

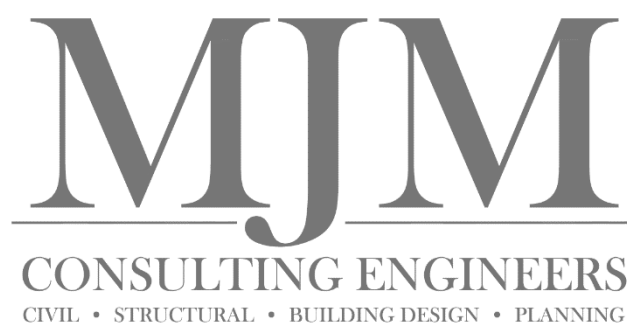
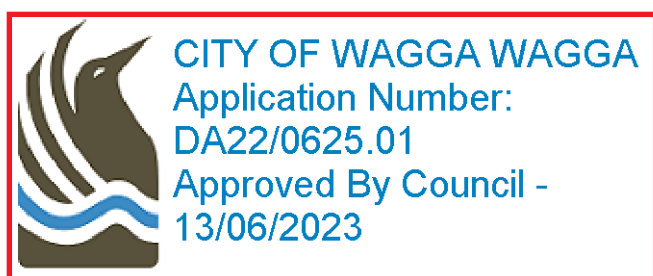
Proposed alterations and additions to existing dwelling and continued use of existing awning.

26 Albert Street, Wagga Wagga NSW 2650

Lot 22 Section 3 DP 1259

Statement of Environmental Effects

Prepared for M. Harmer



Document Verification Schedule

**Project**

Proposed alterations and additions to existing dwelling and continued use of existing awning.

26 Albert Street, Wagga Wagga NSW 2650

Revision	Date	Prepared By		Checked By		Approved By	
Draft A	04.10.2022	Name	Nimeka Pathirana	Name	Brendan Shumack	Name	Brendan Shumack
Final	07.10.2022	Name	Nimeka Pathirana	Name	Brendan Shumack	Name	Brendan Shumack

MJM CONSULTING ENGINEERS

Wagga Wagga

Level 1, 37 Johnston St
(02) 6921 8333

Griffith

Level 1, 130 Banna Ave
(02) 6962 9922

Email admin@mjm-solutions.com

Web www.mjm-solutions.com

CONTENTS

1	INTRODUCTION	2
1.1	OVERVIEW	2
1.2	SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS	2
2	DESCRIPTION	3
2.1	DEVELOPMENT SITE AND LOCALITY	3
2.2	PROPOSED DEVELOPMENT	4
3	PLANNING PROVISIONS	5
3.1	STATE ENVIRONMENTAL PLANNING POLICIES.....	5
3.2	WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010.....	5
3.3	WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010	11
4	STATEMENT OF ENVIRONMENTAL EFFECTS	15
5	CONCLUSION	17

TABLES

TABLE 1	RELEVANT STATE ENVIRONMENTAL PLANNING POLICY REQUIREMENTS	5
TABLE 2	OBJECTIVES OF THE R1 GENERAL RESIDENTIAL ZONE	6
TABLE 3	WWLEP2010 CLAUSES APPLICABLE TO THE SUBJECT DEVELOPMENT	7
TABLE 4	RELEVANT WWDCP2010 CLAUSES AND CONTROLS	11
TABLE 5	LIKELY IMPACTS OF THE DEVELOPMENT	15

FIGURES

FIGURE 1	AERIAL IMAGE OF THE DEVELOPMENT SITE AND SURROUNDS (SOURCE: WWCC)	2
FIGURE 2	LOCALITY PLAN (SOURCE: WWCC)	3
FIGURE 3	WWLEP 2010 ZONING MAP (SOURCE: WWCC).....	5
FIGURE 4	WWLEP 2010 TERRESTRIAL BIODIVERSITY MAP (SOURCE: WWCC)	9
FIGURE 5	WWLEP 2010 WATER RESOURCE MAP (SOURCE: WWCC)	10

1 INTRODUCTION

1.1 OVERVIEW

The Statement of Environmental Effects (SEE) has been prepared on behalf of Matthew Harmer (the client) to form part of a Development Application (DA) at 26 Albert Street, Wagga Wagga (the site). The DA seeks Council's consideration of the proposed alterations and additions to the existing dwelling and continued use of existing awning.

The subject site presently contains a single storey dwelling and a detached garage. The broader locality is residential in nature with a prominence of single detached dwellings as exhibited in the aerial image of the site and its surrounds provided in Figure 1 below.



Figure 1 Aerial Image of the development site and surrounds (Source: WWCC)

1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act) and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the DA relates to and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the *Environmental Planning & Assessment Act 1979*.

2 DESCRIPTION

2.1 DEVELOPMENT SITE AND LOCALITY

The development site is known as 26 Albert Street, Wagga Wagga and is legally registered as Lot 22 Section 3 DP 1259. The property is characterised by the wider grid formation with a rectangular shaped lot and an area measuring 411.00m². It has a primary frontage of 10.06 metres to Albert Street and the same to its rear frontage to Albert Lane as illustrated in Figure 2 below.

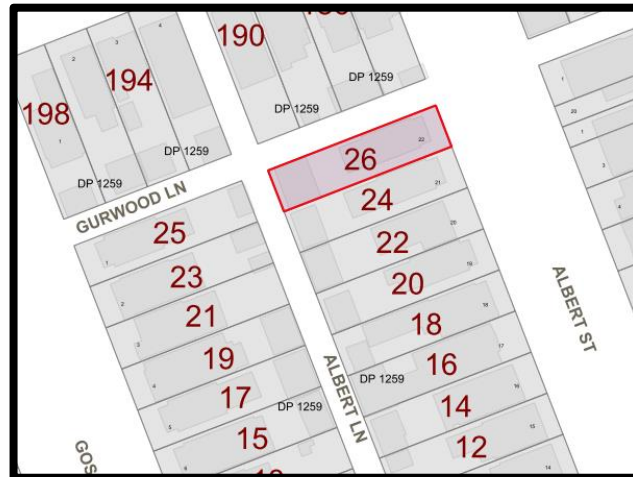


Figure 2 Locality Plan (Source: WWCC)

The development site does not have any encumbrances by any formal easements, nor are there any covenants of concern. All assets are located within the road reserve according to Council records and mapping.

There are no other significant site constraints that would inhibit the proposed development as the site is relatively level and the area where the proposed extension is to be located is void of substantial vegetation.

The subject land is located on the western side of Albert Street and is situated on the south-western side of the Albert Street and Gurwood Lane intersection. The site adjoins other residential properties and is located in an established area that is predominantly residential in character. The immediate neighbouring properties are equivalently sized lots which contain the same features of a single storey dwelling and a detached garage.

The site is not subject to any natural hazards as it is not categorised as bushfire prone according to the NSW Rural Fire Service. Likewise, the site is not subject to riverine flooding according to Wagga Wagga City Council records and mapping.

2.2 PROPOSED DEVELOPMENT

The accompanying DA seeks approval for the proposed alterations and additions to the existing dwelling and continued use of existing awning.

Additions & altered areas

The dwelling on site as it stands has a total area of 172.54m² and comprises of master bedroom, two bedrooms, a bathroom, dining, kitchen, laundry, studio, toilet, porch and attached carport. The development would require demolition of the existing carport, the western wall of the studio and existing window of master bedroom to build a washroom, ensuite bathroom and a walk-in robe. A study room will be constructed attached to the kitchen and dining area.

The existing two bedrooms, laundry and hallway will be demolished and will be replaced by a new lounge room, laundry, and bathroom.

The existing single storey dwelling will be upgraded for a two storey dwelling and access to the upper floor will be through the lounge room. The upper floor will be consisting with a bathroom and two bedrooms.

The internal walls of the new areas will be constructed using timber in accordance with AS1684 and the doors and windows will be aluminium framed. The dwelling will have an overall height of 6.025 metres from the finished floor level to the ridgeline of the first floor roof with 5 degree roof pitch and Colourbond metal sheeting.

Proposed continued use

The awning attached to the existing shed is currently unapproved and would be included in this proposal. The awning has an area of 20.6m² (6.84 metres by 3.01 metres) including the eaves. The existing steel structure has a height of 2.3 metres above ground to the underside of the steel members. The roof has a fall of 1 degree to the east and is clad with Colourbond metal roof sheeting and guttering. The structure would be inspected and certified by an engineer.

3 PLANNING PROVISIONS

3.1 STATE ENVIRONMENTAL PLANNING POLICIES

Table 1 Relevant State Environmental Planning Policy Requirements

SEPP	COMMENTS
<i>SEPP55 – Remediation of Land</i>	<p>Clause 7 states that a consent authority must not grant consent for a development on land unless it has considered whether the land is contaminated and if so, that it is suitable in its contaminated state (or will be after remediation) for the purposes of the development.</p> <p>The site, nor any adjoining sites are included in the EPA's Contaminated Land Register as 'significantly contaminated' or 'remediated land'. The site, nor any adjoining sites are either included in the EPA's Contaminated Land Register as 'potentially contaminated land'.</p> <p>The site history demonstrates that the area has been used for residential purposes for the past few decades. The site has no evidence of any prior unauthorised activities or uses that may cause contamination to be an issue, as supported by the current zoning, permissible land uses, and available property records and mapping.</p> <p>The proposal is only for the continued use and alterations and additions in relation to the existing residential use of the site and does not change land uses or introduce any new sensitive land uses. It is therefore considered that contamination is unlikely to be an issue for this or neighbouring sites, and the proposed residential development would not present any potential risks to the environment and public health.</p>

3.2 WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

The subject site is zoned R1 General Residential under the provisions of the Wagga Wagga Local Environmental Plan 2010 (WWLEP2010), as indicated in the figure below.



Figure 3 WWLEP 2010 Zoning Map (Source: WWCC)

The proposed development involves alterations and additions to the existing dwelling and includes development that is ancillary. Dwellings are permitted with consent in the R1 zone, therefore, the proposed development, being alterations and additions is also permitted with consent. An extract from the Land Use Table for the R1 zone is provided below:

Zone R1 General Residential**1 Objectives of zone**

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure co-ordinated and cost-effective provision of physical, social and cultural infrastructure in new residential areas.

2 Permitted without consent

Home businesses; Home occupations; Roads

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based childcare facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial training facilities; Industries; Marinas; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recycling facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

As shown previously in Figure 3, the surrounding area is also zoned R1 General Residential.

The objectives of the R1 General Residential zone are outlined in Table 2 below.

Table 2 Objectives of the R1 General Residential Zone


ZONE OBJECTIVES	COMMENTS
<i>To provide for the housing needs of the community.</i>	This objective is already satisfied. The proposed development would however result in a higher quality dwelling through increasing floors and spaces more tailored to the needs of the occupants.
<i>To provide for a variety of housing types and densities.</i>	This objective is not applicable to the proposed development however it is noted that the development is not inconsistent with this objective.
<i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i>	This objective is not applicable to the proposed development however it is noted that the development is not inconsistent with this objective.
<i>To ensure co-ordinated and cost-effective provision of physical, social, and cultural infrastructure in new residential areas.</i>	This objective is not applicable to the proposed development however it is noted that the development is not inconsistent with this objective.

Table 3 below considers the clauses of the WWLEP2010 applicable to the subject development.

Table 3 WWLEP2010 clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT			
CLAUSE		COMMENTS	APPLICABLE
2.4	Unzoned Land	Not applicable.	N/A
2.5	Additional permitted uses for particular land	Not applicable.	N/A
2.6	Subdivision – consent requirements	Not applicable.	N/A
2.7	Demolition requires development consent	The demolition of a building or work may be carried out only with development consent. The proposal is for the alterations and additions to the existing dwelling which would entail some minor demolition to part of the existing dwelling, thus by lodging this application, the proposal has complied with this clause of the LEP.	✓
2.8	Temporary use of land	Not applicable.	N/A
PART 3: EXEMPT AND COMPLYING DEVELOPMENT			
CLAUSE		COMMENTS	APPLICABLE
3.1	Exempt development	Not applicable.	N/A
3.2	Complying development	Not applicable.	N/A
3.3	Environmentally sensitive land	Not applicable.	N/A
PART 4: PRINCIPAL DEVELOPMENT STANDARDS			
CLAUSE		COMMENTS	APPLICABLE
4.1	Minimum subdivision lot size	Not applicable.	N/A
4.1A	Exceptions to minimum subdivision lot sizes for certain split zones	Not applicable.	N/A
4.1AA	Minimum lot size for community title schemes	Not applicable.	N/A
4.2	Rural subdivision	Not applicable.	N/A
4.2A	Erection of dwelling houses and dual occupancies on land in certain residential, rural, and environmental protection zones	Not applicable.	N/A
4.2B	Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones	Not applicable.	N/A
4.3	Height of buildings	Not applicable.	N/A
4.4	Floor space ratio	Not applicable.	N/A
4.5	Calculation of floor space ratio and site area	Not applicable.	N/A

4.6	<i>Exceptions to development standards</i>	Not applicable.	N/A
PART 5: MISCELLANEOUS PROVISIONS			
	CLAUSE	COMMENTS	APPLICABLE
5.1	<i>Relevant acquisition authority</i>	Not applicable.	N/A
5.2	<i>Classification and reclassification of public land</i>	Not applicable.	N/A
5.3	<i>Development near zone boundaries</i>	Not applicable.	N/A
5.4	<i>Controls relating to miscellaneous permissible uses</i>	Not applicable.	N/A
5.5	<i>Development within the coastal zone</i>	Not applicable.	N/A
5.6	<i>Architectural roof features</i>	Not applicable.	N/A
5.7	<i>Development below mean high water mark</i>	Not applicable.	N/A
5.8	<i>Conversion of fire alarms</i>	Not applicable.	N/A
5.10	<i>Heritage conservation</i>	Not applicable.	N/A
5.11	<i>Bush fire hazard reduction</i>	Not applicable.	N/A
5.12	<i>Infrastructure development and use of existing buildings of the crown</i>	Not applicable.	N/A
5.13	<i>Eco-tourist facilities</i>	Not applicable.	N/A
5.14	<i>Siding Spring Observatory – maintaining dark sky</i>	Not applicable.	N/A
5.15	<i>Defense communications facility</i>	Not applicable.	N/A
PART 6: URBAN RELEASE AREAS			
	CLAUSE	COMMENTS	APPLICABLE
6.1	<i>Arrangements for designated State public infrastructure</i>	Not applicable.	N/A
6.2	<i>Public utility infrastructure</i>	Not applicable.	N/A
6.3	<i>Development control plan</i>	Not applicable.	N/A
6.4	<i>Relationship between Part and remainder of Plan</i>	Not applicable.	N/A
6.5	<i>Lloyd Quarry site development</i>	Not applicable.	N/A
PART 7: ADDITIONAL LOCAL PROVISIONS			
	CLAUSE	COMMENTS	APPLICABLE
7.1	<i>Restriction on new dwellings at North Wagga Wagga</i>	Not applicable.	N/A

7.1A	Earthworks	The proposal does not detail any significant earthworks. Any earthworks associated with the proposal would be ancillary to the dwelling and as such this clause does not apply to the development.	N/A
7.2	Flood planning	Not applicable.	N/A
7.3	Biodiversity	The subject land partially contains biodiversity according to the WWLEP Terrestrial Biodiversity Map as illustrated in the below figure.	✓
 <p>Figure 4 WWLEP 2010 Terrestrial Biodiversity Map (Source: WWCC)</p>			
		Before determining a Development Application for land to which this clause applies, Council must consider whether the development is likely to have any flora and fauna impacts specified under section 3 of this clause. The site is already a developed lot containing hardstand areas and has been historically cleared, as such the scope of the proposed works are not anticipated to have a detrimentally adverse impact. The development proposal does not involve the removal of any native vegetation thus the proposal would not compromise with the biodiversity values that are present.	
7.4	Vulnerable land	Not applicable.	N/A
7.5	Riparian land and waterways	Not applicable.	N/A
7.6	Groundwater vulnerability	The site is identified as "Groundwater vulnerable" on the Water Resource Map as illustrated in the below figure.	✓

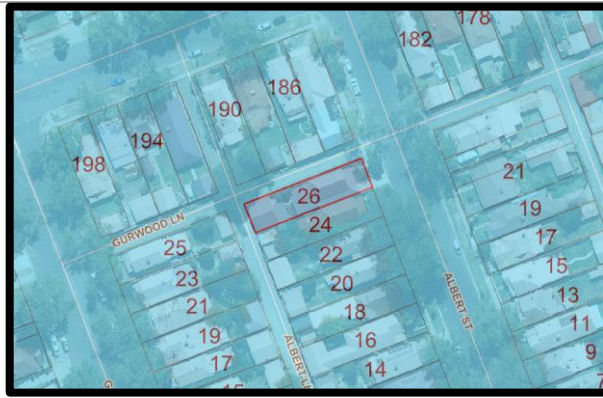


Figure 5 WWLEP 2010 Water Resource Map (Source: WWCC)

		The objective of this clause is to protect and preserve groundwater sources. The development is for residential purposes and is not a type specified under this clause.	
7.7	<i>Protected regrowth for Native Vegetation Act 2003</i>	Not applicable.	N/A
7.8	<i>Cartwrights Hill Precinct – odor and noise assessment</i>	Not applicable.	N/A
7.9	<i>Primacy of Zone B3 Commercial Core</i>	Not applicable.	N/A
7.10	<i>Business premises in Zone B6 Enterprise Corridor</i>	Not applicable.	N/A
7.11	<i>Airspace operations</i>	Not applicable.	N/A
7.12	<i>Development in areas subject to aircraft noise</i>	Not applicable.	N/A

3.3 WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010

The Wagga Wagga Development Control Plan 2010 (WWDCP2010) following provisions have been identified relevant to the proposed development and are discussed in the Table 4 below.

Table 4 Relevant WWDCP2010 Clauses and Controls

SECTION 2: CONTROLS THAT APPLY TO ALL DEVELOPMENT		
CLAUSE/CONTROLS	COMMENTS	COMPLIES
2.1 <i>Vehicle access and movements</i>	<p>C1. The proposed development would not alter the existing vehicle movements onsite, access is currently provided by the Albert Street frontage and the rear lane which are both non-arterial roads, and these existing arrangements are proposed to be retained.</p> <p>C2. The proposal is not likely to cause any traffic conflicts that would reduce the efficiency and safety of the area. Given the minor scale of the proposal it is unlikely to increase the frequency of local traffic movements for the area, and as such it is considered that a Traffic Impact Study would not be required in support of this Development Application.</p> <p>C3. This control applies to common driveways only and is therefore not applicable to this proposal.</p> <p>C6. The development would not impact sightlines, and therefore safety would not be reduced by the proposal.</p>	✓
2.2 <i>Off-street parking</i>	Parking is provided in accordance with this Section of the DCP, requiring one space per 3-bedroom house or larger. Adequate parking is provided onsite by the existing garage from the rear lane.	✓
2.3 <i>Landscaping</i>	A landscape plan is not required for this type of residential development.	N/A
2.4 <i>Signage</i>	There is no signage proposed as part of the subject development.	N/A
2.5 <i>Safety and Security</i>	According to this Section of the DCP, a Crime Risk Assessment is not required.	N/A
2.6 <i>Erosion and sediment control principles</i>	Erosion and sediment control measures will be implemented in accordance with Appendix 2 of this section as required.	✓
2.7 <i>Development adjoining open space</i>	The development site does not adjoin open space.	N/A
SECTION 9: RESIDENTIAL DEVELOPMENT		
CLAUSE/CONTROLS	COMMENTS	COMPLIES
9.1 <i>Land use directions</i>	Noted.	✓
9.2 <i>Site context and layout</i>		

9.2.1	Site Layout	<p>C1. The site layout raises no concern for the proposed new addition as such and there are no trees affected by this development nor is there any significant change in level or rock outcrops present that could be used as features within the site layout.</p> <p>C2. The proposed extension would not significantly alter the site layout and it is considered that the addition is well integrated in relation to the existing utilities, access, landscaping, and building so that no spaces have been underutilised.</p> <p>C3. The new and existing spaces are positioned to the north as much as possible so that solar access opportunities have been availed of.</p>	✓
9.2.2	Streetscape	<p>C1. The two-story addition is at the rear end of the existing dwelling and the additions does not dominate the existing surrounding area in terms of its scale, rhythm, and form.</p> <p>C2-3. The proposal would not alter the front fence or surrounding fences which is considered to be an important feature of the established streetscape in the area.</p> <p>C4. The existing windows on the front elevation would be windows to habitable rooms and would be retained. Therefore, the proposed development would be consistent with objectives and controls within this section and would still maintain a careful regard to the established character of the area.</p>	✓
9.2.3	Corner lots and secondary facades	The proposed alterations would actively address the secondary frontage to Gurwood Lane through the use of surface articulation and roof elements. The proposed new area visible on the western elevation would also continue materials around the corner to the secondary road so that the building “turns the corner”, meeting the objective of encouraging development to respond to all street frontages.	✓
9.2.4	Sloping sites	The site is relatively level and would not require split level construction.	N/A
9.3	Site area, building form and envelope		
9.3.1	Site area per dwelling	This section of the DCP specifies that single dwellings in the R1 zone must have a minimum land area of 400m ² to be constructed. Given the area of the site is 411.00m ² , the land area is considered have ample site area for the existing dwelling.	✓
9.3.2	Site cover	Within the R1 zone and for lot sizes less than 600m ² the site cover is required to be a maximum of 60% according to Table 9.3.2a. The subject site is 411.00m ² , therefore for this site in particular the maximum site coverage permitted is 246.60m ² . The site coverage following the proposed development is calculated to be approximately 56.56%, which is less than 60%. Therefore, the proposed development comply with this section and is consistent with the surrounding built form.	✓
9.3.3	R3 Zones – minimum frontage	Not applicable.	N/A

9.3.4	<i>Solar access</i>	<p>The development would still ensure the amenity of the dwelling is maintained through adequate sunlight access to the living and private areas. As it is an existing dwelling the alterations and additions have used a passive solar design technique as applicable to improve the solar access of the dwelling. The proposed living areas will receive an ample amount of solar access through a north facing aspect to ensure that at least 3 hours of direct sunlight (calculated through sun computation) in mid-winter (22 June) is maintained.</p> <p>Moreover, according to the accompanying shadow diagrams the proposed development will not cause additional overshadowing to the adjoining property.</p>	✓
9.3.5	<i>Private open space</i>	<p>The proposed development would maintain ample usable outdoor area in the site for activities such as entertaining, relaxation and other outdoor activities for the enjoyment of the occupants. That is, at least the minimum required 24m² of private open space with a minimum dimension of 4 metres.</p>	✓
9.3.6	<i>Front setbacks</i>	<p>There is no change proposed that would reduce the front setback or the forward most wall of the dwelling. The dwelling would maintain the existing setback to Albert Street.</p>	✓
9.3.7	<i>Side and rear setbacks</i>	<p>The south side setback would maintain a careful regard for the occupants and the adjoining landowners by ensuring that there is sufficient space for access, servicing, natural light, and ventilation. The proposed new addition to the north- eastern side would have a 60/60/60 fire rated wall in accordance with BCA requirement to prevent the spread of fire between allotment boundaries as the side setback is 140m which is less than 900m. The rear setback and north-western side setback would not be altered by the proposal.</p>	✓
9.4	<i>Design details</i>		
9.4.1	<i>Building elements</i>	<p>The existing dwelling incorporates an entry porch at the front which provides a sheltered entry point to the dwelling and is consistent with controls in this section.</p> <p>There is also ample space on the site to locate ancillary components so that they are concealed from the front and do not affect the amenity of the development or adjoining land.</p>	✓
9.4.2	<i>Materials and finishes</i>	<p>The proposed new additions would primarily be timber with Colourbond roofing to match the existing which will improve the overall appearance of the existing dwelling. The materials are to be used as to provide endurance against the environmental conditions as well as a built form with no reflective elements or corporate colours.</p>	✓

9.4.3	Privacy	The existing and proposed addition still upholds the appropriate residential amenity including personal privacy for residents and neighbours. The location, orientation and arrangement of the existing and proposed extension contributes to the privacy of the users and does not impinge on the privacy of neighbours. Although the new addition is to have a two-storey dwelling, the windows of the second storey would not face to neighbouring lots maintaining the adequate privacy for neighbouring residents. The new works would also ensure that there is adequate window separation, and the existing boundary fencing would contribute to maintenance of existing privacy between properties. It is therefore considered that reasonable privacy is maintained between occupants of the dwelling house and its outbuildings, and occupants of neighbouring properties.	✓
9.4.4	Garages, carports, sheds, and driveways	The proposed alterations and additions would not affect the detached garage aside from the continued use of the existing awning however none of these controls in this section would apply.	N/A
9.4.5	Site facilities	Not applicable to this type of development however the site facilities will not be altered by this proposal, and ample space is available to ensure that site facilities are conveniently located, visually discrete, and easy to maintain.	N/A
9.4.6	Changing the landform – cut and fill	Not applicable. No cut is required.	N/A

4 STATEMENT OF ENVIRONMENTAL EFFECTS

The likely impacts of the development are considered in the below table.

Table 5 Likely Impacts of the Development

PRIMARY MATTER	COMMENTS	IMPACT
<i>CONTEXT AND SETTING</i>	The site is located within an established residential precinct, zoned R1, and the surrounding development is generally characterised by low density development. The proposed land use, alterations and additions raises no issues in terms of context and setting as the proposal maintains the residential use of the site, which is entirely compatible with adjoining residential uses and no new activities to be introduced to the site. The proposal is considered to be well integrated with the physical attributes of the site and the existing dwelling.	Acceptable
<i>STREETSCAPE</i>	The proposed additions and alterations will change the appearance of the streetscape from an existing single storey dwelling to a two storey dwelling. However, as the proposed two storey addition is to the rear of the building, the addition would not dominate the existing streetscape. Moreover, the development is considered to make a positive contribution to the overall appearance of the street through the building design, detailing, finish, and setbacks. Therefore, the proposal is not considered to detract from the streetscape in this instance and its impact would be acceptable.	Acceptable
<i>TRAFFIC, ACCESS, AND PARKING</i>	The existing vehicle movement arrangements would not be altered by the proposal. The proposal will not generate additional traffic in the street when compared to the existing dwelling house. Adequate parking is provided onsite by the existing garage and would not be altered by this proposal.	Acceptable
<i>PUBLIC DOMAIN</i>	The proposed alterations and additions would still maintain an acceptable impact on the amenity and quality of the public domain.	Acceptable
<i>UTILITIES</i>	Utilities are already connected to the site to service the development. The new fixtures and plumbing will be connected to existing sewer.	Acceptable
<i>HERITAGE</i>	Not applicable. The development site is not located in a Heritage Conservation Area (HCA) and is not likely to have an impact on any heritage item or items of cultural significance. The development is unlikely to disturb any Aboriginal artefacts or relics although the development would proceed with caution and if any artefacts or relics are found on the site, construction would halt, and the appropriate authorities would be notified immediately.	Not applicable
<i>OTHER LAND RESOURCES</i>	The development will have no impact on other land resources.	Acceptable
<i>WATER QUALITY AND STORMWATER</i>	The development is not anticipated to have a long-term impact on water quality. Stormwater will be directed to existing infrastructure.	Acceptable
<i>SOILS, SOIL EROSION</i>	The proposed development would not involve major earthworks and suitable erosion and sedimentary run-off control measures would be implemented during the construction phase in accordance with Appendix 2 of Section 2 of the WWDCP as required.	Acceptable

<i>AIR AND MICROCLIMATE</i>	The development is not anticipated to have adverse impacts on air and microclimate.	Acceptable
<i>FLORA AND FAUNA</i>	No adverse flora and fauna impacts are anticipated in this proposal as the site is already a developed lot containing hardstand areas and is void of substantial vegetation.	Acceptable
<i>WASTE</i>	The builder will be required to appropriately dispose of any waste or rubble generated during the construction process.	Acceptable
<i>NOISE AND VIBRATION</i>	No adverse noise or vibration impacts above that expected within residential areas are anticipated as a result of the proposal. The proposed development would operate within statutory acoustic limits for the residential area.	Acceptable
<i>HOURS OF OPERATION</i>	Not applicable.	Not applicable
<i>NATURAL HAZARDS (FLOOD AND BUSHFIRE)</i>	The site is not subject to any natural hazards.	Not applicable
<i>TECHNOLOGICAL HAZARDS</i>	The development is unlikely to create any technological hazards.	Acceptable
<i>SAFETY, SECURITY AND CRIME PREVENTION</i>	No adverse safety and security impacts are anticipated as a result of the proposal.	Acceptable
<i>SOCIO-ECONOMIC IMPACT IN THE LOCALITY</i>	Short-term economic benefits of this development are expected to result due to expenditure and employment of local contractors in the construction and related industries. The proposal also allows for increased amenity through a redesign of flow and space within an existing dwelling which has an associated positive private social impact.	Acceptable
<i>SITE DESIGN AND INTERNAL DESIGN</i>	The internal and site design of this proposal is considered to be compatible with the intended use to increase the amenity through a redesign of flow and space within an existing dwelling as well as achieve the expected design outcomes for the area.	Acceptable
<i>OVERLOOKING AND OVERSHADOWING</i>	The rear extension and side extensions prevents overshadowing and overlooking of neighbours and private open space. Referring to the accompanying shadow diagrams the second storey addition would not create additional overshadowing and proposed window arrangements would not create overlooking as the windows were designed not facing to the neighbouring lot to maintain the adequate privacy. The proposed development is limited in bulk and scale and would not affect the solar access or views in the area. Therefore, the proposed development would not result in an impact that can be considered unacceptable.	Acceptable
<i>LANDSCAPING</i>	A landscape plan is not required for this type of residential development.	Acceptable
<i>CONSTRUCTION</i>	All works would be carried out in conjunction with the relevant BCA and Australian Standards. The construction works would be executed during approved construction hours only.	Acceptable
<i>PRIVATE OPEN SPACE</i>	The proposal would maintain an adequate amount of private open space that has direct access from the living area within the required limits of the WWDCP2010.	Acceptable
<i>CUMULATIVE IMPACTS</i>	It is considered that the cumulative impacts of the proposed development would be marginal.	Acceptable
<i>DISABLED ACCESS</i>	Not applicable.	Not applicable
<i>SIGNAGE</i>	Not applicable. No signage is proposed.	Not applicable

<i>SETBACKS AND BUILDING ENVELOPES</i>	The setbacks proposed for the development are compatible with the surrounding built form and lined in accordance with BCA requirements.	Acceptable
--	---	------------

5 CONCLUSION

This SEE report has been prepared to support the Development Application for the proposed alterations and additions to the existing dwelling and continued use of existing awning located at 26 Albert 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 framework that is applicable to this proposed development. The proposal is considered to be permissible for the following reasons:

- The proposal is permissible under the provisions of the Wagga Wagga Local Environmental Plan 2010 and meets the objectives of the applicable R1 zone;
- The proposal complies with the applicable controls of the Wagga Wagga Development Control Plan 2010; and
- The proposal would not have any detrimentally adverse environmental consequences, nor would it have an adverse effect on the area or neighbouring residents.

As demonstrated throughout this report, the development is permissible with consent, subject to a merit's assessment.