

Statement of Environmental Effects & Statement of Heritage Impact

Applicant G. & R. Corbett
Project: Proposed Alterations & Additions to Residence
Address: 63A Fox Street, Wagga Wagga NSW 2650
Property Title: Lot 3 DP 305796
Issue: A-Issued for DA



CITY OF WAGGA WAGGA
Application Number:
DA20/0251
Approved By Council -
9/10/2020

1 DESCRIPTION OF DEVELOPMENT

- The existing single storey residence is located on Fox St within the Wagga Heritage Conservation Area.
- The proposal includes demolition of the rear skillion roof extension & verandah and additions to the rear of the existing residence.
- The new additions will accommodate a new living / dining / kitchen and an outdoor covered area.
- The existing steel framed garage that fronts the rear laneway will be demolished and a new attached garage & storeroom with first floor guest bedroom and bathroom over will be constructed.
- A covered link between the garage and the outdoor area is proposed.
- Internal alterations to the existing residence are proposed to improve functionality.

2 DESCRIPTION OF SITE

- The site is zoned R1 Residential and is subject to the WWCC conservation area controls. The land area is 486.9m².
- The site is in an established area surrounded by older style residences with mature shady trees and landscaping.
- An existing single storey residence currently occupies the site.
- The site is flat and has frontage to Fox Street and rear lane access to an existing steel framed garage. It is currently fenced on all boundaries.
- No easements encumber the site, however, recent construction works to the adjoining property to the north involved the installation of an electricity connection point in the rear yard of this lot.



Street View 63A Fox Street, Wagga Wagga



Rear Lane View 63A Fox Street, Wagga Wagga



Rear View 63A Fox Street, Wagga Wagga



Adjacent Brick Garage to North Boundary



Adjacent Brick Garage to North Boundary



Aerial Photo - 63A Fox Street, Wagga Wagga



Planning map image

3 PLANNING CONTROLS

- This proposal is permissible in LEP Zone R1 Residential.
- The proposal is consistent with R1 objectives.
- The proposal is in accordance with the Wagga Wagga DCP 2010
- The proposed design is in accordance the BCA and referenced standards.

4 PLANNING CONTROLS – Section 3 Heritage Conservation

Alterations to Heritage Items (DCP 3.2.1)

This residence is not a listed heritage item but is located in the Wagga Wagga Conservation Area.

Residential Precinct (DCP 3.3.2)

Alterations, Additions and Infill Development

- The proposal does not include any external changes to the existing façade.

Alterations & Additions (Draft Heritage Conservation)

- The historical integrity of the residence will be maintained.
- The additions are to the rear of the residence.
- New works are below the main ridge height of the existing building
- New work will not be visible from Fox Street. The new garage & guest room will be visible from the rear laneway.
- The additions are articulated with steps in the external walls. Walls to the north are well recessed from the boundary.
- In keeping with the objective to delineate between old and new, the windows are of a more contemporary design. Larger windows have been divided with vertical mullions.
- Building materials use a combination of face brickwork and painted F/C weatherboards and will complement the existing residence.
- The additions do not extend across the full width of the block.
- The proposed garage is setback 1m from the rear laneway boundary.

Two Storey and Roof Additions (Draft Heritage Conservation)

- The two storey component of the proposed development is fronting the rear laneway.
- The residence addition is to the rear of, and lower, than the existing building.

Colour Schemes

- The finishes colour scheme will be selected from heritage range paint colours.
- Roof sheeting, will be zincalume to match existing galvanized roof as closely as possible.
- Colorbond fascias & gutters will be selected from standard Colorbond range to match existing gutters as closely as possible.

Garages and Carports

- The new garage will be located to the rear of the property with laneway access.
- Materials used are a combination of brick and weatherboard to blend in with the residence.
- The two storey garage / guest room to the rear of the property will not be visible from Fox Street.
- The first floor roof has been kept as low as possible by utilizing voids at each side of eaves with uninhabitable ceiling height.
- Dormer windows have been utilized in the roof space, creating a loft like design.
- The design is in keeping with the adjoining neighbourhood laneway structures.

Gardens

- Landscaping will be complementary to the residence style.

Fences

- The existing front fence will be retained.
- New Colorbond fencing will be provide each side of the new garage.

5 `SOLAR ACCESS

- The proposed additions allow for the new living and outdoor areas to receive as much natural light as possible. Parapet walls between 3.9m and 4.3m of the adjoining residence have been built along the northern boundary. The new external walls have been recessed 2.5m from the northern boundary to compensate for this.
- No windows to the south are proposed in this development.
- The guest room over the garage has a west facing sliding door, but will have 1.6m of eave to provide shading.

6 SITE SUITABILITY

- The current use of the land is residential and will remain residential with this development.
- The site is not located in a bushfire zone.
- The site is not on flood prone land.
- The land has no contamination or ground water issues.
- The site is in the conservation area zone.
- There are no easements or right of ways encumbering the site.
- The proposal will be consistent with the existing streetscape. It will not be out of character with the surrounding area.
- This is a residential development and no businesses are expected to operate from this address.

7 PRESENT & PREVIOUS USES

- The site is presently occupied by a single private residence. This will not change.

8 OPERATION AND MANAGEMENT

- Business operation is not part of this application.

9 SOCIAL IMPACT

- The proposal will have a positive social impact on the neighbourhood.

10 ECONOMIC IMPACT

- The proposal will have a positive economic impact on the neighbourhood.

11 PEDESTRIAN & VEHICLE ACCESS

- There are existing footpaths on Fox Street, allowing for pedestrian access to the front door.
- Vehicles will have access off the rear lane to the proposed rear garage.
- The development will not affect local traffic.
- Private off-street parking is provided in the double lock up garage.
- This is a private residence and there is no requirement for off street parking on the site.

12 PRIVACY, VIEWS AND OVERSHADOWING

Visual Privacy

- The new main living area has one small pantry window to the south. It is behind the adjacent residence so visual privacy will not be an issue.
- All living area windows face north and east, either to the adjoining parapet walls or the rear garden. No privacy issues will be encountered.
- The first floor guest room will have a balcony to the west corner. It is recessed within the guest room with walls at each end. Again, this will be below the height of the adjoining parapet walls so no privacy problems will arise.
- The residence to the south will not be overlooked by the balcony, being approximately 18m away and hidden by the residence roof.
- All other windows in the guest room are either high level or face the laneway.

Acoustic Privacy

- The main living area of the proposed development is not adjacent to the southern adjoining residence.
- The additions are set back 2.5m from the northern adjoining residence. No acoustic issues are anticipated.
- The new outdoor area is not adjacent to any adjacent living or outdoor areas and has an infilled wall to the south.

Views

- There are no significant views to take advantage of on the site.

Overshadowing

- The proposed additions do not overshadow the residence to the south.
- The portion of roof that is located beside the adjacent outdoor area to the south has been lowered as much as possible to have a 2.4m ceiling height and will allow northern sunlight to enter this space.

13 AIR & NOISE

- An outdoor gas fire place is included in the design.
- Minor noise may be created as would be expected during construction of this development.

14 SOIL AND WATER

- Stormwater from this development will be connected to the existing stormwater pipes that discharge to the kerb and Wagga Wagga City Council's stormwater system.

- Sewer will be connected to the existing pipework
- No wastewater will be generated from this development.
- The site is flat. No soil erosion will occur during the development.

15 ENERGY EFFICIENCY

- Passive design principles for the extension have been implemented in glazing, orientation and roof overhangs to ensure energy efficiency can be maximised. A Basix Certificate ensures these principles will come into effect.

16 WASTE

- Sufficient storage area for rubbish and recycling bins will be provided.

17 FIRE SAFETY

- The residence will be constructed in accordance with the BCA in relation to materials, setbacks, separation and smoke alarms.

18 DEMOLITION MANAGEMENT

- Demolition will be in accordance with AS 2601-2001 – ‘The Demolition of Structures’.

19 LANDSCAPING

- No street trees will be removed during this development.
- No landscaping will be affected with this development. The rear garden is currently lawn only.
- New landscaping will be installed after construction has been completed.

20 APPLICANT DECLARATION

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 that the information required has been supplied. I/we acknowledge that the development application may be returned to me/us if information is found to be missing or inadequate.

Applicants Name/s: Prepared by Icono Building Design Pty Ltd on behalf of R. Corbett

Applicants Signature:



Date: 28/05/2020