

Development Application

Continued Use of Unapproved Residential Shed

18 William Street, North Wagga Wagga, NSW 2650

Lot 1, DP 199722

Statement of Environmental Effects

Prepared for Ash Fewson



CITY OF WAGGA WAGGA
Application Number:
DA23/0253
Approved By Council -
28/07/2023

CAF

**BUILDING &
TOWN PLANNING
CONSULTING**

		Project Continued Use of Unapproved Residential Shed 18 William Street, North Wagga Wagga, NSW, 2650 Lot 1, DP 199722					
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1 INTRODUCTION

1.1 OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared on behalf of Ash Fewson (the client) to form part of a Development Application (DA) seeking Council's consideration for a continued use approval for an existing residential shed, located at 18 William Street, North Wagga Wagga (the site). Surrounding properties consist of residential land uses, accommodating dwelling structures and associated outbuildings, as illustrated 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: Mecone Mosaic)

The development site is rectangular in shape, has frontage to William Street and is zoned RU5 Village under the provisions of the Wagga Wagga Local Environmental Plan 2010 (WWLEP). Surrounding lots are zoned a combination of RU5 Village and accommodate similar residential development types as those housed on the subject site.

It is considered that the proposed development is compatible with existing and surrounding development and will have no adverse impacts on adjoining allotments or the locality. The proposal will not adversely alter or detract from existing village - residential land uses being conducted on adjoining land, or the residential or visual amenity and character of the locality.

The proposed development is considered to be in accordance with relevant statutory and non-statutory planning provisions contained within the Wagga Wagga Local Environmental Plan 2010 and the Wagga Wagga Development Control Plan 2010.

The development application is accompanied by:

- Completed Wagga Wagga City Council Development Application Checklist;
- Site Plan;
- Plans of Shed;
- DP and Drainage Plans
- Structural Certification for the Existing Unapproved Residential Shed.

It is considered that the development is permissible with consent, subject to a merits assessment.

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* and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the development application 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* (EP&A Act).

2 DESCRIPTION

2.1 DEVELOPMENT SITE AND LOCALITY

The development site is known as 18 William Street, North Wagga Wagga and is legally described as Lot 1, DP 199722. The site is rectangular in shape and incorporates an area of approximately 507m², as shown in [Figure 2](#) below.



Figure 2 Locality and Base Plan (Source: WWCC IntraMaps)

The site is located on the western side of William Street, approximately 160 metres from the Frederick Street and William Street intersection with access to the site being provided from William Street via an approved Council access.

The site is flat and located on the North Wagga Wagga Floodplain.

The site contains the following structures:

- Dwelling House
- Residential Shed (Unapproved).

The site is not categorised as being bushfire prone land, however, is mapped as being subject to Riverine Flooding at the following events:

- 1:20 ARI
- 1:100 ARI
- Flood Planning Area
- Special Flood Considerations
- Probable Maximum Flood

A close-up aerial view of the development site is provided in [Figure 3](#) below.



Figure 3 Close up Aerial Image of the Development Site and Surrounds (Source: Mecone Mosaic)

2.2 PROPOSED DEVELOPMENT

The application proposes the continued use of existing unapproved shed.

The applicant seeks approval for the continued use of an existing residential shed that was erected without consent.

The shed incorporates dimensions of 9m long x 8m wide x 3.77m high to ridge line with a total floor area of 72m².

The shed has been constructed on a concrete slab, utilising steel framed construction and is clad in Colourbond with a 11-degree roof pitch.

The application is accompanied by detailed shed (engineering plans) and engineer's certification, confirming that the shed is structurally sound, fit for purpose and capable of withstanding flood waters without becoming buoyant.

The shed addresses stormwater drainage via guttering and downpipes that are disposed of via underground piped drainage, and which goes into the rear laneway, as is the case for outbuildings on adjoining land.

A site plan is provided in [Figure 4](#) below, identifying the location of the shed.

It is noted that the subject shed was constructed without a development and construction certificate approval. This development application seeks to regulate the land use and the owner will lodge a building information certificate to Council under the provisions of Section 6.26 of the Environmental Planning and Assessment Act 1979, to address the fact that the shed was constructed without the required construction certificate.

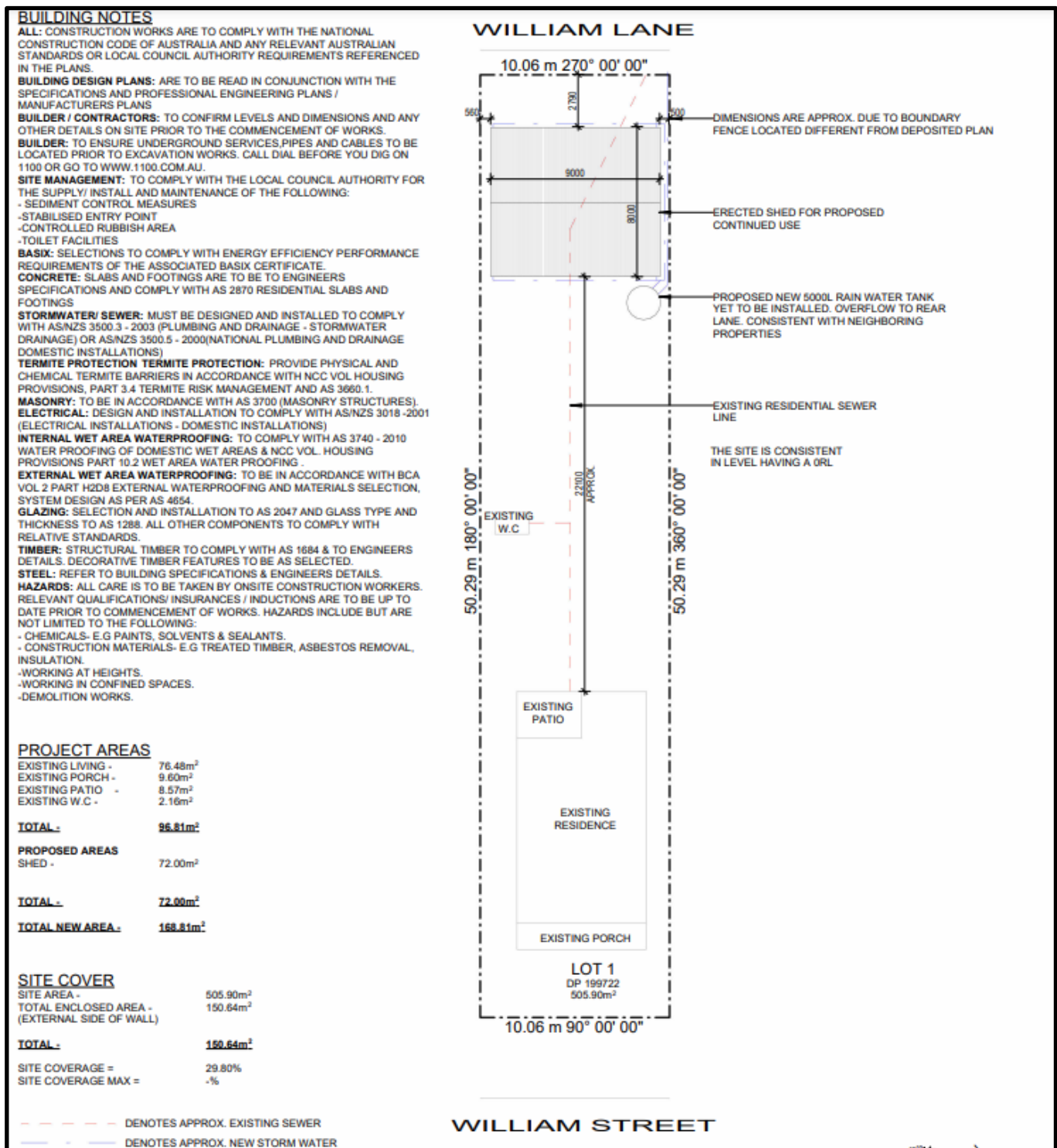


Figure 4 Site Plan (Source: Reward Character Designs)

2.3 PRESENT AND PREVIOUS USES OF THE SITE

The site is currently utilised for residential purposes and contains an existing dwelling house and associated outbuildings (WC). The site will continue to be used for residential purposes if this development application is approved.

2.4 LAND HAZARDS

2.4.1 BUSHFIRE

The site is not mapped as bushfire prone land (BFPL) according to Wagga Wagga City Council Bush Fire Prone Mapping layer.

2.4.2 FLOODING

The land is mapped as being subject to riverine flooding at the following events:

- 1:20 ARI
- 1:100 ARI
- Flood Planning Area
- Special Flood Considerations
- Probable Maximum Flood.

Rodney Kendall, Building & Engineering Consultant (B.E. (HONS), FIEAust CPEng NER APEC Engineer IntPE(Aus)), was engaged to inspect the shed for structural soundness and flood compatibility of the shed and provided the following advice after the inspection of the structure/site:

*I hereby confirm that I inspected the new steel framed shed constructed at the rear of this property on the 18th May 2023. I confirmed during this inspection that all work has been undertaken strictly in accordance with the design drawings provided for this shed by Hilton Sheds Pty Ltd referenced Job No FDWG100189 sheets 1 to 7 and certified by Mr Timothy Roy Messer BE MIE Aust NPER RPEQ both on the drawings and via a Compliance Certificate for Design all dated 21/3/2023. There was no adverse structural distress seen at the time of my inspection, the entire structure is free from unexpected deflections and all work has been completed in accordance with the design drawings. Given the location of this shed in a flood zone protected by a 1 in 7-year levee, I **recommend that the roller doors to this shed be either left open during a flood event or be fitted with an additional locking position 125mm above floor level to ensure that static water pressure is equalized both externally and internally during a flood event.***

Refer to [Figure 5](#) below illustrating flood affectation at the site.

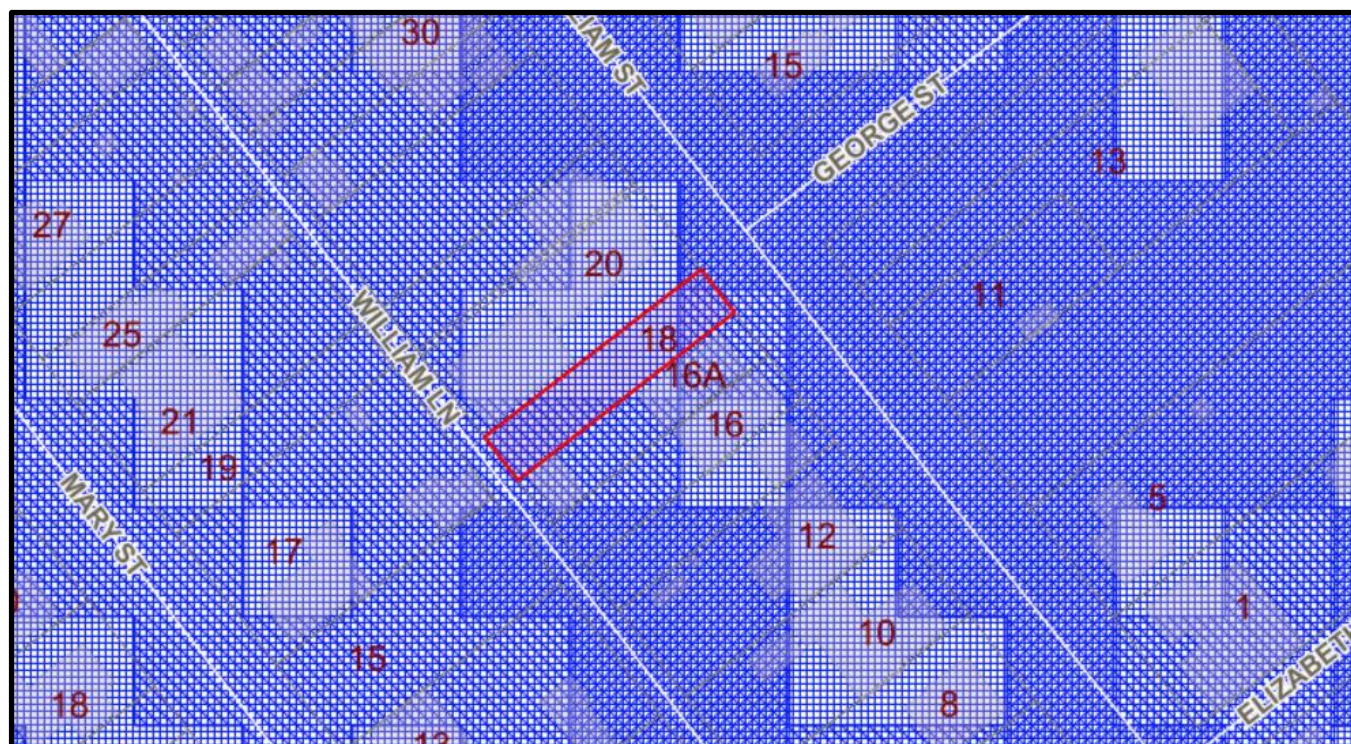


Figure 5 Riverine Flood Affection (Source: WWCC IntraMaps – WMA 2018)

3 PLANNING PROVISIONS

3.1 STATE ENVIRONMENTAL PLANNING POLICIES

Table 1 Relevant State Environmental Planning Policy Requirements

SEPP	COMMENTS
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<p>When assessing an application for development Council must consider 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. The site is currently and has for some time, been used for residential purposes and will continue to be used for such purposes if this development is approved.</p> <p>The proposal does not seek a change in land use. 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 included in the EPA's Contaminated Land Register as 'potentially contaminated land'.</p> <p>The current owners have no knowledge of the site having been subject to either a preliminary or detailed site contamination investigation in the past. The past and existing land use of the property does not relate to an activity which would suggest the land would be contaminated. The current zoning, permissible land uses, and existing use of the site do not suggest that contamination may be an issue for this or adjoining sites.</p>

3.2 WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

The subject site is zoned RU5 Village under the provisions of the Wagga Wagga Local Environmental Plan 2010 (WWLEP2010), as illustrated in Figure 6 below



Figure 6 WWLEP 2010 Zoning Map (Source: WWCC IntraMaps)

The development is most appropriately characterised as ancillary residential development, ancillary to the existing approved residential dwelling house.

The WWLEP 2010 defines a dwelling house as:

dwelling house means a building containing only one dwelling.

Note—

Dwelling houses are a type of residential accommodation—see the definition of that term in this Dictionary.

Residential sheds are ancillary development to dwelling houses and are permitted with consent.

An extract from the Land Use Table for the RU5 Village Zone is provided below:

Zone RU5 Village

1 Objectives of zone

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To protect and maintain the rural village character of the land.

2 Permitted without consent

Home businesses; Home occupations; Roads

3 Permitted with consent

Centre-based child care facilities; Community facilities; Dwelling houses; Extensive agriculture; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Self-storage units; Schools; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Mortuaries; Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Sex services premises; Sewerage treatment plants; Storage premises; Transport depots; Truck depots; Waste disposal facilities; Wharf or boating facilities

The objectives of the RU5 Village Zone are outlined in the below table.

Table 2 Objectives of the RU5 Village Zone

ZONE OBJECTIVES	COMMENTS
<i>To provide for a range of land uses, services and facilities that are associated with a rural village.</i>	The development is consistent with this objective, and with expected types of residential land use to occur on the site. The site is a land use that is associated with a rural village, the site accommodates an approved dwelling house, and the shed is ancillary to this approved use.
<i>To protect and maintain the rural village character of the land.</i>	The development is consistent with this objective – the shed will not adversely affect the rural village character of the land – it is expected that a village accommodate dwelling houses and associated outbuildings.

Table 3 below considers the clauses of the WWLEP 2010 applicable to the subject development.

Table 3 WWLEP 2010 clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
2.4	<i>Unzoned Land</i>	Not applicable.	N/A
2.5	<i>Additional permitted uses for particular land</i>	Not applicable.	N/A
2.6	<i>Subdivision – consent requirements</i>	Not applicable.	N/A
2.7	<i>Demolition requires development consent</i>	Not applicable.	N/A
2.8	<i>Temporary use of land</i>	Not applicable.	N/A
PART 3: EXEMPT AND COMPLYING DEVELOPMENT			
	CLAUSE	COMMENTS	APPLICABLE
3.1	<i>Exempt development</i>	Not applicable.	N/A
3.2	<i>Complying development</i>	Not applicable.	N/A

3.3	<i>Environmentally sensitive land</i>	Not applicable.	N/A
PART 4: PRINCIPAL DEVELOPMENT STANDARDS			
CLAUSE		COMMENTS	APPLICABLE
4.1	<i>Minimum subdivision lot size</i>	Not applicable.	N/A
4.1A	<i>Exceptions to minimum subdivision lot sizes for certain split zones</i>	Not applicable.	N/A
4.1AA	<i>Minimum lot size for community title schemes</i>	Not applicable.	N/A
4.2	<i>Rural subdivision</i>	Not applicable.	N/A
4.2A	<i>Erection of dwelling houses and dual occupancies on land in certain residential, rural, and environmental protection zones</i>	Not applicable.	N/A
4.2B	<i>Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones</i>	Not applicable.	N/A
4.3	<i>Height of buildings</i>	Not applicable.	N/A
4.4	<i>Floor space ratio</i>	Not applicable.	N/A
4.5	<i>Calculation of floor space ratio and site area</i>	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
5.6	<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>Defence communications facility</i>	Not applicable.	N/A
5.16	<i>Subdivision of, or dwellings on, land in certain rural, residential or conservation zones</i>	Not applicable.	N/A
5.17	<i>Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations</i>	Not applicable.	N/A
5.18	<i>Intensive livestock agriculture</i>	Not applicable.	N/A
5.19	<i>Pond-based, tank-based and oyster aquaculture</i>	Not applicable.	N/A
5.20	<i>Standards that cannot be used to refuse consent—playing and performing music</i>	Not applicable.	N/A
5.21	<i>Flood planning</i>	<p>The clause provides that 'Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless....'.</p> <p>The land is mapped as being flood prone land.</p> <p>The clause further provides that:</p> <p><i>Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—</i></p> <p><i>(a) is compatible with the flood function and behaviour on the land, and</i></p> <p><i>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</i></p> <p><i>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</i></p> <p><i>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</i></p> <p><i>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation</i></p>	✓

		<p><i>or a reduction in the stability of river banks or watercourses.</i></p> <p>The shed will have absolutely no adverse effects on any of the matters listed within this clause. This application is accompanied by engineer's certification, confirming that the shed is structurally sound, fit for purpose and capable of withstanding flood waters without becoming buoyant.</p>	
5.22	<i>Special flood considerations</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	<i>Earthworks</i>	Not applicable – no earthworks are proposed or required under this application.	N/A
7.3	<i>Biodiversity</i>	Not applicable.	N/A
7.4	<i>Vulnerable land</i>	Not applicable.	N/A
7.5	<i>Riparian land and waterways</i>	Not applicable.	N/A
7.6	<i>Groundwater vulnerability</i>	The site is mapped for groundwater vulnerability; however, the development is not a type specified for the purposes of this clause.	✓
7.7	<i>Protected regrowth for Native Vegetation Act 2003</i>	Not applicable.	N/A
7.8	<i>Cartwrights Hill Precinct – odour 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
7.13	<i>Certain land at Estella</i>	Not applicable.	N/A

3.3 WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010

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

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>	The site has primary frontage to William Street and rear laneway access and will utilise existing and approved access. No change to existing approved access is proposed and access is considered satisfactory for the purpose of this development.	✓
2.2	<i>Off-Road parking</i>	This section of the DCP requires, as applicable to the development: The development complies with this section and provides for ample off-street parking.	✓
2.3	<i>Landscaping</i>	Control C1 provides that: 'A landscape plan is required for applications for: • Commercial and Industrial developments • Residential development (other than dwelling houses)'. The application is ancillary residential development – landscaping is not required, noting the site is already established and landscaped.	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>	Not applicable. A Crime Risk Assessment is required under this section for: • Residential projects with more than 20 dwellings • New or upgraded medium and large commercial, retail or industrial developments • Schools, hospital and aged care developments • Public facilities including sports, community uses and car parks • Clubs and hotels	N/A
2.6	<i>Erosion and sediment control principles</i>	Not applicable – no building works proposed or required.	N/A
2.7	<i>Development adjoining open space</i>	The development does not adjoin public open space.	N/A
SECTION 4: ENVIRONMENTAL HAZARDS AND MANAGEMENT			
4.1	<i>Bushfire</i>	The site is not identified as bushfire prone according to Wagga Wagga City Council records.	N/A
4.2	<i>Flooding</i>	The land is mapped as being flood prone land. Table 4.2.3 Requirements for development in North Wagga ((Protected by Levee), provides for the following controls to be met as applicable to this development:	✓

		<p>Structural soundness</p> <ul style="list-style-type: none"> Engineers report to certify that any new structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100yr ARI (excludes sheds less than 20m2) <p>Comment: An engineer's report has been provided that demonstrates compliance with this control.</p>	
SECTION 6: VILLAGES			
6.1.7	North Wagga Wagga	<p>The site is located in North Wagga Wagga and as such Section 6 applies to this development.</p> <p>The development is consistent with this section.</p>	✓
6.2	Development in the Villages	<p>The development is consistent with this section, specifically the objectives which provide:</p> <p><i>Objectives</i></p> <p><i>O1 allowing for appropriate development while preserving existing levels of village amenity</i></p> <p>Comment: The development is considered appropriate, minor, and routine residential development and will have no adverse effect on the existing village amenity.</p> <p>O2 recognising and preserving character of all existing villages while encouraging appropriate forms of development</p> <p>Comment: The development is considered to be an appropriate form of ancillary residential development. The development will have no negative effects on the character of the village of North Wagga Wagga.</p> <p>O3 supporting the viability and sustainability of the villages as non-urban places</p> <p>Comment: The development will provide for a shed to be utilised for ancillary residential land uses on the site – the ability to undertake such development assists in promoting the viability and sustainability of the village in that residents do not need to leave North Wagga to find sites where such development is permitted.</p> <p>Site cover is to be consistent with the established pattern of the village.</p> <p>The site is developed and contains an existing residential dwelling and associated outbuildings. The proposed development is located behind the building line and existing dwelling and has no adverse streetscape impacts.</p> <p>The development will not create any adverse impacts to the streetscape.</p>	✓

		<p>No highly reflective materials or corporate colours have been used.</p> <p>Materials have been selected based on performance, durability, detail and to ensure that the buildings provide a quality appearance to the rear laneway and residents.</p>	
9.4.2	<i>Materials and finishes</i>	<p>The development complies with this section.</p> <p>No highly reflective materials or corporate colours have been used.</p> <p>Materials have been selected based on performance, durability, detail and to ensure that the buildings provide a quality appearance to the rear laneway and residents.</p>	✓

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 proposed development will create no adverse impacts in terms of context and setting, the land is appropriately zoned, and the surrounding area consists of similar land uses and development types. The scale and bulk of the development is considered consistent with adjoining and surrounding development and is appropriate in terms of both context and setting. The proposal is considered to be consistent with the character of the area and entirely compatible with adjacent land uses.	Acceptable
<i>STREETSCAPE</i>	The proposed development will not have any adverse effect on the existing streetscape. The proposal will not detract from the streetscape in this instance and its impact would be acceptable. The bulk and scale of the development is considered consistent with other developments in the locality and supports the objectives of the zone.	Acceptable
<i>TRAFFIC, ACCESS, AND PARKING</i>	<p>No change to existing approved access is proposed or required and access is considered satisfactory for the purpose of this development.</p> <p>The proposed development will not cause any traffic conflicts that would reduce the efficiency and safety of the road or road network within the locality. The proposed development will not significantly 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>Ample off-street car parking space is provided and complies with all Council requirements.</p>	Acceptable
<i>PUBLIC DOMAIN</i>	The development will not result in any adverse impacts to the public domain.	Acceptable
<i>UTILITIES</i>	The subject site has access to all required services and any augmentation will be carried out to the satisfaction of the relevant authority.	Acceptable

<i>HERITAGE</i>	Not applicable.	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 / has been adequately managed, and is disposed of to the rear laneway in accordance with AS 3500 and Council requirements.	Acceptable
<i>SOILS, SOIL EROSION</i>	Not applicable – no works proposed or required.	Not Applicable
<i>AIR AND MICROCLIMATE</i>	The development is not anticipated to have ambient air quality and microclimate impacts.	Acceptable
<i>FLORA AND FAUNA</i>	No adverse flora and fauna impacts are anticipated as the proposal will not require clearing of any vegetation from the site.	Acceptable
<i>WASTE</i>	Not Applicable.	Not Applicable
<i>NOISE AND VIBRATION</i>	No adverse noise or vibration impacts are anticipated as a result of the proposal.	Acceptable
<i>HOURS OF OPERATION</i>	No applicable.	Acceptable
<i>NATURAL HAZARDS (FLOOD AND BUSHFIRE)</i>	This has been discussed previously in this report.	Acceptable
<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>	The development has created improved living opportunities for the owners and residents who now have a residential shed to use for residential purposes.	Acceptable
<i>SITE DESIGN AND INTERNAL DESIGN</i>	Internal and site design are considered compatible with the intended use and the expected design outcomes for the area.	Acceptable
<i>OVERLOOKING AND OVERSHADOWING</i>	Nil impacts expected. Ample setbacks to adjoining properties.	Acceptable
<i>LANDSCAPING</i>	Landscaping is existing and no further landscaping is proposed or required.	Acceptable
<i>CONSTRUCTION</i>	All works have been carried out in conjunction with the relevant BCA and Australian Standards. Engineers' certification accompanies this application.	Acceptable
<i>CUMULATIVE IMPACTS</i>	The development, when considered simultaneously with other developments on the site, adjoining, in the locality, or in the local area generally, is considered to have marginal and acceptable cumulative impacts.	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 have been discussed elsewhere in this report. All setbacks are compliant with Council and NCC requirements.	Acceptable

5 CONCLUSION

This SEE report has been prepared to support a Development Application for the continued use of an existing residential shed, located at 18 William Street, North 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 RU5 Village Zone;
- The proposal complies with the applicable controls of the Wagga Wagga Development Control Plan 2010; and
- The proposal would not have any significant adverse environmental consequences, nor would it have an adverse effect on the area or surrounding residents.

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