

Statement of Environmental Effects

Accompanying a development application for

Proposed Alterations & Additions to an existing
residence.

At

Lot 16/DP 38641

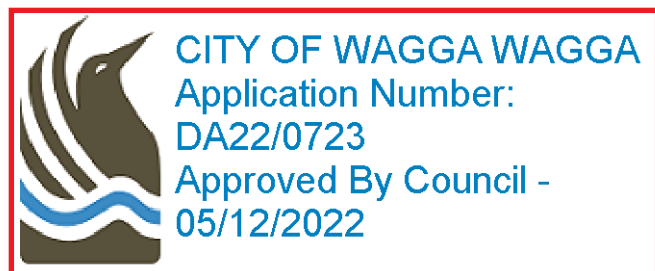
244 Lake Albert Road, Koorringal, NSW, 2650

13/11/2022

Written by:

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Reward Character Designs



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1. Introduction

This statement of environmental effects has been prepared by **Guy Ward** of **Reward Character Designs** on behalf of the client (Josh Howell) and will form part of the development application for Proposed alterations and additions at 244 Lake Albert Road, Koorungal, NSW, 2650. The application is being lodged by Josh Howell, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Wagga LEP 2010, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

The proposed works will see the removal of an existing porch and the addition of two bedrooms and one ensuite along with a new entry deck. The proposal will also see the conversion of an existing garage to a habitable room.

This statement has been prepared having regard to the following documentation:

- Architectural Plans.
- Structural Engineering Plans

2. Site description and analysis

2.1 Location and property description

The property is in a **R1 General Residential Zone**. The road is a main road with two lanes each way, the road offers an “extra lane” as kerbside parking. The property is not within a heritage or flood and bushfire hazard area.



Aerial image provided by Wagga Intra Maps.

Street view image provided by Google Maps street view.

2.2 Site characteristics

The site has a total area of 916.90m² and is of a rectangular shape with an existing residence and shed. There is approx. no more than 1m fall across the site (North – South). The site has an Easterly aspect. (Refer to Architectural Site Plan).

2.3 Surrounding development

The surrounding developments are also **R1 General Residential Zone**. The surrounding developments consist of single residential homes on each site. However, the neighbouring property 242 Lake Albert Road consists of two dwellings. The developments across on the other side of Lake Albert Road consist of multi dwellings/ units.



Image provided by Wagga Intra Maps showing local developments as above.

Below image provided by Google Street view of the direct neighbouring properties



3. Details of proposal

3.1 Proposed works

The works proposed will see the removal of the existing porch, the addition of two new bedrooms and one ensuite, the existing garage be converted to a rumpus room and a new entry deck. The work will see the existing dwelling be increased by 40.82m². The existing house currently consists of two bedrooms, one bathroom and one living area. The client is seeking approval for the works to improve the ability to house a family and provide an upgrade to the façade which will improve the streetscape view.

The proposal seeks to leave the existing roof structure as is and will add a skillion roof and concrete slab to the addition. The addition will be forward of the existing dwelling but will remain within the setback requirements and acknowledging that there are staggered setbacks within the neighbouring properties.

The existing garage conversion will see a bearers and joist flooring system constructed to bring the F.F.L to match the existing floor level of the dwelling. It is proposed this room will be used as a rumpus room and add another living area to the house and will be to BCA requirements for a habitable room. With a relatively large new shed at the rear of the property and access at the side of the house, there becomes no real need to keep the existing garage as is.

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

***(a) The provisions of -
(i) any environmental planning instrument***

State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.

Local Environmental Plan (Wagga Wagga LEP 2010)

Compliant with Zone objectives.

Compliant with Height of Buildings.

Compliant with Floor Space Ratio.

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

Not applicable.

(iii) any development control plan (Wagga Wagga DCP 2010)

Part B Section 2 – Erosion & Sediment controls

- To comply with relevant controls. C1, C2, C3, C6, C10, C11.

Part D section 9 – Residential Development.

9.1 Land use directions – 9.1.2 R1 Zone – Established suburbs.

The development is consistent with the requirements of this section. With regards to setbacks, established character and will remain a single storey dwelling.

9.2 Site context and layout.

The development is consistent with the requirements of this section.

9.2.1 Site layout – The development takes advantage of Eastern sun and allows for natural light and ventilation.

9.2.2 Streetscape – The development will allow for new landscaping to embrace the proposed addition and improve the current streetscape. The windows facing the street are to a habitable room.

9.2.3 NOT APPLICABLE

9.2.4 Sloping Sites – The development is consistent with the requirements for this section. The proposed garage conversion is to be a bearers and joist flooring system so the need for a large fill and concrete would not be required. The proposed addition will be set down from the existing F.F.L and will be of a concrete pod system requiring little to no cut or fill.

9.3 Site Area, building form and envelope.

The development is consistent with the requirements of this section.

9.3.1 Site area per dwelling – The proposed additions are to the front of the house and take place of the existing porch. Set back requirements are met at the front and sides. The site area meets the requirements as per table 9.3.1a

9.3.2 Site cover – The site cover is compliant as per table 9.3.2a and refer to Site Plan for detailed breakdown.

9.3.3 NOT APPLICABLE.

9.3.4 Solar access – The proposed works do not disturb the existing solar access. The addition will have an Easterly aspect for natural morning light. The proposed works complies with BASIX requirements.

9.3.5 Private open space – There is no impact on private open space with the lot being a large residential lot and providing ample space as a rear yard.

9.3.6 Front setbacks – The proposed development seeks to come slightly forwards of the existing house. The front setback is to be 10.9m (compliant with 9m as per C1). Neighbouring dwellings on both sides of Lake Albert Road have varying setbacks from approx. 9.3m (240 Lake Albert Road) to 11.5 – 12m.

9.3.7 Side and rear setbacks – The development is at the front of the property and is not impacted by side and rear setback requirements.

9.4 Design Details.

The development is consistent with the requirements of this section.

9.4.1 Building elements – The development will add an element of modern to the façade and will link the existing building with the addition smoothly.

9.4.2 Materials and finishes – The development will seek to use materials and finishes which will have a limited impact on the environment and complies with the BASIX requirements. The materials and finishes will be proposed to fit in with the area and be of a non-reflective nature.

9.4.3 Privacy – The front setback from the street allows for clear distance to prevent invasion of privacy from pedestrians and vehicles. The development doesn't affect the privacy of neighbours.

9.4.4 Garages, carports, sheds, and driveways – Not applicable.

9.4.5 Site Facilities – Not applicable.

9.4.6 Changing the landform cut and fill – Minimal cut and fill will be required if any. Refer to point 9.2.4 above.

9.5 Not applicable.

(iia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

Not applicable.

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Not applicable.

(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,

Not applicable.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

There will be minimal negative impact on the natural environment as there are no major earth works to be completed, existing services are already being used by the current dwelling and connection will be relatively straight forwards. The built environment will be impacted in a positive way with a new façade that will be more appealing greater kerb appeal and will fit in with other upgraded developments within the area. The development will increase the functionality of the home and make it more appealing to families which will benefit the local schools and shopping precinct as discussed in below in 5.6.

(a) The suitability of the site for the development,

The design of the addition has taken into account the site features. The site already has a dwelling on it with no major earth works required to complete the work. There are no significant restraints on the site to prevent the development.

(b) any submissions made in accordance with this Act or the regulations,

Consideration will be given to any submissions made as a result of Council's consultation and notification processes.

(c) the public interest.

The development will improve the functionality and appearance of the house. It will increase the value of the dwelling meaning a likely increase to similar dwellings within the area. There are no adverse impacts of the development.

5. Other considerations

5.1 Visual Impacts

The proposed works will have a positive impact. The façade of the home will have new cladding and paint which will greatly improve the street view.

5.2 Open Space

There will be no impact on open space.

5.3 Overshadowing and Privacy

There will be no impact on overshadowing and privacy.

5.4 Noise

The addition itself will have no impact on noise once completed. During construction there will be noise from power tools and tradesmen. The work will be conducted during appropriate times in align with WCC requirements.

5.5 Erosion Control Measures

There will be minimal erosion on site with minimal earth works required. Trades and deliveries are able to park on the existing concrete driveway or the existing dedicated concrete kerbside parking. This will mean minimal disturbance to the natural ground. A sediment control fence can be placed on the South boundary to prevent any sediment from entering onto the neighbouring property.

5.6 Economic and Social Impacts

An expected increase in value to the dwelling would see neighbouring properties benefit from an increase to. With the increase in rooms the dwelling becomes more appealing to families which can benefit the local schools in the area. (Sturt Public School, Sacred Heart Catholic School and Koorungal Public School.

5.7 Environmental Benefits

Currently the house is cladded in asbestos sheet and the proposed works would see the replacement of the façade sheets. This will greatly reduce any exposure by the residents or neighbouring properties. The addition is set down from the existing F.F.L meaning the need for cut or fills is minimal by using a pod system. New materials to be used will require less maintenance which will greatly benefit the environment.

5.8 Disabled Access

The existing front entrance isn't disability friendly and the proposed addition does not change this. However there is access on the South side of the dwelling for entry through the rear of the dwelling which is a small 100mm step up.

5.9 Security, Site Facilities and Safety

Portable fencing will be erected prior to construction isolating the site from the general public. This will provide security and safety. The existing dwelling will be able to provide tradesmen with access to a toilet and kitchen area. The removal of asbestos sheets will be provided by qualified tradesmen.

5.10 Waste Management

Waste from the proposed ensuite will be connected to the existing plumbing works.

A skip bin will be provided for the removal of the demolished areas along with waste from the construction works to be completed.

5.11 Building Code of Australia

All work will be completed to relevant BCA and A.S Standards as per architectural drawings and building specifications.

5.12 Traffic

There will be limited impact to local traffic with onsite parking available. The only time there could be an impact would be on the delivery of frames. This can be organised to be delivered during non - peak times.

5.13 Stormwater/flooding

The new roof and guttering will be plumbed to existing storm water on site which goes out to the main road to be disbursed.

6.0 Conclusion

The proposed alterations and additions at 244 Lake Albert Rd, Koorringal, NSW, 2650 is considered permissible. The report outlines how the development complies with relevant state and local planning instrument.