

STATEMENT OF ENVIRONMENTAL EFFECTS

PROJECT:

Development Proposal for Medium Density Housing Precinct

ADDRESS:

231 Gurwood Street, Wagga Wagga NSW, 2650

LOT 1 / DP 726729

Lots 11 and 12/ DP20812

Lot 328 DP 823293

PREPARED FOR:

GURWOOD Pty Ltd

DATE:

September 2019

PLANNING CONSULTANTS:

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1. APPLICATION DOCUMENTS

1. Development Application Form
2. Subdivision Checklist
3. Landowners Consent
4. Disclosure Statement of Political Donations
5. Cost Summary Report (s94A)
6. Developer Contributions and Developer Charges
7. Urban Design Report – *Roberts Day*
8. Statement of Environmental Effects – *K Montgomery*
9. Architectural Plans, Elevations, Sections
10. Site Analysis Plan
11. Landscape Plan - *Somewhere*
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13. Concept Stormwater Plans - *LRCE Lance Ryan Consulting Engineers*
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2. EXECUTIVE SUMMARY

Gurwood Pty Ltd propose to subdivide and develop the site at 231 Gurwood Street and it is to become known as “The Leagues Precinct”. Concept approval for the whole development and Development approval for Stage 1 is sort.

The site is awaiting redevelopment from the former “Magpies Football Club” which closed in 2004. It has since been used as an educational facility housing the Saint Mary MacKillop College until recently when the site was cleared in anticipation for this development. The proposal is seeking development consent from the consenting authority.

The proposal includes a mixed-use medium density residential development. It is designed to eight Urban Design Principles outlined in the *Urban Design Report by Roberts Day* accompanying this Statement of Environmental Effects. It will create 160 new dwellings to include a mix of apartments, detached and terraced houses. The project requests to make variations to the conventional *Wagga Wagga Development Control Plan 2010* to include lot sizes, shapes and site coverages, open space, setbacks, fencing heights, street carriageways, parking and verges. A previous Development Application DA14/0558 for the site was approved in 2015.

The following testing carried out by ARTL *Aitken Rowe Geotechnical Engineering*, LRCE *Lance Ryan Consulting Engineers*, *Traffic Works Pty Ltd* and are summarized as follows:

The *Engineering* general design rationale is to “cut and fill” to enhance existing slope and to assist drainage to existing infrastructure. Excess excavated materials from the roads and lanes will be used to build up the centre of the site. The finished site levels provide for one third of the site to drain to the south (Gurwood Street) and the other two thirds drain to the north (Kincaid Street).

Roads & Lanes designed as 6m wide reinforced concrete lanes, generally with V drain to pick up storm water and include minimal services only sewer and stormwater with traffic calming measures such as speed bumps recommended by the Traffic Management Report are incorporated into the design. The Road design will be as per council’s design guidelines

Sewer drainage will be designed to council’s design guidelines with an under bore in Shaw Street to minimise traffic disruption.

Storm Water drainage shows that the majority of lots will have major drainage to the rear lane, with two thirds of the storm water drainage to Kincaid Street and one third of the storm water drainage to Gurwood Street.

Traffic Management has been designed with a Traffic Impact Assessment based on September 2019 traffic counts by *Trafficworks Pty Ltd*. The report found that intersection sight lines for the proposed development meet the Austroads guides and that traffic generated by this development will be readily incorporated into the existing road network with minimal impact. The existing surrounding road network would work effectively for a minimum of another 10 years and up to 100 years. The swept paths for emergency and service vehicles has been checked and minor changes have been made to the master plan to accommodate the recommendations and the recommendations outlined in the report have been implemented into the final design.

Soil and Environmental a full site Electromagnetic survey has been carried out by *Terrabyte Services*. The report concluded that the site generally had low conductivity, typical of the previous use as playing field. Geotechnical investigation was conducted with 18 bore samples to a depth of 4.5m analysed by *Aitken Rowe Test Laboratory* revealed alluvial silty clay typical of the Murrumbidgee River flood plain.

There is a *Landscape Plan* for Master Plan Concept Approval by *Somewhere Landscape Architects* and it includes a detailed landscape plan for Stage 1.

On balance, the proposal is considered appropriate and acceptable in an environmental planning context. The proposal will facilitate the future development of currently vacant medium density residential zoned land for residential and related uses.

3. INTRODUCTION

This Statement of Environmental Effects has been prepared for Gurwood Pty Ltd the applicant of the proposed development for “The Leagues Precinct”.

This statement is to accompany a development application to Wagga Wagga City Council for development of the property at 231 Gurwood Street, Wagga Wagga, NSW, 2650 on Lot 1 / DP 726729, Lots 11 and 12/ DP20812, Lot 327/ DP 823293.

The proposal seeks development approval from the Wagga Wagga City Council to undertake the development of the site in order to provide a medium density housing development precinct. These changes are described in detail in *The Urban Design Report by Roberts Day* submitted with this development application.

The purpose of this Statement is a written report outlining the likely environmental impacts of the proposal. It also describes how the environmental impacts have been identified and the steps to be taken to protect the environment or to lessen the expected impacts. The SEE includes written information about the proposal that cannot be readily shown on your plans and drawings.

This Statement of Environmental Effects is to address any planning issues associated with the development proposal and specifically to assess the likely impact of this development on the environment in accordance with the requirements of *State Environmental Planning Policy's* including, *Exempt and Complying Development Code, 2008*, *the State Environmental Planning Policy (Housing for seniors or People with a Disability) 2004* and *the State Environmental Planning Policy 64 Advertising and Signage, SEPP 65 Apartment Design Guide* is used as a benchmark for the designs of the apartment buildings.

Reference is made to relevant local planning instruments, the *Wagga Wagga Development Control Plan 2010*, or DCP and the *Wagga Wagga, Local Environment Plan, 2010*, or LEP , and how the proposal complies or in the case of the DCP where variations are proposed to key controls for the design of the new Precinct.

This report is to be read in conjunction with the Urban Design Report, Architectural and Landscape Plans, Site, Soil and Water Management Analysis, Flood and Traffic Impact Assessment and Native Vegetation requirements which are submitted with the application.

4. THE LEAGUES PRECINCT DEVELOPMENT

4.1. Vision Statement

“The Leagues Precinct” presents a unique opportunity to create a new, vibrant, modern development that will be a place for the local community to live. An eclectic mix of architectural styles will be actively encouraged with a range of residential buildings classifications including but not limited to detached houses, attached duplex and terrace housing, multiunit flats, Fonzie studios apartments and high-rise residential development. Additionally, retirement living and aged care for seniors will be incorporated all responding to a relaxed urban lifestyle. This range of architectural styles and dwelling types on relatively small lots will create a truly unique development.

The unique qualities of the site including the colours of the landscape, topography and the climate will be reflected in the built forms. Adjustable indoor/outdoor spaces will create a balance between privacy and transparency.

“The Leagues Precinct” will be focused on creating sustainable, newly built dwellings designed and constructed in accordance with Environmentally Sustainable Design principles for indoor environment quality, energy and water efficiency, stormwater management and building materials. The development will be designed cohesively to create an integrated community that showcases modern designed housing with a range of external character. Not only will “The Leagues Precinct” offer a lifestyle like no other currently available in Wagga, but also, be a wise investment for the future.

4.2. Detailed Description

A site-specific master plan has been developed to direct the desired future character of the site and design framework which will be analogous with the existing character of the surrounding urban context. The future development of the site will correspond well and make improvement on the existing built forms within the neighbourhood. The master plan encompasses an eclectic mix of housing types, styles and uses with upgraded building materials. This choice in building types and the subsequent diversity of households and life stages supported is an essential principle in developing ‘The Leagues Precinct’ Wagga community.

- The master plan consists of an internal road network of roads and laneways;
- An internal pedestrian pathway to connect throughout the site and to the external existing public networks;
- The development will deliver accommodation for an approximate additional 390 people in Fonzie flatettes, apartments, terraced, semi-detached and detached housing. These dwellings of all types will also provide the potential for use as seniors housing or for those with a disability;

By incorporating these choices, a resulting development will be created that meets the needs of a broad cross-section of the community that is able to respond to the future needs of the market, for all age brackets and living style preferences including those for retirement living and aged care. These innovative forms of housing will enable a response to the current and future socio-economic and demographic changes in Wagga and are detailed in the Urban Design Report.

The Leagues Precinct Master Plan for the new main street responds to and reinforces the established street grid on the south, east and north sides of the site and infrastructure network that is its context. The cranked street provides the opportunity to minimise traffic speed and encourage a local garden suburban safe environment for pedestrians, and cyclists.

The master plan delivers a highly permeable and legible street network for pedestrians and cyclists by the creation of a main street with through access to Gurwood and Kincaid Streets that directly connect with the surrounding suburbs, services and facilities such as the CBD; There will be a cross network of connecting laneways within the development from east to west and north to south across the site to enable wayfinding and walkability.

The main features are:

- Convenient on-street parking will be created around the new street.
- Using the newly created network of a primary street and laneways to gently distribute additional traffic created by this development onto the existing road network. There are four laneway and two primary street intersections, totalling six traffic distribution points.
- Legible, efficient urban streets that can be shared between vehicles and pedestrians with traffic calming devices, road and lane surfaces, configuration of the Primary Street reserves that will be relatively narrow to encourage low vehicle speed.
- The relatively flat topography of the suburb makes it ideal for easy cycle and foot access to the important city infrastructure particularly the CBD and hospital / medical precinct.
- Cycle access to the CBD via the existing network of very wide, tree lined streets between the site and the CBD, via an existing pedestrian and bicycle link from the development, to the existing cycle track on Morong Street, via the exceptionally wide Kincaid Street and part of the Kapooka link cycle track.



Figure 1 The Leagues Precinct Master Plan

4.3. Density and Mix - Specific Dwelling Types

All dwelling types will be subject to quality control by Gurwood Pty Ltd to ensure that the structure and garden complement those of neighbours and compliment the high standard of design expected throughout the site thereby producing a cohesive community with a distinct sense of place for the entire precinct. Planning will be site specific and provide good architectural outcomes that satisfy "The Leagues Precinct" vision. These design guidelines include some mandatory sustainable design provisions which must be addressed in the design and construction of each dwelling.

Consistent with the Objectives of the WWLEP, 2010, Zone R3 Medium Density residential for the site, the NSW Government Low Rise Medium Density Housing Code and the surrounding urban character, to encourage resiliency and reduce the carbon footprint urban development requires the maximisation of the use of land in the following varied forms are proposed, see Figure 1 for placement:

Dwelling Houses - Single Residential Lots

The proposal provides an opportunity for 45 single residential lots.

Dual Occupancy - Attached Dwellings

Consisting of 2 dwellings on each lot that are attached to one another, not including a secondary dwelling

The development will provide the opportunity to create 3 dual occupancy attached dwellings.

Dual Occupancy - Detached Dwellings

Consisting of 2 detached dwellings on one lot of land not including a secondary dwelling

Multi Dwelling - Terrace Style Housing

This style of housing consists of 3 or more dwellings on one lot of land where each dwelling has access to ground level and no part of any dwelling is above any part of another dwelling and the dwellings generally face and follow the alignment off a public road.

The proposal delivers the opportunity for 36 Terrace style residential. Rows of adjoining terraces shall be designed to ensure compatibility with adjoining and surrounding built form. It is not mandatory for adjoining terraces to be identical; however, they must be similar on the front elevation. As part of 'The Leagues' community, it is essential that each dwelling contributes to the high standard of design expected throughout the site.

Fonzie Flat

The development will deliver the opportunity to provide 6 Fonzie Flats or studio apartments to be located throughout the precinct in kinks of the laneways on the 27m wider blocks where the flat will be located above the double garage of the single residential lots. The additional benefit to these flats will be to provide surveillance and safety to the laneways.

Manor Houses - Residential Flat Buildings

The proposal provides the opportunity to provide 4 multi dwelling blocks providing 79 apartments at 'The Leagues Precinct' site. Multi Dwelling blocks may include strata or community titled lots for more than two dwellings on any lot configuration.

Seniors Housing

The proposal delivers the opportunity to provide a number of retirement living styles of accommodation included in all residential dwelling types, generally for people over 55 years of age or with a disability, as covered by the SEPP for Seniors living. The dwelling styles include but are not limited to, Independent Living Units (ILU's), apartments for assisted living and any accommodation not covered by the Aged Care Act 1997.

Residential Care Facilities - Aged Care

The proposed development will offer the opportunity for Residential aged care including hostel and nursing home accommodation as described in the Aged Care Act 1997, Refer to the controls section of this application for details.

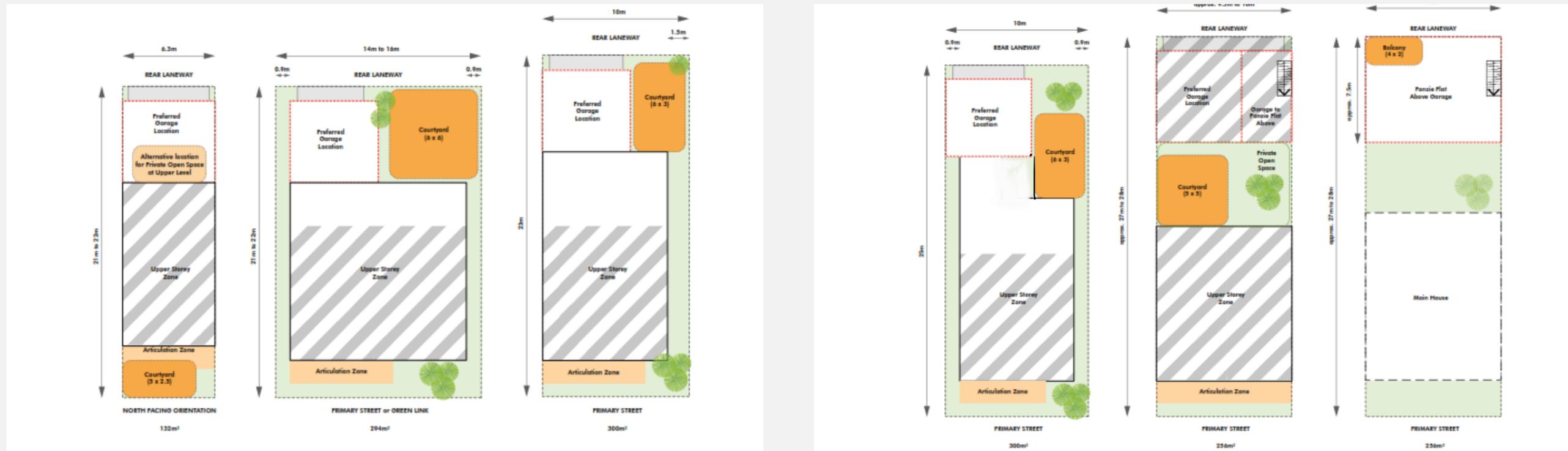


Figure 2 Housing Typologies, Small Terrace, Detached and Semi Detached

Larger Terraced, Detached and Semi Detached – Urban Design Report

4.4. Massing and Height – Solar Amenity Study

The development will provide a variety of high-quality housing choices of different styles, forms and shapes generally consistent with the Urban Design Report for the site. Plans consist of five housing typologies in two dimensions including two forms of terraced, detached, semi-detached and the "Fonzie Flat."

The location of dwelling types due to their differing Massing and Height will be carefully considered in the planning to avoid undue overshadowing on smaller dwellings. The variation in impact across different aspects of the design, such as traffic, runoff, and solar access among other factors will be considered should either plan be adopted.

See the Solar Amenity Study incorporated in the Urban Design Report for more details.

4.5. Proposed Details and Materials

Wall Materials

The location of Wagga results in a high exposure to sun leading to degradation of materials. The development authority, Gurwood Pty Ltd will ensure that materials and finishes are selected that are resistant to these elements and/or are easily maintained to ensure longevity.

Street appeal will be generated by the clever use and composition of exterior materials, colours and finishes with the following principles:

- A mix of materials is advisable, however depending on the design, the use of contrasting render colours is acceptable;
- Ground floor materials should give the appearance of strong, solid and heavier construction;
- The mass of buildings is to be minimised by variations in walls and roof lines.

Proposed wall materials include:

- Painted rendered masonry, stonework, rammed earth, painted or clear timber weather boards, eco-ply, corrugated metal cladding and painted fibre cement sheeting;
- Whilst face brick is permitted, it is not a preferred material; Alternative wall materials may be permitted subject to their design merit;
- Dwellings that express 100% of a single material and colour composition will not be approved with a minimum of two wall materials shall be used to the dwelling with no one material constituting more than 80% of the front elevation (not including windows).

Roof Forms

Roofs must be of a scale, form and material construction that are representative of contemporary living, including pitch, form and design innovation. Roof forms should express the following characteristics:

- Pitched roofs generally shall be 25 degrees minimum and 42 degrees maximum in order to promote a consistency of development;
- Low pitched skillion roofs, flat roofs and curved roof forms may be allowed subject to design merit and providing no adverse impact on neighbouring properties;
- All eaves, except where nil lot boundaries, should have a minimum overhang of 450mm to protect walls from the summer sun. Exceptions may be permitted subject to their design merit;
- Gutter and downpipe treatments are to compliment and be integrated into the dwelling design;
- Roof forms should be articulated to provide solutions to natural light, summer shade, winter sun, cooling and ventilation;
- Deep overhanging roofs are encouraged for weather protection and sun shading purposes to terraces, verandas and other outdoor living spaces;
- Paved roof terraces are permitted and should incorporate pergolas/sun shading devices and planting.

Roof Materials

Generally, Colorbond metal roof sheeting, however, can include clay tiles, copper or concrete (to flat roofs with protective paved, pebble, and gravel or turf surfaces). It is encouraged that any roofing product used is suitable for the local Wagga conditions, be light in colour and non-reflective to minimise any glare impact on surrounding properties. Galvanised finish for pitched roofs will be considered due to its weathering characteristics to dull grey, however "Zincalume" will not be considered for pitched roofs.

Gutter and downpipe placement should be integrated with the dwelling design. It is preferable that no downpipe be visible to the street elevations except where a rainwater head and downpipe are used as an architectural element.

Doors and Windows

- Windows and doors should be arranged to maximise winter solar gain and cross ventilation, while minimising heat gain in summer;
- Flyscreens are to match window frame colours and to have dark coloured mesh;
- Security doors where required are to be simple and unobtrusive;
- External roller security shutters are prohibited;
- Careful placement of bathroom windows to avoid obscure and patterned windows facing the primary street.

Balustrades

- Balustrade design is to be integrated into the overall architectural form of the dwelling;
- Balustrades are to reflect a modern character and could include horizontal bars, stainless steel wires, timber battens, glass or a combination of these.

Façade and Interface – Elevations

Elevations are to be articulated with clearly defined architectural elements and should express the following characteristics:

- All dwellings must address the primary and secondary streets by way of articulation, design, fenestration and main entrance to promote a positive relationship to the street. This may include the design and placement of large windows to actively used spaces and presenting the dwelling to the street in lieu of the garage as a dominant element adding surveillance opportunities;
- All dwellings are required to present two storeys to the primary and secondary streets.
- Single storey developments may be considered due to architectural merit upon application but are generally discouraged.
- Dwellings on corner lots (and to a lesser extent those with a side exposed to a laneway) must address both primary and secondary streets /lanes, with the secondary street elevation to be articulated in a manner that is sympathetic with that of the primary elevation.
- The design of the dwelling should acknowledge the corner by way of design with elements such as balconies that wrap the building corner, windows, internal room layouts and roof design to respond to the corner location:
 - Roof design, materials, colour and finish are to be consistent to all elevations, including the laneway elevation;
 - Clearly defined entrances, which are identifiable from the street through expressed elements;
 - At least one indoor living area (not a bedroom) is to provide natural surveillance of the primary street;
 - Dwellings shall also appear to offer surveillance when viewed from adjacent public space.

4.6. Safety, Security and Crime Prevention Issues

Accepted Principles (Crime Prevention Through Environmental Design) have been incorporated into the design of “The Leagues Precinct” to ensure there is more chance of a crime being prevented. A crime risk assessment has been completed for the residential project over 20 dwellings.

1. Natural Surveillance

To increase safety security for the prevention of crime consideration is given to providing passive surveillance throughout the design of the precinct.

- Rear laneways are to be addressed in a similar manner as the primary street elevations in order to promote a sense of neighbourliness and vitality;
- Development of an active use above garages e.g. ancillary accommodation such as the use of the “Fonzie Apartments”;
- Balconies, terraces or windows; with the upper level of the dwelling within 2.5 to 3.5m of the laneway, internal street, green link, pocket park or external streets to ensure casual surveillance;
- Laneways to be provided with sensor lighting in key locations to enhance security and surveillance;
- Location of mailboxes to fronts of the dwellings to enable viewing of the open spaces;
- Fencing controls to allow for passive surveillance: fencing to be limited to 1.2m height with 50% permeability on all streets except the new internal street where the fencing height is increased 1.5m if the private opens spaces of the lot faces north;

Landscaping:

- Locating seating in communal and public areas;
- Landscaping abutting the laneway to soften the appearance of the laneway, while also minimising ‘hiding places’;

Building entrances:

- Provision of open style transparent material on doors/walls/elevators/ foyers;
- Distinctive and clearly visible entrances to the lot from the laneway.

2. Access Control

Maximisation of safety and prevention of unwelcome visitors can be achieved with physical or perceived barriers such as:

- Access to be restricted by physical features such as bollards/fencing doorways in outdoor areas;
- Housing typologies, most of which provide double lock up garages, will allow the resident to arrive home late at night, open and close the garage door remotely and enter the dwelling in maximum safety;
- Locks, chains and alarms for internal protection.

3. Territorial Reinforcement

A sense of place and ownership of the precinct can be achieved by:

- Ensuring a sense of place by the addition of uniqueness in the paving, landscaping and signage.
- The development is effectively an “island”, bounded on all four sides by existing streets, the new frontages, landscaping and housing help establish identity and a sense of community and belonging

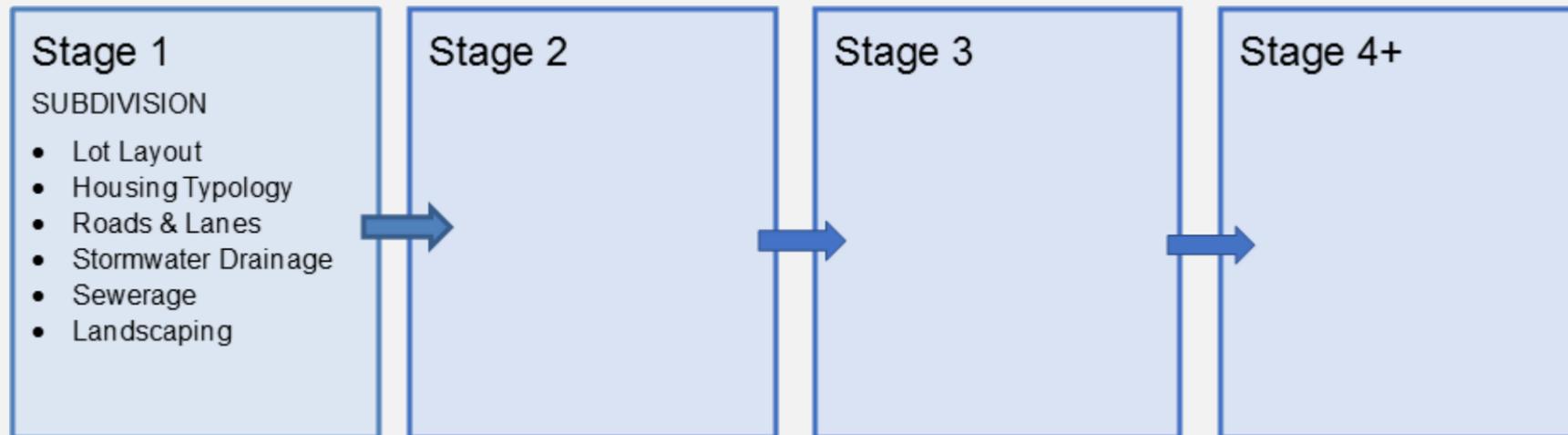
4. Space Management

Space management and a sense of pride of can be achieved by good maintenance and landscaping throughout the precinct in an ongoing system.

4.7. Staging

Staging is proposed to be four stages and many sub-stages. See attached sequencing plan for details.

Stage 1 planning is the subject of the current development application. Works include the subdivisions, construction of the road and laneways, stormwater drainage, sewerage, all utility services, landscaping and the pocket park.



4.8. Demolition and Other Works

The demolition on the site has been largely completed. Minor demolition of a storage shed, and outbuildings remains to be completed. Other works will include roads and landscaping and the installation of services and amenities. A summary of these works is included in the Executive Summary.

Roads & Lanes

The design of the roads and lanes is as follows:

- Designed to be 6m wide reinforced concrete lanes with a V drain to pick up storm water.
- The lanes will have minimal services only sewer and Storm Water.
- Traffic calming measures such as speed bumps recommended by the Traffic Management Report are incorporated into the design
- Road design will be as per council's design guidelines

5. SITE ANALYSIS AND URBAN CONTEXT

5.1. Description of the Site

The site is known as 231 Gurwood Street, Wagga Wagga, New South Wales and has the legal descriptions of Lot 1 DP 726729, Lots 11 and 12 DP 20812 and Lot 328 DP 823293. The site is currently cleared and vacant and zoned as R3 Medium Density residential.

It is roughly square in shape with approximate dimensions of 202.88m from the north to the south and 172.01 from the east to west across the block. See Table 1 for complete area configurations for each lot.

The total area of this site is 34,930.00m² and it is generally flat. The site drains towards the existing roads and generally towards the North-West corner.

The site and surrounds are situated within the New South Wales Western Slope Bioregion (SWSB) and the Murrumbidgee Catchment Management Authority (CMA). The subject site is located within proximity to the Murrumbidgee River, a major water course that feeds into the Murray River system more than 400km west.

Lot description	Deposited Plan	Area m ²
1	726729	33,440.00
12	20812	623.60
11	20812	651.30
328	823293	78.88
	Total area m²	34,930.00

Table 1 Lot Areas in m²

5.2. Urban Context

The neighbourhood is in an older residential precinct of the city of Wagga Wagga and fashioned with a series of building types and usages, from commercial corner shops to residential single and double storey homes and multi dwelling terrace housing and flats.

The site is bounded on four sides by Kincaid Street (30m wide with 19m carriageway width), Shaw Street (30m wide with 12.6m carriageway width), Gurwood Street (30m with 19m carriageway width) and Thomas Street (20m wide - 6.5m carriageway width).

The northern boundary of Kincaid Street consists of residential developments, with a mixture of one and two storey dwellings with a general store and takeaway. The southern boundary of Gurwood Street consists of mixed uses including residential detached dwellings and a private recreational facility the Police Citizens Youth Club (PCYC). Western boundary is Thomas Street consisting of residential single-storey and two storey developments with a seniors living facility named "Rosebank Retirement Village" which has access to this street.

Refer to Figure 2: Site Analysis for a visual description of the site and locale.

The surrounding built form of the neighbourhood consists of a variety of stand-alone single storey dwellings of various ages, architectural styles and conditions ranging from relatively modern and well maintained, to older rundown dwellings awaiting redevelopment. The older dwellings are of the post WWII era and are constructed of solid brick, weather boards or asbestos with corrugated metal roofs. A mix of fencing consisting of 1800m high timber palings, metal fencing and some sites with no front fences can be seen from the street.

See Figure 3 Streetscapes Photographic Essay for a visual description of the neighbourhood.

Traffic Movement

The following describes the current street classifications bordering on the site:

Kincaid Street is classified under council's management plan as a "collector road" providing east-west links between the northern CBD and the Olympic Highway MR41 to the west, CSU and the western industrial precinct. Kincaid Street has a carriage width of 19.4m and is a designated bus route.

Gurwood Street is classified under council's management plan as a local road that provides a local residential east-west link to the CBD. At the intersection with Docker Street, Gurwood becomes a "collector road". Gurwood Street has a carriage width of 19.4m and is a designated bus route.

Shaw Street is classified under council's management plan as a local road that provides access to the medical / hospital precinct to the south and access to Kincaid Street feeding to the northern CBD and the Olympic Highway. Shaw Street has a carriage width of approximately 12.4m

Thomas Street is classified under council's management plan as a local road that provides the neighbouring residents access to the Kincaid and Gurwood Streets. Thomas Street has a carriage width of 7.0m

Refer to Traffic Study – *Traffic Works Pty Ltd* for detailed information on the internal street configuration for the proposal.

5.3. Regional Context

The site is located within the suburb of Wagga Wagga and bordered in the south - west by Ashmont, to the north by North Wagga Wagga and to the south is Turvey Park.

Relationship to the CBD, proximity to supporting uses and facilities

It lies within a desirable distance to the Wagga Wagga Central Business District of approximately 1.5km along Gurwood Street itself. It is generally centrally and conveniently located to recreational activities, shopping centres, local schools and a park. The Wagga RSL Club, Murrumbidgee Turf Club, Wagga Wagga South Shopping Centre and Collins Park, Sportsman's Club Hotel, Duke of Kent oval and the French Bakery in Morgan Street lie within 1.5km.

The proposed Health and Knowledge Precinct containing key facilities such as the Calvary Riverina Hospital, the Wagga Base Hospital, schools including all levels from preschool to high school and the Riverina Institute of TAFE is all within 2.8km of the site.

Other attractions within 5km include the Museum of the Riverina Botanic Gardens 3.6km, Wagga City Golf Club 4.7km and Wagga Beach 2.6km. The renowned Murrumbidgee River winds its way to the north and east of the site. See Figure 1 Urban and Regional Context diagram showing the site in relation to these supporting facilities.

See Figure 2 Site Analysis Plan for a visual interpretation of the location, attractions, amenities, services and current uses and building types.

5.4. Site History – Present and Previous Use

231 Gurwood Street is a cleared and vacant brownfield site with an interesting history for Wagga Wagga.

It is the former site of the Magpies Football Club who purchased the 3.5ha block from the Wagga Wagga War Services Home Commission, the club constructed a temporary clubhouse in 1955 and later in 1959 a new Rugby Leagues Club, Eric Weissel Oval and Tennis courts were constructed and a second storey constructed on the club building in 1964. The height of the building was approximately 12m.

The Eric Weissel Oval was a multi-use stadium in Wagga Wagga, New South Wales, Australia. It was named after local rugby league footballer Eric Weissel and opened in 1959. It was used mostly for rugby league matches and had a capacity of 10,000 people.

On 28 June 2004 the club announced that its doors would close for the final time. On 5th July 2004 creditors voted to place "The Leagues Club" under liquidation after it lost its financial support. The oval remained open until 2007.

Until 2015 an educational facility The Mary Mackillop College was occupying the old club building when it and the grandstand were demolished; a prior development application DA 14/0558 was lodged and approved in 2014. This DA process included traffic and environmental studies.

The adjoining land remains primarily as residential use and no potentially contaminating activities including include agriculture/horticulture, chemical manufacture, dry cleaning establishments, gasworks, landfill site, power stations, electrical substations, lead paint removal, boatsheds, slipways, pest treatment, service stations, tanneries, waste storage have ever been conducted on or adjacent to the site.

The site is uncontaminated land site soil testing has been completed *ARTL Aitken Rowe Geotechnical Engineering*.

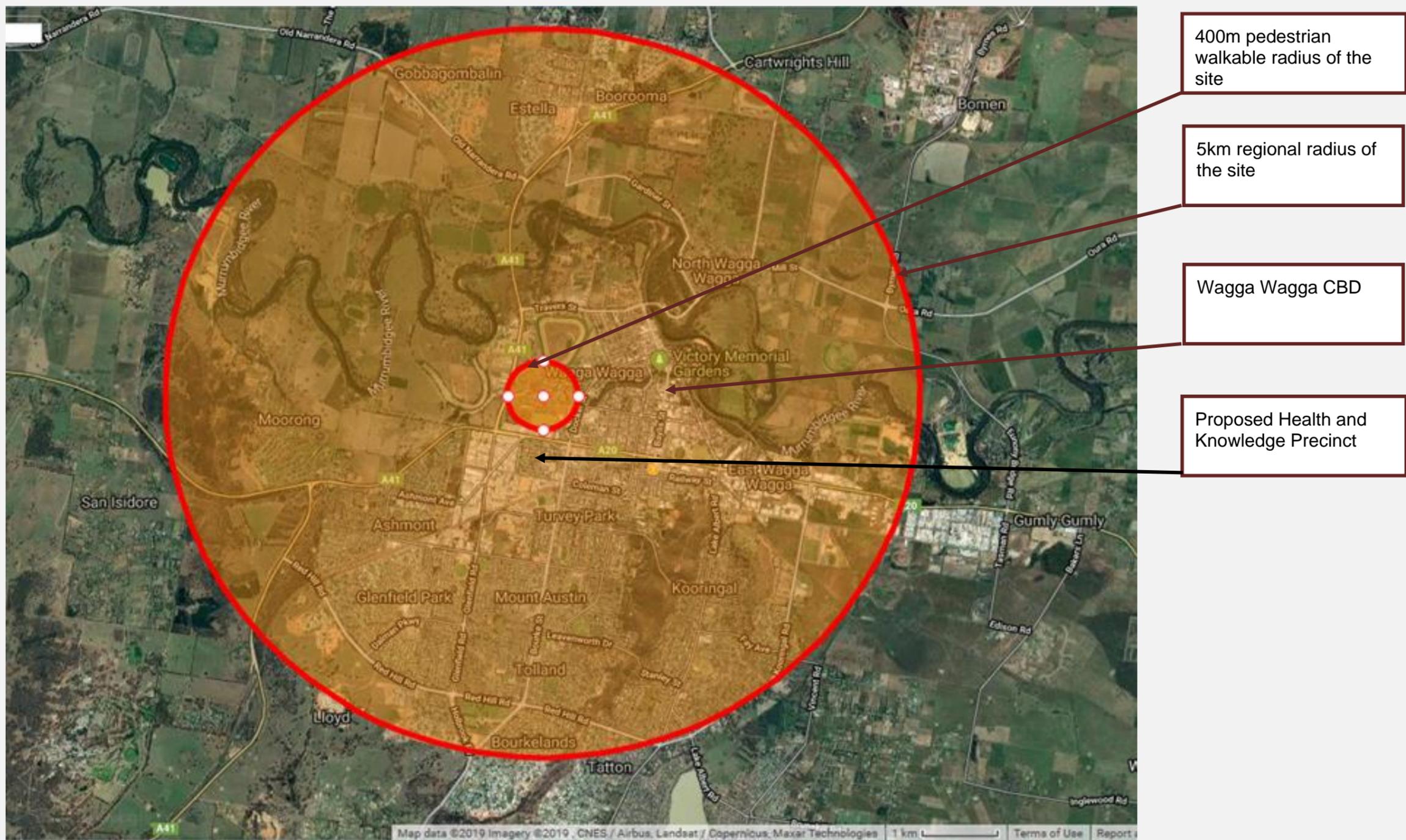


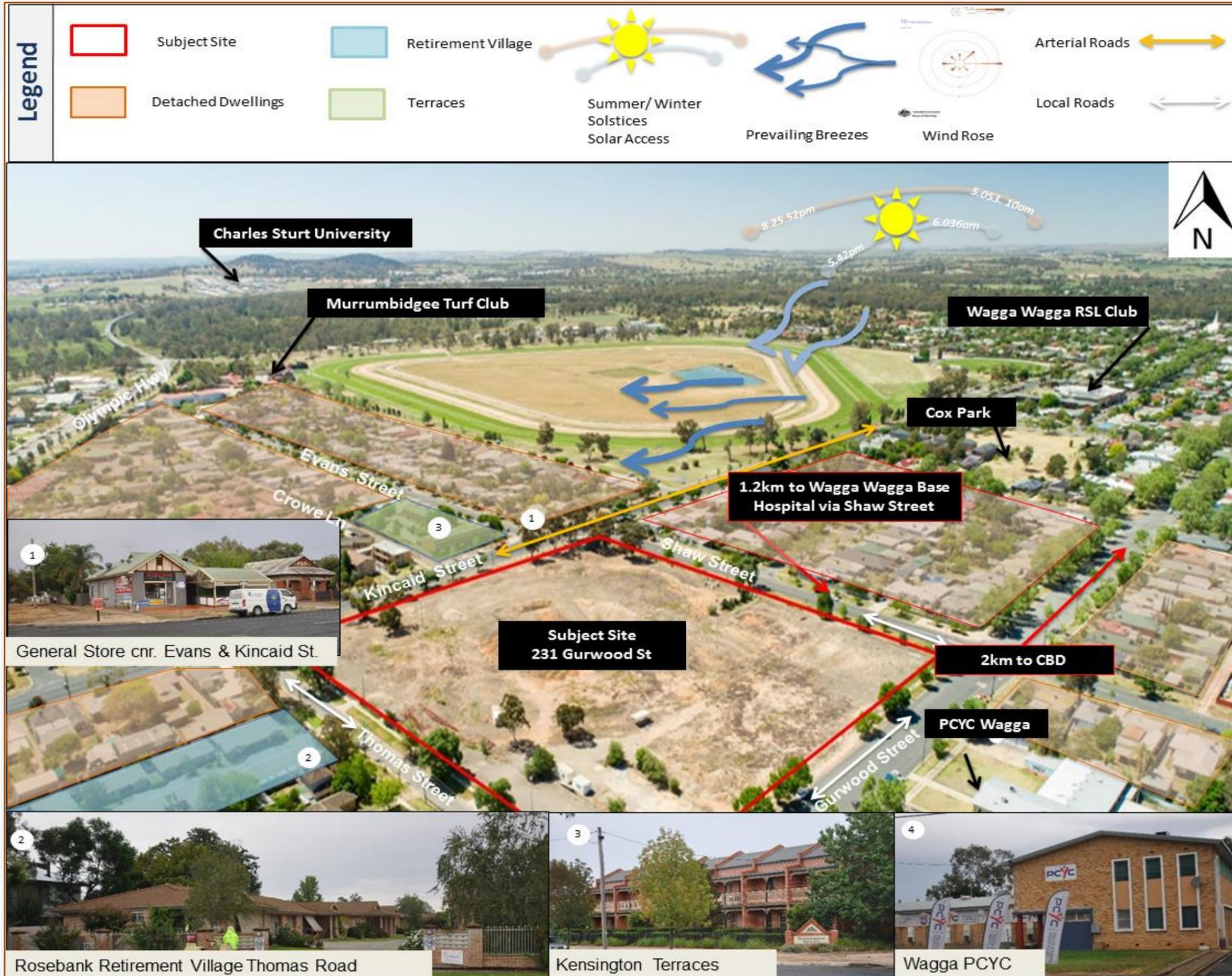
Figure 3 Urban and Regional Context Diagram

1. General Store at the corner of Evans and Kincaid Streets: single storey commercial structure.

2. Rosebank Village Independent Retirement Living Thomas Street: 30 Single storey individual villas of brick veneer with concrete tile roofs, extensive driveways providing access to attached vehicle accommodation. The front boundary is defined by brick pillar and metal fencing.

3. Kincaid Street Terraces: Is a two-storey brick building with metal roof and car parking at rear. Front boundary wall is defined with a landscaped fence, a higher density accommodation with Victorian terrace style dating the mid 1990's.

4. PCYC a 1960's, 8m high two storey recreational building with extensive open area for sporting and recreational activities. This facility is planned for replacement by a new building at Bolton Park closer to the CBD. This site may be redeveloped in the future.



Above: Typical single storey older dwelling



Above: Typical single residential dwellings one and two storey.



Above: Multi residential two storey dwellings

Figure 4 Site Analysis

Figure 5 Street Scapes Photographic Essay

1. Shaw Street Looking North

Carriage width 12.6m and nature strip 8.4m each side total road reserve approximately 30m wide.



Shaw Street Looking North

2. Gurwood Street looking East from Shaw Street

Carriage width 19m and nature strip 4.6m on the south and 5.4m on the north side total road reserve approximately 30m



Campbell Place

3. Campbell Place

4. Gurwood Street looking East

Carriage width is 19m and nature strip is 4.6m on the south and 5.4m on the north side, total road reserve is approximately 30m.



Kincaid Street

Thomas Street

Proposed Leagues Precinct
231 Gurwood St

5. Shaw Street Looking South to Wagga Base Hospital

Carriage width 12.6m and nature strip 8.4m each side with a total road reserve of approximately 30m.



Gurwood Street Looking East

View



Gurwood Street Looking east from Shaw Street



Shaw Street

Gurwood Street



Shaw Street Looking South to Wagga Base Hospital

5.5. Site Suitability

The site is considered suitable for the proposed development. It is a large site suitable for a precinct development its dimensions are roughly square with a total area of 34,930.00m² it is generally flat. It has been cleared of previous development structures and awaiting redevelopment.

231 Gurwood Street, Wagga Wagga presents a unique opportunity to create a new, vibrant, modern development that will be a place for the local community to live.

The proposal is compatible with local planning objectives for the site, see Planning Controls section in this document for more information.

The unique qualities of the site including the colours of the landscape, topography and the climate will be reflected in the built forms. Adjustable indoor/outdoor spaces will create a balance between privacy and transparency.

Regional location gives generally pleasant and liveable conditions with mild, warm and temperate climate in Wagga Wagga. There is significant rainfall throughout the year averaging 561mm, average summer temperature is 24^o C with January the hottest month, July is the coolest month and the temperatures average 7.9^o C (Climate-data.org, 2019).

5.5.1. *Opportunities and Constraints of the site*

The following opportunities and constraints of the site include

The opportunities

- ✓ Regional location Wagga Wagga is a major regional city in the Riverina district of New South Wales and the state's largest inland city. It is a significant agricultural, military and transport hub located midway between the two largest cities in Australia, Sydney and Melbourne.
- ✓ The proposal will exhibit compatibility with visual setting of surrounding urban streetscape and adjoining development
- ✓ The site is a large flat undeveloped area of 34,930m², presenting easy buildability and natural drainage.
- ✓ Proximity to transport services, shops, community and recreational facilities: The site lies in a desirable location 1.5km from the CBD of Wagga Wagga. There are several recreational centres located nearby including a golf course, Turf Club and PCYC. The site is serviced by shopping, hospitals and schools.
- ✓ The construction works should not significantly interfere with existing traffic flow. The site is accessible from all boundaries. Well planned temporary traffic management schemes can be set in place, and the construction is expected to be completed over time with 4 stages and many sub-stages planned, building will also depend upon the individual purchase of the subdivisions.
- ✓ No significant heritage issues such as significance of items, landscapes, areas, places or relics and practices have been identified on the site.
- ✓ There are no existing natural features including native vegetation, fauna habitat, land formations, rivers and streams to impede development.
- ✓ The proposal is well designed to comply with the accepted principles to enhance safety, security and crime prevention issues within The Leagues Precinct
- ✓ Additional opportunities identified for this site are that no restrictions apply to the Floor Space Ratio, Height of Buildings or Minimum Subdivision Lot Sizes of the Wagga Wagga Local Environment Plan, 2010.

- ✓ The site has all the following existing services available to be installed:
 - Stormwater drainage
 - Electricity
 - Natural gas
 - Sewer
 - Water
 - Telecommunications

Existing site services plan is attached to this document.

The site is free from the following constrains on the site:

- No heritage matters - significance of items, landscapes, areas, places or relics and practices are identified.
- No natural features including native vegetation, fauna habitat, land formations, rivers and streams are identified
- No existing services, easements, rights of way.
- No existing building on the site.
- The proposal is for residential purposes and no business hours or employees will apply. Minor industrial/commercial/change of use/home business development is applicable, refer to the Urban Design Report for detail of possible coffee shop or similar usage.

The Constraints

- ✓ Natural hazards affecting the site:
 - The site is positioned well away from Bushfire Prone Land on the NSW Planning Portal Map. See Figure 3 for 2019 Bushfire Mapping.
 - The site is positioned behind the CBD Levee and off the floodplain This site will have 1:100 risk flooding according to the 2017 Riverina Model, this is based upon the 2017 Levee upgrade, See Figure 4 for Flood Mapping.
 - Subsidence and slip do not affect this site.
 - Geotechnical and groundwater investigation issues and land contamination have been completed and revealed no problems.

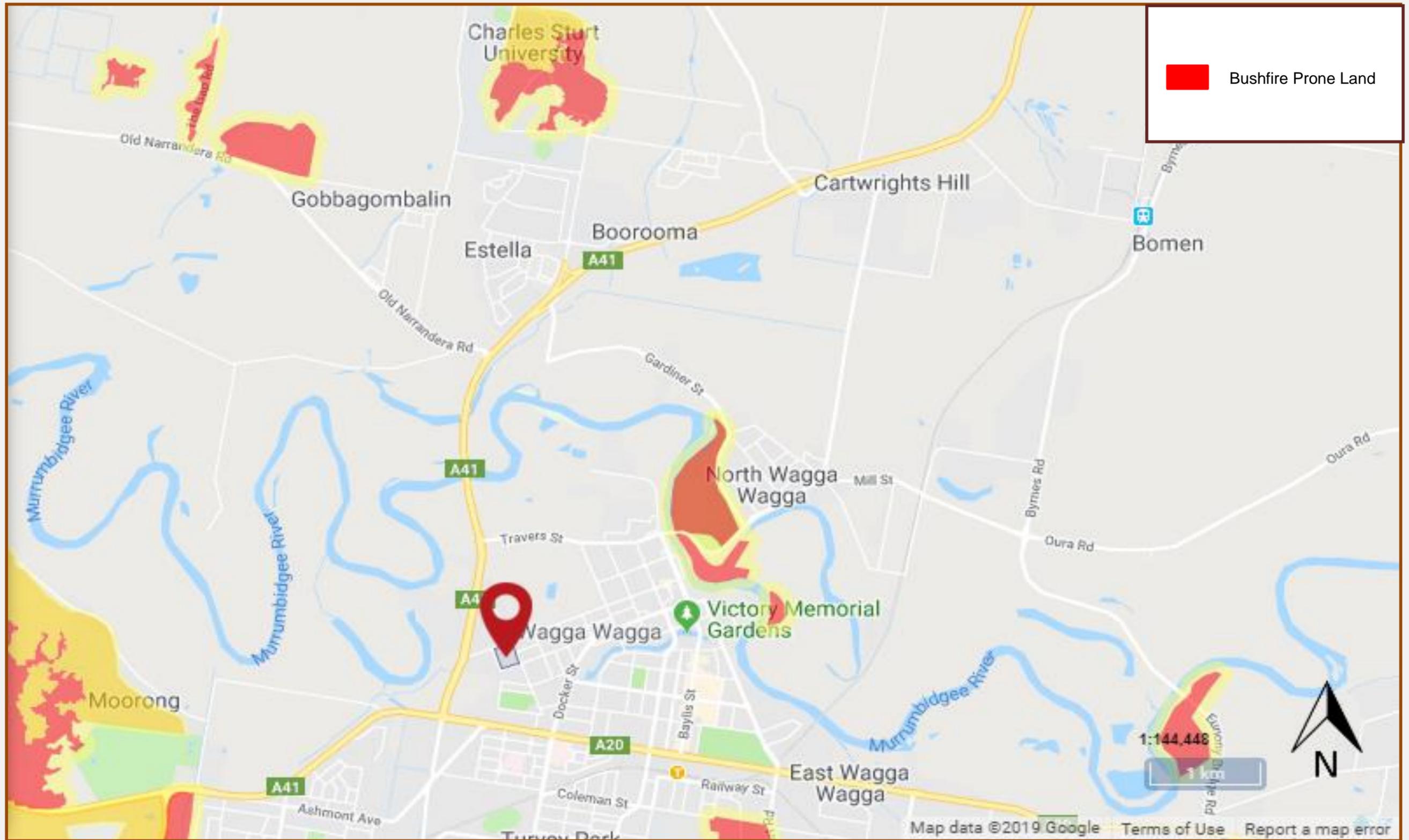


Figure 6 Bushfire Prone Land in the Region (City Of Wagga Wagga, 2019)

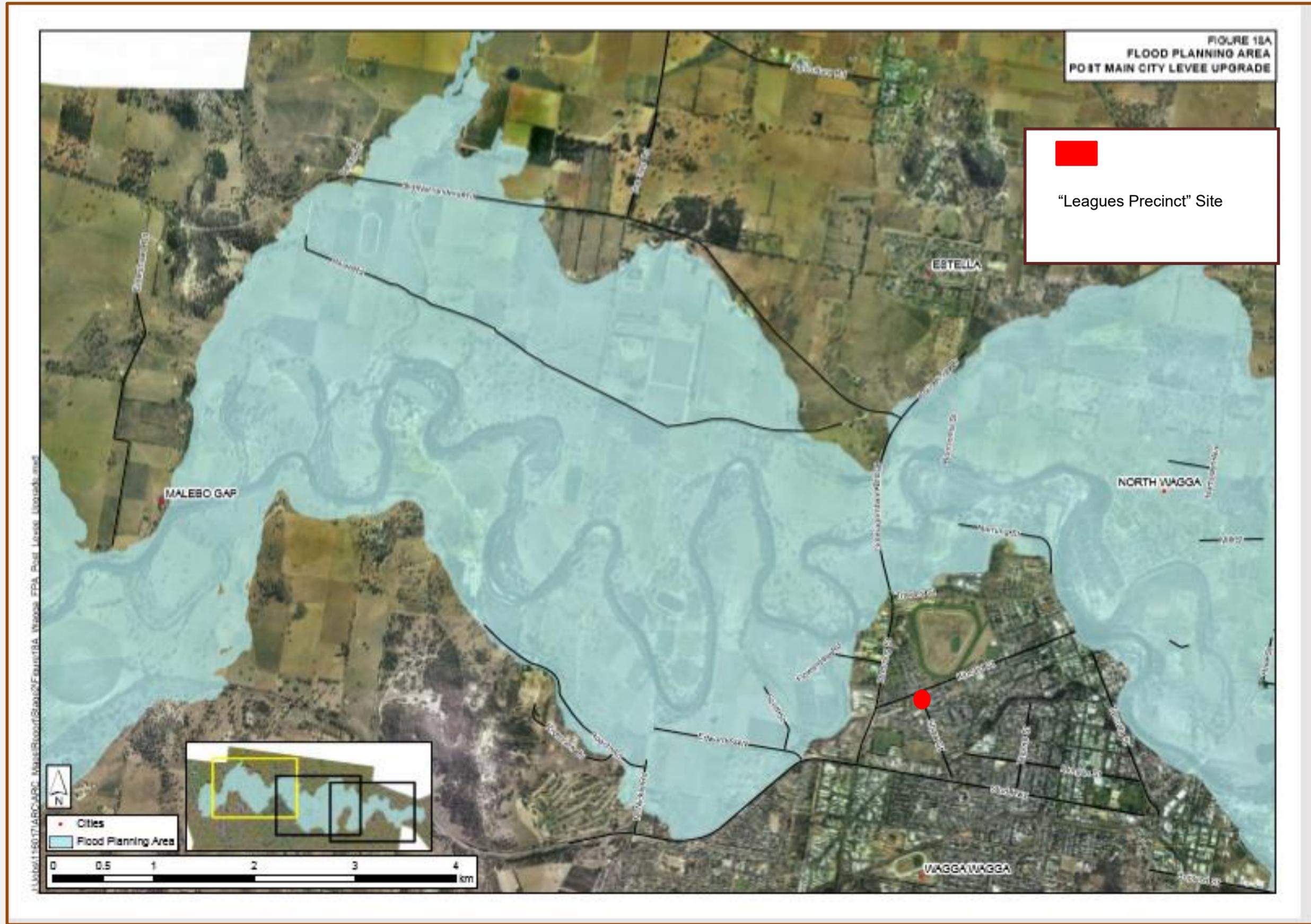


Figure 7 Wagga Wagga Revised Murrumbidgee River Floodplain Risk Management Study and Plan 2018

6. STATUTORY PLANNING CONTROLS

This statement addresses all relevant sections/parts/clauses (etc.) of the following relevant planning controls:

Environmental Planning & Assessment Act, 1979 (EP&A 1979)

State Environmental Planning Policies (SEPPS):

Exempt and Complying Development Codes

- Part 3 Housing Code
- Part 3B Low Rise Medium Density Housing Code and the Medium Density Design Guide
- Part 3D Inland Code
- Part 4 Housing Alterations Code
- State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development and the Apartment Design Guide
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy 64 Advertising and Signage SEPP 64

Wagga Wagga Local Environment Plan, 2010 (WWLEP, 2010)

Wagga Wagga Development Control Plan, 2010 (WWDCP, 2010)

Consultation

It is understood that the proposed development will be notified to specified landowners and the public in accordance with Council's Notification policy.

Any submissions received in respect of the notification will be a matter of consideration for Council in determination of the application.

Initial consultation has been held with the providers of public utilities;

Public Utility	Authority Consulted
Sewer	Wagga Wagga City Council
Stormwater	Wagga Wagga City Council
Power/Electricity	Essential Energy
Natural Gas	Origin Energy
Telecommunications	Telstra
Water	Riverina Water County Council

Referrals

It is understood that referrals of this application will be to other Council departments only.

Wagga Wagga Local Environmental Plan, 2010 (WWLEP)

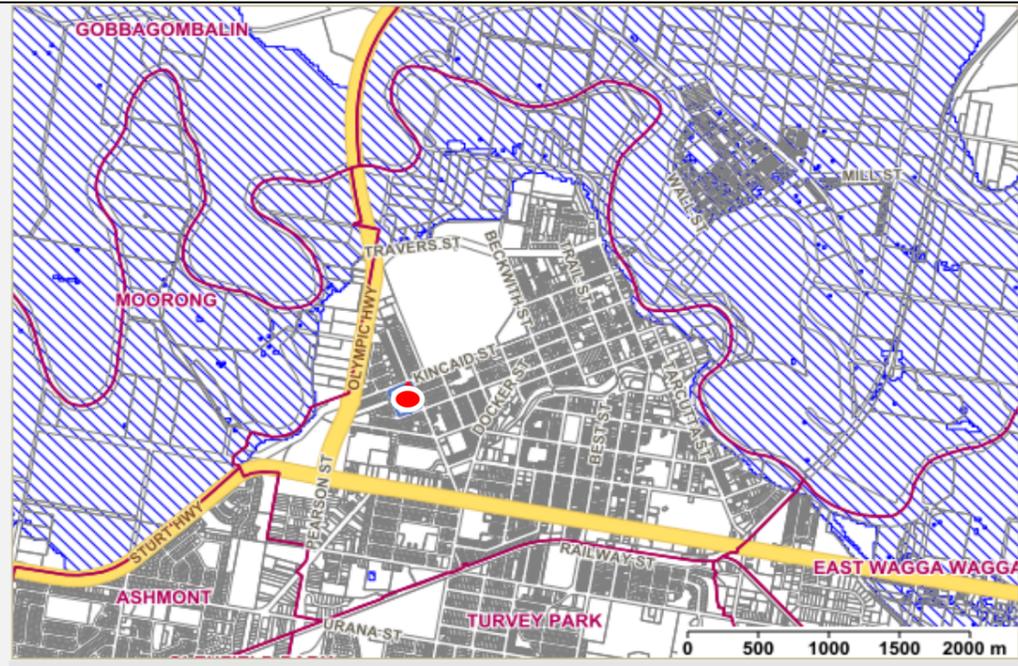
The following table shows provisions of the WWLEP relevant to consideration in determining the proposed development application:

WWLEP PROVISIONS	RELEVANT	COMPLIANCE
Part 1 Preliminary		
1.1 Name of Plan	YES	Wagga Wagga Local Environmental Plan, 2010 (WWLEP)
1.1AA Commencement	YES	
1.2 Aims of Plan <i>(2) The particular aims of this Plan are as follows: (a) to optimise the management and use of resources and ensure that choices and opportunities in relation to those resources remain for future generations, .d) to co-ordinate development with the provision of public infrastructure and services.</i>	YES	(a)The proposal complies it is aiming to optimise the use of 231 Gurwood Street as a resource for residential accommodation now and for future generations. (b)The development will comply with a provision of public infrastructure and services.
1.3 Land to which Plan applies	YES	231 Gurwood Street: Lot 1 DP 726729, Lots 11 and 12 DP 20812 and Lot 328 DP 823293
1.5 Notes	YES	
1.6 Consent authority	YES	Wagga Wagga City Council and NSW Government Planning Panel
1.7 Maps	YES	Included in this Statement of Environmental Effects and fire and flood mapping see Figures 6 and 7.
1.8 Repeal of other local planning instruments applying to land		
1.8A Savings provision relating to pending development approvals	NO	Savings provision relating to pending development approvals is not applicable to this development proposal
1.9 Application of SEPPs	YES	The proposal is consistent with <i>SEPP 65 Apartment Design Guide</i>
1.9A Suspension of covenants, agreements and instruments	NO	None applicable to this site

Part 2 Permitted or prohibited development		
2.1 Land use zones	YES	The land is zoned R3 Medium Density Residential
2.2 Zoning of land to which Plan applies	YES	Consistent with the Objectives of the WWLEP, 2010, Zone R3 Medium Density residential
<p>2.3 Zone objectives and Land Use Table</p> <p>Zone R3 Medium Density Residential</p> <p>1 Objectives of zone</p> <ul style="list-style-type: none"> • 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 provides facilities or services to meet the day to day needs of residents. • To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces. <p>2 Permitted without consent</p> <p>Home businesses; Home occupations; Roads</p> <p>3 Permitted with consent</p> <p>Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Home industries; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Restaurants or cafes; Seniors housing; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in item 2 or 4</p> <p>4 Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Recreation facilities (major); Registered clubs; Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recycling facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies</p>	YES	<p>The proposal meets the objectives of zone as it will:</p> <ul style="list-style-type: none"> • Provide for the housing needs of the community within a medium density residential environment. • Provide a variety of housing types within a medium density residential environment. • Enable other land uses that provide facilities or services to meet the day to day needs of residents. • Ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.

2.4 Unzoned land	NO	The land is zoned R3 Medium Density Residential
2.5 Additional permitted uses for particular land	NO	
1.6 Subdivision—consent requirements (1) Land to which this Plan applies may be subdivided, but only with development consent.	YES	Subdivision plans and approvals are sought for this development.
2.7 Demolition requires development consent	YES	Minor demolition of out buildings and sheds as most demolition has been approved and completed
2.8 Temporary use of land	NO	Temporary use of land is not applicable
Part 3 Exempt and complying development		
3.1 Exempt development	NO	Not applicable for this proposal
3.2 Complying development	NO	Not applicable for this proposal.
3.3 Environmentally sensitive areas excluded	NO	Not applicable for this proposal
Part 4 Principal development standards		
4.1 Minimum subdivision lot size • No minimum specified for site	YES	Applicable see the table 9.3.1a in Section 9 Residential Development below where the proposal complies
4.1A Exceptions to minimum subdivision lot sizes for certain split zones	NO	Not applicable for this proposal
4.1AA Minimum subdivision lot size for community title schemes	NO	Not applicable for this proposal
4.2 Rural subdivision	NO	Not applicable for this site
4.2A Erection of dwelling houses and dual occupancies on land in certain residential, rural and environmental protection zones	NO	Not applicable for this site
4.2B Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones	NO	Not applicable for this site
4.3 Height of buildings	NO	The maximum height of building maximum is four story's for this site and the proposal indicates only to 3 story's therefore it complies
4.4 Floor space ratio	YES	See the Urban Design Report for variations to the WWDCP
4.5 Calculation of floor space ratio and site area	YES	See the Urban Design Report for variations to the WWDCP
4.6 Exceptions to development standards	YES	See the Urban Design Report for variations to the WWDCP

Part 5 Miscellaneous provisions		
5.1 Relevant acquisition authority	NO	Not applicable for this site
5.2 Classification and reclassification of public land	NO	Not applicable for this site
5.3 Development near zone boundaries	NO	Not applicable for this site
5.4 Controls relating to miscellaneous permissible uses	NO	Not applicable for this proposal
5.5 Development within the coastal zone	NO	Not applicable for this site
5.6 Architectural roof features	NO	Not applicable for this site
5.7 Development below mean high water mark	NO	Not applicable for this site
5.8 Conversion of fire alarms	NO	Not applicable for this site
5.9 Preservation of trees or vegetation	YES	Refer to Landscape Plans <i>Somewhere Landscape</i>
5.9AA Trees or vegetation not prescribed by development control plan	YES	Refer to Landscape Plans <i>Somewhere Landscape</i>
5.10 Heritage conservation	NO	Not applicable for this site
5.11 Bush fire hazard reduction	NO	Not applicable for this site
5.12 Infrastructure development and use of existing buildings of the Crown	NO	Not applicable for this site
5.13 Eco-tourist facilities	NO	Not applicable for this site
5.14 Siding Spring Observatory – maintaining dark sky	NO	Not applicable for this site
5.15 Defense communications facility	NO	Not applicable for this site
Part 6 Urban release areas	NO	Not applicable for this site
Part 7 Additional local provisions		
7.1 Restriction on new dwellings at North Wagga Wagga	NO	Not applicable for this site
7.1A Earthworks	YES	Earthworks will be conducted according to applicable guidelines and standards
7.2 Flood planning	YES	The site is not considered flood prone with a 1:100 ARI (average recurrent Interval) risk flooding according to the 2017 Riverina Model. See Figure 8 in SoEE document.



- LAYERS**
- Land Parcels
 - Flooding Layers
 - FPA Riverine Model 2017 (Based on completion of levee upgrade)
 - 1:100 Riverine Model 2017 (Based on completion of levee upgrade)
 - 1:100 Riverine Model (2014)
 - 1:100 Village Models (2015)
 - Previous Flood Studies
 - Existing Levee - Previous Studies
 - Imagery

SUBJECT SITE
WAGGA WAGGA FLOODPLAIN RISK MANAGEMENT 1:100 Riverine Model 2017

7.3 Biodiversity

THREATENED SPECIES CONSERVATION ACT 1995

Order Conferring biodiversity certification on the
 Wagga Wagga Local Environmental Plan 2010

SEE GG 140/6262 24 December 2010

NO

The site has no biodiversity threat it is a cleared brownfield site

7.4 Vulnerable land subject site	NO	The site is not vulnerable it is a cleared brownfield site
7.5 Riparian lands and waterwayson subject site	NO	The site is not a Riparian lands and waterways on subject site
7.6 Groundwater vulnerability subject site	YES	The site is vulnerable to groundwater, appropriate measures will be placed to ensure compliance to guidelines for developments on this site.
7.7 Protected regrowth for <i>Native Vegetation Act 2003</i>	NO	The site is not protected regrowth for Native vegetation it is a cleared brownfield site
7.8 Cartwrights Hill Precinct—odor and noise assessment	NO	Not applicable to this site
7.9 Primacy of Zone B3 Commercial Core	NO	Not applicable to this site
7.10 Business premises in Zone B6 Enterprise Corridor	NO	Not applicable to this site
7.11 Airspace operations	NO	Not applicable to this site
7.12 Development in areas subject to aircraft noise	NO	Not applicable to this site
Schedule 1 Additional permitted uses	NO	Not applicable to this proposal
Schedule 2 Exempt development	NO	Not applicable to this proposal
Schedule 3 Complying development	NO	Not applicable to this proposal
Schedule 4 Classification and reclassification of public land	NO	applicable to this proposal
Schedule 5 Environmental heritage	NO	Not applicable to this proposal
Schedule 6 Pond-based and tank-based aquaculture	NO	Not applicable to this proposal
Dictionary		

6.1. **Wagga Wagga Development Control Plan, 2010 Variations**

'The Leagues Precinct' aims to provide a unique living setting and to do this and make the optimal use of the site variations to the WWDCP, 2010 are proposed where there are none proposed then the existing DCP plan will apply.

These variations are detailed in the New Precinct Controls in the Urban Design Report by Roberts Day and include the following sections:

Development Adjoining Open Space Section 2.7, Lot Size Section 7.2.3, Site Area Section 9.2.1, Site Cover Section 9.5.1, Corner Lots and Secondary Façades Section 9.2.3, Setbacks Section 9.3.6.

6.2. **Other Relevant State Environmental Planning Policies (SEPPS)**

Other relevant State Planning Policies include *State Environmental Planning Policy's, Exempt and Complying Development Code*, 2008, SEPP, State Environmental Planning Policy 64 Advertising and Signage SEPP 64, State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Developments SEPP 65, The Apartment Design Guide and the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

State Environmental Planning Policy's, Exempt and Complying Development Code, 2008

Complying development is a fast track approval pathway for the residential development if the proposal complies with all of the relevant requirements in the SEPP it can be approved by council or an accredited certifier within 20 days. 'The Leagues Precinct' does not comply.

State Environmental Planning Policy 64 Advertising and Signage

The design and situation of signage as previously determined and approved in DA14/0558 will be adopted and are compliant with the aims and objects of this legislation.

State Environmental Planning Policy (Housing for seniors or People with a Disability) 2004

These living arrangements once ascertained within this development must comply with the design provisions of the SEPP (Housing for Senior and People with Disability), 2004, Appropriate fit outs will be made. Subject to the compliance of the recommendations of the Wagga Wagga Flood Risk Management Plan and Flood controls of the Wagga Wagga LEP2010 and DCP2010.

State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development and the Apartment Design Guide

A preliminary assessment of the proposal against the SEPP Apartment Design Guide is included in the Urban Design Report by Roberts Day.

Section 88B Conveyancing Act 1919

Restrictions on the use of the land in 'The Leagues Precinct' will apply to the building to be constructed on the land. Part 1 will be used to create new affecting interests upon registration of the plan. Identifying each affecting interest to be created and identify the lot(s) to be burdened and the lot(s) or authority to be benefited. Please see the form for the details which will be submitted with the development application. The CDC proposal will be based upon compliance with the controls in the Urban Design Report by Roberts Day and relevant sections in this document 4.3, 4.4, 4.5 and 4.6.

7. ENVIRONMENTAL IMPACTS

7.1. Operation and Management

The proposed precinct will operate under a variety of management titles that include private Torrens title ownership, Strata titling and other managements as needed depending upon the nature of the structures. The council is expected to maintain the streets and parkland after the development is complete.

7.2. Social Impacts

People on the site

The proposal addresses social impacts positively by increasing housing stock to accommodate an additional 390 people on the site. This will be of great benefit to the City of Wagga Wagga which expects an increase in population of 23% on the current population by 2023.

Social Groups

This proposal will be advantageous to all social groups from the single family with children which is currently the dominant household and are expected to grow by an additional 23% by 2023 to the growing number of single person households. The largest demographic in Wagga Wagga is students in the 20 – 24 age group and most growth, 33% will be experienced in the 65 to 69 years of age group by 2023.

By incorporating many choices in residential accommodation this development will be responding to the future needs of the market, for all age brackets and living style preferences including those for retirement living, aged care and people with a disability.

Impact on Housing stock

It is anticipated that the use of flats, studio apartments, terraced and semi-detached houses will bring a welcome addition to the low rental housing market and help to fulfil the increasing demand for this type of accommodation in the city.

Impact on Community facilities and services

Community facilities will be enhanced with the public open spaces created in the proposed pocket parks in the precinct.

Need for support services for certain groups including accessibility to required facilities for people with a disability.

The precinct will be designed and fitted for residents with a disability. It may increase employment in this field for support workers.

Employment

Once the development will be underway it will provide local jobs in the construction sector.

Impact on community identify and potential to dislocate social or cultural networks

It is not expected to dislocate any social or cultural networks but to enhance them by meshing cohesively into the immediate urban context.

Public Safety and Security

The development is to create a safe and secure environment for residents and the surrounding suburbs by careful consideration and incorporation of the accepted principles in its design and no adverse effects are anticipated for the Wagga Wagga community.

Impact on public places or open spaces

It is anticipated that there will be minimal impact upon public places and open spaces, there are many under-utilised parks including Cox Park nearby which can accommodate increased usage.

Need for support services for certain groups including accessibility to required facilities for people with a disability.

Note: In cases where the social impact is likely to be significant, a Social Impact statement prepared by a suitably qualified professional may be required. This would be the case for major projects which change the existing urban context, involve an increased risk to public safety or are likely to threaten the existing sense of community identity and cohesiveness (e.g. a major new public transport facility, a large retail complex, a large housing project or a hospital or other major institution).

7.3. Economic Impacts

The proposal will have positive economic consequences in the area by increasing the housing stock for workers as it is in a convenient location to the proposed “Health and Knowledge Precinct”, Wagga Wagga CBD and other sources of local employment. It may also increase ongoing employment opportunities within the development once the seniors and aged care facilities are operational creating a need for management, nursing staff, cleaners and associated professions.

7.4. Pedestrian and Vehicle Movements

The development proposes adequate provision for safe pedestrian and vehicle movements with accessibility for vehicles, pedestrians, bicycles and disabled persons, resident, staff, customer, client and visitor parking arrangements.

7.4.1. Proposed Streets, Laneways, Parks and Gardens

A new primary central street is proposed to be designed in an “Z” shape connecting Kincaid and Gurwood Streets; Secondary laneways, randomly placed will provide rear access to the homes and keep the facing street free of garages; green pedestrian links will connect some of the laneways and main street both internally and externally on the site.

As a major development proposal as defined in Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007) as required by Council officers, a Traffic Impact Assessment Report has been prepared by *Traffic Works Pty Ltd* a qualified transport/traffic consultant and it is attached to this application.

A permeable access throughout the site will be created by:

- The primary road reserve with a width of 16.7m and this will incorporate a carriageway of 5.5m, parking of 2.1m on both sides and a verge of 3.5m.
- Secondary laneways consist of single two-way lanes going north to south and east to west, these will be 6m wide consisting of a carriageway of 5.5m and a verge on one side only of .5m. These laneways will meet in some places with the primary street and in some cases end with a cul de sac or in four places create access to Thomas and Shaw Streets. Thus, creating a permeable access throughout the site,

A council footpath network exists on both sides of the streets surrounding the subject site except for Kincaid Street west of Evans Street. The existing nature strip immediately adjacent to the site contains a mix of well-established mature desert ash, and recently replanted oaks and maple trees and this will remain untouched.

There will be landscaping in the form of additional tree planting pocket parks, and green pedestrian pathways.

Access and egress at six points will minimise traffic congestion and encourage dispersion of site generated traffic into the surrounding streets of Gurwood, Kincaid, Thomas and Shaw.

Pedestrian links will be created between the laneways and the main street centrally across the site and a green pedestrian link to Kincaid Street with the addition of a pocket park is proposed.

This plan reinforces the established street hierarchy in the district and gives additional variety in the three different types of access throughout the site. Thus achieving: -

- Convenient and safe movement for pedestrians and cyclists to destinations in the immediate environs and to external destinations;
- Provision of appropriate access for emergency and service vehicles;
- Discouragement of unnecessary through and fast traffic movements;
- Convenient resident access to public transport – with an existing bus stop on the corner of Kincaid and Shaw Streets;
- The creation of a unique ‘Central Wagga’ atmosphere by incorporating pass - through primary street with rear lane vehicular access and improved streetscapes which will not be dominated by garages.

Traffic Generation Assessment

The traffic generation/movements and intersection analysis have been completed by SIDRA software in the Traffic Impact Assessment and found to be adequate throughout both the am and pm peak operating conditions and will experience minimal delays of .03 sec which remains current for approximately 10 years.

The internal road network meets the applicable standard Austroads Guide to Traffic Management Part 8: Local Area Traffic Management with maximum road lengths of approximately 200m.

Intersections

All intersections will be “T” shaped and most meet the minimum SISD criterion specified in AGRD4A which requires a clear visibility distance of 97 m for a speed of 50km/h, the exception is where two laneways intersect with the local road and will have a restricted sight distance of 35-45m. Due to the reduced speed of approach to these intersections they too are considered satisfactory.

Car Parking

On-street carparking is proposed along both sides of the internal local road, but no parking permitted in the laneways except in the north-east of the site in the vicinity of the green link where six spaces will be provided

Car parking will be also restricted on the approach to the intersections to maintain sight lines. On-street formalised car parking is provided along the western side of Shaw Street and the southern side of Kincaid Street. Additionally, Gurwood Street will be providing 45 degree angled parking. This parking should be designed to comply to AS 2890.5 Parking Facilities – Part 5 On Street Parking. See Figure 1 for details.

Vehicle Access

Vehicle access to lots will accommodate swept paths.

Emergency and service vehicle access has been completed for swept paths for a 9.8m long vehicle and this indicates the laneways are all accessible.

Pedestrian and cyclists

There will be no conflicts between vehicles; pedestrians and cyclists traffic management measures are compliant with Australian Standards and Austroads guides. Pedestrian amenity (paving, seats, and security lighting will be installed.

7.4.2. *Privacy, Views and Overshadowing*

The following shows how the proposed development will affect privacy, views and overshadowing

Visual privacy:

In accordance with the Objectives and Controls WWDCP 2010 9.4.3 Visual and acoustic privacy will be considered within the new development to ensure amenity.

To ensure visual privacy windows, balconies and private open spaces will be offset between adjoining dwellings. The use of additional design elements such as opaque screens, translucent and highlight windows will be used. If there are direct lines of sight between neighbouring balconies, windows, doors and private open spaces and habitable rooms the use of screening will be implemented.

Adequate separation will be to a minimum of 2.5 m for front building setbacks.

Additionally, the use of screen planting, hedges walls or fences will be used to improve privacy fencing to a maximum height of 1.2 to 1.5m is mandatory between primary and secondary frontages to minimise headlight glare and light spillage for adjacent dwellings.

Acoustic privacy:

The placement of individual courtyards is carefully considered to minimise their proximity to bedrooms.

The design of the proposal considers separation of roads, parking areas and driveways from bedroom and living room windows.

Appropriate soundproofing material will be used to minimise noise transmission between terraced houses, flats and units. Measures will be in place to mitigate external noise sources (e.g. traffic noise, placement of air conditioners, exhaust systems).

Views:

There are minimal views to the surrounding countryside to be considered in the development as the site is flat therefore the impact upon adjoining private properties, and public places, roads and footpaths is non-existent. However, design measures for protecting views and allowing view sharing will be considered where applicable.

Overshadowing:

Refer to the detailed solar amenity study provided in the *Urban Design Report* for a shadow diagram. The analysis predicts that there will be some overshadowing to adjoining properties in the morning at 9am and in the afternoons at 3pm overall ADG solar standards are satisfied by this development proposal. Overshadowing is minimised by built form orientation and height limits.

Outdoor Living

The Leagues provides a unique opportunity to establish a distinct architectural character and individual dwellings should reflect the character of central living in an expanding rural city, with outdoor living areas and or balconies linked directly to internal living areas with large openings detailed with flexible screens, fixed shades or shutters to control the wind and sun.

As such each dwelling shall strongly express the following key elements:

- Generous outdoor living areas, including significant courtyard and balcony spaces;

Shade and Shelter elements for sun control and weather protection, including screens, shutters, blinds, louvres and pergolas

7.4.3. ***Air and Noise***

The development will not cause or be affected by air or noise emissions as this proposal will be predominately a residential context.

Air

There are no identified existing or proposed sources of odour or fumes (on-site and nearby): industries, food premises, exhaust systems, waste storage, oil or wood burning stoves or heaters that will impact on the air quality of the proposed development.

Proposed mitigation measures such as the appropriate management and location of waste storage areas for apartments will be applied.

Noise

There are no existing and proposed noise sources (on-site and nearby) such as main roads, railway lines, ships, aircraft, industries, transport terminals, loading bays, heavy vehicles, restaurants, clubs, hotels, car parks, ventilation and air conditioning units, pumps and pool filters to impact the proposed development.

Noise - Sound Attenuation

Mechanical services equipment, including air-conditioning units, pool filtration equipment, motors, pumps, etc. should be suitably located in areas that minimise the impact on neighbours and comply with the provisions of the EPA.

Privacy

The protection of privacy to dwellings is to be in accordance with WWCC's AMCORD. Each resident is entitled to privacy within their own home. Building designs will be required to demonstrate appropriate window and balcony placement to minimise overlooking neighbours internal and external living spaces. The use of screens, shutters and louvres are encouraged as elements to protect residents' privacy, especially to balconies and outdoor living areas. External roller security shutters are prohibited.

Site Responsive

In order to ensure a high standard of design and amenity, it is important that each dwelling is site responsive and addresses the issues of climate and orientation, relationship to the public realm and neighbourly issues such as overlooking, privacy and noise attenuation.

The desirability of northern orientation for the courtyard and living rooms may need to be balanced against providing passive surveillance of the street and views.

Primary and secondary living spaces and/or flow-through living plans should maximise the opportunity for dual aspect.

Design for Flood Mitigation

The site has been identified as not flood prone as it is positioned behind the CBD levee and off the floodplain. This site will have 1:100 ARI (average recurrent interval) risk flooding according to the 2017 Riverina Model; this is based upon the 2017 Levee upgrade. To ensure additional protection in the case of flood floor height must be 225mm above ground level. See Figure 4 for Flood Mapping

Water Sensitive Landscaping

Some measures will be in place to minimise stormwater run-off and increase infiltration in the design of the verges and street gardens and the inclusion of green pedestrian walkway and community garden. Swales, ponds porous paving and rainwaters tanks will be encouraged.

See Streetscape and Landscape Plan *Somewhere Landscape* for more details.

Easements Laneways and green links will enable water drainage.

7.4.4. *Soil and Water*

Site Soil Testing

The site soil testing for contamination according to requirement by Planning Policy No 55—Remediation of Land Current version for 31 August 2018 Preliminary Assessment (Managing Land Contamination: Planning Guidelines) has been completed by *ARTL Aitken Rowe Geotechnical Engineering*. There has been no soil contamination found on the site according to testing done by the NATA accredited Sydney Environmental and Soil Laboratory (SESL), in Sydney. The soil was tested for pH, electrical Conductivity (EC), chloride and sulphate content and resistivity.

Additionally, aA full site Electromagnetic survey has been carried out by Terrabyte Services. The report concluded that the site generally had low conductivity, typical of the previous use as playing field. 18 bore samples to a depth of 4.5m analysed by Aitken Rowe Test Laboratory revealed alluvial silty clay typical of the Murrumbidgee River flood plain.

Stormwater

The stormwater management plan has been complied by *LRCE Lance Ryan Consulting Engineers* according to the council's requirements and accompanies this development application. The following summarises this plan:

- The majority of lots the major drainage is to the rear lane
- Two thirds of the storm water drainage to Kincaid Street
- One third of the storm water drainage to Gurwood Street

Wastewater

Water Quality Control

No highly contaminated waste water will be created on site or released downstream as it will be used for residential purposes and not industrial.

Sewer drainage

- Has been designed to council's guidelines
- The line will be an under bore in Shaw Street to minimise traffic disruption

Soil Erosion Control

Meeting *Section 79C (1) b of the Environmental Planning and Assessment Act, 1979* to ensure the impact of the work on the environment is minimised in terms of soil erosion and sedimentation erosion and sediment control plan will be submitted with the development application. It will be carried out and maintained according to Councils:

- Development Control Plan, 2010 (Section 2.6 and Appendix 2)
- Erosion and Sediment Control Guidelines for Building Sites
- Soils and Construction Volume 1, Managing Urban Stormwater

Reasonable measures to preserve existing vegetation prevent soil loss and rehabilitate the site through interim and long-term revegetation measures will be made by the developer, refer to the Landscape Plan.

Sediment and Erosion Control

An erosion and sediment control plan will be submitted with the development application. A location on site will be set aside to store construction materials for the initial builds. This place will not subject to overland flows during and after periods of rainfall to reduce sediment overflows. Measures will be undertaken to divert flows and contain construction material. Dust control measures will be taken such as covering and removal of excavation wastes.

8. Street Scape and Landscape – Landscape Plan and Street Tree Plan

Site development and landscaping precepts including a Water Sensitive Urban Design Strategy as follows:

- a) Design for visual excellence.
- b) The use of planting design strategies to modify site climate and species that will not block sight lines: Street shade and amenity created with large shade trees planted on to the pocket park. Small shade tree planted on the lineal pedestrian parks and nature strips.
- c) The use of drought tolerant plant species for low water use.
- d) The use of plant materials and landscape strategies to control wind flow and maximize the energy efficiency of architectural component.
- e) Design for traffic calmed environments to increase walking and cycling by creating pedestrian refuges with planting trees.
- f) Design for sustainability by minimising impermeable surfaces and maximising permeable surfaces, consistent with Part D Section 7 7.2.5 Water Sensitive Design, WWLEP, 2010
- g) Design to reduce heat absorption by the use of materials with high solar reflectance such as light colours.
- h) Provide activation and gathering places with street furniture, shade trees and lighting.
- i) Use of swale planting and tree pits to reduce run off and increase water absorption, consistent with Part D Section 7 7.2.5 Water Sensitive Design, WWLEP, 2010.
- J) Pocket parks

See Figures 8,9 and 10 for a visual essay of the description of above.

The landscaping plan has been completed by *Somewhere Landscaping* and will accompany this application. A typical road section, planting selection and landscaping plan excerpt is below in Figures 8,9, and 10.

Most trees along Thomas, Shaw, Kincaid and Gurwood Streets will be retained. There are approximately 35. Approximately 115 trees will be planted along the roadways, green links and parks as shade trees.

No trees are subjected to Tree Preservation Orders with approximately 15 trees on site to be removed and none will be transplanted.

Planting to address privacy issues include screen plantings along fence lines to include *Ceanothus Roweanus* (Californian Lilac), *Nandina Bush* (Sacred Bamboo), *Teucrium fruticans* (Bush germander), *Westringia 'Blue Gem'* (Dwarf Westringia).

Shade trees include the non-native species of *Fraxinus pennsylvanica* Urbanite, *Prunus Cerasetera*, *Pyrus calleryana* 'Capitol', *Parrotia persica* and *Crataegus laevigata* Pauls Scarlet as deciduous species will lose the leaves in the winter to allow for greater sunshine availability.

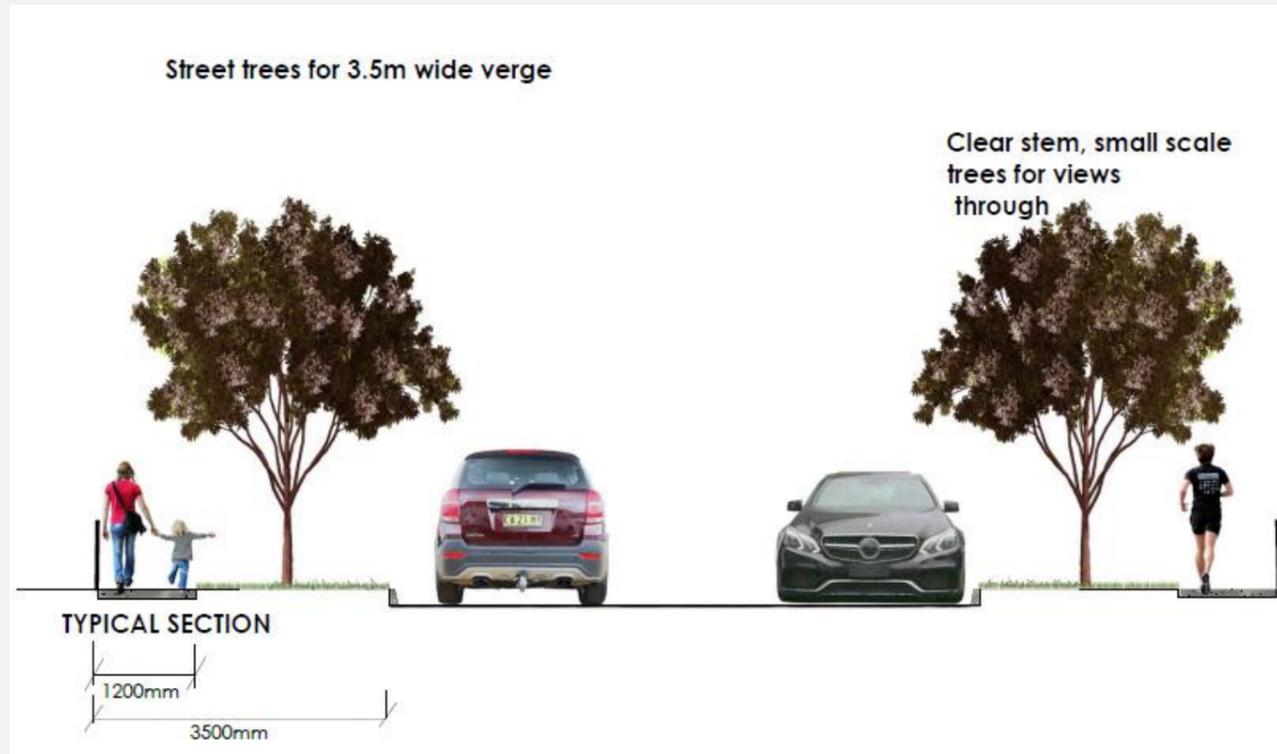


Figure 8 Typical Road Section



Figure 9 Landscaping Plan

Figure 10 Planting guide

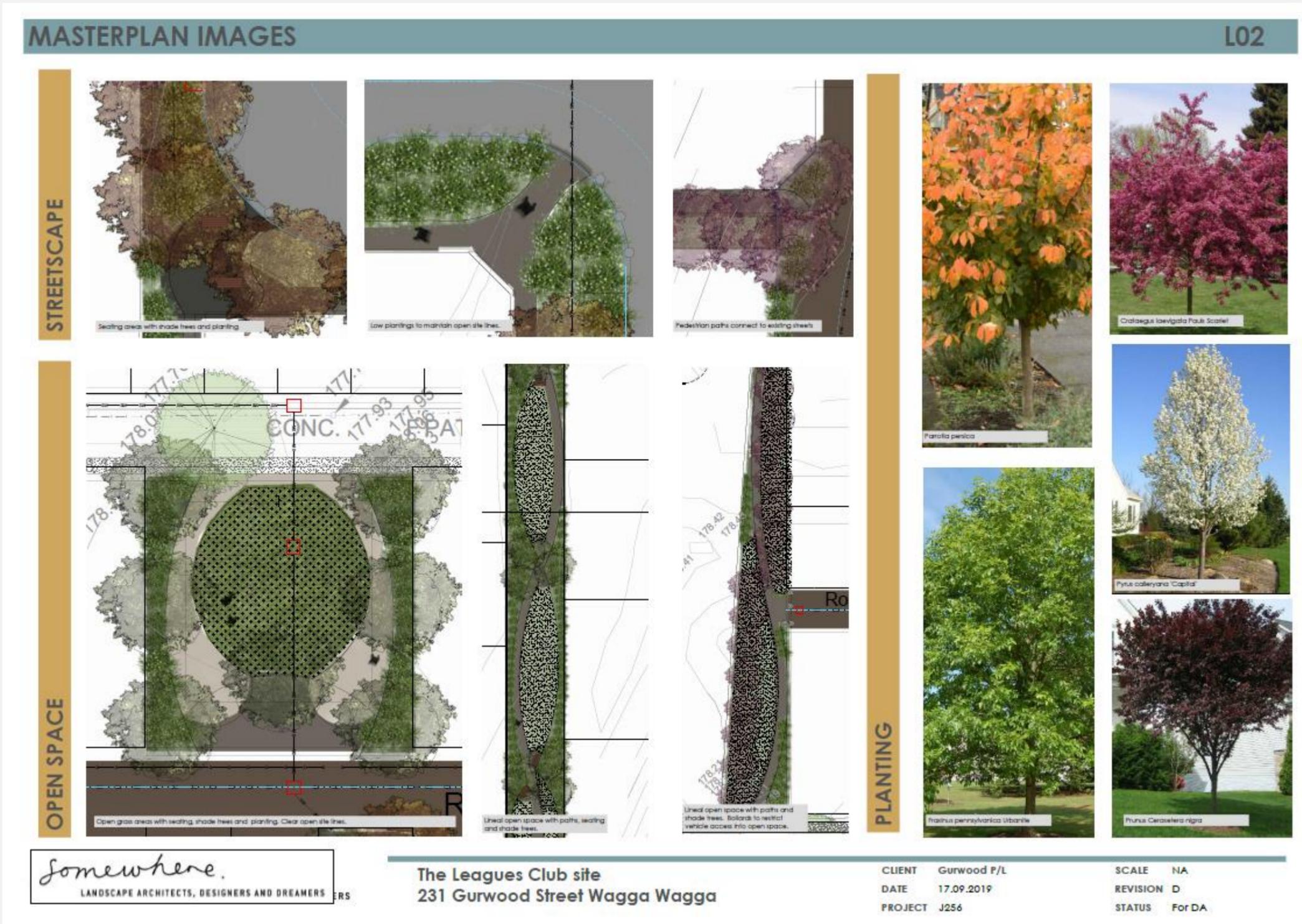


Figure 11 **Street Design and Water Sensitive Urban Design Strategy.**



9. BASIX

BASIX does not apply to this application as the applicant is not intending to build. This documentation will be provided at a later date once the building approvals are required.

10. Waste

All works on site will be carried out in accordance with Council's Soil Erosion and Sedimentation Control Policy.

Prior to works commencing a container will be erected on site for the enclosure of all rubbish and debris, including that which can be wind-blown. This enclosure shall be approved by council and remain on site at all times until the waste is recycled or disposed at a Licenced Waste Management Centre. This container will remain on site until the Occupation Certificate is issued for the development.

Material or machinery or building waste associated with the construction will not be stored, stacked on Councils nature strip, reserve, footpath or roadway.

Weighbridge certificates, dockets and certificates will be retained to clearly identify how much and where the waste has been disposed. This documentation will be provided to the council prior to the application for and Occupation Certificate for the development.

Special arrangements for hazardous material will be made if required.

A proposed at-source waste separation program and facilities: aluminium, steel, glass, plastics, food and organic waste will be set in place with appropriate recycle containers for separation

There will be on going collection services for general household waste once the site becomes occupied by residents.

11. Conclusion

This Statement of Environmental Effects documents the proposal for the Leagues Precinct against the following planning controls:

Environmental Planning & Assessment Act, 1979 (EP&A 1979)

State Environmental Planning Policies (SEPPS):

Exempt and Complying Development Codes

- Part 3 Housing Code
- Part 3B Low Rise Medium Density Housing Code and the Medium Density Design Guide
- Part 3D Inland Code
- Part 4 Housing Alterations Code
- State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development and the Apartment Design Guide
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
- State Environmental Planning Policy 64 Advertising and Signage SEPP 64

Wagga Wagga Local Environment Plan, 2010 (WWLEP, 2010)

Wagga Wagga Development Control Plan, 2010 (WWDCP, 2010)

The Leagues Master Plan provides a flexible and comprehensive proposal for the development of the site that will accommodate the future housing needs of the city and adapt to the constantly changing lifestyles and market in Wagga Wagga. It contains an ambitious and appropriate proposal for the development of the site.

The proposal for a new residential precinct on 231 Gurwood Street, Wagga Wagga provides:

1. Future proofing of the development potential of the site by ensuring land that is developed consistent with the aims and objections of the Medium Density Residential Zone.
2. Sustainable, economic development designed to meet present needs whilst also planning for future cost;
3. To provide a flexible approach to allow a mix of residential uses on the site to accommodate the growing population of the city, by including an alternative for modern living on smaller allotments for a higher density.
4. To ensure that buildings are designed to enhance the existing and future desired built form and character by encouraging innovative and quality designs which are distinctive and fit harmoniously with the surroundings by using appropriate form, colour and materials.
5. Encompassing some variations, the WWDCP that will encourage high quality-built form outcomes and achieve urban design excellence and a unique and consistent character to the site whilst ensuring maximum density is achieved.
6. To encourage a high standard of residential development that is respectful to the amenity of neighbours and built environment within which it is located.
7. To optimise the use of the internal road network by limiting direct access to individual lots from the existing surrounding roads.
8. Provide an instrument to allow maximum flexibility to approve future development in a timely matter, for the widest range of possible land uses to suit the rapidly changing market as a result of the ageing population.

As a meritorious development approval is sort from the consenting authority.

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