

STATEMENT OF ENVIRONMENTAL EFFECTS

Date: 2-3-2020
Owner: Mr & Mrs C. Rogers
Address: No 28 Plumpton Road. Koorinal 2650
Lot: 6
D.P: 220173
Prepared by: BCM Design Centre Pty Ltd
Our Ref: 19005



CITY OF WAGGA WAGGA
Application Number:
DA20/0145
Approved By Council -
17/04/2020

PRELIMINARY COUNCIL CONTACT

Plans & SEE forwarded to Council Planner – Reply attached

DESCRIPTION OF DEVELOPMENT

This application is for an addition to the front of the existing garage, and the addition of a car port behind the existing garage.

This proposal will mean very little change to the street elevation.

The existing garage has a small gap between the front wall of the garage and the front wall of the residence. The extension to the garage of 810mm will allow the installation of a secure doorway, providing better pedestrian access for both the owners and also the electrical meter readers, who currently all have to squeeze through a gated opening less than 500mm wide.

Also included on the plans is a new rear boundary fence. It is proposed to install a 'HEBEL' fence, as detailed, in accordance with the manufacturer's details.

DESCRIPTION OF SITE

The site is located at the western side of Plumpton road, five allotments south of the Cook street intersection. The site has slight land fall from west to east. The allotment is within an established residential area. Erected on the site is a 60's style single storey residence with a single garage.

Also on the site are 2 small garden sheds, an in-ground swimming pool, and outdoor living area. The residence is constructed of concrete block external walls and timber framed internal walls. The roof of the residence is clad with iron.

The allotment is surrounded on all sides, by similar aged residential development.

The Deposited Plan and surveys of the land show no easements affecting the allotment.

PLANNING CONTROLS

The allotment is within Residential Zone – R1.

Planning controls which affect this development include:

Wagga Wagga Local Environmental Plan (LEP) 2010

Wagga Wagga Development Control Plan (DCP) 2010

The allotment is not within a FLOOD or BUSHFIRE ZONE.

Generally, the application complies with the DCP except for Clause 9.3.6 which covers building line set back and location of garages.

The existing garage, has a concrete block wall on the southern boundary and roller door to the front elevation. it is forward of the front wall of the residence by 590mm. This application is to extend the garage forward another 810mm to allow for better pedestrian access into the garage and the rear of the property.

The existing garage location does not comply with the current council DCP.

As Clause 1.11 of the DCP states, "It is acknowledged that there may be circumstances where it may not be possible to achieve strict compliance"

We believe that the design as presented makes best use of the allotment space, without causing any detrimental effects to the Streetscape or the surrounding properties.

CLAUSE 9.3.6 Front Setbacks

We hope to show the proposal as presented addresses the Objectives

- 01 – The extended garage will have a building line set back of approx. 14660mm and will line up with the adjacent garage to the south.
- 02 – The garage addition will make very little change to the existing street elevation. the existing garage and residence are well screened from Plumpton Road by many large trees.
- 03 – The scale and finish of the additions will sit well in the area. And the existing residence style.
- 04 – There will be no detrimental affect to lines of site for road or adjoining property vehicles in the area, because of this development.

The following points are provided.

Existing residence has a front setback of approx. 16.0 meters

Existing single garage has a front setback of approx. 14.07 metres

The proposed garage addition will not extend in front of the existing garage/carport on the adjacent allotment to the south.

CONTROLS

C1 – Minimum set back for major arterial roads 9.0 M

C2 - Minimum set back to older areas of Wagga, 7.5 M all additions are well behind required set backs

C3 – the Garage addition will provide better articulation to the front elevation.

C4 – We hope to show that the section of part C3, with which this proposal does not comply, that being the Garage location, "shall not protrude in front of the face of the forward most wall of the dwelling enclosing a habitable room". In this case, on this site, provides good design and should be considered.

Items to consider in relation to this application.

The existing garage is 590mm front of the residence, not uncommon in the area

The site is not prominent and is well screened by established landscaping.
All of the addition and garage are behind the required building line setback.

There is no other location on site, which is practical for a garage

CLAUSE 9.4.4 Garages, carports sheds & driveways

Whilst this proposal does not strictly comply in relation to location, we believe the Objectives and Controls have been met, for this site.

Control 1 has been complied with, as the combined garage door width is equal to only 14% of the total width of the building.

Control 3 the garage, as it is attached, is not an out building, but the combined floor area of the garage, carport and the garden sheds, is equal to the 6% site cover, below the 8% allowed.

The roof pitch for the garage, has been taken from the northern side of the existing residence, and will allow the garage roof to reflect the existing building, an improvement on the existing flat roof.

SITE SUITABILITY

This development is within a residential zone. There will be no change to the existing use of the single dwelling.

SOCIAL IMPACT

There will be no detrimental social impact caused by this development. Additional off street secure car parking must be seen as a positive.

ECONOMIC IMPACT

Value will be added to this existing residence and work created for the local building industry and suppliers.

PEDESTRIAN & VEHICLE MOVEMENTS

The development will not result in extra occupants or vehicles residing at this residence. Pedestrian access will improve, as currently access is through a less than 500mm opening. The existing gate provides access to the electric supply for meter reading. The approved lock on the gate will be transferred to the new doorway.

PRIVACY/VIEWS & OVERSHADOWING

Privacy

There will be no change to existing privacy.

Views

No existing views from existing residences will be affected.

Overshadowing

There will be no change to overshadowing to any adjoining properties..

SOIL, WATER & SEWERAGE

Very little earth works will be required for this development, it will be restricted to excavation for footings.

Any soil removed during construction, that has to leave the site, will be disposed of at an approved land fill site.

Temporary sediment control fences will be installed where necessary, together with the existing lawn area, will prevent any sediment leaving this allotment via stormwater runoff.

There will be no change to the existing stormwater lines. The garage and Carport will fall to an existing downpipe.

There will be no change to the existing sewerage lines.

DEMOLITION

Demolition on site will include removal of the existing garage roof and some blockwork.

All materials will be kept separated where practical, and disposed at a recycling and or waste disposal depot.

If asbestos is located as part of the demolition, the material will be handled as per the details within the associated specification.

LANDSCAPING

No existing landscape will be affected by this development.

ENERGY EFFICIENCY

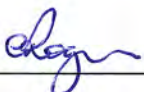
This addition is not subject the State Government energy efficiency controls, as it is a Class 10a building.

APPLICANT DECLARATION

The SEE has been prepared by BCM Design Pty Ltd

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail, and the information required has been supplied.

Applicant's name/s (printed) CRAIG MURRAY ROGERS + SHARON MAREE ROGERS

Applicant's signature/s   Date 22.03.2020