

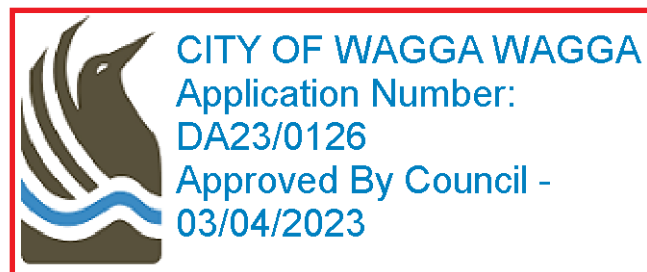
Statement of Environmental Effects

Lot 10 DP 1291851

(16) Paroo Place, Tatton

Residential Development

Matt Jenkins Homes
2023



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RESIDENTIAL DEVELOPMENT

Prepared by: Matt Jenkins Homes

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Development Description

Number of Dwellings	1
Gross Development Area	Enclosed 240m ²
Storeys	1
Height	5.8m
Demolition	No
Cut/Fill	Site cut occurred during subdivision works. No additional required under this application.
Retaining	Existing. Concrete sleepers 1000mm high along West boundary fence of Lot 10. Concrete sleepers 1000mm high along East boundary fence in adjacent site.

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Site Description

Lot/DP	10/1291851
Area	510m ²
Size	Shown on site plan
Zone	R1
Status	Vacant site in registered subdivision
Vegetation	Clear site. Outside of Biodiversity zone.
Easements	Shown on provided plans if relevant
Utilities	All available – refer to Master Subdivision Plan

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Development Provisions

The following provisions can be found in Part 4, Table 4-1 of the approved 'Guidance Document' prepared by NGH Consulting and Matt Jenkins Homes. The intent of the provisions is to override those in the Wagga Wagga DCP 2010 and South Tatton DCP 2005. They are relevant to Lot 1 through to 37 (inclusive) of the approved Development Proposal. This document has been prepared and will be implemented for any dwellings on the forementioned Lots.

Notification of a Development Application

It is acknowledged that:

- Development consistent with the design parameters will not be notified.
- Development not consistent with the design parameters will be notified to adjoining properties to the rear and side of the subject site for a period of seven (7) days.

16 Paroo Place, Tatton is consistent with the design parameters.

Off-Street Parking

Parking is to be provided as follows:

- Dwelling houses will have a minimum of one (1) parking space available.
- Multi-dwelling housing, including dual occupancy, attached or semi-detached dwellings, will have a minimum of two (2) spaces available.

16 Paroo Place, Tatton has 2 parking spaces in the garage and at least 2 parking spaces in-front of the garage for off-street parking.

Site Area per Dwelling

The minimum Lot area for any site on which development will be undertake is to be 300m².

A site can be subjected to further subdivision if the resultant sites will be no less than 300m² each.

16 Paroo Place, Tatton has a site area of 510m².

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Site Cover

Site cover is to be a maximum of 60% for single dwellings, dual occupancies and attached dwellings.

Site cover is to be a maximum of 60% for multi-dwelling house developments.

Site cover is to be a maximum of 55% for developments on Lots 32 to 37.

16 Paroo Place, Tatton is a single dwelling development on Lot 10 and has an enclosed site cover of 240m² which is less than 60% of the site.

Solar Access

Dwellings have been designed and situated on sites so that those with north facing living areas will receive a minimum of 3 hours sunlight to this area between 9am and 3pm during mid-winter (22nd June).

If a variation to this occurs, it can be considered on its merit if any potential impacts are reasonably mitigated.

16 Paroo Place, Tatton complies with this provision.

Private Open Space

Each dwelling is to have a minimum of 16m² of private open space available to occupants. This space is to be accessible from the living area of the dwelling and have a minimum dimension of 3m.

Private open space can be undercover or partially enclosed, with at least one side to remain open.

16 Paroo Place, Tatton complies with this provision.

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Front Setback

The minimum front setback to a primary road is to be set at 4m.

The minimum front setback to a secondary road or frontage is to be set at 3m.

The minimum front setback for a garage is to be set at 5.5m. The garage is not to encroach this setback.

For Lots 32-37, the minimum setback to the access road is to be set at 4m and the minimum setback to Plumpton Road is to be 10m. A minimum of 5.5m setback is required for garages.

The front setbacks for 16 Paroo Place, Tatton comply with this provision and are noted on the Site Plan.

Side and Rear Setbacks

Minimum setbacks to parent lot boundaries for terrace and townhouse developments are to be 0.9m to the side and 2.5m to the rear.

All other dwelling types in the R1 zone are to have a minimum side setback of 0.9m. In the case of a higher dwelling, such as a two-storey building, this will need to be increased.

In the R5 zone, a minimum setback of 2m is required for single storey dwellings. In the case of a higher dwelling, such as a two-storey building, this will need to be increased.

The side and rear setbacks for 16 Paroo Place, Tatton are noted on the Site Plan.

Building Heights

A maximum height from finished ground level of 8.5m applied to all dwellings.

The finished height of 16 Paroo Place, Tatton is to be less than 8.5m.

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Garages, Carports, Sheds and Driveways

Any garage doors facing the primary or secondary frontage must not be more than 50% of the width of the frontage.

The floor area of any outbuildings cannot exceed 8% of the site area or exceed 4.8m in height.

Outbuildings are not to be located in front of the dwelling's building line.

Balconies, decks, pergolas, terraces, or verandahs will be considered on their merit as a variation.

There are no outbuildings being considered as a part of the approval for 16 Paroo Place, Tatton. Any proposed future outbuildings by others will adhere with these conditions.

Flooding

On land indicated to be affected by overland flow flooding, the dwellings within the are required to be constructed to be 500mm above the 100-year ARI level.

16 Paroo Place, Tatton is not affected by overland flow flooding.

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Earthworks

Excavation is not to exceed a maximum depth measured from ground level (existing) as follows:

- a) If located no more than 1m from boundary – 1.5m, and
- b) If located more than 1m but not more than 1.5m from any boundary – 2m, and
- c) If located more than 1.5m from any boundary – 3m.

Any depths and/or setbacks outside of the above may only be considered where there is no unreasonable or unacceptable impact on the amenity of the adjoining properties (direct overlooking and loss of privacy, overshadowing to areas of principal private open space and living areas).

Fill is not to exceed:

- a) 1.5m above ground level (existing), and
- b) Must be contained by either:
 - i. A retaining wall or other form of structural support that does not extend more than 1.5m from the closest external wall of the dwelling house, or
 - ii. An unprotected sloping embankment or batter that does not extend from the dwelling house by more than 3m, in which case the toe of the embankment or batter must be more than 1m away from a side or rear boundary.

Variations to the above setbacks can be considered where the applicant can demonstrate that there is an acceptable impact on the amenity of the adjoining properties (privacy, overshadowing). Any variation referenced above should not be considered development that is inconsistent with the concept design parameters.

Retaining walls and support for earthworks that are more than 600mm above or

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below ground (existing) and within 1m of the boundary or more than 1m above the ground level in another location, must take the form of a retaining wall or other form of structural support that:

(a) has been certified by a professional engineer,

and

(b) has adequate drainage lines connected to the

existing stormwater drainage system for the site,

and

(c) does not result in any retaining wall or

structural support with a total height measured.

All relevant earthworks were undertaken as part of the subdivision development. Any additional works are acknowledged on the provided plans.

All retaining walls are existing and shown on provided plans. Concrete sleepers along the West boundary fence to a maximum of 1000mm are present on 16 Paroo Place, Tatton.

No additional approval for retaining walls is being sought under this Development Application.

Habitable Windows to Front Elevation

All dwellings are to include at least one (1) habitable window to the front elevation.

16 Paroo Place, Tatton complies with this provision. Refer to the provided Plans for window details.

Privacy

A window in a habitable room must have a privacy screen over any part of that window that is less than 1.5m above the floor level of the room in the following cases—

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(a) the floor level of the habitable room is 1m or more, but not more than 3.5m, above ground level (existing) and the window faces a side or rear boundary and is less than 3m from that boundary,

(b) the floor level of the habitable room is more than 3.5m above ground level (existing) and the window faces a side or rear boundary and is less than 6m from that boundary,

(c) the floor level of the habitable room is 1m or more, but not more than 3.5m, above ground level (existing) and the window faces a dwelling on the same lot and is less than 6m from that dwelling,

(d) the floor level of the habitable room is more than 3.5m above ground level (existing) and the window faces a dwelling on the same lot and is less than 12m from that dwelling.

The above parameters do not apply to—

(a) a habitable room with a floor level not more than 1m above ground level (existing), or

(b) a window that faces a road or public space, or

(c) a bedroom window that has an area of not more than 2m².

The edge of a balcony, deck, patio, terrace, or verandah must have a privacy screen with a height of at least 1.5m above the floor level of a balcony, deck, patio, terrace or verandah in the following cases—

(a) the floor level of the balcony, deck, patio, terrace, or verandah is 1m or more, but not more than 3m, above ground level (existing) and the edge faces a side or rear boundary and is less than 3m from that boundary,

(b) the floor level of the balcony, deck, patio, terrace, or verandah is more than 3m above ground level (existing) and the edge faces a side or rear boundary and is less than 6m from that boundary,

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- (c) the floor level of the balcony, deck, patio, terrace, or verandah is 1m or more, but not more than 2m, above ground level (existing) and the edge faces a dwelling on the same lot and is less than 6m from that dwelling,
 - (d) the floor level of the balcony, deck, patio, terrace, or verandah is more than 2m above ground level (existing) and the edge faces a dwelling on the same lot and is less than 12m from that dwelling.

The above parameters do not apply to a balcony, deck, patio, terrace, or verandah—

- (a) with a floor level not more than 1m above ground level (existing), or
- (b) that faces a road or public space, or
- (c) that has an area of not more than 2m².

Any window, door, balcony, deck, patio, terrace, or verandah subject to perceived privacy related issues at 16 Paroo Place, Tatton is to comply with this provision. Details of compliance will be provided on the plans and listed below as required.

There are no privacy issues perceived.

Biodiversity

The Wagga Wagga LEP identifies an area of 52 Plumpton Road, being the 'mother lot' for this development, which needs to be acknowledged under Clause 7.3 'Biodiversity' for Lots within this zone.

18 Paroo Place, Tatton is not located within the biodiversity area identified.

Footpaths and Street Trees

A bond has been paid to Wagga Wagga City Council regarding the delayed installation of footpaths and street trees for this development.

It is proposed that this work will be completed in stages. When a continuous section of four to five dwellings has been completed the associated footpath and street trees will be installed accordingly.