

Lot 1 (DP753421) 51 Simmons St, Wagga Wagga

Development Application for proposed garage and multi-dwelling housing.



3.1 Description of Development

The following Statement of Environmental Effects (SEE) has been prepared in support for proposed construction of a multi dwelling with new garage development in Wagga Wagga.

The existing residence facing Simmons St will remain. The proposed development's foundation is a concrete raft slab, the external walls are cladding, internal walls and truss roof structure are timber framed and the roof is corrugated steel cladding. The development will be used for residential purposes only, with the removal of the existing shed and trees at the rear of the development

3.2 Description of Site

The subject land is known as Lot 1 DP743421, 51 Simmons St, Wagga Wagga, NSW 2650 and is an area of 834.7m² with a street frontage to Simmons St of 14.02m and a lane to the north side of the lot at 59.9m. The existing site is located on the Eastern side of Simmons St Wagga Wagga, as identified in the mapping extract below.



Figure 1: Aerial of the site (Source: WWCC GIS 2018)

The site is located within the suburb of Wagga Wagga and surrounded by similar scale developments.

The site has an existing residence facing Simmons St which will remain, with existing shed and trees to be removed. The block is 834.7m² and has approximately 0.5m fall over the proposed building area, with no views. Wind direction is generally from the west. The site is covered in clumpy / patchy grass and weed, with established trees present. At the time of writing this statement, the block to the south side has units on it and the block to the east side has a signal residence.

3.3 Planning Controls

The following documents are considered in this proposed development:

Wagga Wagga Local Environmental Plan (LEP) 2010

Wagga Wagga Development Control Plan (DCP) 2010

3.4 Site Suitability

The site is suitable for the proposed development as the following considerations have been addressed:

- 1) Property dimensions / contours / slope - due to the slope of the block, minor cutting of the block is required. The visual impact of the site cut with a 200mm high retaining wall will be minimal. This development and its appropriate setbacks from boundaries are sympathetic to the size of the block and surrounding developments.
- 2) Existing development - in keeping with the existing developments character.
- 3) Existing services - The proposed development considers the existing services located on the site

and has been designed for ease of connection.

4) Natural features - there are no significant natural features present on the block of land that require retaining.

5) Visual setting - this proposed development is in keeping with all setback guidelines and is consistent with other developments. The proposed development is designed so that it has appropriate street frontage and consists of landscaping to soften the development.

3.5 Present and Previous Uses

Present use of the site is an existing residence and is zoned R3. The date the land was designated residential land is unknown. Present use of adjoining land is residential. Currently the site is uncontaminated. Previous contamination of the site, if any, is unknown. The author is unaware of any such contaminations on the site or of any test conducted for contamination.

The subject site is part of Lot 1 DP743421 that has previously been the subject of a number of development application including:

- DA09/0465 Proposed Use of existing residence for private counselling service
- DA13/0480 2 x 2 Story Units

3.6 Operation and Management

N/A

3.7 Social Impact

N/A

3.8 Economic Impacts

N/A

3.9 Pedestrian and Vehicle Movements

Pedestrian movement is unaffected. Vehicle movements will change due to the proposed development.

3.10 Privacy, Views and Overshadowing

1) Visual privacy –

a) To reduce the impact from the proposed multi dwelling, frosted glass and highlight windows will be used to minimize the overview of adjoining properties.

b) Noise transmission between dwellings will increase due to the nature of the development

c) Adjoining developments will retain views.

d) No overshadowing is present.

3.11 Air and Noise

1) Air – bin storage areas will not affect the air quality as they are located well away from each other. Vent and exhaust pipes are considered to have a minimal impact on air quality.

2) Noise – traffic noise and noise transmission between dwellings will increase due to the nature of the development. However the location of the garage setback and proposed native plant and tree plantings will help reduce any noise sources.

3.12 Soil and Water

1) Stormwater – Stormwater drainage will connect to existing water easement spur located on the north east corner of the block. No rainwater tanks are proposed in this development. Stormwater runoff will not adversely affect adjoining neighbors. Stormwater pits are located in the rear yard of the unit development and channel drains located to the front of both unit garage openings. Water sensitive landscaping is included in the development through the use of garden mulch areas and grass areas. At the base of all retaining walls, a 100mm perforated agricultural drain will be placed at the base of the retaining wall to capture subsurface water - if required.

2) Wastewater – All wastewater, if any, will be disposed of appropriately as per manufacturers recommendations. The applicant will ensure that any wastewater will not impact upon downstream waterways.

3) Soil Erosion Control – The proposed development will comply with WWCC's 'Erosion and Sedimentation Control for Building Sites' document. Dust will be kept to a minimum. Adjoining properties will not be adversely affected by any sediment flow by constructing geotextile filter fabric fences to the eastern boundary.

3.13 Energy Efficiency

Refer to BASIX certificate attached.

3.14 Waste

The proposed development during construction will store waste material in a stockpile. This stockpile will be sorted into recycling groups where applicable. All other general waste will be placed in a skip bin or the like. Measures will be taken to ensure the stockpile at any time will not blow away or disturb adjoining properties. All waste disposal to WWCC guidelines.

3.15 Fire Safety and Other Building Upgrades

The proposed development will conform to the Building Code of Australia (volume 1)

3.16 Demolition Management



The proposed removal of the existing shed

3.17 Landscaping

Refer to landscaping plan

WWDCP 2010 - GUIDING PRINCIPLES, OBJECTIVES & CONTROLS THAT AFFECT THIS DEVELOPMENT

PART B SECTION 2 - CONTROLS THAT APPLY TO ALL DEVELOPMENT

2.1 Vehicle Access & Movements

- C1 – Complies.
- C2 – N/A.
- C3 – N/A.
- C4 – N/A.
- C5 – Complies.
- C6 – Complies.

2.2 Off Street Parking

- C1 – Complies. As the proposed multi dwelling has a double garage, the existing residence will have a proposed single garage and their will be parking space on the driveway.
- C2 – Complies. Parking spaces as per AS 2890.1 - 2004.
- C3 – Does not comply. Variation required. Building Code of Australia 2010 Volume 2 part 1.0.2 (a) (i) does not require disabled parking for this type of development.
- C4 – N/A.

C5 – N/A. C6 – N/A. C7 – N/A. C8 – N/A. C9 – N/A. C10 – N/A. C11 – N/A.
2.3 Landscaping
C1 – Complies. Refer to sheet 2 of 12 drawing number 10222 C2 – Complies. No natural features identified for retaining. C3 – Complies. Refer to sheet 2 of 12 drawing number 10222 C4 – Complies. Refer to sheet 2 of 12 drawing number 10222 C5 – Complies. Refer to sheet 2 of 12 drawing number 10222 C6 – Complies. Refer to sheet 2 of 12 drawing number 10222
2.4 Signage
This section does not apply to this development.
2.5 Safety & Security
C1 - Complies. Refer to sheet 2 of 12 drawing number 10222 C2 - Complies. Refer to sheet 2 of 12 drawing number 10222 C3 - Complies. No blank walls are present in this development. C4 - Complies. No areas of potential concealment and 'blind' corners. C5 - Complies. Sensor lighting will illuminate entry and driveways areas without nuisance to adjoining properties. C6 - Complies. Planting and fencing do not reduce the safety of users or compromise areas of natural surveillance. C7 - N/A. C8 - N/A.
2.6 Sediment & Erosion Control Principles
Objectives met.
2.7 Development adjoining open space
C1 - Complies. C2 - Complies. C3 - Complies. C4 - Complies.
PART B SECTION 3 – Heritage Conservation
3.2.1 Alterations and additions to heritage items
C1 - Complies. As there are no changes to the front elevation of the existing dwelling with the multi dwelling having new garage to the rear of the lot. C2 - Complies. As the existing dwelling is at the same approximate height as the multi dwelling. C3 - Complies. This is achieved as the existing dwelling has the same approximate height as the multi dwelling. C4 - Complies. This is achieved as the existing dwelling is remaining. C5 - Complies. This is achieved as the multi dwelling is not attached to the existing dwelling C6 - Complies. This is achieved as the multi dwelling is not attached to the existing dwelling C7 - Complies. This is achieved as the multi dwelling is not attached to the existing dwelling C8 - Complies. This is achieved as the existing dwelling is remaining.
3.2.2 Materials, finishes and colours
C1 - This complies with the use of horizontal weatherboard cladding and custom orb roofing and with the use a gable roof with finials. C2 - Complies. The colour scheme of the multi dwelling is to keep in style with the surrounding area. C3 - Complies. This is no face brick in the multi dwelling.
3.2.3 Adaptive reuse of heritage items
C1 - Complies. C2 - Complies.

3.2.4 Development in the vicinity of a heritage item
<p>C1 - Complies. Refer to sheet 2,3,4 & 7 of 8 drawing number 10222 , of the multi dwelling with the use of horizontal weatherboard cladding and custom orb roofing and with the use a gable roof with finials. The colour scheme of the multi dwelling is to keep in style with the surrounding area.</p> <p>C2 - Complies. The closest heritage item is approximant 42m from the multi dwelling with 60 and 60A Kincaid St in between. With the heritage item being 48 Tail St Wagga Wagga</p>
3.3.1 Residential precinct
<p>Infill development</p> <p>C1 – Complies. As the proposed multi dwelling uses horizontal weatherboard cladding, window awnings, custom orb roofing and a gable roof with finials.</p> <p>C2 – Complies. As the proposed multi dwelling have a setback of 1740mm to the lane way and is only two story in height with the existing residence only being single story.</p> <p>C3 – Complies. As the site has not been amalgamated</p> <p>C4 – Complies. Refer to sheet 5 & 9 of 12 drawing number 10222</p> <p>C5 – Complies. As the proposed multi dwelling uses horizontal weatherboard cladding, window awnings, custom orb roofing and a gable roof with finials.</p> <p>C6 – Does not Comply, as the proposed multi dwelling uses horizontal weatherboard cladding, window awnings, custom orb roofing and a gable roof with finials.</p> <p>C7 – Complies. There is no signage for the proposed development.</p>
3.3.2 Residential precinct
<p>Alterations, additions and infill development</p> <p>C1 - Complies. As the proposed multi dwelling uses horizontal weatherboard cladding, custom orb roofing and a gable roof with finials. With the height of the proposed multi dwelling to be approximate to the existing residence.</p> <p>C2 - Complies. The proposed multi dwelling and garage are to the rear of the property, with the setback to the lane way being consistent with other properties.</p> <p>C3 - Complies. As the existing residence will remain, with the height of the proposed multi dwelling to be approximate to the existing residence.</p> <p>C4 - Complies. As the height of the proposed multi dwelling to be approximate to the existing residence.</p> <p>C5 - Complies. Refer to sheet 5 & 9 of 12 drawing number 10222</p> <p>C6 - Complies. As the proposed multi dwelling uses horizontal weatherboard cladding, custom orb roofing and a gable roof with finials.</p> <p>Infill Development</p> <p>C3 - Complies. As the proposed multi dwelling uses horizontal weatherboard cladding, custom orb roofing and a gable roof with finials. The height of the proposed multi dwelling will be approximate to the existing residence.</p> <p>C4 - Complies. The proposed multi dwelling has similar to smaller setback as other developments in the area with the setback of the garages and shed to the lane way being approximate to 900mm.</p> <p>C5 - Complies. With the use of Corrugated metal</p> <p>C6 - Complies. As the proposed multi dwelling uses horizontal weatherboard cladding, custom orb roofing and gable roof with finials. The height of the proposed multi dwelling to the approximate to the existing residence.</p> <p>C7 - Complies. As the proposed multi dwelling having a verandah to the laneway.</p> <p>C6 - Complies. As the proposed multi dwelling uses horizontal weatherboard cladding, window awnings, custom orb roofing and a gable roof with finials.</p>
3.4 Community and cultural heritage
N/A
3.5 Trees and natural heritage
N/A
PART D SECTION 9 - RESIDENTIAL DEVELOPMENT
9.2.1 Site Layout

<p>C1 - Complies. Refer to sheet 2 of 10 drawing number 10222. As the proposed multi dwelling has a tree to the front of the dwellings.</p> <p>C2 - Complies. Refer to sheet 2 of 10 drawing number 10222. As the proposed multi dwelling entry faces the laneway and the front, side and rear has landscaping. The side of the multi dwelling will have the bin area.</p> <p>C3 - Complies. Refer to sheet 2,3,4 & 7 of 8 drawing number 10222. As both lounges of the proposed multi dwelling are facing north.</p> <p>C4 - Complies. Refer to sheet 2,3,4 & 7 of 8 drawing number 10222. As the proposed multi dwelling will facilitate natural cross ventilation from the entry door to the windows in the living/meals area. On the second level natural cross ventilation will be facilitated from bedroom 2 windows to the study windows.</p>
9.2.2 Streetscape
<p>C1 - Complies. street address & elevation consistent with predominant scale, rhythm and form of the street. As the proposed multi dwelling uses horizontal weatherboard cladding, window awnings, custom orb roofing and a gable roof with finials.</p> <p>C2 - Complies. As the proposed multi dwelling uses horizontal weatherboard cladding, window awnings, custom orb roofing and gable roof with finials to reduce excessively long black walls.</p> <p>C3 - Complies. As all proposed fences to be 1800mm high.</p> <p>C4 - Complies. As the proposed multi dwelling has a window on the first story for the lounge and the second story for the master bedroom and bedroom 2. The second story windows have frosted glass and highlight windows to minimize the overview of the adjoining properties.</p>
9.2.3 Corner lots and secondary facades
<p>C1 - N/A.</p> <p>C2 - N/A.</p> <p>C3 - N/A.</p>
9.2.4 Sloping Sites
C1 - Does not comply. Variation required.
9.3.1 Land area per dwelling
<p>C1 – N/A</p> <p>C2 - Overall does not Comply. Land area per multi-unit dwelling for occupancy developments in an R3 zone are required to be 350m². This means that the minimum lot size must be no less than 1050m². This site area is 834.7m², with the existing residence area is 422.7m², unit 1 land area is 206m² and unit 2 is 206m². However, other existing unit developments in the same area have similar or smaller size lot developments, thus this proposed development is in keeping with the character of the area and suburb.</p> <p>C3 - N/A.</p>
9.3.2 Site Cover
C1 – Complies with the multi dwelling at 48.8%, the existing dwelling at 18%, garage at 2%, unit 1 at 14.4% and unit 2 at 14.4%. With the R3 Zone in the adjoining the city centre where a 50 percent maximum siter cover is permitted.
9.3.3 R3 Zones - Minimum frontage
C1 - This does not comply with the primary address only being 14.02m, however with the side lane being 59.9m and the multi-unit dwelling facing the lane way this would then comply with the 20m minimum frontage.
9.3.4 Solar Access
<p>C1 - Complies. As the proposed multi dwelling has the unit 1 laundry and bathroom facing west and with unit 2 garage facing west.</p> <p>C2 - Complies. Refer to sheet 1, 3,4,7 and 8 drawing number 10222. As the proposed multi dwelling has the lounge room facing north, however it was not possible to have the private open space to face north to north east.</p> <p>C3 - Complies. Development receives 3 hours of direct sunlight into the living areas and half of that into the private open spaces between 9am and 3pm in mid-winter.</p> <p>C4 - Complies. As the proposed multi dwelling has the lounge room facing north, however is was not possible to have the private open space to face north to north east.</p> <p>C5 – N/A</p> <p>C6 - Complies. Refer to sheet 12 drawing number 10222</p>

C7 - Complies. Refer to sheet 12 drawing number 10222
C8 - Complies. Refer to sheet 12 drawing number 10222
9.3.5 Private Open Spaces
<p>C1 - Complies. As the proposed multi dwelling has 24m2 private open space with minimum dimension of 4m</p> <p>C2 - Complies. As the proposed multi dwelling has a two-sided private open space.</p> <p>C3 - Complies. As the proposed multi dwelling is not being screened.</p> <p>C4 - N/A.</p>
9.3.6 Front Setbacks
<p>C1 - Not Comply. Refer to sheet 2 of 10 drawing number 10222. The setback to the multi dwelling is 1.7m. The other properties adjoining the lane only have a setback of around 900mm, however other existing developments in the same area have similar or smaller setbacks, thus this proposed development is in keeping with the character of the area and suburb.</p> <p>C2 - Not Comply. Refer to sheet 2 of 10 drawing number 10222. The setback to the multi dwelling is 2m whilst other properties to the lane have a setback of around 900mm. Other existing developments in the same area have similar or smaller setbacks and thus this proposed development is in keeping with the character of the area and suburb.</p> <p>C3 - N/A.</p> <p>C4 - Complies. Refer to sheet 2 of 10 drawing number 10222. The setback to the multi dwelling is 1.7m. The other properties joining the lane only have a setback of around 900mm, however other existing developments in the same area of central wagga have similar or smaller setbacks, thus this proposed development is in keeping with the character of the area and suburb. With the setback at 1.7m it will provide a more attractive streetscape and will not impact on the neighboring properties.</p>
9.3.7 Side and Rear Setbacks
<p>C1 - Complies. Refer to sheet 2 of 10 drawing number 10222. The setback to the multi dwelling is 2m whilst other properties to the lane have a setback of around 900mm. Other existing developments in the same area have similar or smaller setbacks and thus this proposed development is in keeping with the character of the area and suburb.</p> <p>C2 - N/A.</p>
9.4.1 Building Elements
<p>C1 - Complies. Refer to sheet 2,3,4,6,7,8,9 of 10 drawing number 10222</p> <p>C2 - Complies. Refer to sheet 2,3,4,6,7,8,9 of 10 drawing number 10222</p> <p>C3 - Complies.</p> <p>C4 - Complies. Refer to sheet 2,3,4,6,7,8,9 of 10 drawing number 10222</p> <p>C5 - Complies. Refer to sheet 2,3,4,6,7,8,9 of 10 drawing number 10222</p>
9.4.2 Materials and Finishes
<p>C1 - Complies. As the proposed multi dwelling uses horizontal weatherboard cladding, window awnings, custom orb roofing and a gable roof with finials.</p> <p>C2 - Complies. Proposed development is articulated and stepped to avoid unbroken expanses of any single material. The proposed multi dwelling uses horizontal weatherboard cladding, window awnings, custom orb roofing and a gable roof with finials.</p> <p>C3 - Complies. No reflective or glossy materials specified.</p> <p>C4 - Complies. As the proposed multi dwelling uses horizontal weatherboard cladding, window awnings, custom orb roofing and a gable roof with finials.</p> <p>C5 - Complies. As the proposed multi dwelling uses horizontal weatherboard cladding, window awnings, custom orb roofing and use a gable roof with finials.</p> <p>C6 - Complies. As the proposed multi dwelling with the use of horizontal weatherboard cladding, window awnings, custom orb roofing and a gable roof with finials.</p>
9.4.3 Privacy
<p>C1 - Complies. As the proposed multi dwelling uses frosted glass and highlight windows will minimize the overview of the adjoining properties and the private open spaces have a 1800mm fence between the multi dwelling.</p> <p>C2 - Complies. As the proposed multi dwelling uses frosted glass and highlight windows to minimize the overview of the adjoining properties.</p> <p>C3 - Complies. As the proposed multi dwelling uses frosted glass and highlight windows will minimize the overview of the adjoining properties.</p>

9.4.4 Garages, carports, sheds and driveways

C1 - Complies. Refer to sheet 2,3,4,6,7,8,9 of 10 drawing number 10222 with the proposed multi dwelling having a 4.8m wide garage door with the garage less the 50% of the width of the house and the single garage having a 2.4m wide garage door.

C2 - Complies. With the garage having a setback of 6m

C3 - Complies. With the garage only being 2% of the site area

C4 - Complies. With the garage only being 2% of the site area

C5 - Complies. With the garage only being used for the residence and in an R3 zone

C6 - Complies. Refer to sheet 11 of 12 drawing number 10222

C7 - Complies. Refer to sheet 2 of 12 drawing number 10222

9.4.5 Site Facilities

C1 - Complies.

C2 - N/A.

C3 - Complies. Refer to sheet 2 of 12 drawing number 10222. With the proposed multi dwelling having the mailbox to Simmons street to make it clear from the road.

C4 - Complies. Refer to sheet 2 of 12 drawing number 10222 With the proposed multi dwelling having to the garbage storage area to the side of the dwellings.

C5 - Complies. Refer to sheet 2 of 12 drawing number 10222

9.4.6 Changing the landform - cut and fill

C1 - Complies. As the proposed multi dwelling has a minimal site cut with a 200mm high timber retaining wall between the proposed multi dwelling.

C2 - Complies. There is no fill proposed for the multi dwelling development.

C3 - Complies. There are no 600mm high retaining walls proposed for the multi dwelling development.

C4 - Complies. There is a high retaining wall proposed on the easement for the multi dwelling development.

C5 - Complies. There is no proposed cut on the easement for the multi dwelling development.

C6 - Complies. As the proposed multi dwelling has a minimal site cut with a 200mm high timber retaining wall between the proposed multi dwelling.

C7 - Complies. There is no fill proposed for the multi dwelling development.

C8 - Complies.

C9 - Complies. There is no fill proposed for the multi dwelling development.

C10 - Complies. There is no building envelope on the development.

C11 - Complies. As the development uses a stormwater pipe around the proposed multi dwelling to keep runoff from adjoining properties.

C12 - Complies. As the proposed multi dwelling has a minimal site cut with a 200mm this will not have an angle of repose on adjoining property