



STATEMENT OF ENVIRONMENTAL EFFECTS

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| Project | Continued use of deck & verandah |
| Address | 17 Morundah Street, Wagga Wagga |
| Client | J. Denholm |

| Revision | Date | Prepared By | Checked By | Approved By |
|----------|----------|--------------|-----------------|-----------------|
| Draft | 16.1.20 | Isaac Narouz | Jenna Amos | Jenna Amos |
| Rev A | 20.01.20 | Jenna Amos | Brendan Shumack | Brendan Shumack |

DESCRIPTION OF DEVELOPMENT

Consent is sought for the continued use of the existing deck and verandah, attached to the rear of the existing dwelling which is accessed by a sliding door. The deck and verandah provide protection to the interior space from weather and is utilised for entertainment purposes.

The deck has a total area of 46.52 sqm, with a length of 11.63 metres and a width of 4 metres. The finished floor level height above ground level is 0.36 metres. The verandah has a height of 3.8 metres from the finished floor level to the underside of the beam. Additionally, the side setbacks of the deck comply with BCA requirements, on the northern aspect it is 1.94 metres and 2.43 metres on the southern aspect and the rear setback is substantial.

The open space is easily accessible from the deck. The structure of the verandah is supported by steel columns, rafters and beams and is equipped with a steel balustrade 0.93 metres tall and comply with BCA requirements. The skillion roof is clad in colorbond steel sheeting and has a pitch of 6 degrees. The project does not require demolition.

DESCRIPTION OF SITE

The development site is known as 17 Morundah Street, Wagga Wagga and is legally described as Lot 5 DP 11929. The property is rectangular in shape, approximately 493.20 sqm in size and has a primary frontage to Morundah Street of approximately 16 metres. The property is adjoined to the north, east and south by single residential lots. The site contains a single residential dwelling and an attached garage structure at the front of the property.

Present and previous use of the site

The site is currently utilised for residential purposes and has been used as such for at least the past few decades.

Natural hazards

The development site is not identified as bushfire prone, however, it is identified as flood prone according to Wagga Wagga City Council records. Given the proposal will not increase the living space of the dwelling, it would not increase the risk to life or property over and above existing conditions.

Site constraints

The site contains existing landscaping and the proposal does not require the removal of any vegetation.

The property is not encumbered by any easements and has no discernible slope. The site, nor any neighbouring sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'. The site, nor any neighbouring sites are included in the EPA's Contaminated Land Register as 'potentially contaminated land'.

The current zoning, permissible land uses, and accessible property records do not suggest that contamination may be an issue for this or neighbouring sites.

Surrounding land use and development

The property is adjoined to the north, east and south by other R1 General Residential zoned properties containing single residential dwellings and ancillary structures.

PLANNING CONTROLS

Permissibility

Dwelling houses and therefore development ancillary to dwelling houses is permissible in the R1 General Residential zone.

Consistency with zone objectives

There are no zone objectives which the proposal is specifically consistent with, however the proposal is also not inconsistent with any objectives.

Consistency with relevant DCP controls

The proposal is consistent with relevant DCP controls including setbacks, height, site cover, open space, and the like.

Including the deck, the site cover would be approximately 38 percent which would be within the maximum allowable of 60 percent for properties less than 600 sqm in size, complying with Section 9.3.2. Additionally, the private open space is well above the minimum required area of 24 sqm.

The deck and veranda contribute to a high quality of living for the occupants, providing a link to internal and external living areas as well as shelter. The development would also be consistent with similar surrounding development in relation to size and scale. It does not detrimentally affect the privacy of the property owners or surrounding residents and would not unreasonably overshadow adjoining properties.

CONTEXT AND SETTING

The existing deck and verandah would not be prominent in the area and would not be visible from the Morundah Street streetscape. The development would not be out of character with the surrounding area nor would it be inconsistent with surrounding land uses.

PRIVACY, VIEWS AND OVERSHADOWING

The development would not result in any privacy issues between adjoining properties, nor would it result in the unreasonable overshadowing of adjoining properties. The proposal would not result in any acoustic issues between adjoining properties, nor would it impact on views enjoyed by adjoining or nearby properties.

ACCESS, TRAFFIC AND UTILITIES

The proposal will not increase local traffic movements and does not require additional access points to a road network, nor would it affect vehicle manoeuvring.

The site is serviced by all necessary critical utilities.

ENVIRONMENTAL IMPACTS

The development will not result in any form of air pollution, nor does it have the potential to result in any form of water pollution and the proposal will not have any noise impacts.

The development will not involve any significant excavation or filling and is not likely to cause erosion or sediment run-off. The proposal is not likely to result in soil contamination.

The rear property boundary adjoins the heritage conservation area although it is not likely to compromise any surrounding heritage item or item of cultural significance. The development is also unlikely to disturb any Aboriginal artefacts or relics due to the historical context of the site.

FLORA AND FAUNA IMPACTS

The south east corner of the property is identified as terrestrial biodiversity according to the WWLEP 2010 Natural Resource Map. However, the existing deck and verandah are not located within this area and will not require the removal of any native vegetation from the site. It is unlikely to have any impact on threatened species or native habitat. Further, the property is located within the biocertification area.

WASTE AND STORMWATER DISPOSAL

The development does not require disposal of effluent, liquid trade waste or any hazardous waste. Roof water will be disposed of via guttering and downpipes to existing stormwater infrastructure on site.

SOCIAL AND ECONOMIC IMPACTS

The proposal will enhance the quality of residential properties in the locality.



CONSULTING ENGINEERS
CIVIL • STRUCTURAL • BUILDING DESIGN • PLANNING

CONCLUSION

This SEE has been prepared to support a development application for the continued use of the existing deck and verandah located 17 Morundah Street, Wagga Wagga. As demonstrated throughout this report, the development is consistent with DCP controls. The development is permissible in the zone with consent, subject to a merits assessment.