

# STATEMENT OF ENVIRONMENTAL EFFECTS

Development : Alterations & additions to existing dwelling + shed & carport  
 Applicant : Mr. Chris Parr & Ms. Victoria Kurre  
 Lot & DP : Lot B in DP 396532  
 Street address : 79 Urana Street, TURVEY PARK NSW 2650  
 Prepared by : RIVPLAN DESIGN - K. Hewitt, BScArch Newcastle, Member BDAA, on Applicants' behalf.  
 Plan / job ref : architectural plans 220 - 285 (01 to 08) including BASIX Cert A371308 (valid to 06.06.2020)



CITY OF WAGGA WAGGA  
 Application Number:  
 DA20/0133  
 Approved By Council -  
 14/07/2020

RIVPLAN DESIGN

ITEM	DESCRIPTION	DESIGN CONSIDERATIONS + OBJECTIVES
Site Overview	<p>Existing dwelling at 79 Urana St is a single storey, red brick home constructed during the Inter-War period, comprising a hipped tiled roof with corner front v'dah addressing both primary street frontage of Urana St, &amp; secondary street frontage of Turner St in Turvey Park. The site is not located in the Heritage Conservation Zone, nor a Heritage Item. There is a footpath along (primary) frontage to Urana St, but not to Turner St (secondary) &amp; there is significant (approx 20m) setback from this b'dry to the road surface in Turner St. The site benefits from an established driveway &amp; gate for vehicular access to the rear yard from Turner St, minimising disruption to traffic flows on busy Urana St.</p> <p>The allotment is (nom) 20.117m wide x 37.186m long (rear yard faces north.) Area per DP is 733.50m<sup>2</sup>. Two brick outbuildings are located along the eastern &amp; northern boundaries - single garage + double garage / workshop. A large awning currently connects the dwelling with the single garage &amp; provides undercover area to a portion of the rear yard. There is a dwelling with outbuildings directly adjoining the eastern side b'dry, dwelling directly adjoining the rear northern b'dry. No adjoining dwellings to the west or south (road reserves.) Site is considered fairly level with only minimal fall across site (east down to west b'dry.) No easements designated. Services are available &amp; connected to existing dwelling. Vegetation is established with overgrown trees along west b'dry, which have caused damage to existing b'dry fencing. These are &lt;8m in height &amp; not native species.</p>	<p>Maintain the predominant scale, rhythm &amp; form of surrounding built forms in the area &amp; minimise the potential for negative impacts to adjoining allotments. Configure re-development to better utilise existing areas, site features, services &amp; access points.</p> <p>Demolish existing brick garage structures to rear yard, which currently abut adjoining allotments &amp; remove rear awning to encourage visual separation of outbuildings in close proximity (to 77A Urana St.) thus reducing visual congestion &amp; permitting natural light &amp; air flow between structures. This is more in-keeping with the separation of structures in surrounding residential areas.</p> <p>New garage &amp; carport to rear yard reduces the enclosed portion of out-building, while carport provides weather protection but remains open to light &amp; air flow, reducing visual bulk in yard &amp; when viewed from public spaces. Carport &amp; shed to rear yard to utilise existing, established driveway access / gate from Turner St.</p> <p>Proposed additions are located towards rear of dwelling &amp; provide articulation to side elevations. The existing secondary street frontage of dwelling is (nom) 3.0m with an existing brick b'dry fence forming a courtyard on the western b'dry, providing privacy to bedrooms adjoining the road reserve. The floor level of dwelling is elevated above natural ground, allowing for passive surveillance of public spaces from rooms addressing street frontages (refer existing elevations.)</p>
Development description	<p>Demolish existing brick garage, shed &amp; awning to rear yard &amp; construct new Colorbond double garage / garden storage with double carport, all under the one roof line to rear yard &amp; to utilise existing driveway access.</p> <p>Modify parts of existing internal floor plan &amp; construct extension to rear &amp; sides of dwelling as depicted in general architectural drawings. Single, attached carport to eastern side of dwelling (access to kitchen) utilising existing driveway access. Re-sheet entire roof areas of dwelling, replace degraded roof gutters &amp; downpipes &amp; repair boundary fencing (tree root damage.)</p>	<p>Re-configure internal areas to maximise usable floor space already existing. Extend new build areas as depicted in plans to take advantage of northern solar gain into rear living areas &amp; private outdoor space. The overall site layout / design seeks to increase separation between outbuildings in the NE corner of site, which are in close proximity to those on adjoining site (77A Urana St.) New Colorbond shed located close to Turner St frontage to utilise established driveway access &amp; creating open space to rear of shed (NE) side for vegetable garden / landscaping etc..</p> <p>New bed 4 to rear, adjacent other existing ancillary beds separated from main living areas by existing hallway (setback variation requested for this room - see further notes.) Construct new 3 way bath'r'm for easy access from these bedrooms &amp; new private outdoor space. Relocate kitchen &amp; laundry - existing water &amp; plumbing services are currently nearby. Existing bath to be converted into en-suite off master bed'm &amp; oversized hallway space is to be re-configured as walk in robe also off master bed. New pantry &amp; l'dry rooms are to be built towards eastern side b'dry &amp; setback (nom) 1012mm to enable window openings in this elevation (privacy type glazing.)</p>



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Site description	<p>A rectangular allotment 20.117m wide x 37.186m long, with area of 733.50m<sup>2</sup> per DP. Long axis of the site runs north-south. Allotment is located on the north eastern side of the intersection of Urana St with Turner St. Zoned R1 General Residential &amp; not within the Heritage Conservation Zone. The road reserve west of the allotment (Turner St) is significantly wider than most, with original plans for dual carriage-way through here, though this does not seem feasible in the foreseeable future as Turner St extends only a few residential blocks &amp; does not currently carry large traffic flows.</p> <p>The site is fairly level with slight fall across from east down to western side b'dry. Established vegetation is concentrated along the western side of dwelling with some overgrown vegetation (exotic trees nom &lt;8m in height.) As well as being messy, these trees have caused damage to the existing masonry fence on the western b'dry which forms a privacy c'yard adjacent existing bedrooms. Applicants propose to trim these trees &amp; repair damage to existing western b'dry fences - bricked section, as well as existing solid panel fences which are also in disrepair. Power, water, sewerage, storm water &amp; telecom's services are all currently connected to the dwelling. No designated easements are observed on the allotment. Surrounding development shows similar single storey dwelling homes, most with garages / ancillary structures also - many of which encroach side &amp;/or secondary street frontage setbacks (refer to 'Attachment A' in this Statement.)</p>	<p>Applicant wishes to re-build a new garage &amp; carport to rear of site to utilise an existing, established driveway &amp; gate access from Turner St. This also provides separation, solar access &amp; air flow to the NE corner of the site, as adjacent development has created a focus of outbuildings abutting each other at the boundary. Reducing driveway length into carport on western side allows for yard space to be better utilised on the NE side of the new garage, for family play equipment or vegetable garden etc..</p> <p>The un-enclosed double carport structure is to be set back 1.0m from secondary street frontage of Turner St &amp; is not considered to have any detrimental impacts on the streetscape, or amenity enjoyed from nearby public spaces. Ridge line of carport / garage will be below 4.8m per relevant DCP planning controls.</p> <p>Likewise, it's not anticipated that the extension of bed 4 forward of the 3m secondary street frontage control will have any negative impacts from the adjacent road reserve. 'Attachment A' to this SEE highlights the established pattern of development encroaching secondary street frontage setbacks in this suburb - with many dwellings &amp; outbuildings (or both) observed at well &lt;3.0m setback off public spaces / footpaths. Hence consideration is requested in that bed 4 setback is consistent with built forms &amp; characteristics of many corner allotments in the older suburb of Turvey Park.</p>
Planning Controls	<p>The following Planning Controls are considered in the proposed development ; SEPP (BASIX), WWLEP 2010 &amp; WWDCP 2010.</p>	<p>The development complies with the SEPP req's (BASIX Certificate A371308 valid to 06.06.20.) WWDCP 2010 Part A, Section 2 &amp; Part D, Section 9 apply ; -</p> <p><b>PART A, Section 2 :</b></p> <p><b>2.1 Vehicle Access and Movements</b> - vehicular access to proposed double carport &amp; garage structure is via existing driveway from turner St. Set back (min) 1.0m off this frontage to facilitate safe manoeuvring &amp; sight lines as required. This complies with the control &amp; surrounding allotments. Access to single attached carport is via existing driveway &amp; also consistent with controls &amp; surrounding development.</p> <p><b>2.2 Off-street parking</b> - proposal meets objectives &amp; req's outlined in C1, Parking Rates for single dwelling with 4 beds.</p> <p><b>2.5 Safety and Security</b> - preserve the existing front entry &amp; double fronted Vdah which provide passive surveillance of &amp; connection to public spaces.</p> <p><b>2.6 Erosion and Sediment Control Principles</b> - there is minimal risk of sedimentation movement as site is fairly level &amp; minimal earthworks are proposed. Any soil stockpiles should be covered / water misted in windy weather &amp; retained with shade-cloth as required.</p> <p><b>2.7 Development adjoining public space</b> - proposal ensures that adequate separation, consistent with that demonstrated prolifically by other corner allotments within the older, established locality of Turvey Park, is observed &amp; that the development t does not adversely impact the amenity of the area. It is not proposed to allow vegetation or landscaping to encroach beyond formal boundaries, nor are materials to be stored on public land.</p>



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Planning Controls	The following Planning Controls are considered in the proposed development ; SEPP (BASIX), WWLEP 2010 & WWDCP 2010.	<p><i>(continued from previous page)</i></p> <p><b>PART D, Section 9 :</b></p> <p><b>9.2 Site context and layout</b> - the design of alt's &amp; add's seeks to maintain the existing character of built forms within the surrounding suburb - in particular those on similar corner allotments. The scale &amp; features of the proposed development is responsive to the site with main living &amp; private outdoor spaces located to the north of the site with good access to rear yard open spaces. It minimises the potential for adverse impacts to adjoining allotments with regard overshadowing, privacy &amp; acoustic separation. The proposed development is considered consistent within the surrounding area. The proposed enclosed portion of new garage is smaller than total existing, the carport allows natural light &amp; airflow into yard &amp; new outbuildings are located away from existing allotment to the east.</p> <p><b>9.2.1 Site layout</b> - similar to above considerations. Removing existing brick outbuildings to rear yard &amp; relocating new away from eastern side boundary will result in better overall outcomes for this allotment &amp; that adjoining immediately to the east.</p> <p><b>9.2.2 Streetscape</b> - existing dwelling offers visual connection to &amp; engagement with both street frontages, which the development seeks to preserve. The repair of the existing boundary fences satisfy the associated objectives &amp; controls.</p> <p><b>9.2.3 Corner lots and secondary facades</b> - the existing dwelling &amp; front v'dah 'wrap around' / return along western elevation to provide appropriate street address to Turner St road reserve. The v'dah returns for a distance of approx 6.13m &amp; there is a window from front living room addressing this elevation. There are also 2 bed'r'm windows in this elevation &amp; although they are partly concealed from street view by an existing high brick fence (forming a private courtyard), there is visual connection with public spaces as the floor level is elevated above natural ground lines (refer existing elevations.) No window is proposed in the new build wall forming Bed 4, for both ; privacy &amp; security to a bedroom &amp; that it faces directly west. At 4.67m, the length is this wall is not considered 'excessive' in length &amp; the existing b'dry fence visually reduces any vertical impacts of the wall's mass viewed from public spaces. There is ample articulation in this elevations' facade as there are 3 windows &amp; a return v'dah addressing this secondary frontage, hence, we believe this satisfies the DCP's objectives &amp; also the control, 9.2.3, C2.</p> <p><b>9.3.2 Site cover</b> - the max allowable site cover for this allotment per the WWDCP 2010 = 50%. Site area is 733.50m². Calculations do not include un-enclosed v'dahs, eaves, carports, awnings, pergolas, etc..</p> <p>Existing site cover : dwelling 170.59m² + enclosed sheds 69.82m² = 32.7%.</p> <p>Proposed site cover : dwelling 227.37m² + enclosed shed 63m² = 39.5%</p> <p>This proposal satisfies the overall numerical control for site coverage.</p>



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Planning Controls	The following Planning Controls are considered in the proposed development ; SEPP (BASIX), WWLEP 2010 & WWDCP 2010.	<p><i>(continued from previous page)</i></p> <p><b>9.4.3 Privacy</b> - window placement has been considered for street aesthetic, solar gain, natural light &amp; ventilation requirements per BCA19 as well as for privacy (esp to bed 4.) New units are designed to be &gt;900mm off any b'dry as required &amp; are not anticipated to negatively impact the amenity, privacy (visual or acoustic) of wither of the adjoining properties.</p> <p><b>9.4.4 Garages, sheds, carports and driveways</b> - The proposed garage/garden storage area &amp; double carport to rear yard is located to the western side of the site to take advantage of the existing driveway access from Turner St, and to mitigate the current congestion of closely positioned outbuildings currently in the NE corner of the site &amp; on the adjacent property to the east. Refer also to considerations noted at 9.2 on page 3 of this statement. <i>The Applicants request that Council consider a variation to planning control 9.4.4, C3 (b)</i> regarding the total floor area of the proposed new outbuilding on this 733.5m<sup>2</sup> site.</p> <p>That control requires the outbuilding in this instance to be max 8% of site area (58.68m<sup>2</sup>) or 175m<sup>2</sup> whichever is the lesser, that being 58.68m<sup>2</sup>.</p> <p>The <i>existing</i> outbuildings on site have an enclosed area of 69.82m<sup>2</sup> (excludes rear awning to back yard) which equates to approx 9.5% of site area, which is above the 8% control.</p> <p>The <i>proposed</i> enclosed garage/garden storage shed is 63m<sup>2</sup> in area &amp; the attached double carport is 44.1m<sup>2</sup>. Combined, these total 107.10m<sup>2</sup>, which equates to approx 14.6% of site area (the enclosed garage portion is approx 8.5% of site area.)</p> <p>It is considered that designing these outbuildings as one structure, under a single roof line is a better outcome in terms of aesthetics &amp; function (eg ; for storm water services &amp; earthworks for slabs etc.,) than if they were each freestanding. It was considered that if a structure such as an awning or pergola was designed to physically link this outbuilding to the dwelling, the 8% rule could be circumvented. This is not proposed as it compromises the outcomes &amp; objectives listed in the DCP for this section. The rationale behind re-locating the shed structure on site is to provide separation, light, ventilation etc., between structures nearby, which is aimed at contributing more positively to the street-scape &amp; character of the area &amp; generally presenting a better outcome to the amenity of the area.</p>
Waste + storm water disposal	Renew, re-locate & add new fixtures & fittings to dwelling as depicted in the general drawings.	Locate new wet areas close to where existing services are in place wherever possible. Consolidate & centralise wet area fixtures & fittings to improve efficiency & free up usable floor space elsewhere. Replace old, inefficient items with water wise fixtures & fittings, and in compliance with BASIX requirements. Add additional rainwater downpipes to service existing & proposed roof areas & direct into existing storm water system. Additional sewage fittings are to be connected into the existing sewer pipes & directed into Council's mains located in the road reserve on the secondary street frontage in Turner St.
Flora & fauna impacts	Ensure the development does not result in the removal of any native vegetation from site or likely impact threatened species or native fauna.	The site has existing vegetation generally concentrated on the western side of the property. Established trees under 8m in height, none that appear to be native species. Applicants' propose to trim some of these trees & may seek the removal of some as roots have caused damage to existing fence lines. No native fauna habitats have been observed on the site.



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Social & economic impacts	The development should not have any adverse social or economic impacts or consequences & should address safety, security & crime prevention issues.	<p>The proposed development seeks to add positively to the social &amp; economic aspects of the local community by acknowledging &amp; adhering to the overriding principles, aims, objectives and controls outlined in WWCC's DCP 2010 &amp; where variations are sought, these are still in-keeping with &amp; sympathetic to the existing scale, built form &amp; characteristics of neighbouring properties &amp; development.</p> <p>The existing home incorporates front entry door &amp; face level glazing to primary &amp; secondary frontages, allowing for visual connection to, engagement with &amp; passive surveillance of adjoining public spaces. The front entry to the dwelling is clearly visible within the streetscape, all are to be preserved.</p> <p>The existing fences meet objectives &amp; controls relating to form, height etc., &amp; allows for occupant's privacy whilst discouraging concealment for anti-social behaviour - some are in disrepair &amp; are to be repaired.</p>
Privacy, views & over- shadowing	The development size & scale should not adversely impact adjoining sites.	The design of alterations & additions are single storey & are consistent in size & scale with other surrounding homes. Proposed setbacks are mindful of solar access & privacy.
Access, traffic & utilities	Development will not increase overall local traffic flows or compromise any pedestrian movement/access near site.	Vehicular access is designed to utilise existing driveways into the site - carport for single vehicle & unloading groceries to the eastern side off Urana St & remaining car parking off Turner St via existing driveway access / gate. No adverse impacts to access, traffic or utilities is anticipated. Utilities are all existing to site.

#### abbreviations, acronyms + definitions

Australian Building Codes Board	ABCB	Side Boundary Setback	SBS
Australian Standard(s)	AS	State Environmental Planning Policy	SEPP
Building Code of Australia	BCA (as part of the NCC Series)	Structural Engineer	Eng
Dwelling House	implies a building containing only one single dwelling	Wagga Wagga City Council	WWCC
Front Building Line / Setback	FBL / FBLs	Wagga Wagga Development Control Plan 2010	WWDcP 2010
National Construction Code Series	NCC	Wagga Wagga Local Environmental Plan 2010	WWLEP 2010

#### APPLICANT DECLARATION

I declare to the best of my knowledge and belief, that the required information provided in this Statement of Environmental Effects is correctly & truthfully represented. If information herein, is considered incorrect or incomplete, it may be returned to me for clarification and rectification so that the assessment process of my application can progress.

PRINT APPLICANT'S NAME :

APPLICANT'S SIGNATURE :

DATE :

NAME/SIGNATURE OF AUTHOR : K. Hewitt - Rivplan Design (for & on behalf of Applicants)



Images of existing elevations, 79 Urana St, taken 21.01.2020.