

Statement of Environmental Effects

12 May 2020

Proposed Extension

Lot 22 (DP 12289), 11 Bimbeen, Wagga Wagga NSW 2650

Applicant: Mrs McLaughlin



CITY OF WAGGA WAGGA
Application Number:
DA20/0204
Approved By Council -
30/07/2020

The following statement is consistent to Wagga Wagga City Council's Development Application (Attachment C)

3.1 Description of Development
The proposal involves the construction of an extension to the back of a dwelling in Bimbeen St Wagga Wagga. The proposed development's foundations are to be concrete strip footing with joints ,external walls are cladding, internal walls are timber framed, roof structure is a timber framed truss and the roof cladding is corrugated steel. The proposed will be used for residential purposes only. Demolition works are required in this development with the removal of the rear of the dwelling.
3.2 Description of Site
The site as a dwelling on it. The block is 619.7m. Wind direction is generally from the west.
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 - there is no site cut and batter required. This development and it's appropriate setbacks from boundaries are created which are sympathetic to the size of block of land. 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 required for 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 has a dwelling on it and is zoned R1 residential. Previous use was a dwelling. Date in which it was made a residential is unknown. Present use of adjoining land is residential. Present use of the site is uncontaminated.
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 –

<p>a) The proposed development position on the block provides maximum visual privacy. Further privacy will be achieved by planting native plants and trees to act as a planting screen once established. Views into adjoining developments is unknown.</p> <p>b) Noise transmission between dwellings is not applicable as there are no dwelling adjoining.</p> <p>c) adjoining developments will retain views.</p> <p>d) No overshadowing present.</p>
3.11 Air and Noise
<p>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.</p> <p>2) Noise – minimal traffic noise is expected due to the location of the garage setback and proposed native plant and tree plantings. This will help block any noise sources.</p>
3.12 Soil and Water
<p>1) Stormwater – Stormwater drainage will connect to the existing easement at the northern boundary. Stormwater runoff will not adversely affect adjoining neighbours. Stormwater pits are provided for in the front yard of the development. Water sensitive landscaping is included in the development through the use of garden mulch areas and grass areas.</p> <p>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.</p> <p>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.</p>
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 2) part 3.7 – Fire Safety.
3.16 Demolition Management
N/A
3.17 Landscaping
Refer to planting plan. No trees are subject for preservation, removal or retaining.

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 - N/A. C2 - N/A. C3 - N/A. C4 - N/A. C5 - N/A. C6 - Complies.
2.2 Off Street Parking
C1 - Complies. 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 - N/A. C2 - Complies. No natural features identified for retaining. C3 - Complies. C4 - Complies. Client to ensure. C5 - Complies. Client to ensure. C6 - Complies. Client to ensure.
2.4 Signage
This section does not apply to this development.
2.5 Safety & Security
C1 - N/A. C2 - Complies. 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 does 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. C2 - Complies. C3 - Complies. C4 - Complies. C5 - Complies. C6 - Complies. C7 - Complies. C8 - Complies.
3.2.2 Materials, finishes and colours
C1 - Complies. C2 - Complies. C3 - Complies.
3.2.3 Adaptive reuse of heritage items
C1 - Complies. C2 - Complies.
3.2.4 Development in the vicinity of a heritage item
C1 - Complies. C2 - Complies.
3.3.2 Residential precinct
Alterations and additions C1 - Complies. C2 - Complies. C3 - Complies. C4 - Complies. C5 - Complies. C6 - Complies. Garages and carports C1 - Complies. C2 - Complies. C3 - Complies. C4 - Complies. C5 - Complies. C6 - Complies.
PART D SECTION 9 - RESIDENTIAL DEVELOPMENT
9.2.1 Site Layout
C1 - Complies. No site characteristics are considered features in this development. C2 - Complies. C3 - Complies. C4 - Complies. C5 - N/A.
9.2.2 Streetscape
C1 - Complies. street address & elevation consistent with predominant scale, rhythm and form of the street. C2 - Complies. C3 - Complies. Front elevation gives good street address. C4 - Complies.
9.2.3 Corner lots and secondary facades

This section does not apply to this development.
9.2.4 Sloping Sites
C1 - Does not comply. Variation required.
9.3.1 Land area per dwelling
C1 - Complies. C2 - N/A. C3 - N/A.
9.3.2 Site Cover
C1 - Complies. Proposed is no greater than 60% site cover.
9.3.3 R3 Zones - Minimum frontage
This section does not apply to this development.
9.3.4 Solar Access
C1 - Complies. C2 - Complies. 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. C4 - N/A. C5 - N/A. No adjoining developments. C6 - N/A. No adjoining developments.
9.3.5 Private Open Spaces
C1 - Complies. C2 - Complies. C3 - Does not comply. Variation required. No screens proposed. Control says 'where necessary'. C4 - N/A.
9.3.6 Front Setbacks
C1 - N/A. C2 - N/A. C3 - N/A. C4 - N/A. C5 - N/A.
9.3.7 Side and Rear Setbacks
C1 - Complies. C2 - N/A.
9.4.1 Building Elements
C1 - Complies. C2 - N/A. C3 - Complies. C4 - N/A C5 - N/A
9.4.2 Materials and Finishes
C1 - Complies. C2 - Complies. Proposed development is articulated and stepped to avoid unbroken expanses of any single material. C3 - Complies. No reflective or glossy materials specified. C4 - Complies. C5 - N/A. C6 - N/A.
9.4.3 Privacy
C1 - N/A. C2 - N/A. C3 - N/A.
9.4.4 Garages, carports, sheds and driveways

C1 - Complies.
C2 - Complies.
C3 - Complies.
C4 - Complies.
C5 - Complies.
C6 - Complies.
C7 - Complies.

9.4.5 Site Facilities

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

9.4.6 Changing the landform - cut and fill

C1 - Complies.
C2 - Complies.
C3 - Complies.
C4 - Complies.
C5 - Complies.
C6 - Complies.
C7 - Complies.
C8 - Complies.
C9 - Complies.
C10 - Complies.
C11 - Complies.
C12 - Complies.