



04.12.19

MATT JENKINS HOMES
18 DOBNEY AVE
WAGGA 2650

SITE DETAILS

69 THORNE STREET
WAGGA 2650

LOT 1
DP 722975

Upon meeting with Wagga Wagga Council, Matt Jenkins Homes has amended plans to 69 Thorne Street. Upon discussions with council, Matt Jenkins Homes have reduced the size and bulk of the Development to minimise the impact to the Heritage Zoned area.

We have moved the Link way and storage to the rear of the current house, to comply with Council's current way they assess the impact to the Heritage area.

Overall the proposed Development has gotten smaller in size, to remain consistent and sensitive to the Heritage Zoned area (down from 50% site coverage to 47%).

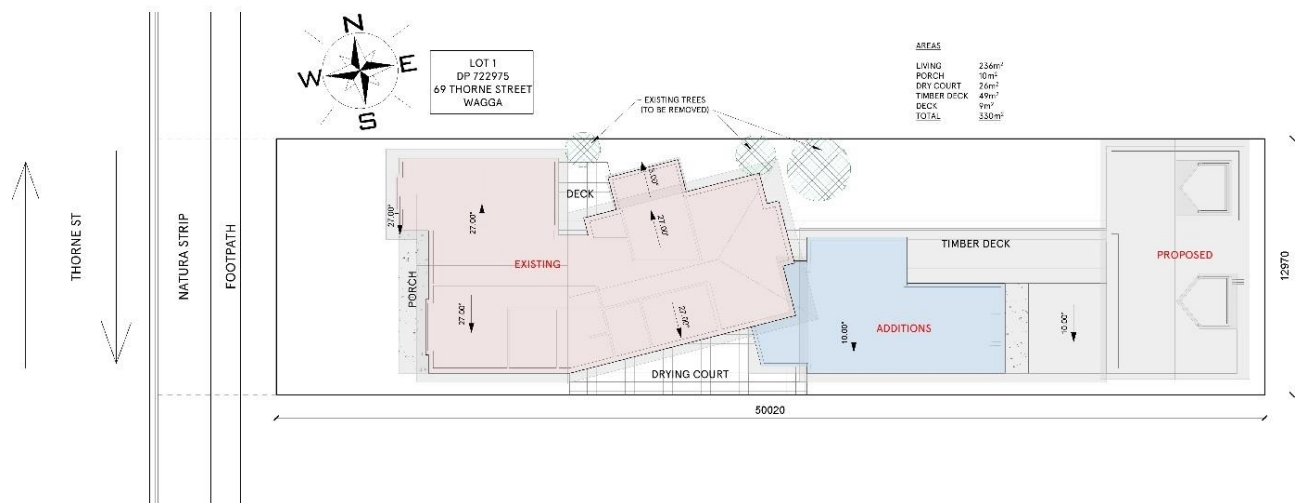
Please find attached updated Working Drawings, a BASIX report and updated SEE report detailing the changes made to the development.

Regards,

Matt Jenkins

AMENDED DEVELOPMENT APPLICATION.

Proposed Changes to DA16/0162
69 THORNE STREET
LOT 1
DP 722975
WAGGA 2650



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VISION

The following Statement of Environmental Effects is submitted for Council's consideration of changes to existing DA.

Details: DA16/0162
Address: 69 Thorne St
Wagga 2650

This Vision identifies the changes to the DA, aiming to provide extra Residential Living in the form of Loft Space above the Garage, as well as re-designing the Garage Space to the Existing House with private access via Thorne Street and Yanda Lane.

The changes to the existing development aim to provide a quality living environment utilising the site's unique location in the city centre and benefiting from existing urban services. The proposed will complement the surrounding residential locality and set a high standard for future developments in the area.

The proposed changes adapt WWCC policy for Energy efficient living with a Low carbon footprint due to the size and location, close to all relevant parks, services and amenities to the main street.

Developments like this also help minimise urban sprawling to the city. This is one of a limited remaining developable sites that will support a higher density within the city.

The proposed has a good outcome and low impact to the Heritage Conservation area. This is partly because the proposed development can-not be seen from Thorne street, but only from Yanda lane. The proposed additions are sensitive to the Heritage Conservation area, and are in line with the Spirit of the DA and it's conditions.

This report shall be read in conjunction with accompanying plans and documentation.

[Applicant and Land Ownership](#)

The landowner and applicant is Matt Jenkins Homes.

SUBJECT LAND AND LOCALITY

The subject land comprises Lot 1 of DP 722975.

Images of the subject Land are as follows -

Figure 1: The site at Thorne Street

Figure 2: Aerial Shot of the Site

Figure 3: Current Site Photos

Figure 4: Street View

Figure 1.



Figure 2.



Figure 3.



Figure 4.



DEVELOPMENT PROPOSAL

Previous Dealings with Council

The developer has had prior discussions with Council in relation to the changes to the previously approved DA. The developer believes having accommodation in a loft area of a building in a laneway will be of benefit to the city, whilst aiming to adopt WWCC policy on Energy Efficient Living with a Low Carbon Foot Print. This is due to the size of the building, as well as being located closely to relevant parks, services, amenities and the main street. This allows for Pedestrian access to these amenities as they are of close proximity, therefore helping in lowering the carbon footprint.

General

The purpose of this application is to seek approval to redesign the site, including the Garage at the Rear lane, and construct a secondary dwelling above the Garage – a Loft area – as shown in the accompanying documents. These changes help to maximise this site, with developments like these helping Minimise urban sprawling in our city.

The proposed is within the constraints of the LEP2010 and DCP2010 including Site Coverage and overall size, as we want to maximise the use of the site. We've decreased the overall size from our previous Revision.

Overall the site coverage is 332m² of a total 664m².

Sitting at 47% total (previous revision was 50%).

The proposal will include the following key elements:

- Garage and Workshop Storage Area.
- Pre approved Addition (current DA)
- New Addition (proposed)
- Proposed Garage 6.6x6.0
- A Loft area built above the Garage (10.5x7.0)
with access via Yanda Lane and Thone Street

The Building Design Concept

The proposed changes will be constructed as shown in the development plans attached and prepared by Matt Jenkins Homes.

The building represents a classic design with elements that capture the built form of the existing residential locality, including roof style, height and finishes. Streetscape presence has been mitigated by appropriate setback, landscaping and orientation to over-look the laneway.

- Along the Southern Boundary, we have a 2000mm access to the Loft Area at the rear of the property.
- Along the Northern Boundary – we are 400mm from the boundary – in which the materials will be constructed under Australian Standards.
- Along Yanda Lane we are 1100mm setback from the rear boundary, creating ease for cars entering and exiting the Garage area, minimising the impact to Yanda Lane.

The proposed will have the Rear Façade stepping back to create structure, unlike the picture seen in Figure 6. The proposed building will aim for the Classic Look with the use of materials similar to existing – unlike what is seen in Figure 7. The proposed will compliment the surrounding buildings, and enhance the laneway street scape.

It will be of Red Brick Construction (with some cladded areas similar to the existing building) with 2 Large Dormer Windows maximising Light and adding to the overall look and structure of the Building (as seen in the attached plans).

The Loft area will have 5 windows in total with the main 2 large Dormer Windows facing the Rear lane – with the Roof sloping towards the Rear Lane, keeping privacy to adjoining properties. These Windows face East maximising light throughout the day. Maximum Wall Height to Eave is at 4150mm (Code states a maximum of 4200mm).

Figure 8 Shows an artist Impression on how the Proposed could look.

Building materials and construction will comply with Australian Standards and the Building Code of Australia.

Our total Site Coverage is 47%, keeping within the allowed controls of the site. This is shown in the Following Table:

AREAS		SITE COVERAGE
EXISTING	170m ²	SITE 664m ²
D.A APPROVED ADDITIONS	66m ²	BUILD (170+66+73 = 309m ²)
GARAGE + LOFT (proposed)	73 m ²	PERCENTAGE 309 - 664
TOTAL	309m ²	47%

Research has been done on previous buildings designed in amongst laneways within the CBD. These examples can be seen in the following figures (5-6-7).

Figure 5:



Figure 6:



Figure 7:



Figure 8 – Artist 3D Impression



Social and Economic Impacts

It is anticipated that the proposed changes will provide essential housing to the CBD as well as contributing to the local residential community.

The added value of the building and land tenure will contribute to the value of real estate in the Wagga Wagga local area, creating positive economic impacts for the City. The proposed changes lend itself to Higher Density Living in the City.

We believe the additions to the property will help minimise the negative impact of crime in the Laneways of Wagga Central. These Laneways can be an opportune place for crime in Wagga including Graffiti, Vandalism, destruction of property, etc. The additions to this site will help minimise the impact of crime in Yanda Laneway.

Examples of vandalism in Waggas laneways can be seen in figures 9 and 10.

Figure 9:



Figure 10:



There are few parcels of Land of similar nature left in Wagga. It will be a great opportunity for Local Government to use these parcels of Land for extra accommodation for the City, being close to adjacent amenities. This will also help make WWCC assets more viable and encourage further use of these areas, such as Collins Park.

This site maximises this opportunity and supports Wagga Wagga City Councils Policy on High Density Living.

By having Higher Density Living on this site – means that it will contribute to small local business in the main street precinct, supporting Local Coffee shops, etc, and encouraging small business to stay and thrive in the town. The site is close to Collins Park, an asset to Wagga, as well as being adjacent to the Lagoon Walking Track, encouraging the well-being for all who live in the area.

ENVIRONMENTAL ANALYSIS

Site Analysis

The subject land details are as follows.

Address: 69 Thorne Street

Lot: 1

DP: 722975

The land is located within the Central Wagga Wagga area perpendicular to Forsyth Street and Morgan Street.

The site has one existing Residential Building on the land, as well as adjoining properties.

The site is relatively flat with a Western Front to Thorne Street – and Eastern Laneway at Yanda Lane.

Figure 11.



Existing Land uses

The subject land has been owned privately and used as private residential dwellings.

Surrounding Character and Streetscape

The existing precinct character and streetscape is mixed in character, being urban in location, the surrounding local area contains numerous recreational and commercial/essential service uses including supermarkets, CBD retail outlets, hotels, river, parkland, restaurants, medical centres and motels.

The proposed additions will incorporate similar roof styles and overall height, consistent with the character of the local area and residential streetscape. The site is situated in Zone R1. The proposed will be made from Red Brick, and cladding materials, to match existing surrounding buildings, not taking away from the look of the surrounding area.

A site analysis plan is provided below in Figure 12.

Figure 12.



Proposed Character and Visual Amenity

The proposed development will greatly enhance the character of the surrounding precinct, including the frontage within Yanda Lane.

It is considered that the resultant visual presence of the proposed development will have minimal impact on the surrounding local environment and the proposed buildings are consistent with the built form of the emerging changing character of this area.

Heritage Conservation

The subject land does not contain Items of Historic or Aboriginal Cultural Heritage, according to available public records.

The subject land is within the designated Heritage area of LEP2010. The proposed changes to the site will protect the Heritage significance within Thorne Street, and will keep the same visual aesthetics, similar to that in the area.

The Vision deviates slightly from the current planning provisions of the Heritage Area but understands the sensitivity of the area.

Controls state the Garage size to be 6000mm wide and 7500mm long. Our proposed sits within these controls. The proposed remains in the Spirit of the DCP and LEP.

The Garage will consist of one Roller Door at 5300mm wide.

This will help manage safety when moving in and out of the garage, allowing for better visibility up and down the Laneway. We believe this to be a safer and better outcome then having 2 separate doors.

HERITAGE LEP 2010	PROPOSED
6.0 x 7.5 = 45m ²	6.6x6.0 = 39.6m ²

The proposed Secondary Dwelling uses the same styles and Materials as the existing house, and similar to those in the area, therefore creating a positive impact on the adjoining and nearby buildings.

The proposed secondary Dwelling has been made smaller overall, making it less bulky in scale, but still allowing for a great usable space with a Bedroom, Bathroom and Living Space.

The proposed additions support the Heritage area as it can-not be seen from Thorne Street. It can only be visualised from Yanda Lane. Other Developments in Melbourne, Richmond, Sydney and the like are encouraged as they are not seen from main street frontage, and are placed in Laneways to complement the city and not take away from the overall look of the streetscape. The proposed has made allowance for Secondary Dwellings that Council is encouraging within the centre of the city.

Hazards

- Site Health

The land is located in an established neighbourhood and, based on historical information, it is considered unlikely that the subject land is contaminated.

- Bushfire.

The subject land is not classed as bushfire prone land.

- Flooding

The subject land is not affected by flood inundation.

The site is inside the Levy bank.

INFRASTRUCTURAL CONSIDERATIONS

Site Accessibility

The proposed development can be accessed via various modes of transport including private vehicle, taxi, public transport, cycling and pedestrian access.

Access via Thorne Street and Yanda St are used for Private Access.

Vehicular Access and Traffic Impacts

Vehicular access to the site will be from Thorne Street. Thorne Street is a 50kph local road of single width carrying two-way traffic, comprising a single lane in both directions. Vehicle access to the rear of the property can be made via Yanda Lane.

Parking can be made on both Thorne Street and Yanda Lane.

The proposed development will have minimal impact on the traffic volume of Thorne and surrounding streets. The proposed occupation of the development will operate well within the carrying capacity of the local street system.

Pedestrian Access

Pedestrian access to the site will be via existing footpaths along Thorne Street.

Access to the proposed Loft area can be made along the Southern Boundary of the property – with access being made – as found on the attached proposed plans.

Existing Infrastructure

The site is serviced by existing power reticulation, communications, water, gas and Council's stormwater and sewer drainage systems.

Waste Management

General waste will be removed via Council's existing waste management and recycling services.

CONCLUSION

The proposed changes and additions to 69 Thorne Street, Wagga Wagga represent a quality residential development and is an efficient utilisation of this site. The development will make a significant positive contribution to the residential amenity of the local area as mentioned in this report, and at the same time remaining sensitive to the Heritage Conservation Area.

The proposal has aimed to stop Urban Sprawling in the City, by creating a Loft Space above the Garage. The proposed has maximised the site, and is a prime example for future developments of similar nature in the city. These sites are limited in the city, and maximising their usage is paramount.

The proposed has a positive outcome to help limit crime within the Laneways of our city, by having more visual presence and surveillance within the area.

The proposal is permissible under current planning policy, remains in the Spirit of the DCP and is subject to Council's approval, taking into consideration the justification discussed in the planning report above.

In summary, the proposal:

Complies with the State Environmental Planning Policy provisions relevant to the site;
Complies with the provisions of the Wagga Wagga Local Environmental Plan 2010 and meets the objectives of the zone;

Is consistent with the design principles and residential objectives contained in Wagga Wagga Development Control Plan 2010.
Remains sensitive to the Heritage Conservation Area.

The development application is submitted for Council consideration.