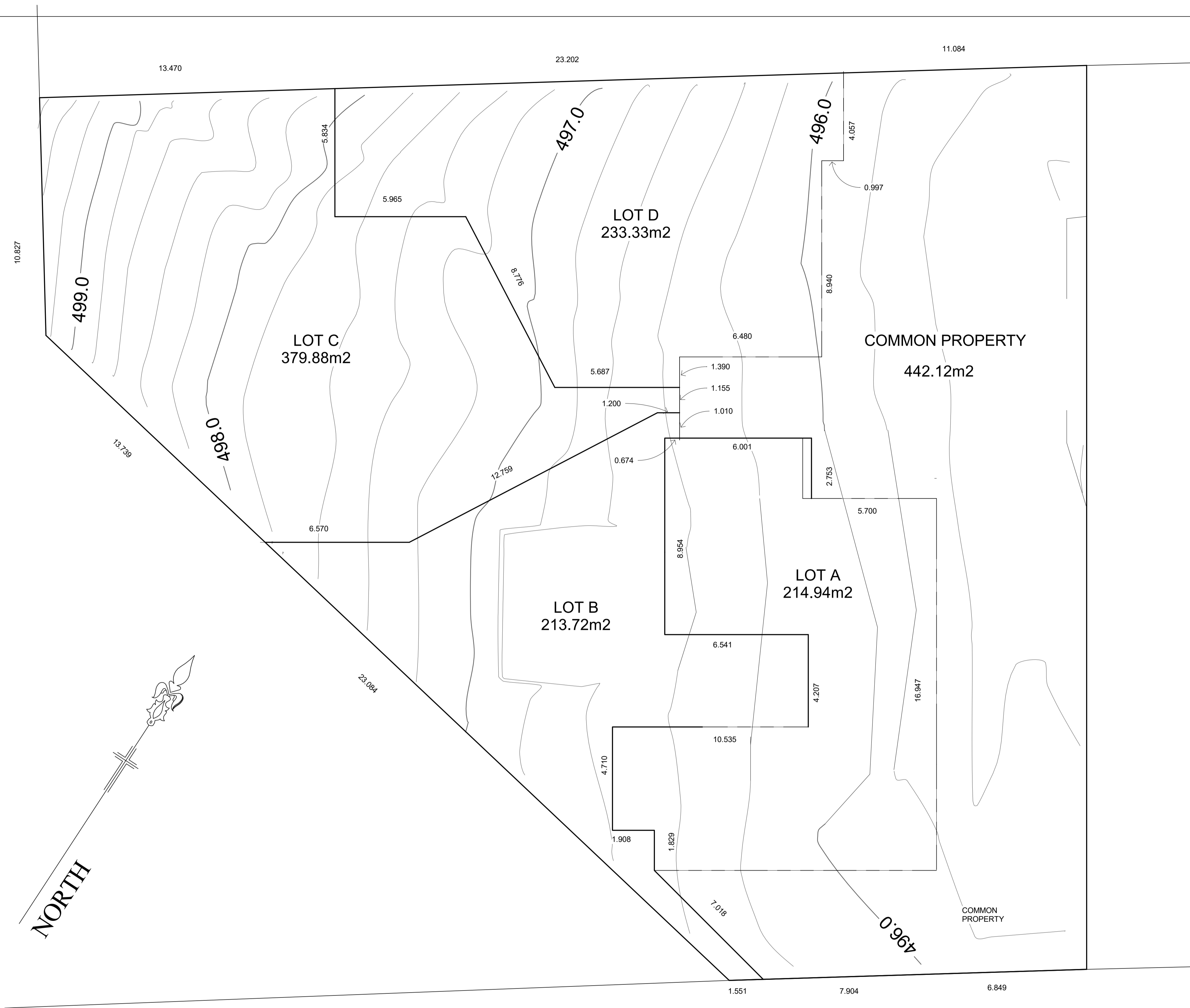


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STRATA PLAN

Project number	JOHMC2402
Date	20.09.2024
Drawn by	LVD
Checked by	MBE
LVD029	
Scale	1 : 100



VERSION HISTORY

1.	_____
2.	_____
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5.	_____
6.	_____
7.	_____
8.	_____

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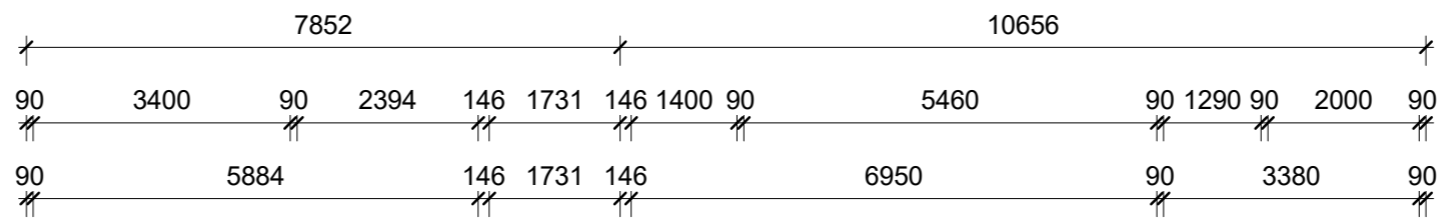


141 MEEHAN STREET

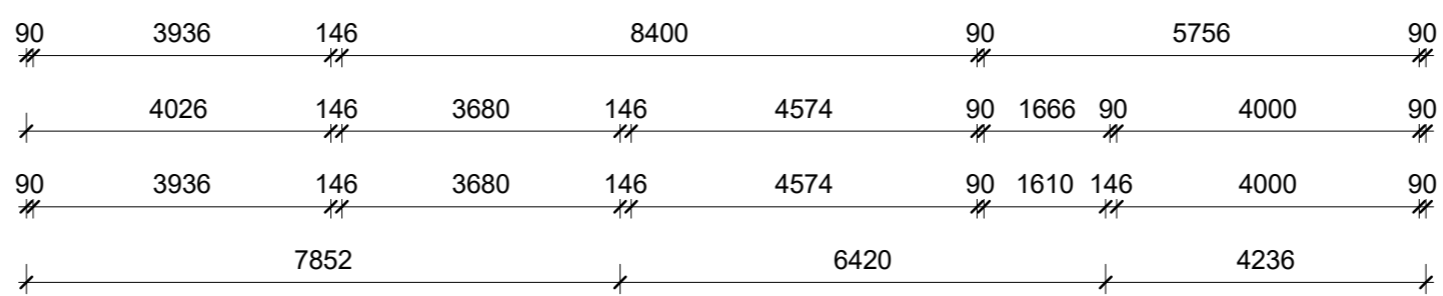
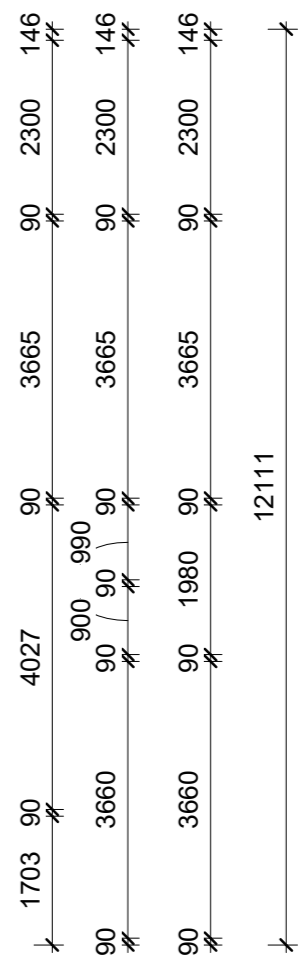
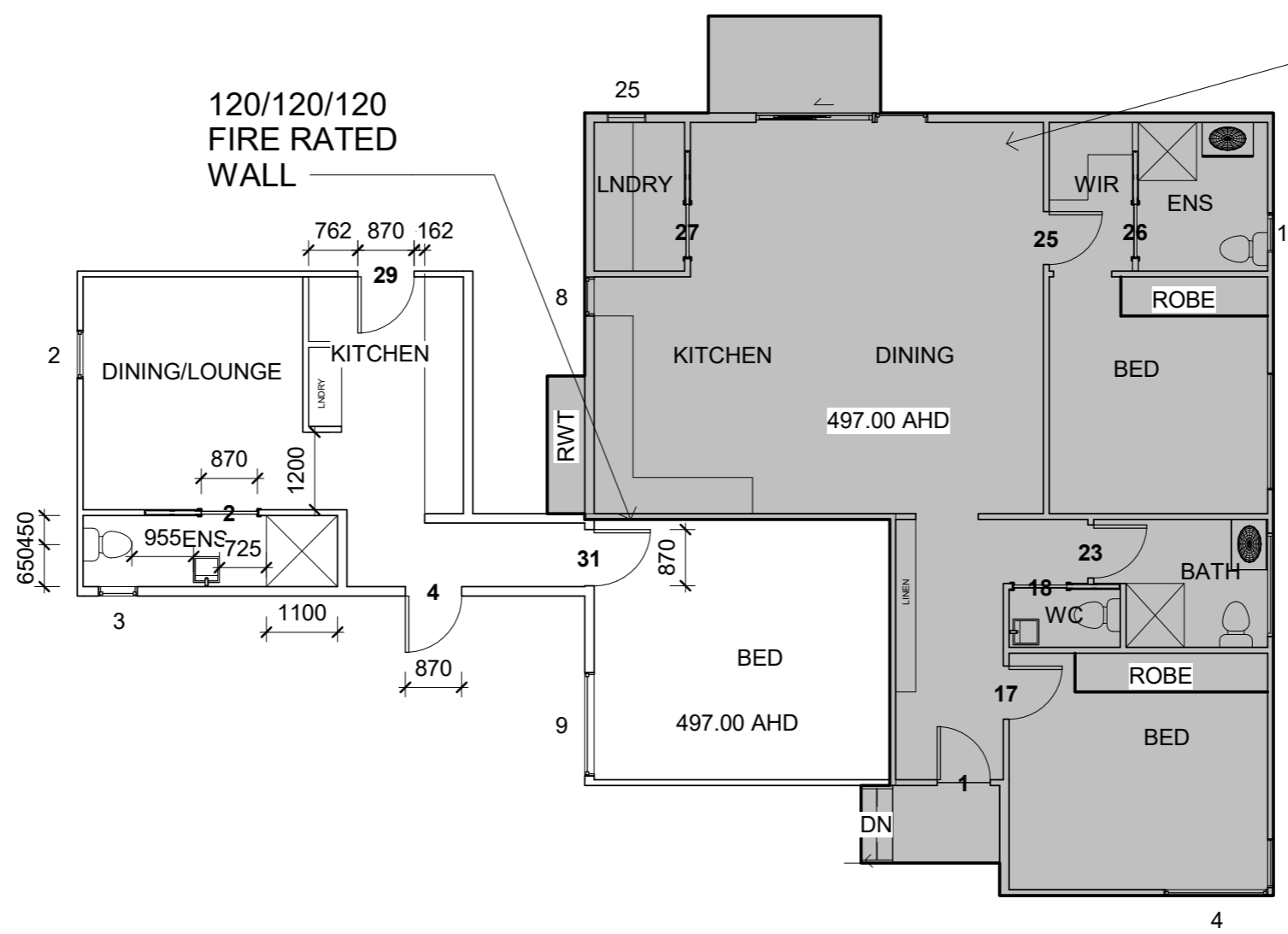
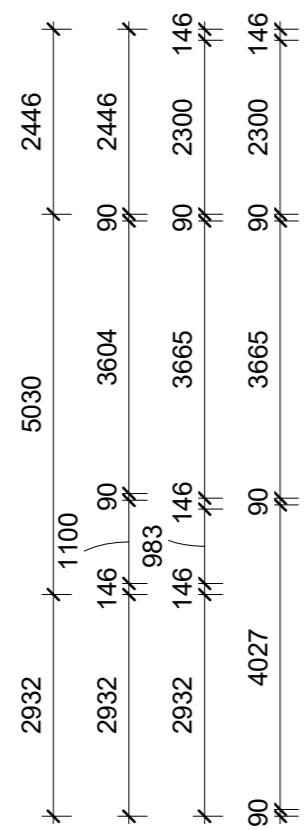
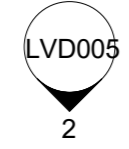
JOHN MCGRATH

STRATA PLAN

Project number	JOHMCG2402
Date	20.09.2024
Drawn by	LVD
Checked by	MBE
LVD029	
Scale	1 : 100



RES A SHADED IN GREY
TO BE UNTOUCHED



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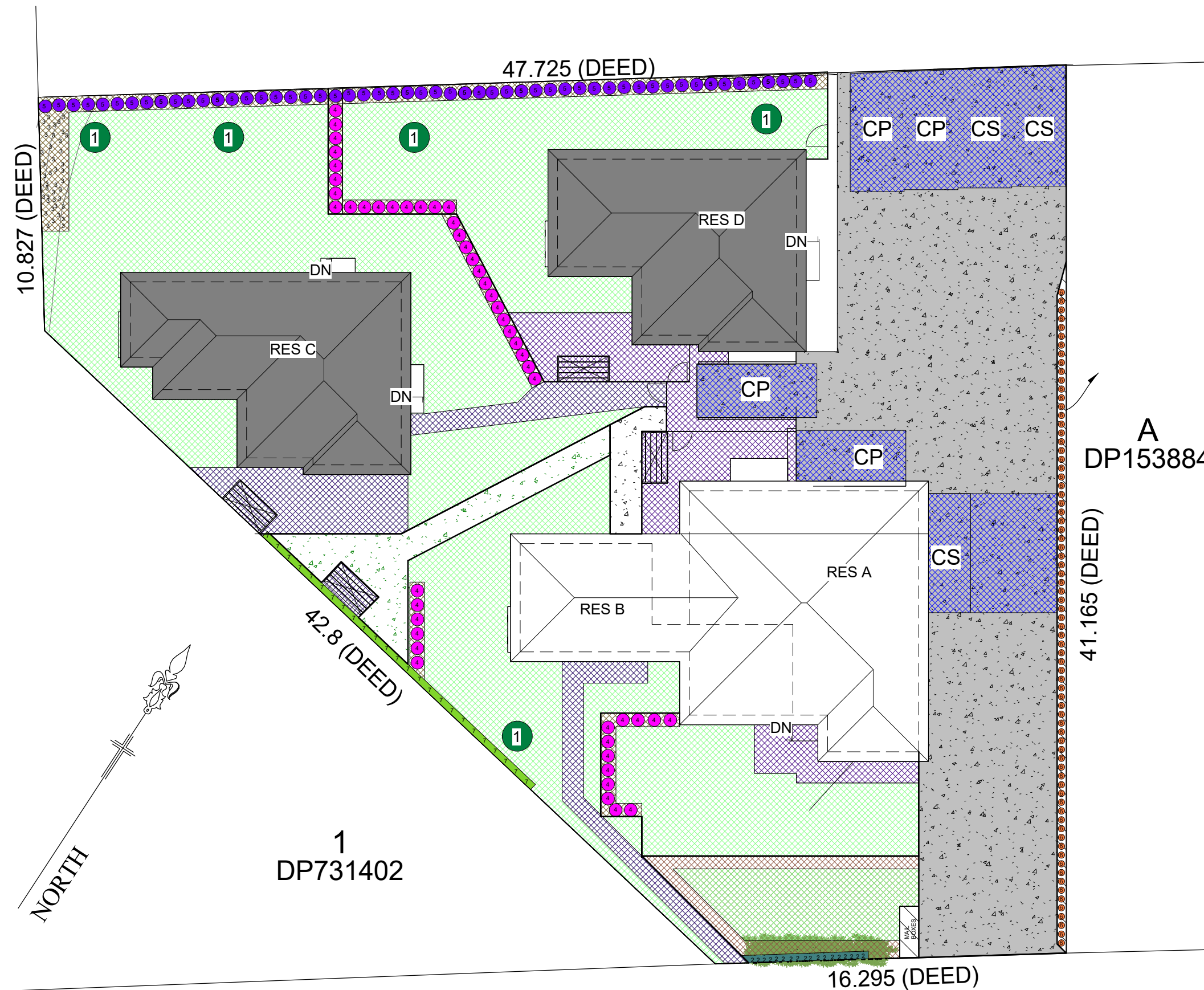


FLOOR PLAN RES B POST ADAPTABLE

Project number	JOHMCG2402
Date	20.09.2024
Drawn by	LVD
Checked by	MBE

LVD030

Scale 1 : 100










LEGEND

GROUND COVER

-  TAN BARK
-  CANBERRA TURF BLEND
-  DARK GREY COLOURED CONCRETE
-  BIRCH GRAVEL
-  PAVERS

PLANTING

-  1 - ANGOPHORA HISPIDA
-  2 - PITTOSTRUM HEDGE
-  3 - MIX OF AUSTRALIAN GRASSES
-  4 - MYOPORRUM PARVI FOLIUM
-  5 - DAMPIERA STRICTA
-  6 - JASMINE TRELLIS
-  7 - PHOTINIA SUPER HEDGE

NOTE: IRRIGATION SYSTEM TO BE INSTALLED AS PER IRRIGATION PLAN



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LANDSCAPE PLAN

JOHN MCGRATH

MULTI UNIT DEVELOPMENT

141 MEEHAN STREET

Enter address here

Designed By YB
Job No: JOHMC2402
Page No: SD01
Scale @ A3 1 : 200

Rev A
Date 30/10/2024 3:58:59 PM
Drawn By YB
Amendment A



LANDSCAPE CALCULATIONS

TOTAL AREA FORWARD THE BUILDING LINE: 236.97m²
 LANDSCAPE AREA REQUIRED FORWARD THE BUILDING LINE: 59.24m²
 PROPOSED LANDSCAPE AREA FORWARD THE BUILDING LINE: 172.30

TOTAL SITE AREA: 1480m²
 TOTAL REQUIRED LANDSCAPE (40% OF TOTAL SITE): 592m²
 TOTAL LANDSCAPE AREA PROPOSED: 776.70m²

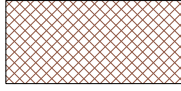

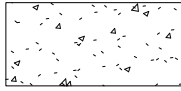
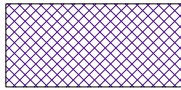
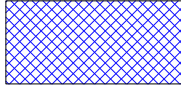
TOTAL PROPOSED RESIDENCE A LANDSCAPING AREA: 116.26m²
 TOTAL PROPOSED RESIDENCE B LANDSCAPING AREA: 126.32m²
 TOTAL PROPOSED RESIDENCE C LANDSCAPING AREA: 295.15m²
 TOTAL PROPOSED RESIDENCE D LANDSCAPING AREA: 153.80m²

NOTE: IRRIGATION SYSTEM TO BE
 INSTALLED AS PER IRRIGATION PLAN
 COMPLETED BY HYDRAULIC CONSULTANT














NOTE: MIX OF AUSTRALIAN GRASSES TO BE
 A MIXTURE OF THE FOLLOWING:

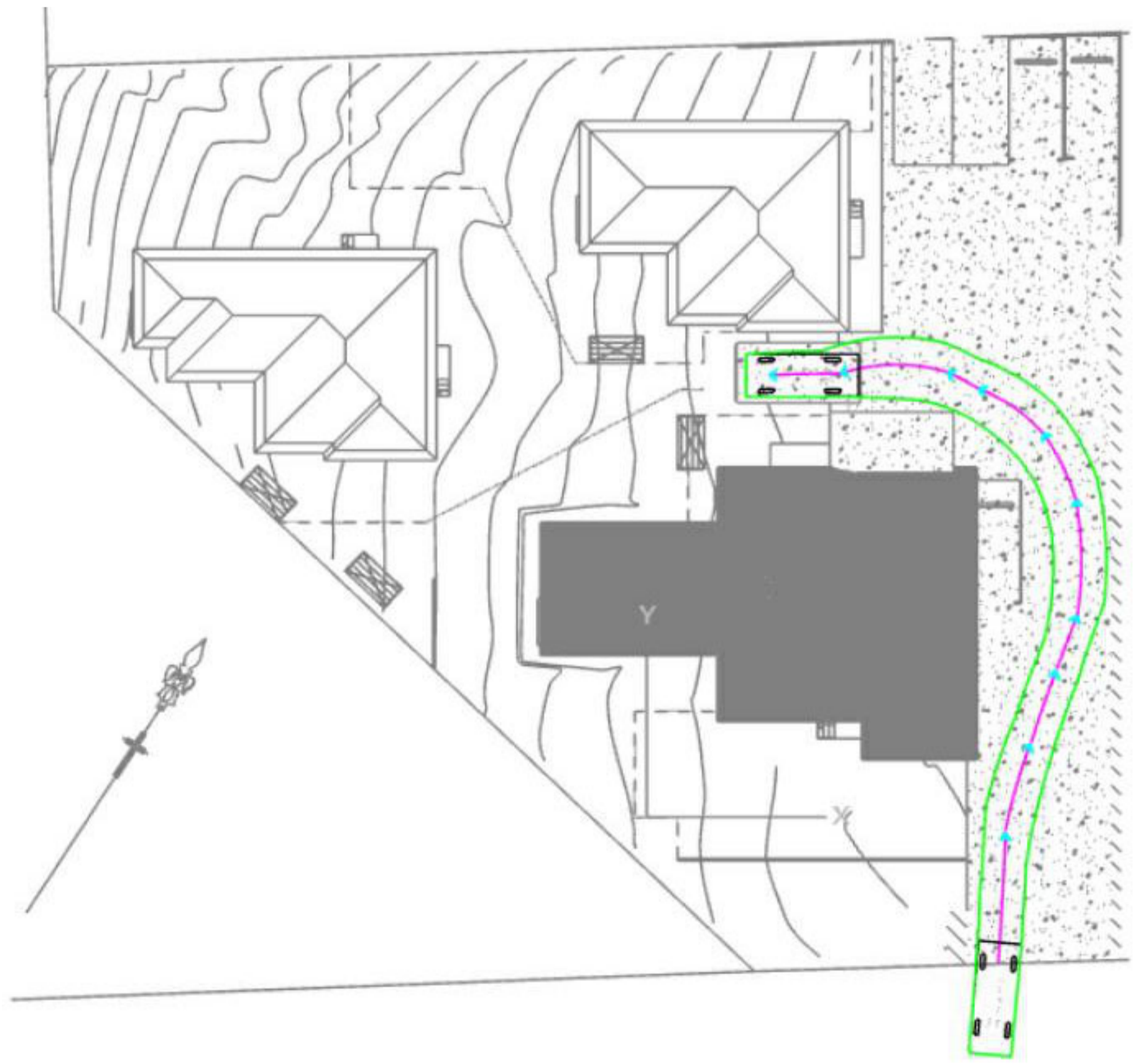
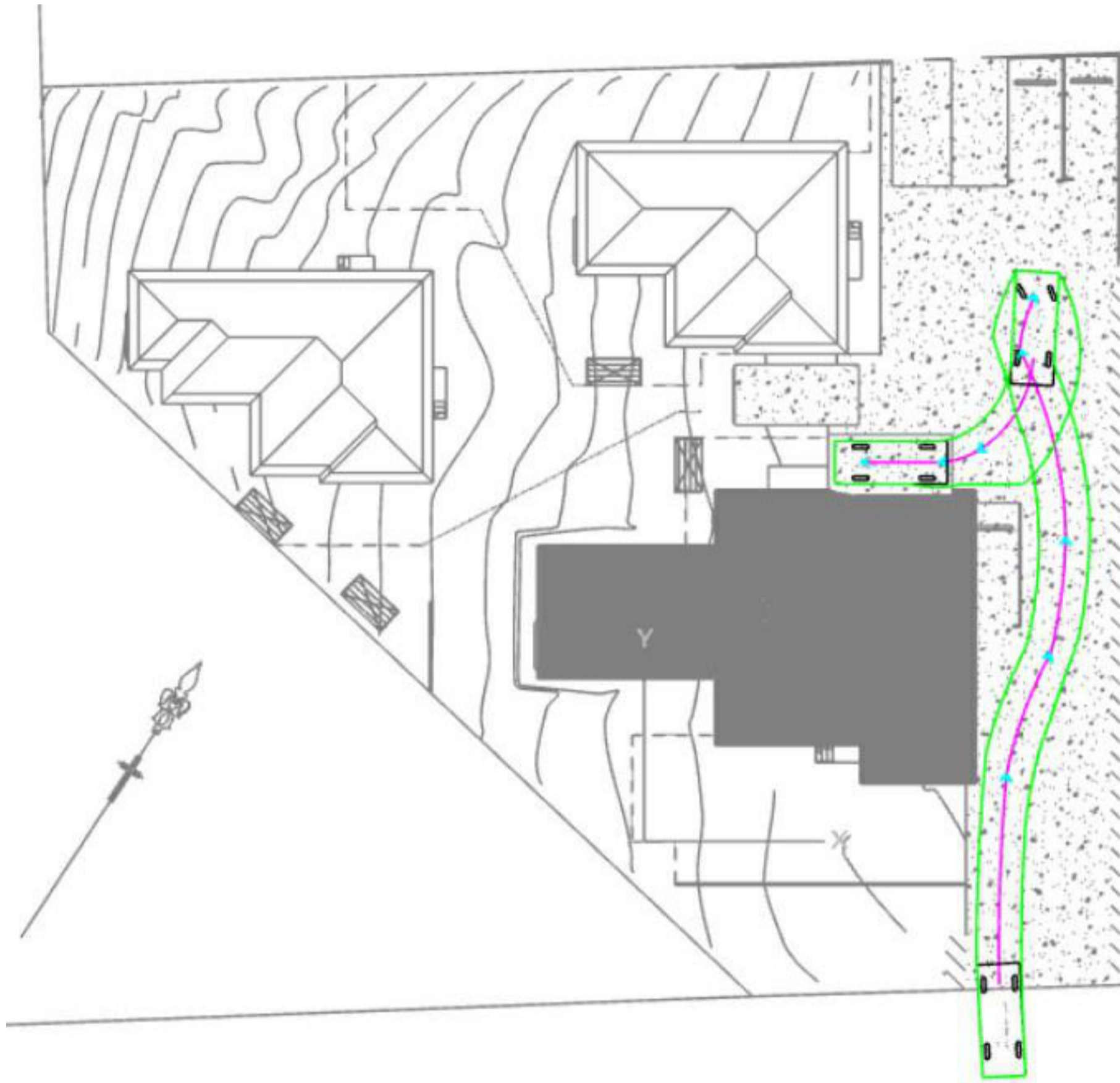
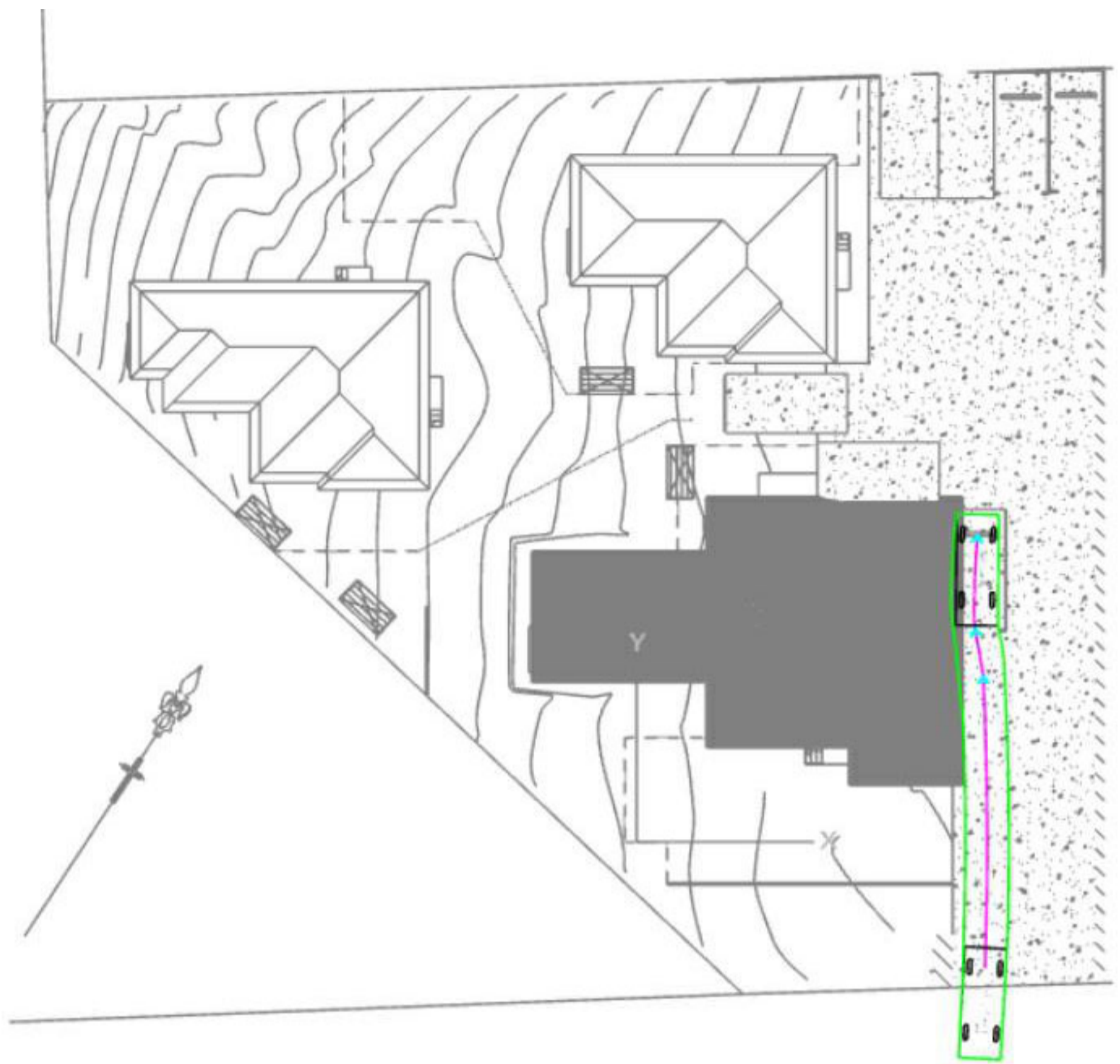
- AUSTROSTIPA DENSIFLORA
- JOYCEA PALLIDA
- LOMANDRA CONFERTIFOLIA
- THEMEDA TRIANDRA

GROUND COVER

	TAN BARK
	CANBERRA TURF BLEND
	DARK GREY COLOURED CONCRETE
	BIRCH GRAVEL
	PAVERS

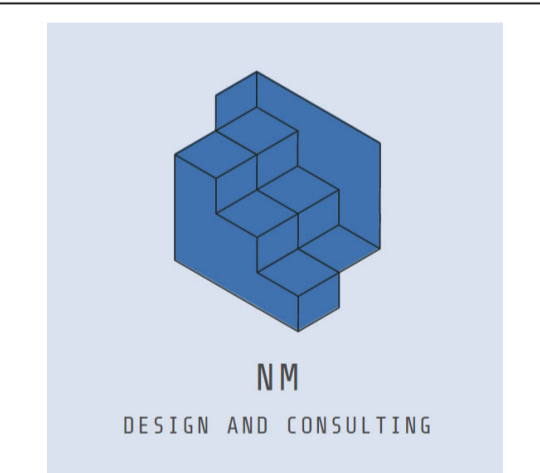
PLANTING

		<u>AGE</u>	<u>QUANTITY</u>	<u>POT SIZE</u>	<u>IMAGE</u>
	1 - ANGOPHORA HISPIDA	JUVENILE	5	200L	
	2 - PITTOSTRUM HEDGE	MATURE	18	30cm	
	3 - MIX OF AUSTRALIAN GRASSES	MATURE	N/A	N/A	N/A
	4 - MYOPORRUM PARVI FOLIUM	JUVENILE	18	14cm	
	5 - DAMPIERA STRICTA	JUVENILE	52	30cm	
	6 - JASMINE TRELLIS	JUVENILE	75	10cm	
	7 - PHOTINIA SUPER HEDGE	JUVENILE	25	40cm	



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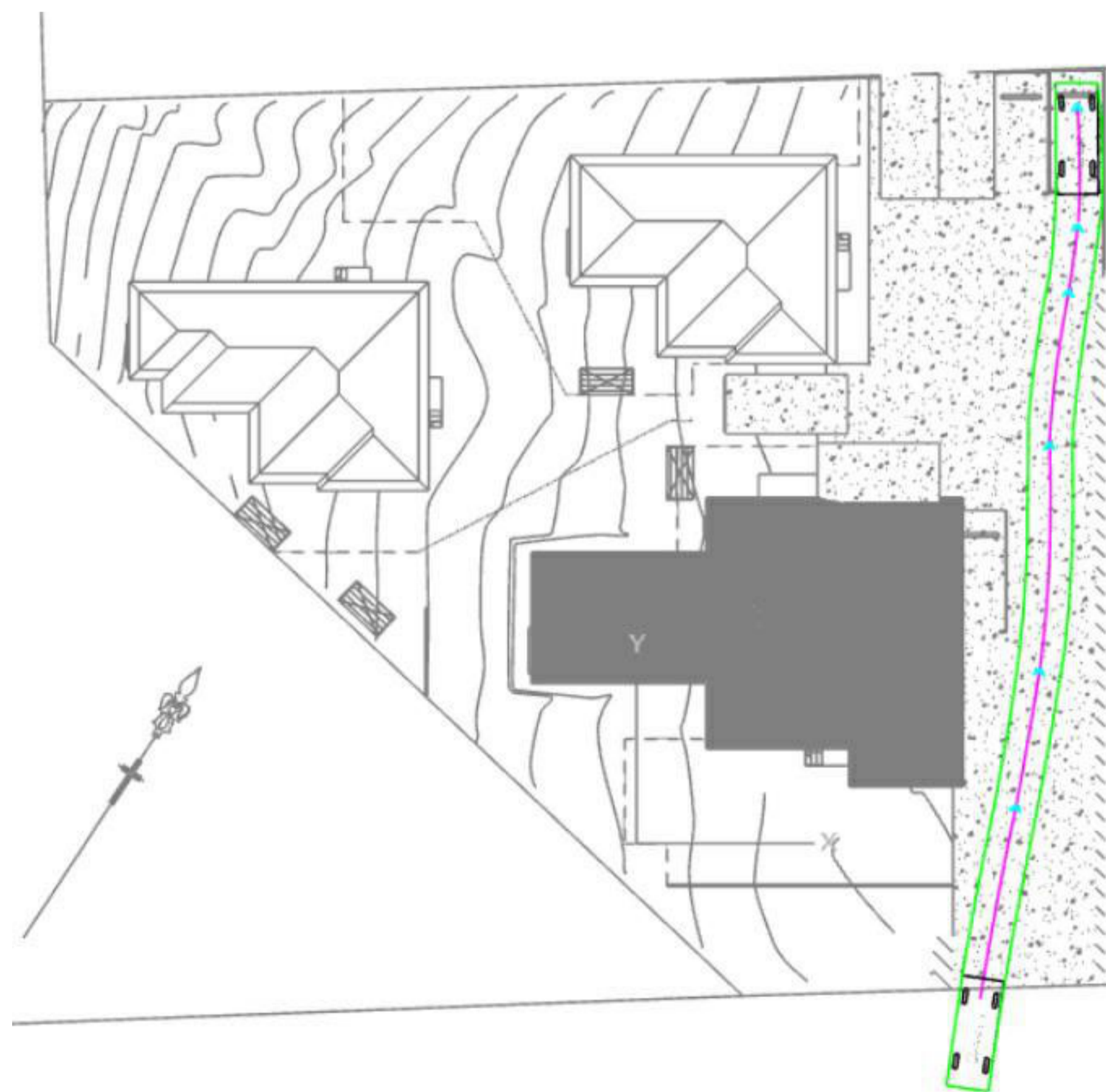
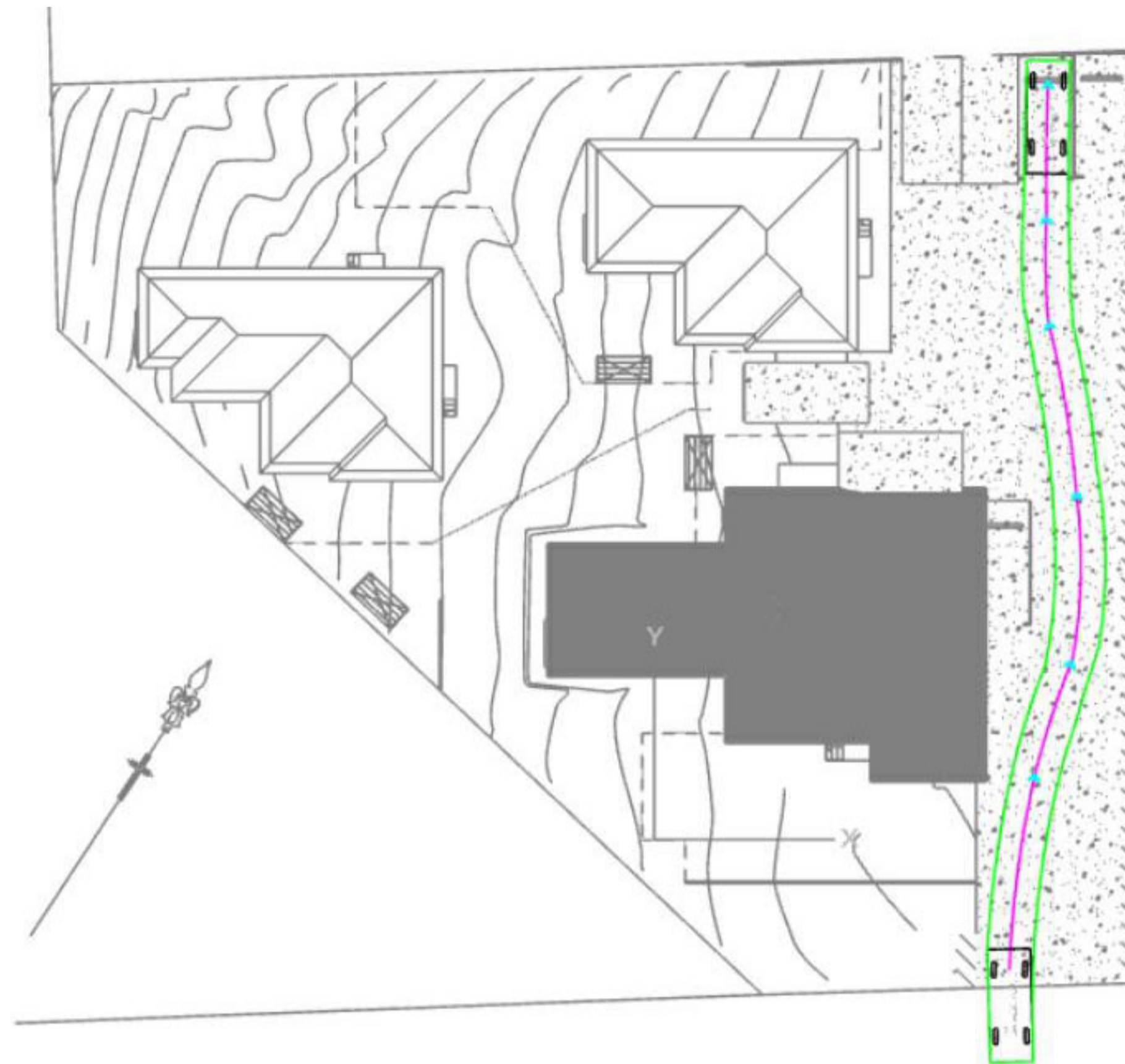
141 MEEHAN STREET
JOHN MCGRATH

VEHICLE MOVEMENT

Project number	JOHMCG2402
Date	10.09.2024
Drawn by	NM
Checked by	NM

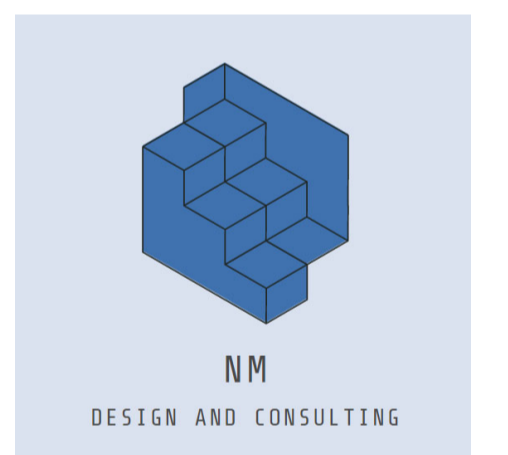
NM001

Scale



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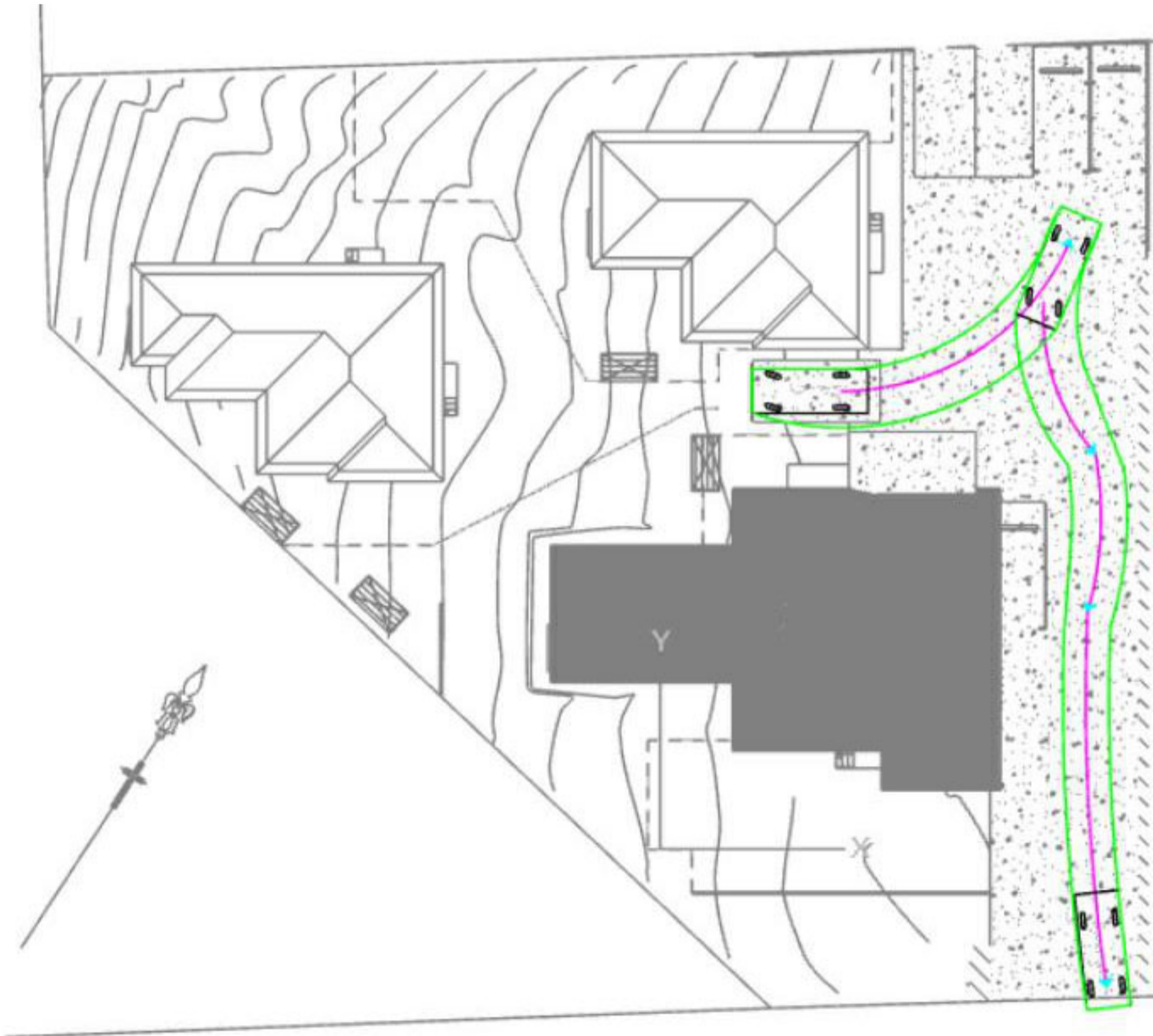
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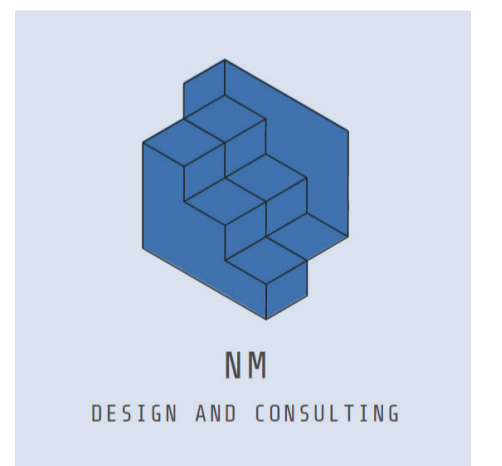
NM002

Scale



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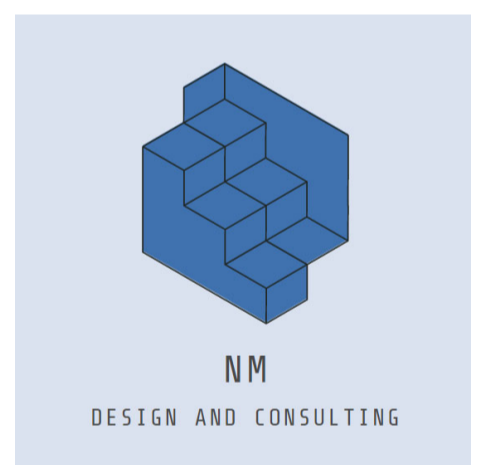
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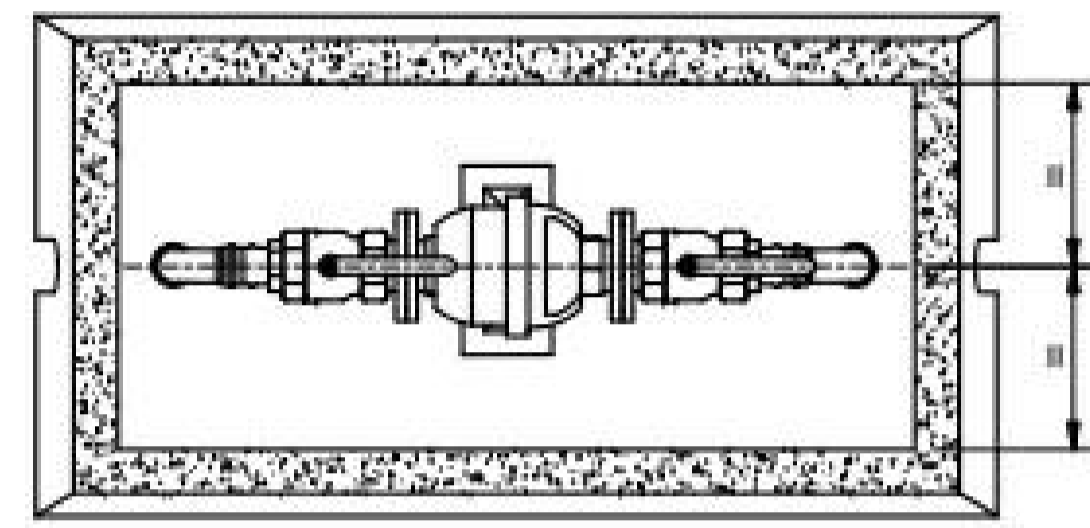
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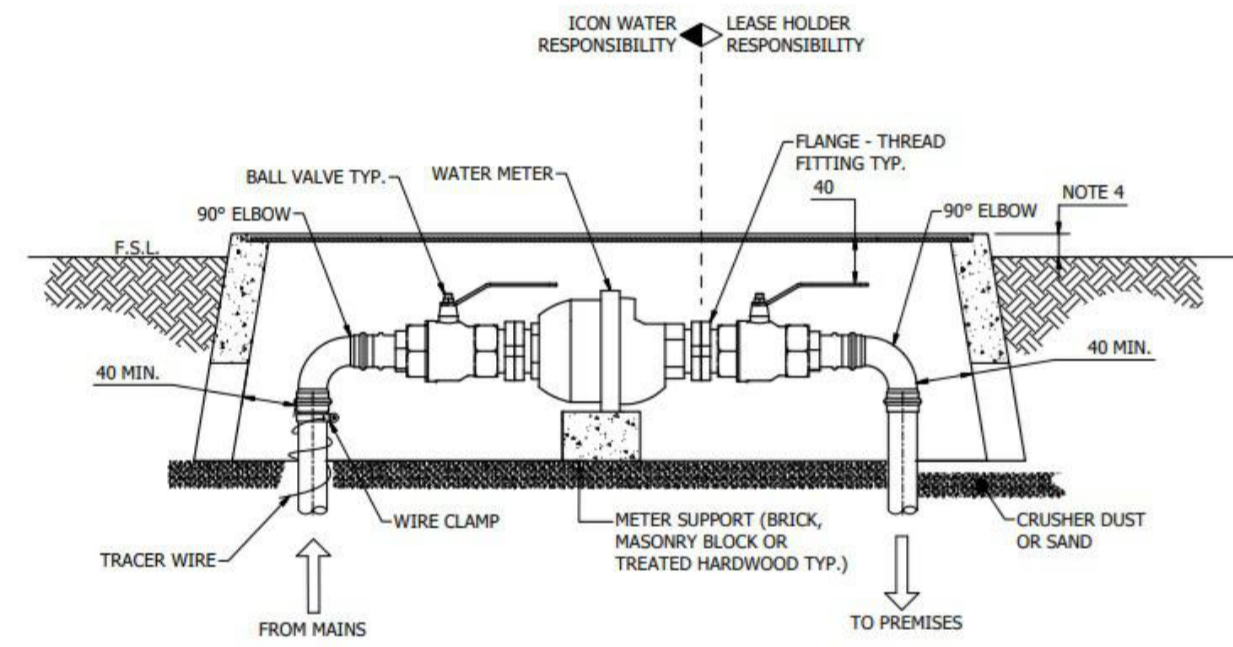
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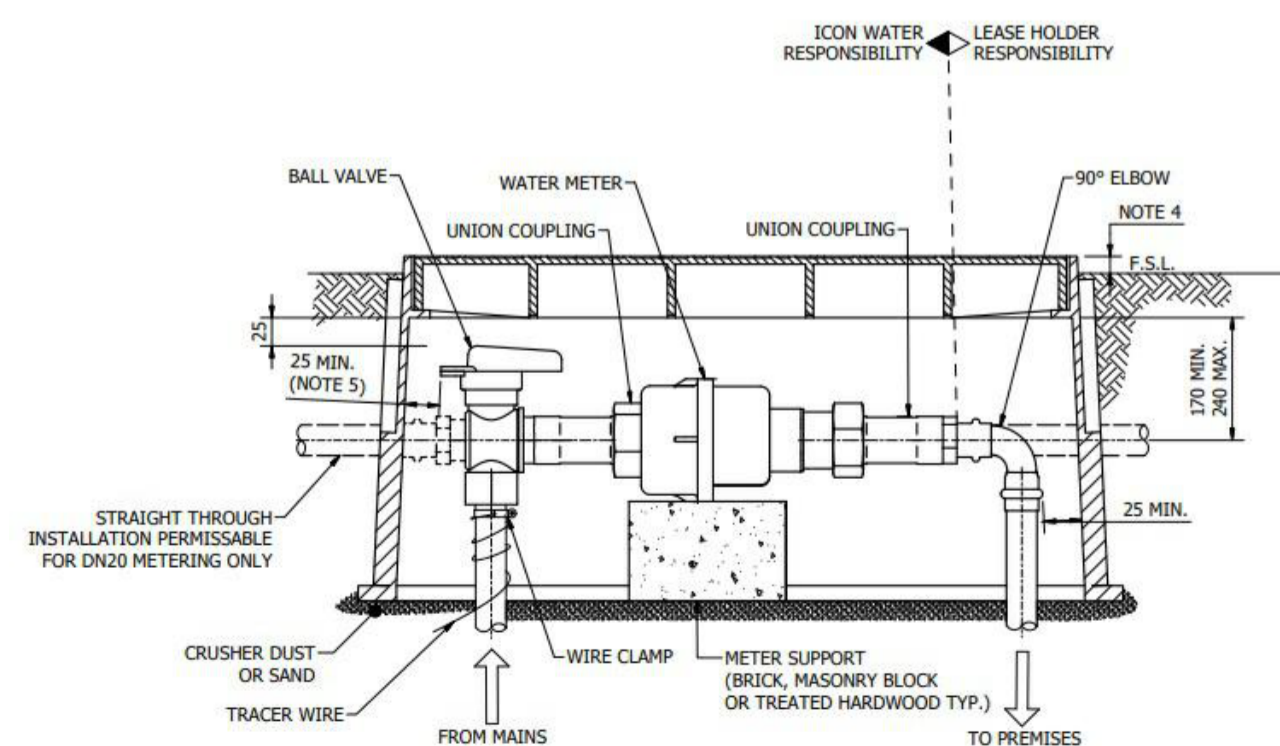
EXTERNAL SERVICES PLAN 141 MEEHAN STREET YASS NSW



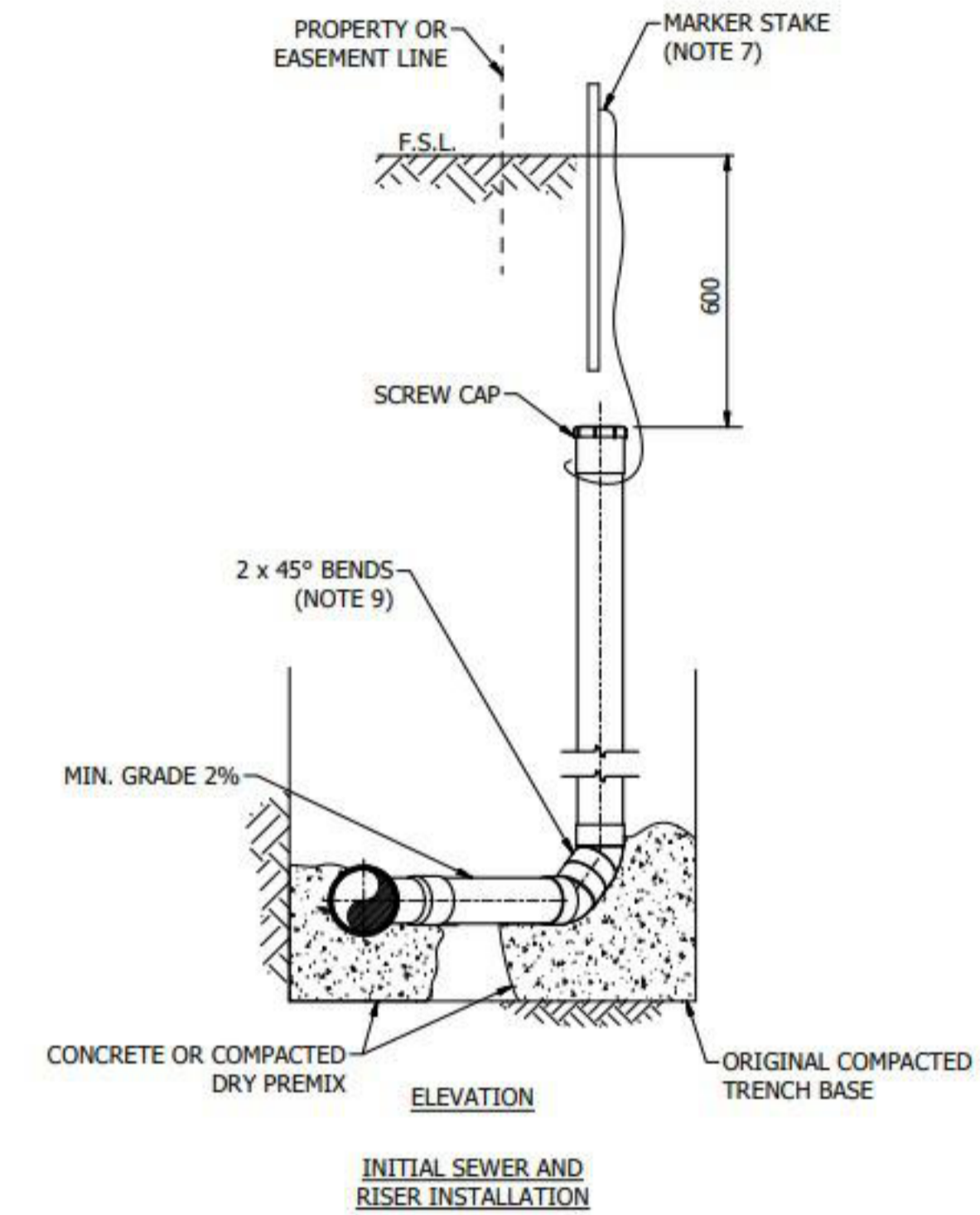
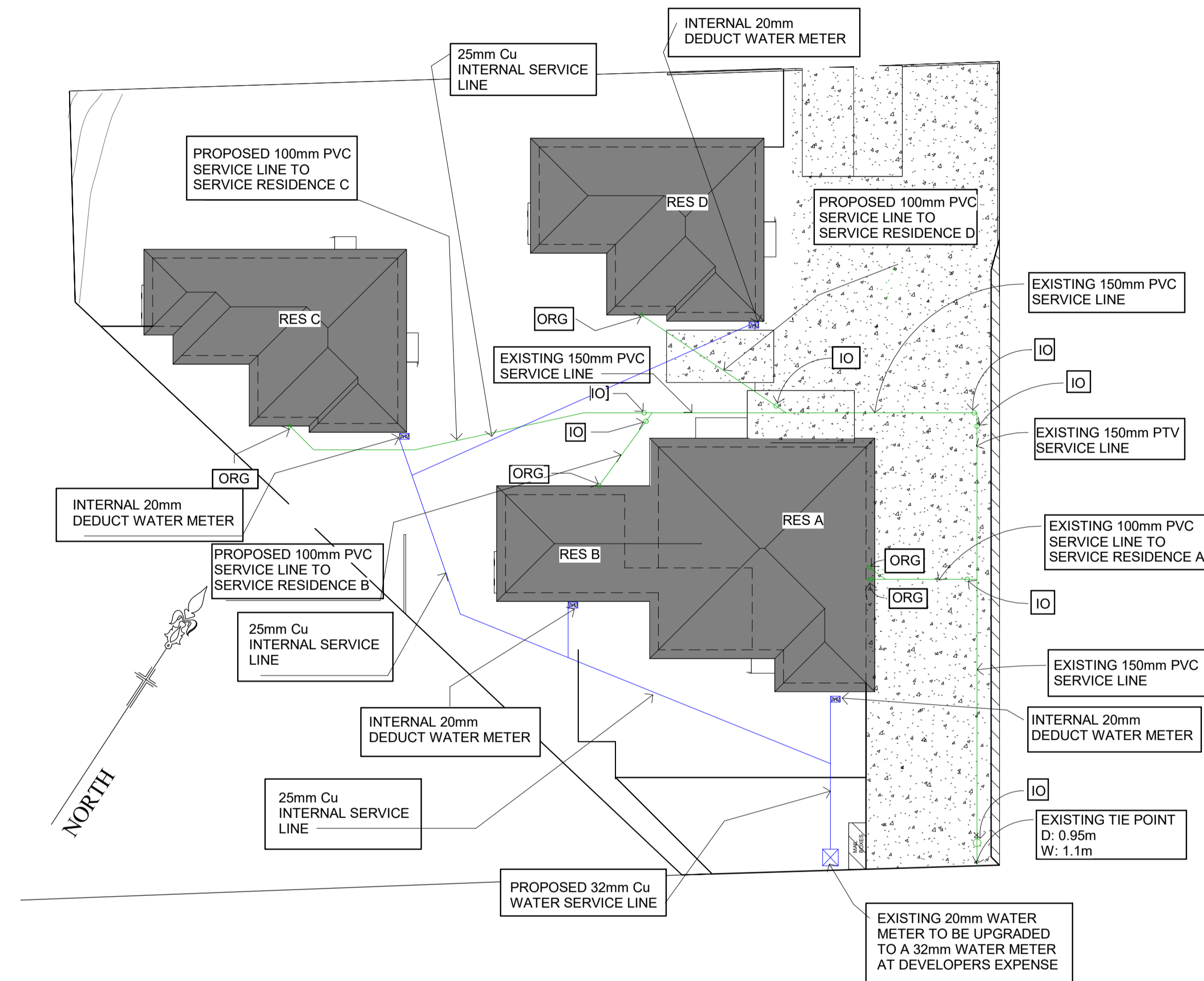
PLAN



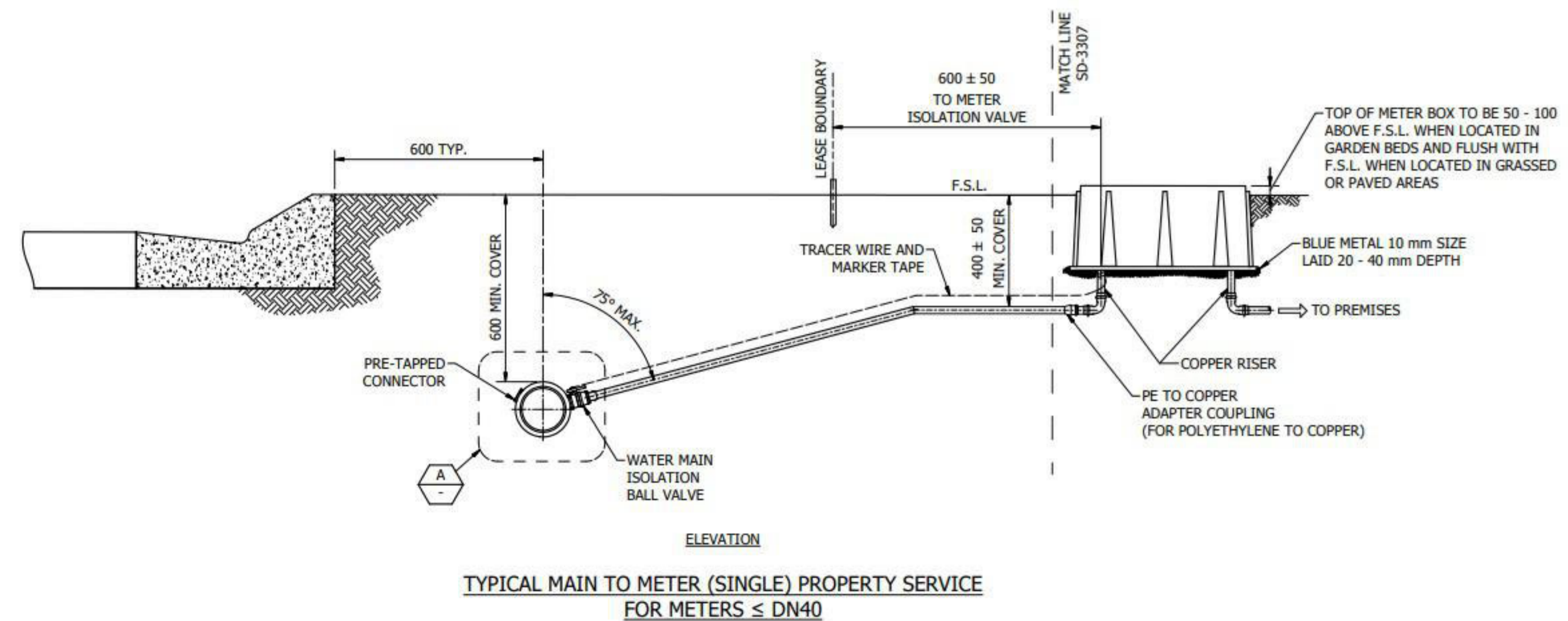
SECTIONAL ELEVATION
DN32 & DN40 METER INSTALLATION



SECTIONAL ELEVATION
DN20 METER INSTALLATION



ELEVATION
INITIAL SEWER AND RISER INSTALLATION

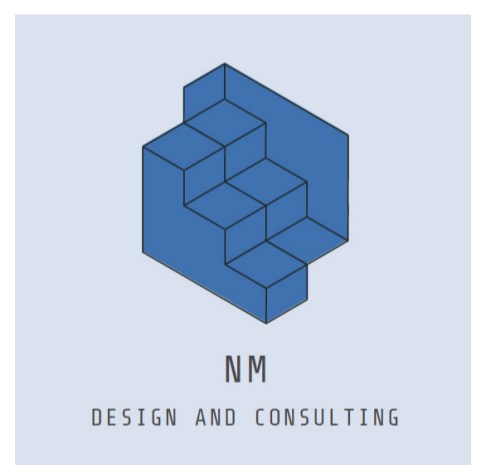


ELEVATION

TYPICAL MAIN TO METER (SINGLE) PROPERTY SERVICE
FOR METERS ≤ DN40

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SHADOW
DIAGRAM 12PM
PRE
DEVELOPMENT

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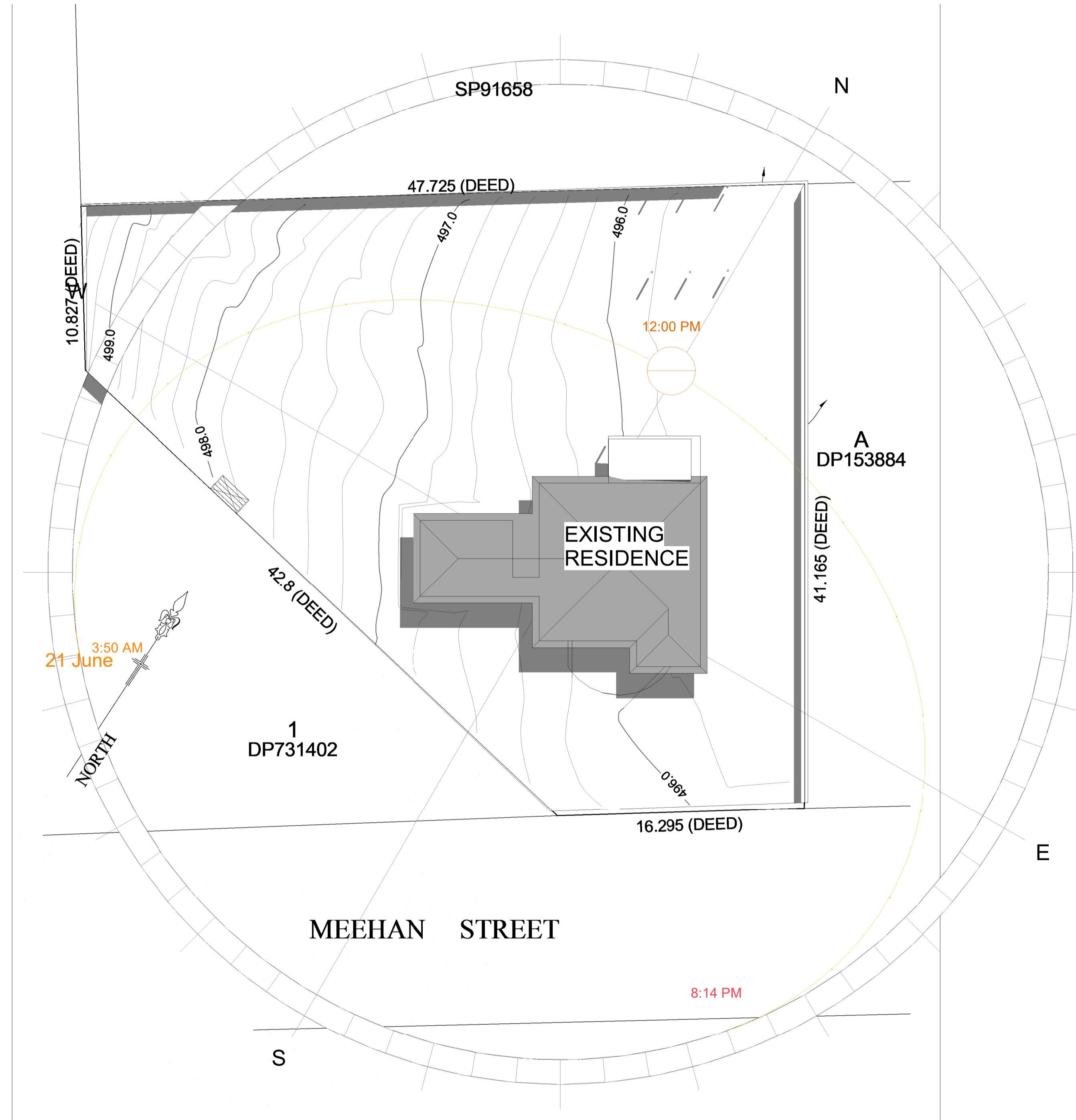
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SHADOW
DIAGRAM 3PM
PRE
DEVELOPMENT

Project number JOHMCG2402

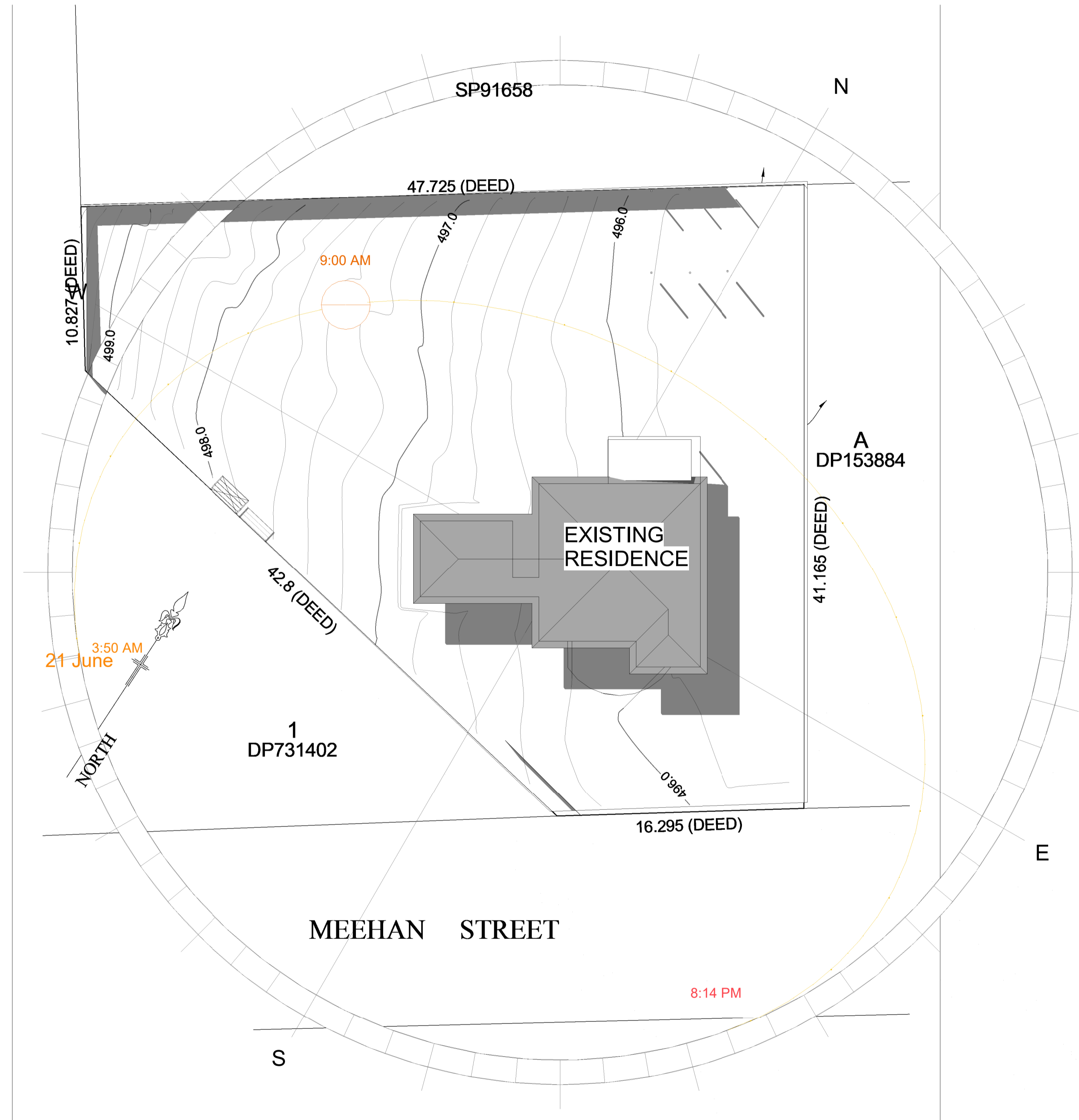
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SHADOW
DIAGRAM 9AM
POST
DEVELOPMENT

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SHADOW
DIAGRAM 12PM
POST
DEVELOPMENT

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SHADOW
DIAGRAM 3PM
POST
DEVELOPMENT

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YB-A6	
Scale	1 : 200

