



STATEMENT OF ENVIRONMENTAL EFFECTS

Project	Minor alterations and additions to the existing dwelling
Address	7 Fox Street, Wagga Wagga
Client	Jasmine Corbett

Revision	Date	Prepared By	Checked By	Approved By
Draft	26.05.20	Isaac Narouz	Jenna Amos	Jenna Amos
Rev A	29.05.20	Jenna Amos	Brendan Shumack	Brendan Shumack

DESCRIPTION OF DEVELOPMENT

The proposal would involve the minor alterations and additions to the existing internal living area of the dwelling, consisting of a new ensuite and walk-in-robe (W.I.R) as well as the refurbishment of one of the existing bathrooms. Although the property is located in the heritage conservation area, the alteration and additions would have a minimal effect on the historical integrity of the dwelling with no detrimental impacts on the surrounding developments in the area as this proposal is largely for internal works and it would not increase the gross floor area.

Bed 2, which has an existing area of approximately 13sqm would be reconfigured and converted into an ensuite bathroom and W.I.R as an associated feature of Bed 1. To achieve this desired outcome, the proposal would encompass the demolition of the existing cupboard in bed 1 as well as the wall behind it that adjoins Bed 2 as denoted in the accompanying plans. The existing door and cupboard in Bed 2 would also be demolished with the doorway infilled to enclose the space.

Approximately 8.7sqm of Bed 2 would then be tiled in an L-shape to create the ensuite bathroom which would include a freestanding bath, a 300 mm deep vanity and a toilet. The remaining area in the south eastern corner of former Bed 2 would be converted to a W.I.R which would be separated from the toilet by a 90 mm timber stud wall. This area would contain new joinery, a makeup station and new carpet that would flow on from Bed 1.

The development also proposes to renovate the existing bathroom located towards the rear of the dwelling. This would include new floor tiling as selected, a 1200mm vanity and an extended shower area which would be created through the erection of a new 90mm timber stud wall equipped with tiling, offset approximately 1 metre from the western wall. The proposed shower area would have double showerheads and a new grated drain along the southern wall. The only external alteration proposed consists of the replacement of the existing bathroom window located on southern elevation of the dwelling with new obscure glass blocks which would not be visible from the streetscape.

DESCRIPTION OF SITE

The development site is known as 7 Fox Street, Wagga Wagga and is legally described as Lot 1 DP 318606 and is not encumbered by any easements. The property is a rectangular in shape with an area of 505.9 m² with a frontage to Fox Street of approximately 10 metres. The site is located approximately 230 metres south of the Morgan Street intersection and is adjoined the north by other residential dwellings of similar character, to the south by residencies of a higher density and to the rear by Womboy Lane.

Present and previous use of the site

The site is currently utilised for residential purposes and has been used as such for many decades with an existing dwelling located on the property.

Natural hazards

The development site is not identified as bushfire prone, nor is it identified as flood prone according to Wagga Wagga City Council records.

Site constraints

There are no constraints that would pose significant barriers to this type of development being mainly internal alterations with the exception of one window alteration which would not disturb the streetscape. The site already contains existing landscaping and the proposal does not require the removal of any vegetation.

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 site has had no evidence of any prior activities or uses that would cause contamination and given its location in the residential Heritage Conservation area it is suggestive that the site has had an extensive record of residential use. In addition to this, the proposal is mainly for internal alterations, thus, the land does not present a risk to the environment and public health.

Surrounding land use and development

As mentioned previously, the site is adjoined to the north and west by other dwellings and ancillary development of a similar character and nature, and to the south by higher density residential properties.

PLANNING CONTROLS

Permissibility

Alterations and additions to an existing dwelling house are permissible with consent in the R1 General Residential zone.

Consistency with zone objectives

The existing dwelling satisfies the objective to provide for the housing needs of the community, and the proposal is not inconsistent with any of the other R1 zone objectives.

Consistency with relevant DCP controls

The proposal, being only minor internal alterations to the existing dwelling, would not be inconsistent with any of the controls in Section 9 of the DCP as the existing structure would be largely retained (including setbacks, site coverage, private open space, privacy and the like). For this reason, the proposal would also be largely compliant with the controls of the Heritage Conservation area as specified in Section 3 DCP as well as considerations from the Draft Section 3 DCP.

The solar access to the habitable areas would not be reduced by this proposal as these areas are oriented to the north which still allows for at least 3 hours of direct sunlight (calculated computation path of the sun) to the windows and open spaces in mid-winter (June 22) as per Section 9.3.4.

It is acknowledged that the site is located in the Wagga Wagga Heritage Conservation Area which and the relevant controls are addressed below (Section 3.3.2). The proposed alterations and additions would avoid changes to the front elevation with the new work located within the dwelling interior, having a minimal impact on the heritage significance of the area and the public domain. The proposal would also retain the existing size and scale of the dwelling and the roof line would not be altered thus, the proposal is largely consistent with this Section. Additionally, the existing materials, finishes, and colour scheme of the dwelling are sympathetic to the period and would not be altered by this proposal. The proposal would not affect the controls relating to fencing, garages, and gardens.

CONTEXT AND SETTING

Given that the proposal largely involves internal alterations and additions, it would not unsettle or dislocate the integrity of the Heritage Conservation area as it would not be visible from the 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 invasive visual or acoustic privacy issues with adjoining properties as the existing building footprint is already adequately setback and would not be altered in by the proposal.

ACCESS, TRAFFIC AND UTILITIES

Existing vehicle movement arrangements would not be altered by this proposal nor would it increase the frequency of local traffic movements for this area. Despite there being no direct entry from the frontage of Fox Street, the development site already satisfies the off-street parking arrangements with the existing rear garage fronting Womboy Lane, providing at least one secure parking space as required for this type of development.

The site is serviced by all necessary critical utilities which would be augmented as necessary to service the development.

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 or noise impacts.

The development does not involve any significant excavation or filling and is not likely to cause any significant erosion or sedimentary run-off as control measures will be implemented in accordance with Appendix 2 of Section 2 of the WWDCP as required.

The proposal is not likely to result in soil contamination.

As mentioned previously, even though the site is located in the Wagga Wagga Heritage Conservation Area this development is not likely to have an adverse impact on any heritage item or item of cultural significance. Further to this, the development is unlikely to disturb any Aboriginal artefacts or relics given the historic use of the site.

FLORA AND FAUNA IMPACTS

No adverse flora and fauna impacts are anticipated as the site is already a developed lot with hardstand areas. The property is also located within the biodiversity certification area.

SOCIAL AND ECONOMIC IMPACTS

The proposal is not set to have any significant social impacts other than improving the quality of living for the current occupants at 7 Fox Street and it would have short term economic benefits as a result of employment of local contractors.

CONCLUSION

This SEE has been prepared to support a Development Application for proposed minor alterations and additions to the interior of the existing dwelling located at 7 Fox Street, Wagga Wagga. The proposal has been described and discussed in previous sections of this report and has been considered in respect of the relevant planning provisions applicable to the proposed development. Given that the proposal involves only minor works to the interior of the existing dwelling, the majority of the existing structure would be retained. The proposal will not drastically alter the layout of the dwelling and the proposal would remain consistent with relevant DCP controls. It is concluded that the development is permissible in the zone with consent, subject to a merits assessment.