



SMEC INTERNAL REF. 30018022

34 – 40 South Parade, Wagga Wagga

Statement of Environmental Effects

Prepared for NSW Land and Housing Corporation
18 December 2023

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SMEC Company Details

| | | | |
|-------------|---|-----------|--------------|
| Approved by | Louise Bochner | | |
| Address | Level 7, 40 Mount Street, North Sydney | | |
| | NSW | Australia | 2060 |
| Telephone | (02) 9925 5555 | Website | www.smec.com |
| Email | louise.bochner@smec.com | | |
| Signature |  | | |

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1 Executive Summary

This Statement of Environmental Effects is submitted to accompany a development application made to Wagga Wagga City Council for the construction of a residential flat building at the sites 34-40 South Parade, Wagga Wagga to be used for the purpose of affordable housing.

The development application is made pursuant to the provisions of the *State Environmental Planning Policy (Housing) 2021*, Chapter 2 Division 1 in that the works constitute affordable in-fill housing to be carried out by a relevant authority, being the NSW Land and Housing Corporation.

It is expected that the Council will refer the development application to the Southern Region Planning Panel pursuant to Schedule 6 of the *State Environmental Planning Policy (Planning Systems) 2021* as the capital investment value of works exceed \$5 million.

The site sits within a precinct that has been operated by the NSW government for the purpose of affordable housing since the late 1940's, with the existing four dwellings in three buildings occupying the site having been approved in 1947 and constructed in 1949. The proposal seeks to replace the existing aged housing stock with a new high quality and architecturally designed residential flat building.

The building proposed has been carefully designed with due consideration to the existing character, anticipated emerging character consequent of the adopted Health and Knowledge Precinct Structure and Master Plan, and having regard to the developments relationship with its neighbours. The proposal seeks to cluster 17 residential units across two small residential flat buildings bound by at-grade parking and landscaping.

The building proposed has a footprint equivalent to approximately 33% of the total site area and is buffered by a dense landscaping presentation to South Parade and South Lane.

The site is well located being proximate to public transport and within walking distance of nearby mixed-use zones that will contribute to servicing the day to day needs of occupants. The site falls within the study area of the Health and Knowledge Precinct Plan which envisages the site and wider area becoming densified in the coming years to facilitate the growth and expansion of health and education offerings in the precinct. The site is at the northern periphery of the study area and has therefore been designed to act as a buffer between the taller and denser buildings to the south, and the smaller more traditional residential formats of development to the north.

This Statement of Environmental Effects demonstrates that the proposed development is free of any impacts to neighbouring properties and will, upon maturity of landscaping, provide a superior visual outcome commensurate to the existing developments on site. The site is well located and affords future occupants a high level of amenity both inwards of the site and having regards to nearby facilities.

The development of the site for the purpose of a residential flat building is permitted with consent under the *Wagga Wagga Local Environmental Plan 2010*, however this development application is explicitly seeking for the proposal to be developed for the purposes of affordable housing and thus the application is made pursuant to the Housing SEPP. There is a very real and demonstrable demand nationwide and within the Wagga Wagga electorate for not only more housing, but specifically for more affordable housing. Within Wagga Wagga there is a demand for smaller one and two-bedroom dwellings, compared to the current offering that is dominated by three-bedroom cottages (such as those existing on the site today).

The development application represents the timely upgrade of an existing and no longer fit-for-purpose affordable housing offering for the Wagga Wagga community. The development satisfies the requirements of the relevant environmental planning instruments, the Apartment Design Guide, Council's controls, and is accordingly found to be in the public interest.

2 Introduction

This Statement of Environmental Effects has been prepared to support a development application made under Part 4 of the *Environmental Planning and Assessment Act 1979* for the construction of two residential flat buildings to be used as affordable in-fill housing at 34-40 South Parade, Wagga Wagga.

The proposed development is detailed on the architectural plans prepared by CK Architecture. The application is accompanied by the following documents:

| Document | Consultant |
|--|--|
| Appendix A – Architectural Plans | CK Architecture |
| Appendix B – Landscape Plans | Stantec |
| Appendix C – Civil Plans | Stantec |
| Appendix D – Contour and Detail Survey | Premise |
| Appendix E – Section 10.7(2) and (5) Certificate | City of Wagga Wagga |
| Appendix F – AHIMS Search | Heritage NSW |
| Appendix G – BASIX Assessment Report, Certificate, and Stamped Plans | Eco Engineering Group |
| Appendix H – Access Report | Eric Martin & Associates Architects |
| Appendix I – Arboricultural Impact Assessment | Wade Ryan Contracting |
| Appendix J – NatHERS Assessment Report and Certificate | Eco Engineering Group |
| Appendix K – Flood Impact Assessment | Stantec |
| Appendix L – BCA Report | Code Conduit Building Code Consultants |
| Appendix M – Preliminary Site Investigation | McMahon Earth Science |
| Appendix N – Geotechnical Investigation | STS Geotechnics |
| Appendix O – Traffic Impact Assessment | Stantec |
| Appendix P – Parking Assessment Memorandum | Stantec |
| Appendix Q – Civil Design Report | Stantec |
| Appendix R – Waste Management Plan | Stantec |
| Appendix S – Design Verification Statement | CK Architecture |
| Appendix T – Combined QS Report | NSW Land and Housing Corporation |
| Appendix U – Certificate of Title | NSW Land Registry Office |

This Statement has been prepared pursuant to section 4.12 of the *Environmental Planning and Assessment Act 1979* and in accordance with Part 3 Division 1 of the *Environmental Planning and Assessment Regulation 2021*. This Statement provides an assessment of the proposed development having regard to the site constraints and opportunities, the relevant legislative context, social, economic, and environmental impacts, the potential

amenity impacts arising from the development on the surrounding locality and the measures proposed within the application to ameliorate such impacts.

This Statement assesses the proposals compliance against the applicable environmental planning instruments, development control plans and supplementary policies, including:

- *Environmental Planning and Assessment Act 1979*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Industry and Employment) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *Wagga Wagga Local Environmental Plan 2010*
- *Wagga Wagga Development Control Plan 2010*
- *Apartment Design Guideline*
- *Wagga Wagga Health and Knowledge Precinct Structure and Master Plan*

Having regard to the applicable legislative framework, it is considered that the proposed development exhibits a high quality of architectural design and environmental responsiveness and will contribute to the growing demand for new affordable housing stock, which in turn will contribute positively to the wider Wagga Wagga region.

The proposal is consistent with the aims and objectives of the relevant instruments and is compatible with the emerging character of the locality.

3 Site Description and Location

3.1 Locality Description

South Parade is part of a low-density residential neighbourhood that has been operated for the purpose of affordable housing for 75 years. This neighbourhood includes South, North and West Parades and Spring Street. The three (3) parades encircle Duke of Kent Oval which is a large lawned area of public recreation.

The wider locality is undergoing a transitional period of gentrification, whereby the existing dated housing stock is gradually being replaced with new larger and denser forms of development. This gentrification is largely subsequent to the adoption of the Health and Knowledge Precinct Structure and Master Plan (**HKP Plan**) and the significant growth that is expected to occur in the next decade.

3.2 Site Description

The subject site consists of three (3) lots legally identified as Lots 4, 5 and 6 in Deposited Plan 35910 and known as 40, 36 and 34 South Parade, Wagga Wagga (respectively). The site falls to the southern side of South Parade.

The site is zoned R1 General Residential pursuant to the *Wagga Wagga Local Environmental Plan 2010*. Land to the south is zoned R3 Medium Density Residential, north at the Duke of Kent Oval is zoned RE1 Public Recreation, and various formats of employment land exists in the locality. An extract of the zoning map is copied in Figure 1 below.

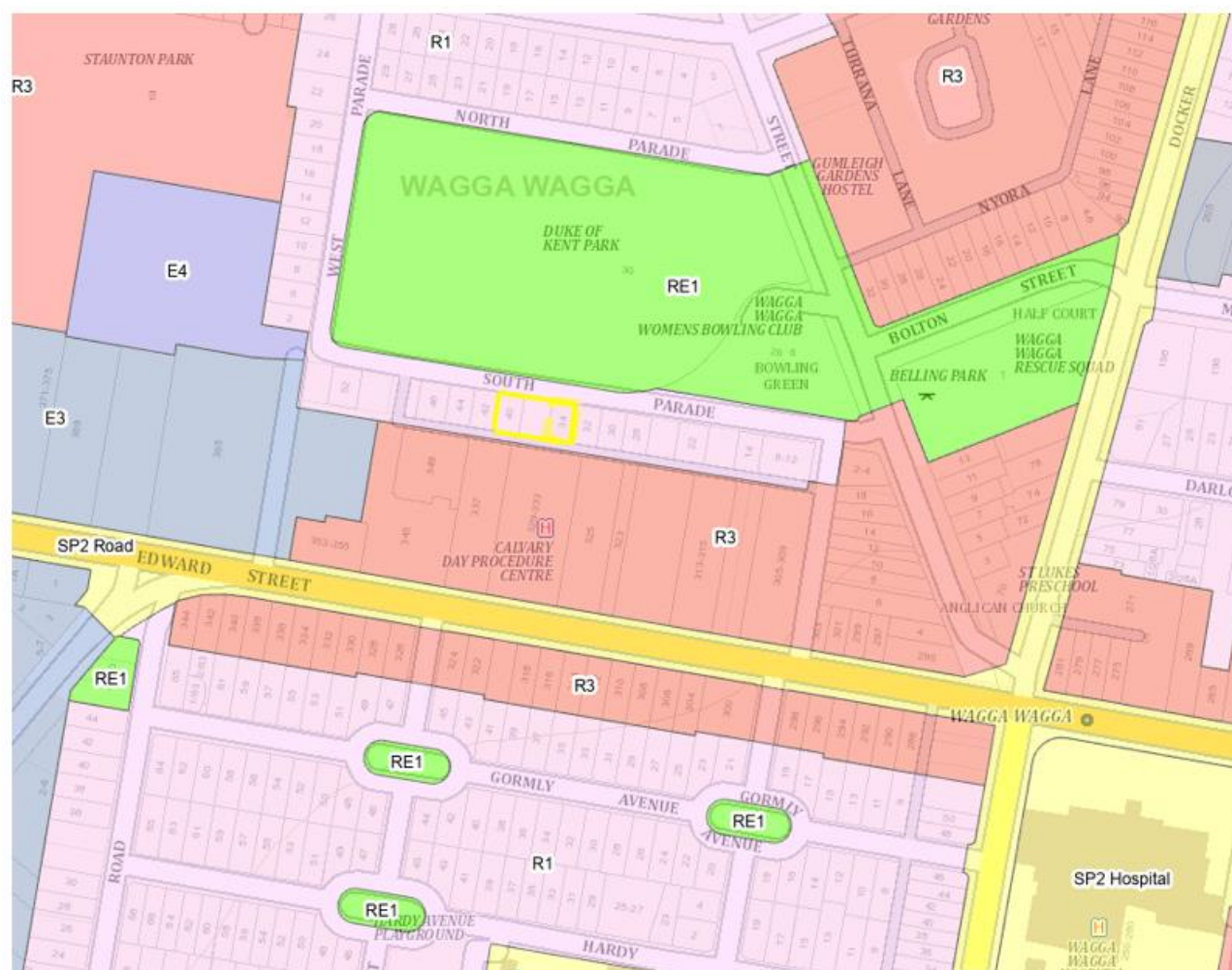


Figure 1: Land zoning map (source: NSW DPE Spatial Viewer)

The site presently accommodates four (4) dwellings across three (3) buildings that were constructed in the 1940s, alongside other typical ancillary structures and landscaping.

The site is rectangular in shape with an approximate width of 55.4 metres, depth of 27.4 metre, and a surveyed area of approximately 1,523.8 square metres. Each of the three (3) lots forming the site are generally the same in proportion to one another, and to the other lots along South Parade.

The site has a dual street frontage with South Parade to the north and South Lane to the south.

Topographically the land is generally flat and experiences no noteworthy contour changes or topographical features. The site has no significant vegetation present but does accommodate several shrubs and small trees. The site is outlined in red on the below aerial photograph.



Figure 2: Aerial photograph (source: Metromaps)

3.3 Surrounding Development

To the east of the site is a vacant block which had previously accommodated a dwelling house that was demolished in early 2023. To the west of the site there is a detached dwelling house of similar age, scale and design to the three (3) buildings on the subject site. North of the site is the aforementioned Duke of Kent Oval which is generally a large expansive lot of turf with trees seldom interspersed around its perimeter. The oval has several tall (approx.25 metre) sporting flood lights.

South of the site and beyond South Lane is a long single storey brick building used for tourist and visitor accommodation which has its only access from Edward Street. Also south of the site is a single storey medical centre with informal at-grade car parking adjacent to the rear of the subject site.

Generally, the land southwards of South Parade and north of Edward Street accommodates a mix of land uses dominated by hotel / motel accommodation, medical centres and take-away food and drink outlets.

LAHC has recently completed two (2) other affordable housing developments within the immediate vicinity including 8-12 South Parade and 16 Spring Street. Two (2) developments at 18-22 Spring Street and 21-25 North Parade have recently been approved and construction is expected to commence in 2024. This particular proposal is concurrent to another development application at 48-56 South Parade that is currently before Council.

The site falls approximately 2km west of the Wagga Wagga CBD and is proximate to the Wagga Wagga Base Hospital and the Calvary Riverina Hospital (private).

4 Development Proposal

4.1 General Description

This development application seeks consent for the construction of two (2) x three (3) storey residential flat buildings to be used as affordable housing.

The two (2) flat buildings are generally reverse mirror image of one another and are separated by a centralised at-grade car park and landscaping. The buildings accommodate 11 x 1-bedroom apartments and 6 x 2-bedroom apartments, each provided with their own private gardens and / or balconies.

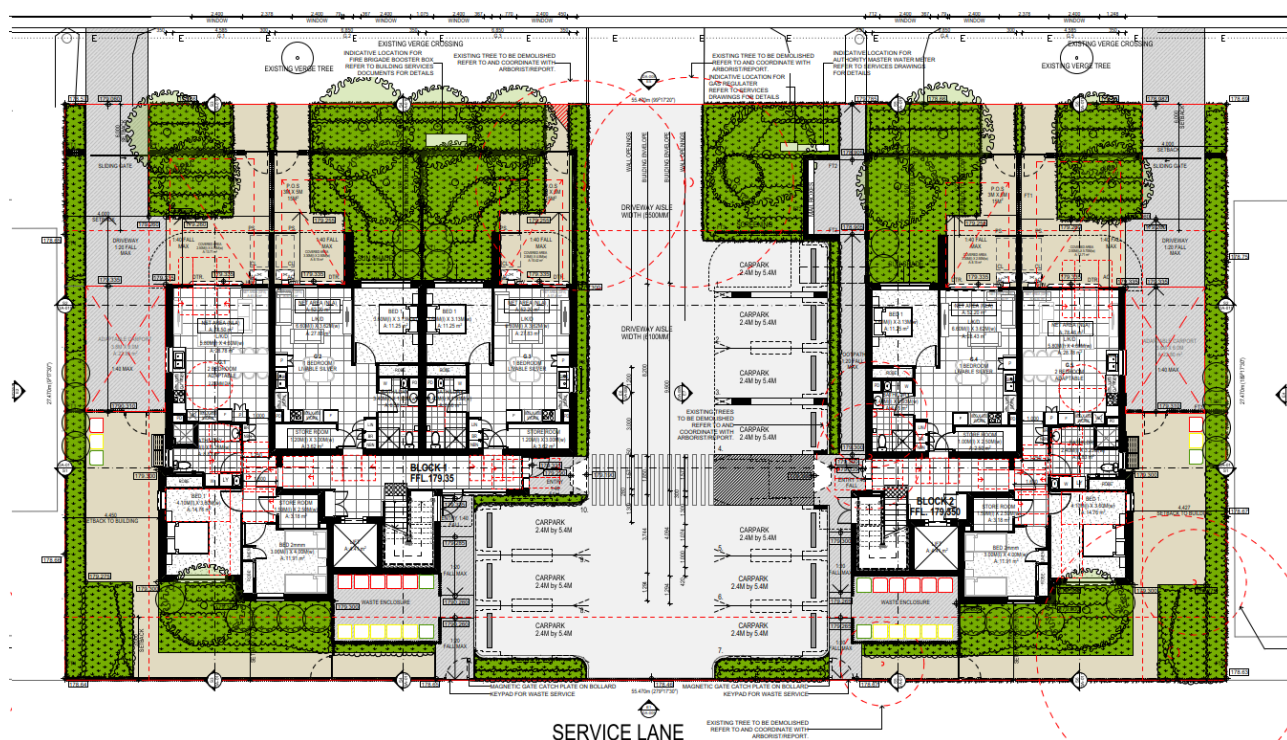


Figure 3: General site layout plan (source: CK Architecture)

The development is appropriately defined as a residential flat building which is permissible in the zone and defined by the WWLEP 2010 as:

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing.

The development is to be delivered by a relevant public authority (being LAHC pursuant to section 13A of the Housing SEPP) pursuant to Division 1 Chapter 2 of the Housing SEPP as affordable housing, which is defined as:

13 Affordable housing—the Act, s 1.4(1)

(1) In this Policy, a household is taken to be a very low income household, low income household or moderate income household if—

(a) the household—

(i) has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW—

(A) very low income household—less than 50%,

(B) low income household—50–less than 80%,

-
- (C) moderate income household—80–120%, and
- (ii) pays no more than 30% of the gross income in rent, or
- (b) the household—
- (i) is eligible to occupy rental accommodation under the National Rental Affordability Scheme, and
- (ii) pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme.

(2) In this section—

Greater Sydney means the area that the Australian Bureau of Statistics determines from time to time to be the Greater Sydney—Greater Capital City Statistical Area.

National Rental Affordability Scheme has the same meaning as in the National Rental Affordability Scheme Act 2008 of the Commonwealth.

Rest of NSW means the area that the Australian Bureau of Statistics determines from time to time to be the Rest of NSW—Greater Capital City Statistical Area.

The development is permissible pursuant to the WWLEP 2010 and the Housing SEPP.

4.2 Numerical Overview

A numerical overview of the development is below in Table 1:

| ELEMENT | PROPOSED |
|--------------------|---|
| Site Area | 1,523.8 square metres |
| Gross Floor Area | 1,446.95 square metres |
| Floor Space Ratio | 0.95:1 |
| Building Height | 10.46 metres |
| Apartments | 17 apartments |
| Apartment Mix | 6 x 2-bedroom and 11 x 1-bedroom apartments |
| Car Parking | 12 spaces, including 2 adaptable spaces |
| Landscaped Area | 47.4% / 722 square metres |
| Deep Soil Zone | Housing SEPP definition: 25% / 381.1 square metres Apartment Design Guide definition: 16% / 247.38 square metres |
| Solar Access | 100% (17/17) |
| Cross Ventilation | 64% (11/17 units) |
| New Trees | 3 x <i>Callistemon viminalis</i> (Weeping Bottlebrush) 4 x <i>Corymbia 'Summer Red'</i> (Flowering Gum) 1 x <i>Hymenosporum flavum</i> (Native Frangipani) 2 x <i>Prunus cerasifera 'Nigra'</i> (Flowering Plum) 3 x <i>Tristaniopsis laurina</i> (Water Gum) |
| Silver Level Units | 100% |
| NatHERS rating | Minimum 6 Star – Proposed 7.6 Star average rating |

A numerical overview of the individual apartments is below in Table 2:

| UNIT | BEDROOMS | INTERNAL SIZE (m ²) | POS (m ²) |
|------|----------|---------------------------------|-----------------------|
| G.1 | 2 | 79 | 112 |
| G.2 | 1 | 52 | 42 |
| G.3 | 1 | 52 | 47 |
| G.4 | 1 | 52 | 42 |
| G.5 | 2 | 78 | 112 |
| 1.1 | 2 | 81 | 13 |
| 1.2 | 1 | 52 | 8 |
| 1.3 | 1 | 52 | 10 |

| | | | |
|-----|---|----|----|
| 1.4 | 1 | 52 | 10 |
| 1.5 | 1 | 52 | 8 |
| 1.6 | 2 | 81 | 13 |
| 2.1 | 2 | 81 | 13 |
| 2.2 | 1 | 52 | 8 |
| 2.3 | 1 | 52 | 10 |
| 2.4 | 1 | 52 | 10 |
| 2.5 | 1 | 52 | 8 |
| 2.6 | 2 | 81 | 13 |

4.3 Materials and Finishes

The proposal will be finished in accordance with the schedule of finishes and materials as detailed in the architectural plans prepared by CK Architecture and extracted below:



4.4 Traffic, Access and Parking

The proposal seeks to demolish the three (3) existing driveway crossings (and repair kerb and gutter accordingly) and construct three (3) new driveways, being one (1) to either edge of the site and one (1) centrally located. The driveways to either outer edge of the site lead to single carports providing an adaptable car space and leading directly to a level entry for an adaptable two (2) bedroom apartment.

The central driveway runs the entire way through the site. This driveway services 10 car parking spaces inclusive of two (2) accessible spaces. Pedestrian access from South Lane will be for waste collection contractors only.

Apartment block 1 and 2 have separate dedicated waste storage areas, providing a total of 24 x 240 litre bins on site.

4.5 Trees and Vegetation

The proposal includes the removal of 5 existing trees on the site and no trees on the road reserve. The application is accompanied by a comprehensive landscaping schedule which details the plantings of 14 new canopy trees and several hundred shrubs and grasses.

The planting schedule is detailed in the landscape plans prepared by Stantec.

4.6 Subdivision

The application seeks to consolidate Lots 4, 5 and 6 in Deposited Plan 35910 known as 40, 36 and 34 South Parade, Wagga Wagga into one (1) new lot. No subdivision is proposed.

5 Statutory Planning Framework

5.1 Environmental Planning and Assessment Act 1979

5.1.1 Section 4.15 Evaluation

In accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* in determining a development application a consent authority is to take into consideration the matters (as relevant) listed in Section 4.15(1), including:

- The provisions of:
 - Any environmental planning instrument, and
 - 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 that consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - Any development control plan, and
 - Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a development has offered to enter into under Section 7.4, and
 - The regulations (to the extent that the prescribe matters for the purposes listed above)
- That apply to the land to which the development application relates.
- The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.
- The suitability of the site for the development.
- Any submissions made in accordance with this Act or the regulations.
- The public interest.

Section 5 of this Statement of Environmental Effects addresses the relevant provisions of any environmental planning instruments as required by Section 4.15. Section 6 of this Statement of Environmental Effects addresses the remaining provisions of Section 4.15.

5.2 Environmental Planning Instruments

5.2.1 State Environmental Planning Policy (Sustainable Buildings) 2022

This development application is accompanied by a BASIX Certificate which demonstrates compliance with the relevant standards.

5.2.2 State Environmental Planning Policy (Housing) 2021

This development application is submitted to Council pursuant to the provisions of Chapter 2 Division 1 of the *State Environmental Planning Policy (Housing) 2021* ('Housing SEPP'). The development is for the construction of affordable housing as defined under Section 13 of the Housing SEPP.

Chapter 2 Division 6 of the Housing SEPP sets out a number of requirements for the carrying out of development without consent, to which LAHC is entitled to act upon, however as the proposed FSR exceeds 0.65:1 and there is no FSR control applicable to the land under the WWLEP 2010, a development application is required to be made to Wagga Wagga City Council.

Chapter 2 Division 1 sets out the requirements which must be considered in the assessment of a development application for affordable housing being pursued under Division 1, as outlined below.

| CONTROL | COMMENT |
|---------|---------|
|---------|---------|

15C Development to which Division applies

(1) This Division applies to development that includes residential development if:

- (a) the development is permitted with consent under Chapter 3, Part 4 or another environmental planning instrument, and
- (b) the affordable housing component is at least 10%, and
- (c) all or part of the development is carried out –
 - (i) for development on land in the Six Cities Region, other than in the City of Shoalhaven local government area – in an accessible area, or
 - (ii) for development on other land – within 800m walking distance of land in a relevant zone or an equivalent land use zone.

(2) Affordable housing provided as part of development because of a requirement under another environmental planning instrument or a planning agreement within the meaning of the Act, Division 7.1 is not counted towards the affordable housing component under this division.

(3) In this section –

Relevant zone means the following–

- (a) Zone E1 Local Centre
- (b) Zone MU1 Mixed Use,
- (c) Zone B1 Neighbourhood Centre,
- (d) Zone B2 Local Centre,
- (e) Zone B4 Mixed Use.

(1)

(a) **COMPLIES**

Development for the purpose of a residential flat building is permitted with consent on land zoned R1 General Residential pursuant to the Wagga Wagga Local Environmental Plan 2010.

(b) **COMPLIES**

The whole building will be used for the purpose of affordable housing.

(c) **COMPLIES**

The site is within 800m walking distance of a relevant zone, being the MU1 Mixed Use zone which is located to the north-east, bound by Docker, Morgan and Forsyth Street. See further commentary below this table.

(2) & (3) are noted.

16 Affordable housing requirements for additional floor space ratio

(1) The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).

(2) The minimum affordable housing component, which must be at least 10%, is calculated as follows—

Affordable housing component = additional floor space ratio (as a percentage) ÷ 2

(3) If the development includes residential flat buildings or shop top housing, the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).

N/A

The floor space ratio control does not apply to this development.

There is no FSR control applying to the site under the WWLEP 2010 and therefore, the uplifts afforded by cl.16 do not apply.

For information only, the development provides an FSR of 0.95:1.

| | |
|--|--|
| <p>Example – Development that is eligible for 20% additional floor space ratio because the development includes a 10% affordable housing component, as calculated under subsection (2), is also eligible for 20% additional building height if the development involves residential flat buildings or shop top housing.</p> <p>(4) This section does not apply to development on land for which there is no maximum permissible floor space ratio.</p> | |
| <p>17 Additional floor space ratio for relevant authorities and registered community housing providers</p> <p>(1) This section applies to residential development to which this division applies that is carried out –</p> <ul style="list-style-type: none"> a) by or on behalf of a relevant authority or registered community housing provider, and b) on land with a maximum permissible floor space ratio of 2:1 or less. <p>(2) The maximum floor space ratio for the development is–</p> <ul style="list-style-type: none"> a) the maximum floor space ratio calculated in accordance with section 16, or b) the maximum floor space ratio calculated in accordance with subsection (3). <p>(3) The maximum floor space ratio for subsection (2)(b) is the maximum permissible floor space ratio for the land plus an additional floor space ratio of –</p> <ul style="list-style-type: none"> a) If the affordable housing component is at least 50% – 0.5:1, or b) If the affordable housing component is between 20% and 50% – Y:1, where – AH is the affordable housing component. Y is $AH \div 100$. <p>(4) If development to which this section applies uses the maximum floor space ratio under subsection (2)(a), section 16(3) also applies to the development.</p> | <p>N/A</p> <p>Refer to discussion above.</p> |
| <p>18 Affordable housing requirements for additional building height</p> <p>(1) This section applies to development that includes residential development to which this division applies if the development –</p> <ul style="list-style-type: none"> a) Includes residential flat buildings or shop top housing, and b) Does not use the additional floor space ratio permitted under section 16. <p>(2) The maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height of up to 30%, based on a minimum affordable housing component calculated in accordance with subsection (3).</p> | <p>(1) The proposal is for residential flat building development and the additional FSR permitted under section 16 has not been utilised, therefore section 18 applies.</p> <p>(2) There is no maximum building height under the WWLEP2010 therefore the additional 30% bonus does not apply. The proposed building height is 10.46m.</p> <p>(3) The development is for 100% affordable housing.</p> |

| | |
|--|---|
| <p>(3) The minimum affordable housing component, which must be at least 10%, is calculated as follows –</p> <p>Affordable housing component = additional building height (as a percentage) ÷ 2</p> | |
| <p>19 Non-discretionary development standards – the Act, s4.15</p> <p>(1) The object of this section is to identify development standards for particular matters relating to residential development under this division that, if complies with, prevent the consent authority from requiring more onerous standards for the matters.</p> <p>Note – See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</p> | <p>Noted.</p> |
| <p>(2) The following are non-discretionary development standards in relation to the residential development to which this division applies–</p> <p>a) a minimum site area of 450m²,</p> | <p>Complies</p> <p>The site has a surveyed area of 1,523.8m².</p> |
| <p>b) a minimum landscaped area that is the lesser of –</p> <p>(i) 35m² per dwelling, or</p> <p>(ii) 30% of the site area,</p> | <p>Complies</p> <p>Requirement: 35m² x 17 = 595m² OR 30% = 457.14m²</p> <p>Provided: Total 722m² or 47.4%</p> |
| <p>c) a deep soil zone on at least 15% of the site area, where—</p> <p>(i) each deep soil zone has minimum dimensions of 3m, and</p> <p>(ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,</p> | <p>N/A</p> <p>This section does not apply pursuant to section 19(3) of the Housing SEPP.</p> <p>Despite the above, the proposal incorporates a minimum 25% (381m²) deep soil zone.</p> |
| <p>d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,</p> | <p>N/A</p> <p>This section does not apply pursuant to section 19(3) of the Housing SEPP.</p> <p>Despite the above, all apartments receive in excess of 3 hours of direct sunlight in mid-winter.</p> |
| <p>e) The following number of parking spaces for dwellings used for affordable housing—</p> <p>(i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces,</p> <p>(ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,</p> <p>(iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space,</p> | <p>Complies</p> <p>Parking spaces required:</p> <p>0.4 parking spaces x 11 (1-bed) units = 4.4 spaces</p> <p>0.5 parking spaces x 6 (2-bed) units = 3 spaces</p> <p>Total required: 8 spaces</p> <p>Total provided: 12 spaces</p> <p>In further support of the parking provision proposed, a Technical Memorandum prepared by Stantec to</p> |

| | |
|---|--|
| <p>f) <i>The following number of parking spaces for dwellings not used for affordable housing—</i></p> <p><i>(i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,</i></p> <p><i>(ii) for each dwelling containing 2 bedrooms—at least 1 parking space,</i></p> <p><i>(iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,</i></p> | <p>accompany the application details that, generally, vehicle ownership amongst social housing tenants is lower than other forms of tenants in the wider Wagga Wagga region (being 57.9% vs. 91.7%).</p> <p>(f) Does not apply as the development is for 100% affordable housing.</p> |
| <p>g) <i>the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,</i></p> | <p>Complies</p> <p>An assessment of the proposal against the provisions of the Apartment Design Guide can be found in Appendix B of this Statement of Environmental Effects. Each apartment is provided with an internal area in excess of the minimum internal area and thus complies with the clause.</p> |
| <p>h) <i>for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide,</i></p> | <p>N/A</p> |
| <p>i) <i>if paragraphs (g) and (h) do not apply, the following minimum floor areas—</i></p> <p><i>(i) for each dwelling containing 1 bedroom—65m², or</i></p> <p><i>(ii) for each dwelling containing 2 bedrooms—90m², or</i></p> <p><i>(iii) for each dwelling containing at least 3 bedrooms—115m² plus 12m² for each bedroom in addition to 3 bedrooms.</i></p> | <p>N/A as (g) (above) applies</p> |
| <p>(3) <i>Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.</i></p> | <p>Noted.</p> |
| <p>20 Design Requirements</p> <p>(1) <i>Development consent must not be granted to development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) under this division unless the consent authority has considered the Low Rise Housing Diversity Design Guide, to the extent to which the guide is not inconsistent with this policy.</i></p> <p>(2) Subsection (1) does not apply to development to which Chapter 4 applies.</p> <p>(3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with—</p> <p><i>(a) the desirable elements of the character of the local area, or</i></p> | <p>Complies</p> <p>Development is consistent with the desirable elements of the existing character, and with the desired future character for the Wagga Wagga Health and Knowledge Precinct. Further commentary regarding Section 20(3) is provided below.</p> |

| | |
|--|--|
| <p><i>(b) for precincts undergoing transition—the desired future character of the precinct.</i></p> | |
| <p>21 Must be used for affordable housing for at least 15 years</p> <p><i>(1) Development consent must not be granted under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—</i></p> <p><i>(a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and</i></p> <p><i>(b) the affordable housing component will be managed by a registered community housing provider.</i></p> <p><i>(2) This section does not apply to development carried out by or on behalf of the Aboriginal Housing Officer or the Land and Housing Corporation.</i></p> | <p>N/A</p> <p>Section 21 does not apply as LAHC is a relevant authority. Notwithstanding that, the site has been used for affordable housing for 75 years, and this application will allow the continuation of this use and provide a home for more people.</p> |
| <p>22 Subdivision permitted with consent</p> <p>Land on which development has been carried out under this division may be subdivided with development consent.</p> | <p>Noted.</p> <p>The proposal includes amalgamation of lots to create a single title. No subdivision is proposed.</p> |

Section 15C Development to which Division applies

Section 15C Division 1 of the Housing SEPP outlines a number of standards which must be satisfied in order for the division to be applicable to a development. The satisfaction of this criteria is not a legal requirement in the circumstances of this development application as the use of the land for the purpose of a residential flat building is permitted under the WWLEP 2010 in any event. However, notwithstanding that, it is the applicant's intention to provide the continued use of the site for the purpose of affordable housing, and this development application is therefore made pursuant to the Housing SEPP.

The relevant provisions of Section 15C(1) are addressed as follows:

(1) This division applies to development that includes residential development if:

(a) The development is permitted with consent under Chapter 3, Part 4 or another environmental planning instrument, and

The use of the land for the purpose of a residential flat building is permitted with consent under the WWLEP 2010 and therefore this requirement is met.

(b) The affordable housing component is at least 10%, and

The entire building is to be used for the purpose of affordable housing (i.e., more than 20% of the gross floor area) and therefore this requirement is met.

(c) All or part of the development is carried out – (i) for development on land in the Six Cities Region, other than in the City of Shoalhaven local government area – in an accessible area, or (ii) for development on other land – within 800m walking distance of land in a relevant zone or an equivalent land use zone.

The development is to be carried out on land that is within 800m walking distance of land in a relevant zone, consistent with the requirements of Section 15C(1)(c)(ii).

The Housing SEPP defines 'walking distance' as:

“The shortest distance between 2 points measured along a route that may be safely walked by a pedestrian using, as far as reasonably practicable, public footpaths and pedestrian crossings.”

To the north-east of the site there is a large area of land falling within the MU1 Mixed Use zone that is bound by Docker, Morgan and Forsyth Streets. The MU1 Mixed Use zone is listed as a ‘relevant zone’ under Section 15(c)(3). An extract of the land zoning map is below, with the subject site and MU1 zoned sites circled in yellow.

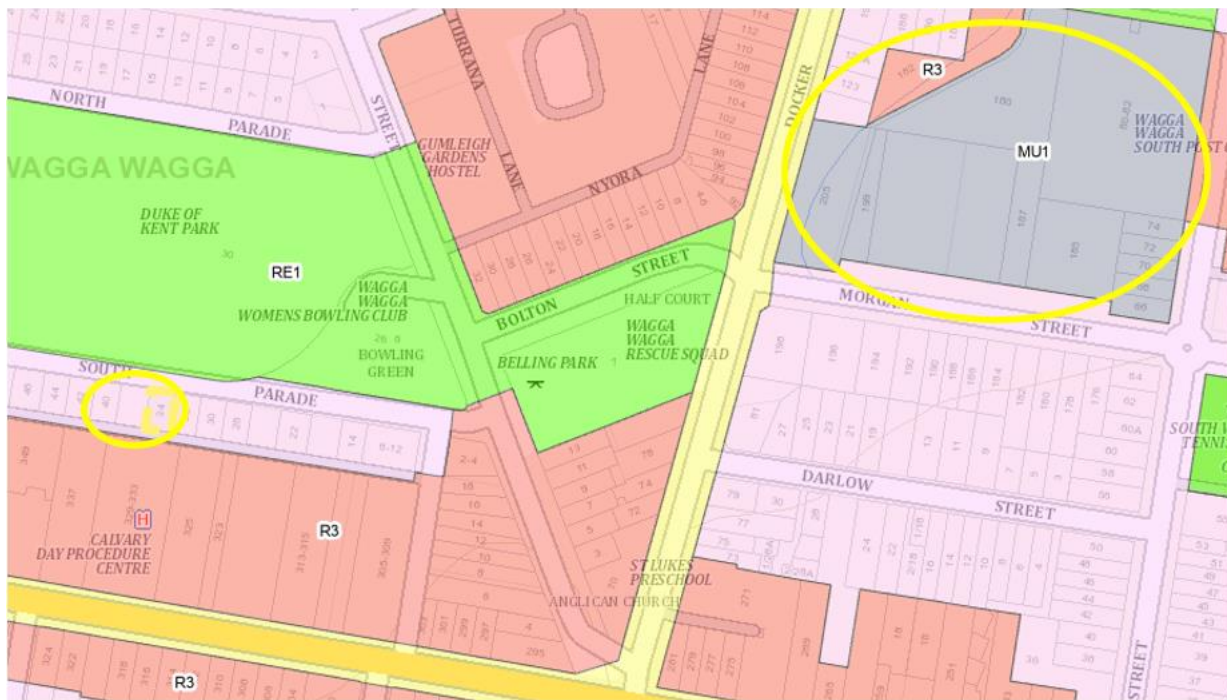


Figure 4: Overlay of zone mapping with site and MU1 zone circled in yellow (source: NSW Spatial Portal)

The distance between the two (2) points measures less than 800 metres and meets the spatial requirements set out by clause 15C(1)(c). Consideration must also be given to the definition of walking distance to confirm whether the route between the two (2) points satisfies the definition.

The definition contains one (1) test, being that the route *may be safely walked by a pedestrian*. The provision of public footpaths and pedestrian crossings are not requisites of satisfying the definition, nor do they form a part of the ‘test’ (*as far as reasonably practicable*), but rather reference to paths and crossings exist to aid the assessor to the usual elements that may contribute to a route being able to be *safely walked*.

In *Bennett v Northern Beaches Council* [2022] NSW 1720 ([Bennett v Northern Beaches Council - NSW Caselaw](#)) the Commissioner of the Land and Environment Court of NSW found that the definition of ‘walking distance’ was unambiguous and must be given its ordinary meaning. That proposal pertained to the construction of a boarding house that was required to be within 400 metres walking distance of a bus stop. The proposal is similar to the scenario considered in *Bennett v Northern Beaches Council* in that both schemes are a compliant distance from one (1) point to another, but that the route between the two (2) points did not fully comprise of public footpaths or pedestrian crossings for its full extent. Regarding the notion of routes that can be “safely walked by a pedestrian,” the Commissioner of the case found that:

[48] Those routes can be “safely walked by a pedestrian” as they traverse walkable surfaces that are open to the public, without any obstructions that make the routes impassable for someone walking.

An analysis that demonstrates various routes that can be safely walked by a pedestrian in accordance with the walking distance definition and the findings of the above judgement is carried out below.

Route 1 – shortest route



Figure 5: Potential walking route in red (source: MetroMap)

Route 1 is the shortest identified walking distance between the two (2) points and measures approximately 462 metres. The route is not paved for the full length and necessitates crossing three (3) roads at points where there are no formalised pedestrian crossings. It should be noted that there are very few formalised crossings in the area. Route 1 also requires a person to walk diagonally through Belling Park which, whilst pleasant, may be contrary to CPTED principles in the evenings or night-time. A pedestrian would have the option to walk around (rather than through) the park or cross the road to walk directly in front of houses for the length of the walk.

Route 1 complies with the spatial requirements of the SEPP, consists of walkable surfaces, and is not obstructed by any impassable objects. With appropriate caution, a pedestrian could safely cross the required roads.

Route 2 – route with most footpaths and pedestrian crossings



Figure 6: Potential walking route in red (source: MetroMap)

Route 2 is paved for its entire distance and has a signalised pedestrian crossing for one (1) of the three (3) roads that need to be crossed. Route 2 is less than 800 metres, with a total approximate length of 743 metres.

For the purpose of getting from point to point, Route 2 is considered to be less likely to be traversed than Route 1 given the additional distance, and the fact that the route is not in a straight line and requires a person to wait and cross adjacent to a busy road (being Edward Street).

Route 3 – preferred route



Figure 7: Potential walking route in red (source: MetroMap)

Route 3 is considered to be the optimum safe walking route between the two (2) points and is less than 800 metres in distance. Route 3 necessitates walking east along South Parade, crossing Shaw Street, intersecting or walking around Belling Park, crossing Bolton Street, walking 50 metres north up Dock Street before crossing Dock Street and reaching the MU1 zone. The route totals approximately 588 metres.

Route 3 is the most logical and pleasant route between the two (2) sites for pedestrians. Route 3 permits pedestrians to walk through or alongside public parks for the majority of the distance in locations that have good active and passive surveillance, sunlight and (upon the maturity of trees in the Duke of Kent Oval) shading.

All three (3) studied routes above require three (3) roads to be crossed. Route 3 is considered to provide superior crossing locations as pedestrians are able to distance themselves from intersections before crossing, thereby giving any potential on-coming vehicles a longer period of time to slow or stop moving.

For these reasons Route 3 is considered to be the preferred route that complies with the numerical requirements of the SEPP.

This Statement of Environmental Effects has demonstrated that there is a safe route between the subject site and the nearby MU1 Mixed Use zone that measures less than 800 metres in length and is not prejudiced by any unusual or impassable objects that reasonably prevent a person from using the route.

It can therefore be concluded that the development complies with the requirements in Section 15C of the Housing SEPP.

Section 20(3) Design Requirements

There are no existing character statements pertaining to the locality or South Parade. Several of the key traits and characteristics evident on South Parade and surrounding streets is the emerging scale of newer buildings being larger than those that they replace but preserving a landscaped curtilage around the perimeter of the site to form an overarching landscape character.

The architecture of the proposal reflects the existing desirable traits of the locality in that it is proposed to be bound by native and endemic landscaping including a variety of significant canopy trees which, over time, will themselves form a character element of the street and the focal point of the development.

Landscaping

The frontage of the site is dominated by generous areas of landscaping and deep soil zones that are sufficient in dimension to accommodate canopy trees alongside other plantings. The trees proposed within the sites frontage

generally exceed the height of plantings on other nearby sites, notably including the plantings of 3 *Tristaniopsis laurina* Water Gums that can reach a mature height of up to 15m. Upon implementation of the landscape plan accompanying this development application, the site would have the most densely landscaped street frontage on South Parade.

Footprint

With regards of the proportionality of the building footprint commensurate to surrounding buildings; instead of proposing one large flat building centrally within the site the development proposes two smaller residential flat buildings, with footprints reflective of a large dwelling house.

The proposed building footprints (being an average of approximately 255m²) are smaller than other buildings in the locality, notably including the buildings immediately to the south and other affordable housing developments encircling the Duke of Kent Oval. The extent of site coverage is also consistent with the DCP, in that (at Part 9.3.2) it states that building footprints should not exceed 40% of the site area, whereas the proposed total footprint equates to approximately 33% of the total site area.

Height

There is no prescribed height limit within the zone under the WWLEP or WWDCP, and the existing predominant height could be described as older single storey pitched roofed dwellings alongside newer two storey buildings. The proposal, being three storeys, will represent the tallest building to date surrounding the Duke of Kent Oval, however despite being the first in the area, the height is aligned to the desired future character for the precinct.

The area is in the process of undergoing transition pursuant to the adopted HKP Plan which, inter alia other aspirations, envisages an increased densification and building scale commensurate to the existing low scale of development.

The site, alongside others on South Parade, is specifically earmarked as being peripheral to this new precinct and as such, must act as a transitional buffer between the taller and denser developments to the south and the smaller scaled residential developments to the north.

The Conceptual 3D Model by Hames Sharley in the Master Plan does not specify a desired height for the subject site nor the properties north of Edward Street, however it does note that the buildings directly south of the site and across Edward Street should be between 4 and 6 storeys.

Given that plan, the proposed height is not incongruent with what is expected to be developed in the area. It should further be noted that there are no additional impacts to neighbouring properties or the public domain attributable to a three-storey building compared to a two-storey building. The allowance of a third storey provides an additional six (6) affordable homes within the precinct. Whilst a similar residential density could be provided in a two-storey form, the resultant building would have a much larger footprint which would be dichotomous to the prevailing pattern of building footprints along South Parade.

Summary

It is acknowledged that the building is larger than its neighbours, however the act of being different does not mean that the development is incompatible with the character of the locality. The existing character of South Parade is circa 75 years old and reflects an age where houses were smaller, construction simpler, and less demand for housing as supply was adequate. It would be unviable and inconsistent with the Master Plan to repeat this character today.

The proposal represents high-quality contemporary design reaching a height of three-storeys, which is significantly lesser than what the Master Plan envisages for nearby buildings (being up to six-storeys). The development is compliant with the development standards outlined by the Housing SEPP, the design quality principles under Schedule 9 of the Housing SEPP and design guidelines of the Apartment Design Guide. The development is consistent with the scale of building anticipated by the adopted HKP Plan. The proposal is consistent with and responsive to the demand for new housing, particularly affordable housing.

Accordingly, it is found that the development is both consistent with the desirable elements of the locality, and with the desired character for the precinct as outlined in the Master Plan and therefore satisfies the requirements of Section 20(3).

5.2.3 State Environmental Planning Policy (Resilience and Hazards) 2021

Clause 4.6(1) of the *State Environmental Planning Policy (Resilience and Hazards) 2021* requires that a consent authority consider whether the land is contaminated and, if it is found to be contaminated, whether it is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is to be carried out.

The site falls within an established residential area of Wagga Wagga and the buildings presently existing on the site were constructed in 1949 and have been used continuously by LAHC for the purpose of providing residential accommodation since this date (some 74 years).

The development application is accompanied by a Preliminary Site Investigation (Stage 1 PSI) by McMahon Earth Science to assess whether the site is contaminated and whether it is suitable for the continued and intensified residential land use.

The PSI concludes that:

... McMahon assesses there is no gross soil contamination across the site and it is suitable for the proposed residential development given the recommendations in Section 11.0 are adopted during development.

Given the conclusions of the PSI and the extended period for which the site has been owned by LAHC and operated as residential accommodation, the consent authority can be satisfied that the site poses no risk of contamination and that the site is suitable for the continued residential land use.

5.2.4 State Environmental Planning Policy (Housing) 2021 – Chapter 4 – Design of Residential Apartment Development

State Environmental Planning Policy (Housing) 2021 – Chapter 4 (“Chapter 4”) aims to improve the design quality of residential apartment development in NSW.

In improving the design quality of residential apartment development, Chapter 4 aims:

- (a) to ensure residential apartment development contributes to the sustainable development of New South Wales by—*
 - (i) providing socially and environmentally sustainable housing, and*
 - (ii) being a long-term asset to the neighbourhood, and*
 - (iii) achieving the urban planning policies for local and regional areas,*
- (b) to achieve better built form and aesthetics of buildings, streetscapes and public spaces,*
- (c) to maximise the amenity, safety and security of the residents of residential apartment development and the community,*
- (d) to better satisfy the increasing demand for residential apartment development, considering –*
 - (i) the changing social and demographic profile of the community, and*
 - (ii) the needs of a wide range of people, including persons with disability, children and seniors,*
- (e) to contribute to the provision of a variety of dwelling types to meet population growth, and*
- (g) to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions,*

(h) to facilitate the timely and efficient assessment of development applications for development to which this Chapter applies.

Chapter 4 applies to development for the purpose of a residential flat building, shop top housing or mixed-use development with a residential component if the following prerequisites are triggered:

(3)(a) the development consists of —

(i) the erection of a new building, or

(ii) the substantial redevelopment or substantial refurbishment of an existing building, or

(iii) the conversion of an existing building, and

(b) the building is at least 3 storeys, not including underground car parking storeys, and

(c) the building contains at least 4 dwellings.

The development meets the definition of a residential flat building, is three (3) storeys in height and contains more than four (4) dwellings and therefore the provisions of Chapter 4 are applicable to the development.

Section 147 of Chapter 4 requires that, for any development application to which the policy applies, that the following matters are taken into consideration when determining the application:

(a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9,

(b) the Apartment Design Guide,

(c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel.

Wagga Wagga City Council does not have an appointed design review panel.

Schedule 9 of the Housing SEPP contains nine (9) design quality principles that are applicable to the development. An assessment against these principles is contained within the accompanying Design Verification Certificate by CK Architecture. A summary of the proposal's compliance against these principles is carried out below.

Principle 1: Context and neighbourhood character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The development is contextually appropriate for the following reasons:

- The proposal maintains the existing and well-established use of the land for affordable housing. The maintenance of the existing land use is contextually appropriate and negates any concerns about a change or introduction of an alternate land use into an established area.
- The buildings on site are no longer fit for purpose and are dated stock (75 years). Given the sites desirable location being immediately adjacent to the Duke of Kent Oval and within walking distance of other services and amenities, it is only logical to provide additional occupants the opportunity to enjoy living close to these amenities.

- The redevelopment of three (3) lots of land into two (2) small residential flat buildings has been repeated numerous times on South, North and Spring Streets, and therefore the concept of lot amalgamation to facilitate larger development is not dichotomous to the prevailing and emerging pattern of buildings in the locale.
- The development is permissible and is not subject to any height or FSR restrictions, and in this respect the proposal is seeking consent for an appropriately scaled building commensurate to what could be carried out on the site.
- The proposal is designed in response to the anticipated future character as described by the H&KP Plan.

Accordingly, the development is consistent with Principle 1.

Principle 2: Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The building's scale and form are appropriate to the scale of the street and surrounding locality in that:

- Whilst the proposed building height is not *consistent* with adjoining building heights, it is *compatible* and appropriate given the emerging character envisaged by the HKP. It is not viable to redevelop the site as a single storey building which would match the heights of neighbours, and therefore a more contemporary architectural format with increased density is suitable, such as the building proposed.
- The ratio of landscaped area in the proposal exceeds the ratio of building footprint. The proposed building footprint is below that envisaged by the DCP (being 40% ratio) as the footprint is 100 square metres less than this.
- The site is well-suited to accommodate a three (3) storey development as the impacts of such to neighbouring land are negligible. The outer east and western façades of the development are setback a minimum of 4.4m from the side boundaries which provides a high quality outcome pertaining to solar access and visual privacy. The site is bound by a public laneway to the south, negating the risk that any potential overshadowing would be detrimental to existing or potential future residential amenity.

Accordingly, the development is consistent with Principle 2.

Principle 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The density of dwellings proposed is considered appropriate for the site and its location in that:

- Residential flat buildings are permitted with consent and inherently house a higher density than a traditional detached dwelling.
- The site is within the mapped HKP that envisages a higher density and larger buildings on the subject and surrounding sites.
- The size of dwellings (being one and two bedroom) is dictated by market demand, as expanded upon later in this report.

Accordingly, the development is consistent with Principle 3.

Principle 4: Sustainability

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

The sustainability credentials of the building proposed are considered acceptable in that:

- The application is accompanied by a BASIX Certificate which demonstrates that the requirements of the State Environmental Planning Policy (Sustainable Buildings) 2022 are met.
- The design of the building utilises appropriate passive sustainability measures including cross-ventilation, solar access and shading, landscaping and good building orientation.

Accordingly, the development is consistent with Principle 4.

Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

The landscape design of the development is considered to be high quality and appropriate for the site in that:

- The design provides street or public landscaping between the property boundaries and the fence line, which blurs the division between public and private space, and provides increased opportunities for the softening of the built form when viewed from the public domain.
- The planting schedule provides for a significant increase in native and exotic plants across the site, thus allowing for improved shading, drainage, and increased habitat for wildlife.
- The provision of landscaped area and deep soil zones provided exceed the requirements of both the ADG and the Housing SEPP and set a good benchmark for future development of the street.

Accordingly, the development is consistent with Principle 5.

Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The building proposed is considered to achieve a high level of amenity for future occupants and neighbours in that:

- Each apartment provides occupants with generously proportioned and well lit homes.
- Apartment layouts are carefully considered to ensure that noise-sensitive rooms will not be unduly impacted by noises generated from other apartments.
- A high degree of visual privacy is afforded to each unit.

Accordingly, the development is consistent with Principle 6.

Principle 7: Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The safety and security of the public domain will be significantly enhanced by the increased activity on the site and the increase in casual and passive surveillance of the surrounding area. The building has been designed in accordance with the established principles of CPTED and adheres to the guidance of Principle 7.

Principle 8: Housing diversity and social interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

The development proposes the construction of one (1) and two (2) bedroom apartments in an area that is dominated by three (3) bedroom detached cottages. The variety of housing diversity provided by the development is beneficial to the wider public and will provide for increased instances of social interaction.

The size of apartments proposed by the development is intentional as LAHC has identified a substantial shortage of one and two bedroom affordable dwellings within the Wagga Wagga electorate, to such an extent that there is waitlist of over 5 years (in some instances). These statistics are expanded upon later in the WWDGP 2010 component of this report.

It is considered that the introduction of additional housing in a format different to the prevailing housing typology responds positively to the housing needs of the community.

Accordingly, the development is consistent with Principle 8.

Principle 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The development is considered to be a well-designed and attractive building in that:

- It comprises an interesting and well-articulated form and mass.
- It is comprised of a contemporary palette of materials and finishes that generally match those in other contemporary developments.
- The building is bound by a dense and well-tailored landscape design that will significantly enhance the existing quality of the streetscape immediately upon planting, but more so in longevity as the plantings mature and the building weathers.

Accordingly, the development is consistent with Principle 9.

Therefore, the proposal satisfies the nine (9) design quality principles in Schedule 9 of Housing SEPP.

Section 147(1)(b) of Housing SEPP requires any development application to which the policy applies to take into consideration the Apartment Design Guide. An assessment of the proposal against the relevant provisions of the guide is contained at Appendix 2 of this Statement of Environmental Effects.

Section 148(2) of Housing SEPP sets out certain provisions of which a consent authority must not refuse the application if the application satisfies those matters. Those matters listed in Section 148(2) are considered below:

| Standard | Design Criteria | | Proposal | | | | | | | | | |
|--|--|----------------|---|--------|------------------|-----------|------------------|-----------|------------------|-----------|------------------|---|
| (a) if the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide, | <p>For development in the following locations:</p> <ul style="list-style-type: none">• on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or• on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre <p>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</p> <p>The car parking needs for a development must be provided off street.</p> | | <p>Complies</p> <p>Section 19 of the Housing SEPP outlines non-discretionary development standards to which a consent authority cannot refuse an application if compliance is achieved.</p> <p>Section 19(2)(e) of the Housing SEPP contains car parking requirements to which the proposal accords with.</p> <p>Accordingly, the development provides a compliant provision of car parking under the prevailing instrument and the consent authority must not refuse the application on that basis.</p> | | | | | | | | | |
| (b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide, | <table><tr><th>Apartment Type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</p> | Apartment Type | Minimum internal area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 70m ² | 3 bedroom | 90m ² | <p>Complies</p> <p>All apartments have an internal area greater than the specified minimum internal areas.</p> |
| Apartment Type | Minimum internal area | | | | | | | | | | | |
| Studio | 35m ² | | | | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | | | | |
| 2 bedroom | 70m ² | | | | | | | | | | | |
| 3 bedroom | 90m ² | | | | | | | | | | | |
| (c) if the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified | <p>Minimum ceiling height:</p> <p>Habitable rooms: 2.7m</p> | | <p>Complies</p> | | | | | | | | | |

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| in Part 4C of the Apartment Design Guide. | Non-habitable rooms: 2.4m (note: Non-habitable room is defined as: a space of a specialised nature not occupied frequently or for extended periods, including a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom or clothes-drying room, as defined by the BCA). | All rooms within the development have a minimum floor to ceiling height of 2.7 metres. |
|---|---|--|

5.2.5 State Environmental Planning Policy (Planning Systems) 2021

The Development constitutes Regionally Significant Development pursuant to Schedule 6 Section 4 of the *State Environmental Planning Policy (Planning Systems) 2021*, in that the development is carried out by or on behalf of the Crown (within the meaning of Division 4.6 of the *Environmental Planning and Assessment Act 1979*) and has a capital investment value of more than \$5 million.

It is therefore anticipated that Wagga Wagga City Council will refer the application to the Southern Region Planning Panel for determination.

5.2.6 Wagga Wagga Local Environmental Plan 2010

Zoning and Permissibility

As previously outlined, the site is located within the R1 General Residential zone pursuant to the WWLEP 2010. An extract of the Land Zoning Map is included as Figure 1 earlier in this report.

The Land Use Table permits with consent the following uses in the R1 General Residential zone:

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

The proposed development is best described as a residential flat building, defined by the WWLEP 2010 Dictionary as:

Residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing.

Clause 2.3(2) of the WWLEP 2010 provides that the consent authority must have regard to the objectives of the zone when determining a development application for development within that zone.

The objectives of the R1 General Residential zone are:

- 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.

The proposed development is consistent with the zone objectives for the following reasons:

-
- The site and other sites encircling the Duke of Kent Oval form part of a 1947 Housing Commission of NSW project for the construction of 48 detached brick cottages at South, North and West Parade and Spring Street. Since the construction of this project in 1949 the site has been used for the purpose of affordable housing. To this day, there is an ever-growing need for more housing in general, and specifically for affordable housing. The St Vincent de Paul Society published (in 2022) a housing and homelessness briefing note that identified that in the electorate of Wagga Wagga there were 151 people experiencing homelessness, and 567 households on the general waitlist of social housing. The wait-times in most major centres like Wagga Wagga exceed 5 years¹. There is a demonstrable need for additional dwellings to meet the housing needs of the community, and the proposed development contributes to this need.
 - Currently, the site, alongside the majority of other affordable housing sites in Wagga Wagga, consists of 3-bedroom cottages. The number of 3-bedroom cottages exceeds the current housing typology demand. The NSW LAHC Wagga Wagga Local Area Analysis identifies that:
 - *There is a high demand for smaller dwellings up to 2-bedrooms for existing tenants and households on the wait list.*
 - *84% of the priority waitlist is for dwellings with up to 2-bedrooms. The current portfolio, however, is 72% dwellings with 3 or more bedrooms.*
 - *37% of current tenants are single-person households, of which 40% are housed in dwellings with 3 or more bedrooms.*
 - Based on the above statistics, there is a demonstrable need for smaller dwellings to suit the housing needs of the community. The local area is dominated by detached housing, and therefore the introduction of one and two bedroom apartments would not only allow more people to be housed, but it would provide a greater variety to suit the individual needs of each occupant. The development therefore provides a variety of housing types and densities.
 - The development seeks only to provide residential accommodation in the form of two (2) small residential flat buildings that are permitted with consent. No other land uses are proposed as a part of this application.

Given the above, the proposal is found to achieve the R1 General Residential zone objectives.

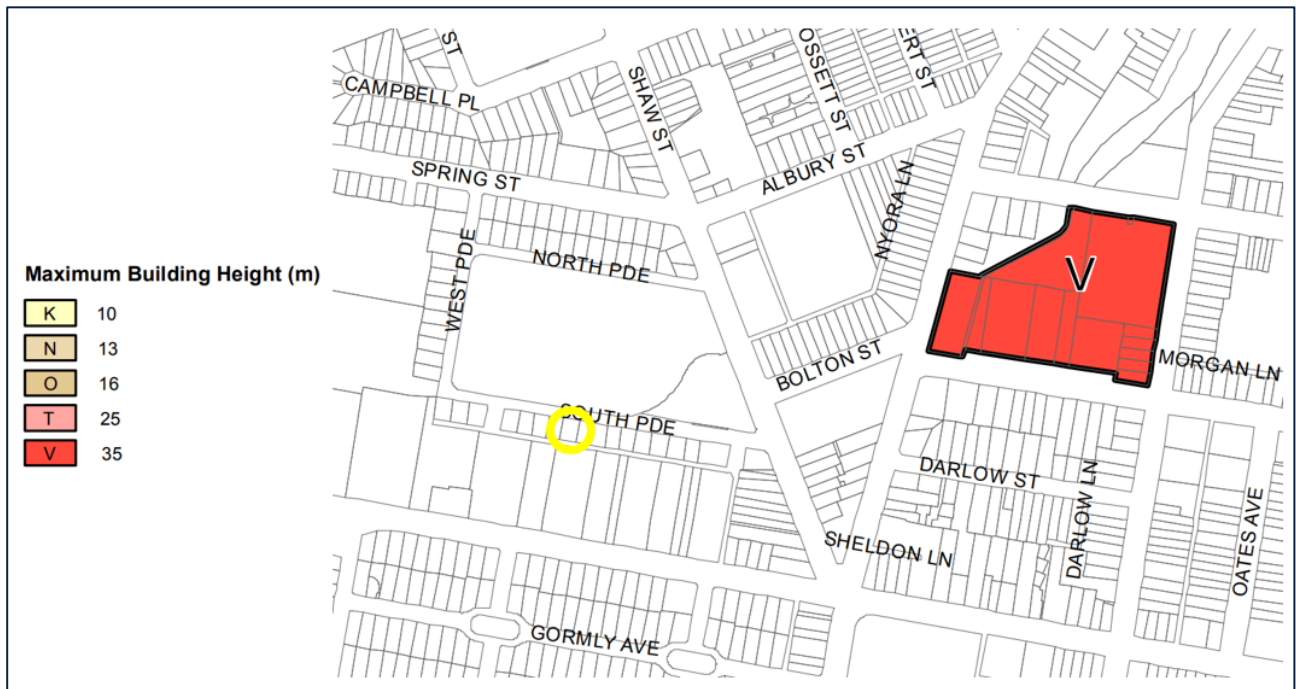
Demolition

Clause 2.7 of the WWLEP 2010 requires development consent to be granted prior to the demolition of structures, except in circumstances where demolition may be permitted under the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. This application does not seek consent for demolition works, and such will be sought under a Complying Development Certificate at a later date.

¹ St Vincent de Paul, *Briefing Note: Housing and Homelessness in the Electorate of Wagga Wagga*, 2022

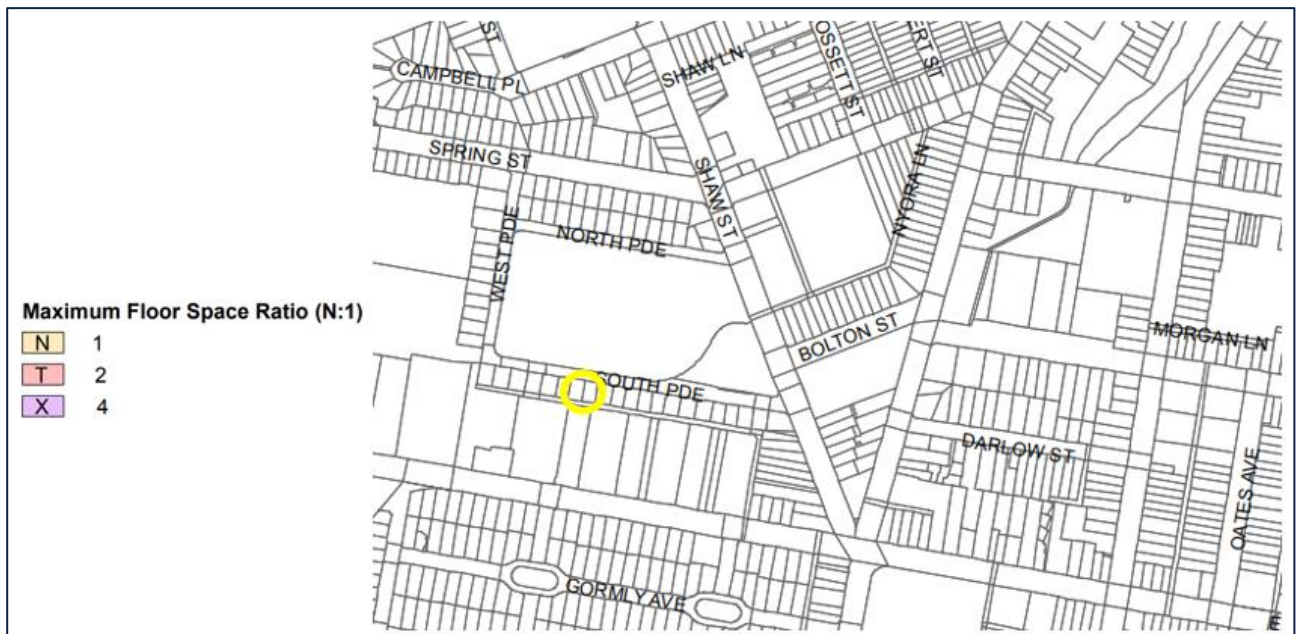
Building Height

Clause 4.3 Height of buildings prescribes that the height of building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. There is no height of buildings development standard applying to the site pursuant to the WWLEP 2010. An extract of the Map is below:



Floor Space Ratio

Clause 4.4 Floor space ratio prescribes that the maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. There is no floor space ratio development standard applying to the site pursuant to the WWLEP 2010. An extract of the Map is below:



Flood Planning Level

Clause 5.21 Flood planning applies to all land at or below the flood planning level and provides that development consent must not be granted to development unless the consent authority is satisfied that the development is

compatible with the flood hazard of the land and is not likely to significantly adversely affect flood behaviour to the detriment of other properties and incorporates sufficient measures to manage risk of life from flood.

The site is mapped as being affected by the 1 in 100 year ARI flood event and the site is also behind the main flood levee and is thus protected from Riverine Flooding up to the 1% AEP. Refer to the Flood Impact Assessment by Stantec provided to accompany this application for further information.

Accordingly, the consent authority can be satisfied that the development is compatible with the flood hazard of the land and that the site is suitable for the development.

5.3 Wagga Wagga Development Control Plan 2010

Section 4.15(1)(a)(iii) of the Act states that a development control plan is of relevance to the assessment of a development application, and it must therefore form a matter for consideration.

The *Wagga Wagga Development Control Plan 2010* ("WWDCP 2010") is relevant to this proposal. A detailed assessment of the proposal against the provisions of the WWDCP 2010 is carried out in Appendix 1. Part 9.1.2 *R1 Zone – established suburbs* provides four (4) key priorities for development in the R1 General Residential zone:

- *Avoid excessive site cover by buildings and improve design outcomes, including reducing the dominance of garages in the front elevation.*
- *Make good use of site orientation and spaces around buildings to achieve good useable private open space.*
- *Ensure good connections between indoor and outdoor living areas.*
- *Incorporate quality landscaping including mature trees*

The proposal is consistent with these priorities in that:

- The ratio of site coverage proposed is less than what is permitted in the WWDCP 2010.
- The development has no garages in the front elevation. All at-grade car parking areas are surrounded by landscaping which would obscure the sight of parked vehicles from the public domain.
- The development has capitalised on its due-northerly aspect and has orientated all private open space to the north.
- All private open space is directly accessible from the primary living areas and kitchens of each dwelling, ensuring a good connection between indoor and outdoor living areas.
- The proposal includes a comprehensive landscape plan which details the planting of some 13 new native canopy trees alongside several hundred shrubs, grasses and groundcovers. The development provides a significant enhancement to the landscaped character and habitat for wildlife commensurate to the existing improvements on the site.

An assessment of the proposal against the applicable DCP criteria (namely being Part D – Section 9 Residential Development) is carried out at Appendix A of this SEE. The proposal is generally compliant with the relevant provisions of the DCP; however it is acknowledged that the proposal has a density greater than that envisaged by the controls and seeks a variation.

The variation sought should be considered in light of the emerging Wagga Wagga HKP Plan which has been adopted by Council. It is understood that an updated suite of DCP controls to align with the HKP Plan are currently being drafted and are expected to be exhibited in the near future. The proposal has been designed to accord with both the current character of the locality, and the desired character set the HKP Master Plan, specifically:

- Recognising that the site is identified as being suitable for *Medium Density Health + Accommodation* by altering the site density from three (3) dwellings on generously sized and underutilised lots to 17 new affordable homes of generous proportions, high amenity and located proximate to services.
- Create a transition in scale between taller and larger developments to the south to the existing lower scale development to the north.
- Siting of new medium density development to create a buffer between low scale residential development and larger scale health and commercial development.
- Provision of alternate typologies of housing to respond to the anticipated future growth of the region.

Specific controls are yet to be identified for the master planned precinct, and the subject site is not individually identified as accommodating anything except *Medium Density Health + Accommodation*. The HKP Plan makes clear that the site, and wider area, is anticipated and expected to deliver growth within the region in the near future.

The development application responds to this vision by providing new and high-quality affordable housing in an excellent location, falling between the health and knowledge precinct and the Duke of Kent Oval. It can be reasonably assumed that the anticipated dwelling density of the site will be uplifted beyond what is anticipated

by Part 9.3.1 of the WWDCP 2010. Specifically, Part 9.3.1 recommends a density of one (1) dwelling per 375m² which, considering the site area of approximately 1,523m², would only permit four (4) dwellings – only slightly more than what has existed on the site since the 1940s.

The density recommended by the WWDCP 2010 is considered outdated and does not reflect the HKP Plan desire to increase the quality and quantity of accommodation. The density proposed by this application is appropriate for the site, given its consistency with the HKP Plan, the relevant setback and site coverage provisions, and the fact that the proposal demonstrates that the site is capable of comfortably accommodating the 17 proposed residential apartments.

It should also be noted that the proposal conforms with the relevant built form controls and desired outcomes applying to the site currently, and that the proposal is compatible with both the current and emerging character. Further justification on the variation sought is provided in Appendix A. It is requested that the Council support the variation to the DCP.

6 Section 4.15 Considerations

The following matters are to be taken into consideration when assessing a development application pursuant to Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

6.1 The provisions of any planning instrument, draft environmental planning instrument, development control plan or regulations

The proposal is permissible pursuant to the Housing SEPP and the WWLEP 2010. The development is generally in conformity with the type, scale and design of development as envisaged by the planning controls. The proposal also responds to the emerging character of the area as outlined in HKP Plan. The proposal responds to the provisions of all relevant environmental planning instruments, the Apartment Design Guide and the Wagga Wagga Development Control Plan 2010. Where the proposal does depart from any provision, it has been demonstrated in this Statement of Environmental Effects that the departure is capable of support.

6.2 The likely impacts on the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

This report demonstrates that the development is not likely to have an adverse or deleterious environmental, social or economic impacts on the locality or wider Wagga Wagga region. The development proposed is for the community and is seeking to provide the maximum number of homes for vulnerable members of the community, whilst respecting the existing and desired character of the site.

This report outlines that the building will have no unreasonable overshadowing or visual privacy impacts to adjacent properties, and that despite minor variations to the guidance suggested by the ADG, the proposal provides a high quality and safe living environment.

The proposal is anticipated to have a net-positive social and economic impact to the community. The site is and has been used for the purpose of affordable housing for an extended period of time (70 years +) and the continued use of the land for the same purpose, but in an architectural format, should be supported and non-controversial.

6.3 The suitability of the site for the development

The R1 General Residential zoning of the site anticipates development for the purpose of residential flat buildings, such as those proposed by this application. The intensification of development to the southern side of South Parade is expected via the adopted HKP Plan. The proposal replaces three (3) outdated dwellings with 17 new, high-quality and architecturally designed affordable homes in an excellent location, providing future occupants with ample opportunities to access services, employment, education, health and recreation.

The site has been used by LAHC for the purpose of providing residential accommodation since 1949, and it is considered that the proposal represents an appropriate and timely upgrade to the site aligned with relevant planning and policy expectations.

For these reasons, the site is considered suitable for the development as proposed.

6.4 Any submissions received in accordance with the Act or the Regulations

The Council will publicly exhibit the application in accordance with the Act, Regulations, and the Community Participation Plan. Any submissions made in relation to the proposed development will be appropriately assessed by Council.

6.5 The public interest

This report has demonstrated through evidence from LAHC and charitable organisations that there is a real and immediate need for new affordable housing in the Wagga Wagga electorate. There is an inadequate stock of high-quality affordable housing within regional areas.

The continued use of the site for the purpose of affordable housing is within the public interest. The building proposed is not causal of any significant amenity or environmental impact and is well designed and conceived.

The development is a suitable architecturally-designed addition to South Parade that will positively contribute to emerging character of the precinct, and is therefore in the public interest.

7 Conclusion

This Statement of Environmental Effects alongside accompanying documents provides a comprehensive assessment of the application and considers all potential impacts that may be generated by the proposal and how they are mitigated.

The proposal is for the replacement of existing dated and deteriorating affordable housing stock with new high quality affordable housing, within a precinct that has been used for affordable housing for over 70 years. The development represents the timely upgrade of old facilities in a contemporary and architecturally designed residential flat building.

This report demonstrates that the proposal is free of any adverse or deleterious impacts to neighbouring amenity and is consistent with the zone objectives and principles relating to Residential Flat Building development under Schedule 9 of the Housing SEPP.

The proposal contributes additional housing at a time when the demand for accommodation is significantly outweighing supply, and the current available stock of 3-bedroom cottages does not meet the needs of the community.

In the absence of any unreasonable impacts, and given the importance of urgently providing affordable housing, it is respectfully requested that the consent authority consider this application favourably.

Appendix A – Wagga Wagga Development Control Plan 2010 Compliance Assessment

| Control | Requirement | Comment |
|-------------------|--|---|
| 9.2.1 Site Layout | <p>C1 Use site characteristics such as trees, changes in level or rock outcrops as features within the site layout.</p> <p>C2 Integrate access, landscaping and services in the site layout, avoiding underutilised spaces.</p> <p>C3 Orient living spaces to maximise solar access.</p> <p>C4 Facilitate natural cross ventilation within dwellings through the location of windows and doors.</p> | <p>Complies</p> <p>The site has no existing key landscape features or unique environmental characteristics. The proposal seeks to introduce a comprehensive new landscaped strategy to 'green' the site both immediately and in longevity. The landscaping proposed is equally beneficial to the residents of the building and to the public.</p> <p>The landscaping is well integrated with the public domain, specifically in that the proposed northern boundary fence to South Parade is set inwards of the site, and landscaping will spill out from the site onto the road reserve.</p> <p>The proposal is well-designed having response to the site layout and orientation and maximises the solar access and cross ventilation for each unit. Further consideration of these matters can be found in the ADG assessment in Appendix B below.</p> |
| 9.2.2 Streetscape | <p>C1 Provide a street address and front elevation that is consistent with the predominant scale, rhythm and form of the street.</p> <p>C2 Front fence height forward of the building line is not to exceed 1200mm. However, a side boundary fence forward of the building line may be permitted to taper from the maximum permitted height (1.8 metres) at the building line down to the 1200mm maximum permitted height at the front boundary.</p> <p>C3 Fence height at and behind the building line is not to exceed 1800mm in height.</p> | <p>Complies</p> <p>The development is designed to respect and respond to the existing character and proportions of buildings on the street and, whilst the character and proportion is not the same, the development does not appear discordant.</p> <p>Part 9.2.2 includes an explanatory note which reads:</p> <p><i>Compatibility with existing built form is not required in development areas where the intention is to change the streetscape character.</i></p> |

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| | <p>C4 The majority of windows in dwelling wall which face the street should be windows of habitable rooms.</p> | <p>By way of South Parade being included in the study area for the H&KP Plan which envisages additional density and building height, it can reasonably be assumed that the intention (either direct or consequential) of the H&KP Plan is to change the streetscape character.</p> <p>In a location that is well connected to health and knowledge establishments that are only expected to continue growing over the coming years, it is logical to expect surrounding buildings to also grow (rather than, for the circumstance of South Parade, repeat the existing single storey cottage character).</p> <p>Notwithstanding that, the development provides an appropriate streetscape in accordance with Part 9.2.2.</p> |
| 9.2.3 Corner lots and secondary facades | <p>C1 Houses on corner lots are to ensure an acceptable address to both frontages. Continue materials around the corner to the secondary road so that the building “turns the corner”.</p> <p>C2 Use articulation to avoid excessively long blank walls.</p> <p>C3 A fence on the secondary frontage is permitted to have a height not exceeding 1800mm except in the following circumstances where its height is not to exceed 1200mm:</p> <ul style="list-style-type: none"> • Where it enters and is within the building line of the primary road - within the building line a fence will be permitted to taper down from 1800mm maximum permitted height to the 1200mm maximum permitted height at the primary road boundary” • Where a dwelling “addresses” the secondary road | <p>Complies</p> <p>The site has two street frontages to South Parade to the north and South Lane to the south. Both facades are active and avoid the use of blank walls.</p> <p>The interface to South Parade is open, inviting, articulated and landscaped. The private open space of each apartment addresses South Parade and in turn, makes a positive addition to the streetscape.</p> <p>The southern façade of the building to South Lane is more subdued than the northern interface, however that is reasonably to be expected given that it faces onto a motel and medical centre. The southern façade still has windows, landscaping, articulation and an appropriately scaled fence to ensure that a level of activation occurs to the south, without prejudicing adjoining developments.</p> |
| 9.3.1 Site area per dwelling | R1 Residential flat building land area per dwelling: 375m². | Acceptable on Merit |

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| | | <p>The site has a surveyed area of approximately 1,523.8m² which would permit four (4) dwellings to be built if strict compliance with 9.3.1 was enforced.</p> <p>The DCP lists the relevant objectives of the control as follows:</p> <p><i>O1 Ensure adequate area to provide separation between buildings, landscaping and private open space.</i></p> <p><i>O2 Maintain development patterns that are compatible with the established character of established residential areas.</i></p> <p><i>O3 Encourage maximum utilisation of land in the R3 Zone.</i></p> <p>The objectives of the control are met notwithstanding the variation to the numerical requirement. The proposed building complies with all setback and landscape requirements whilst providing high quality affordable housing.</p> <p>A building of equal (or greater) proportions containing only four (4) dwellings could be built on site, however that would have an inferior social outcome commensurate to the proposal.</p> <p>The pattern of development for amalgamation of three (3) lots into one (1) and the construction of two (2) small residential flat buildings is established in the locality. The existence of similar buildings demonstrates the evolving nature of Wagga Wagga and accepts that new development in the zone is unlikely to consist of small, detached, single storey cottages.</p> <p>The adjoining R3 zoned land to the south is not well utilised in that it seldom contains residential accommodation (tourist and visitor accommodation is not a form of residential accommodation). This proposal is compatible with the existing forms of development in the R3 zone, but also any</p> |
|--|--|---|

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|------------------------------|--|--|
| | | <p>future developments that may occur, by way of spatial separation and landscaping between the lots.</p> <p>On balance the proposal satisfies the objectives of the clause and responds to a well-documented need for additional housing. The variation sought to the control results in no adverse amenity or visual impacts to neighbours or the wider community. In the circumstances of this specific application, there is sufficient merit to vary the control.</p> |
| 9.3.2 Site Cover | 40% (occupied by buildings, garages and other structures. Does not include basements, areas under eaves, unenclosed decks, balconies and the like. | <p>Complies</p> <p>33% or 509.56m²</p> |
| 9.3.4 Solar Access | ADG prevails. | N/A |
| 9.3.5 Private Open Space | ADG prevails | N/A |
| 9.3.6 Front Setbacks | 6m | <p>Complies</p> <p>8.3m to primary façade proposed, 6m to projecting balcony elements.</p> |
| 9.3.7 Side and rear setbacks | ADG prevails | N/A |
| 9.4.2 Materials and Finishes | <p>C1 Select materials for their environmental performance, durability, detail and appearance to achieve quality appearance.</p> <p>C2 Avoid large unbroken expanses of any single material.</p> <p>C3 Minimise use of highly reflective or glossy materials on building exteriors.</p> <p>C4 Use contrasting materials in combination with design elements for features such as corner elements.</p> <p>C5 For larger developments, use recessive colours for the upper levels to help minimise building bulk.</p> <p>C6 For residential developments, corporate colours (when used in relation to a corporate identity) are not to dominate the building</p> | <p>Complies</p> <p>The architecture of the proposal is contemporary in its form, scale and articulation, and has a corresponding material palette.</p> <p>The building is to be finished in contemporary cladding solutions (precast, FC board, varying tones of brickwork and 'timber look' metal cladding).</p> <p>The material palette responds appropriately to the emerging character of the region.</p> |

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| | facade. The colours should integrate with the existing/proposed external materials and finishes to support a consistent quality streetscape. | |
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Appendix B – ADG Compliance Assessment

| Criteria and Objectives | Proposed | Complies (Y/N) |
|--|--|---------------------------|
| Part 3 Siting the Development | | |
| 3B Orientation <ol style="list-style-type: none"> Building types and layouts respond to the streetscape and site while optimising solar access within the development. Overshadowing of neighbouring properties is minimised during mid-winter. | <p>The development is orientated with a primary northerly aspect to take advantage of solar access and outlook over the adjacent recreational space. By doing so, the design also increases casual and passive surveillance to the street; and minimises opportunities for overlooking into adjacent properties. Overshadowing is minimised by substantial separation distance to southern properties across the rear lane combined with adequate setbacks to side boundaries.</p> | Y |
| 3C Public Domain Interface <ol style="list-style-type: none"> Transition between private and public domain is achieved without compromising safety and security. Amenity of the public domain is retained and enhanced. | <p>The ground floor units accessed by South Pde promote activity and contribute to safety of the public domain, whilst the provision of plantings along the front boundary delineate private and public domain, contribute to privacy and enhance the visual experience for pedestrians. The proposal is considered to provide a desirable interface with the public open space to the north of the site.</p> | Y |
| 3D Communal and Public Open Space <ol style="list-style-type: none"> An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. Communal open space has a minimum area equal to 25% of the site. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter). Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting. Communal open space is designed to maximise safety. Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood. | <p>The development does not provide communal open space within the site. It is advised that the communal open space is less desirable for social housing than private open space and as such, the development has been designed to have private open spaces to each apartment that significantly exceed the ADG recommendation. The proposal provides POS equivalent to more than 34% of the total site area.</p> <p>In addition, the site is well serviced by public recreational spaces, notably the large oval immediately opposite the site.</p> <p>Notwithstanding the shortfall in communal open space, residents will be afforded unimpeded access to high quality recreational spaces.</p> | No – acceptable on merit. |
| 3E Deep Soil Zones <ol style="list-style-type: none"> Deep soil zones are to meet the following requirements: | <p>The development provides 16% (247.38m²) of the site area as deep soil zone (calculated in accordance with the definition under the ADG), which is well</p> | Y |

| <table><tr><th>Site Area</th><th>Minimum Dimensions</th><th>Deep Soil Zone (% of site area)</th></tr><tr><td>Less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr><tr><td>650m² - 1,500m²</td><td>3m</td></tr><tr><td>Greater than 1,500m²</td><td>6m</td></tr><tr><td>Greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr></table> | Site Area | Minimum Dimensions | Deep Soil Zone (% of site area) | Less than 650m ² | - | 7% | 650m ² - 1,500m ² | 3m | Greater than 1,500m ² | 6m | Greater than 1,500m ² with significant existing tree cover | 6m | <p>above the ADG requirement. The proposed consolidated deep soil areas have adequate dimensions to allow for tree planting.</p> | |
|---|-------------------------------|---------------------------------|---------------------------------|-----------------------------|----|----|---|----|----------------------------------|-----------------------|---|----|---|---------------------------------|
| Site Area | Minimum Dimensions | Deep Soil Zone (% of site area) | | | | | | | | | | | | |
| Less than 650m ² | - | 7% | | | | | | | | | | | | |
| 650m ² - 1,500m ² | 3m | | | | | | | | | | | | | |
| Greater than 1,500m ² | 6m | | | | | | | | | | | | | |
| Greater than 1,500m ² with significant existing tree cover | 6m | | | | | | | | | | | | | |
| <p>3F Visual Privacy</p> <p>1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table><tr><th>Building Height</th><th>Habitable Rooms and Balconies</th><th>Non-habitable Rooms</th></tr><tr><td>Up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>Up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr><tr><td>Over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr></table> <p>2. Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.</p> | Building Height | Habitable Rooms and Balconies | Non-habitable Rooms | Up to 12m (4 storeys) | 6m | 3m | Up to 25m (5-8 storeys) | 9m | 4.5m | Over 25m (9+ storeys) | 12m | 6m | <p>To the north and south the site adjoins roads, therefore there are minimal visual privacy implications resulting from the northern and southern facades.</p> <p>The site adjoins other R1 General Residential zoned land to the east and west side boundaries which could reasonably accommodate a similar scale of development in the future.</p> <p>The ADG adopts the definition of habitable room from the Building Code of Australia which includes bedrooms, kitchens, living rooms, dining rooms and balconies. Hallways, bathrooms, laundries, and the like, and not considered as habitable rooms.</p> <p>In this instance, the ADG recommends that windows and balconies from habitable rooms are located at least 6m from the eastern and western side boundaries. The proposal seeks a minor departure to this guidance, instead proposing undulating setbacks of between 4.4 and 5m.</p> <p>The eastern and western façades for each level contain windows from one bedroom, one bathroom, and one kitchen (above sink). A small section of balcony on each level is proposed with a minimum 4m setback, the balconies are oriented towards the South Parade frontage and not across the side boundaries.</p> <p>At ground level privacy is protected by way of a 1.8m high boundary fence coupled with dense landscaping. That landscaping also provides a degree of privacy in relation to first floor units.</p> | <p>No – acceptable on merit</p> |
| Building Height | Habitable Rooms and Balconies | Non-habitable Rooms | | | | | | | | | | | | |
| Up to 12m (4 storeys) | 6m | 3m | | | | | | | | | | | | |
| Up to 25m (5-8 storeys) | 9m | 4.5m | | | | | | | | | | | | |
| Over 25m (9+ storeys) | 12m | 6m | | | | | | | | | | | | |

| | | |
|---|---|---|
| | <p>Privacy impacts from the bathroom window are considered minimal. Frosted glazing to this window can be provided if required.</p> <p>Windows from the bedroom are closer than recommended by the ADG, however in light of the fact that bedrooms are generally considered “low use rooms” and are usually occupied outside of daylight hours, the potential privacy impact from those windows is not considered to be excessive. Further, each bedroom window will be fitted with blinds which can be drawn to protect the privacy of residents and neighbours.</p> <p>The kitchen window is setback 5m from the boundary. A person standing in front of the window would likely be a further 700mm back (being 600mm bench depth, plus 100mm standing gap). Further, the open plan kitchen and living room benefits from large north facing windows and glazed doors which will naturally draw attention to that outlook rather than out through the kitchen window. Due to this, this window is unlikely to generate unreasonable privacy impacts on neighbouring properties.</p> <p>A balcony is proposed on all levels at the northern (front) elevation of the building. The balconies all have excellent access to sunlight and a pleasant outlook over the oval. The outermost edge of each balcony tapers in depth commensurate to the inner edge and is setback 4m from the boundary at the closest point.</p> <p>The balconies are located at the front of the development and therefore views will be predominantly out towards the public reserve and any view lines across side boundaries will be toward the front garden area of adjoining properties. This space is typically visible from the public domain therefore privacy impacts resulting from these balconies is minimal.</p> <p>On balance of these factors, it is considered that the development does not result in any unreasonable or deleterious visual privacy impacts to neighbouring properties or future development on these lots.</p> | |
| 3G Pedestrian Access and Entries 1. Building entries and pedestrian access connects to and addresses the public domain. | <p>The development includes individual ground floor entries, which provide to activate the primary street and communal building entries.</p> | Y |

| | | |
|---|---|---|
| <p>2. Access, entries and pathways are accessible and easy to identify.</p> <p>3. Large sites provide pedestrian links for access to streets and connection to destinations.</p> | <p>All entries are clearly identifiable and visible from the public domain. Additionally, the development provides entries that are easy to access from the ground floor car parking and integrated with the landscape design.</p> | |
| <p>3H Vehicle Access</p> <p>1. Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.</p> | <p>The proposal provides for safe vehicular and pedestrian access. Adaptable parking spaces are provided with a carport for weather protection and the comfort of residents using these spaces.</p> | Y |
| <p>3J Bicycle and Car Parking</p> <p>1. For development in the following locations:</p> <ul style="list-style-type: none"> on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre. <p>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</p> <p>The car parking needs for a development must be provided off street.</p> <p>2. Parking and facilities are provided for other modes of transport.</p> <p>3. Car park design and access is safe and secure.</p> <p>4. Visual and environmental impacts of underground car parking are minimised.</p> <p>5. Visual and environmental impacts of above ground enclosed car parking are minimised.</p> | <p>Section 19 of the Housing SEPP, which overrides the ADG, outlines non-discretionary development standards to which a consent authority cannot refuse an application if compliance is achieved. The Housing SEPP prevails over the ADG.</p> <p>Section 19(2)(e) contains car parking requirements to which the proposal accords with.</p> | Y |
| Part 4 Designing the Building | | |
| <p>4A Solar and Daylight Access</p> <p>1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.</p> <p>2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.</p> | <p>100% of the apartments will receive in excess of 3 hours of direct sunlight in mid-winter. All living rooms and private open spaces are orientated north. The development incorporates sunshades to north-facing bedroom windows to ensure thermal comfort during warmer months.</p> | Y |

| <div>3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.</div> <div>4. Daylight access is maximised where sunlight is limited.</div> <div>5. Design incorporates shading and glare control, particularly for warmer months.</div> | | | | | | | | | | | | | | |
|---|--|--------------|-----------------|------|---------------------|------|-------------------------|---|--------------|--|-------------------------------|---|--|--------------|
| <div>4B Natural Ventilation</div> <div>1. All habitable rooms are naturally ventilated.</div> <div>2. The layout and design of single aspect apartments maximises natural ventilation.</div> <div>3. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.</div> <div>4. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.</div> | <div>The provision of two buildings within the site improves opportunities for multiple aspect units, enhancing natural ventilation to the habitable rooms. 64% (11 of 17) of the apartments are cross ventilated. Cross-through apartments do not exceed 18m, being less than 15m long.</div> | <div>Y</div> | | | | | | | | | | | | |
| <div>4C Ceiling Heights</div> <div>1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</div> <table><tr><th colspan="2">Minimum Ceiling Height for all apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable rooms</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area.</td></tr><tr><td>Attic spaces</td><td>1.8m at edge of room with a 30 degree minimum ceiling slope.</td></tr><tr><td>If located in mixed use areas</td><td>3.3m for ground and first floor to promote future flexibility of use.</td></tr></table> <div>These minimums do not preclude higher ceilings if Desired.</div> <div>2. Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</div> <div>3. Ceiling heights contribute to the flexibility of building use over the life of the building.</div> | Minimum Ceiling Height for all apartment and mixed use buildings | | Habitable rooms | 2.7m | Non-habitable rooms | 2.4m | For 2 storey apartments | 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area. | Attic spaces | 1.8m at edge of room with a 30 degree minimum ceiling slope. | If located in mixed use areas | 3.3m for ground and first floor to promote future flexibility of use. | <div>All apartments within the development have compliant FFL – CL heights in accordance with the ADG and BCA.</div> | <div>Y</div> |
| Minimum Ceiling Height for all apartment and mixed use buildings | | | | | | | | | | | | | | |
| Habitable rooms | 2.7m | | | | | | | | | | | | | |
| Non-habitable rooms | 2.4m | | | | | | | | | | | | | |
| For 2 storey apartments | 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area. | | | | | | | | | | | | | |
| Attic spaces | 1.8m at edge of room with a 30 degree minimum ceiling slope. | | | | | | | | | | | | | |
| If located in mixed use areas | 3.3m for ground and first floor to promote future flexibility of use. | | | | | | | | | | | | | |

4D Apartment Size and Layout

1. Apartments are required to have the following minimum internal areas:

| Apartment Type | Minimum Internal Area |
|----------------|-----------------------|
| Studio | 35m ² |
| 1-Bedroom | 50m ² |
| 2-Bedroom | 70m ² |
| 3-Bedroom | 90m ² |

The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.

A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.

2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.
3. Habitable room depths are limited to a maximum of 2.5 x the ceiling height.
4. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.
5. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).
6. Bedrooms have a minimum dimension of 3m (excluding wardrobe space).
7. Living rooms or combined living/dining rooms have a minimum width of:
 - 3.6m for studio and 1 bedroom apartments
 - 4m for 2 and 3 bedroom apartments
8. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

All 1-bedroom apartments have a minimum area of 52m², whilst the 2-bedroom units achieve a minimum of 78m² with one bathroom each, being well beyond the minimum requirement.

All bedrooms are spacious, with a size greater than the minimum required.

The development provides generous internal dimensions that exceed the ADG design criteria to bedrooms and living spaces and promote a high level of internal amenities for the occupants.

Y

4E Private Open Space and Balconies

1. All apartments are required to have primary balconies as follows:

| Apartment Type | Minimum Area | Minimum Depth |
|----------------|-----------------|---------------|
| Studio | 4m ² | - |
| 1-Bedroom | 8m ² | 2m |

The proposed private open spaces comply with the minimum area requirements as follows:

1-bedroom units – balconies vary from 8m² to 13m²

2-bedroom units – balconies have 13m².

Y

| <table><tr><td>2-Bedroom</td><td>10m²</td><td>2m</td></tr><tr><td>3-Bedroom</td><td>12m²</td><td>2.4m</td></tr></table> | 2-Bedroom | 10m ² | 2m | 3-Bedroom | 12m ² | 2.4m | | | | | | |
|---|---|---------------------|--------|-----------------|------------------|-----------------|-----------|-----------------|-----------|------------------|---|---|
| 2-Bedroom | 10m ² | 2m | | | | | | | | | | |
| 3-Bedroom | 12m ² | 2.4m | | | | | | | | | | |
| <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p> <p>2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m2 and a minimum depth of 3m.</p> <p>3. Primary private open space and balconies are appropriately located to enhance liveability for residents.</p> <p>4. Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</p> <p>5. Private open space and balcony design maximises safety.</p> | <p>All apartments on the ground floor level have a private open space greater than 15m². All balconies and ground-level private open spaces are directly accessed by the living room.</p> | | | | | | | | | | | |
| <p>4F Common Circulation and Space</p> <p>1. The maximum number of apartments off a circulation core on a single level is eight.</p> <p>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p> <p>3. Common circulation spaces promote safety and provide for social interaction between residents.</p> | <p>The maximum number of apartments on the circulation core is three (3), compliant with the ADG. Each floor, in each building, is provided with a set of stairs and a lift. The common circulation receives adequate daylight and natural ventilation.</p> | Y | | | | | | | | | | |
| <p>4G Storage</p> <p>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table><tr><th>Apartment Type</th><th>Storage Size Volume</th></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1-Bedroom</td><td>6m³</td></tr><tr><td>2-Bedroom</td><td>8m³</td></tr><tr><td>3-Bedroom</td><td>10m³</td></tr></table> <p>At least 50% of the required storage is to be located within the apartment.</p> <p>2. Additional storage is conveniently located, accessible and nominated for individual apartments.</p> | Apartment Type | Storage Size Volume | Studio | 4m ³ | 1-Bedroom | 6m ³ | 2-Bedroom | 8m ³ | 3-Bedroom | 10m ³ | <p>Adequate storage is provided for and within each apartment as follows:</p> <p>1-bedroom units – 8.68m³.</p> <p>2-bedroom units – 9.52m³.</p> | Y |
| Apartment Type | Storage Size Volume | | | | | | | | | | | |
| Studio | 4m ³ | | | | | | | | | | | |
| 1-Bedroom | 6m ³ | | | | | | | | | | | |
| 2-Bedroom | 8m ³ | | | | | | | | | | | |
| 3-Bedroom | 10m ³ | | | | | | | | | | | |
| <p>4H Acoustic Privacy</p> <p>1. Noise transfer is minimised through the siting of buildings and building layout.</p> <p>2. Noise impacts are mitigated within apartments through layout and acoustic treatments.</p> | <p>The development design comprising two (2) separate buildings contributes to acoustic privacy between the apartments. Party walls are appropriately insulated to avoid noise transmission between the apartments and from common circulation. The internal layout is adequately designed to group rooms with similar uses and noise requirements.</p> | Y | | | | | | | | | | |

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|--|--|--|-------------------|------------------|--|-----|
| 4J Noise and Pollution 1. In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings. 2. Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission. | | | | | The site is not constrained by any unreasonable noise sources that would impact on the amenity of future residents. It is anticipated that the predominant noise source would be the general passing of vehicles on South Parade, and the occasional weekend sports game on the Duke of Kent Oval – both of which are noise sources that are typical for residential areas and are generally consistent with what can be expected in an R1 General Residential zone. | Y |
| 4K Apartment Mix 1. A range of apartment types and sizes is provided to cater for different household types now and into the future. 2. The apartment mix is distributed to suitable locations within the building. | | | | | The development provides an apartment mix of 11x 1-bedroom and 6x 2-bedroom units that responds to the current typology demand for affordable housing within the locality in accordance with the NSW LAGC Wagga Wagga Local Area Analysis. The proposed apartment types will contribute to meeting the current and future housing needs of the community with a high level of internal amenity. | Y |
| 4M Facades 1. Building facades provide visual interest along the street while respecting the character of the local area. 2. Building functions are expressed by the façade. | | | | | The facade design incorporates a variety of colours, materials and building elements such as brickwork, concrete, balconies (with a mix of contrasting solid and cladding balustrades), curves, screens, and features such as floor slabs, which create articulation and compose horizontal and vertical elements. | Y |
| 4N Roof Design 1. Roof treatments are integrated into the building design and positively respond to the street. 2. Opportunities to use roof space for residential accommodation and open space are maximised. 3. Roof design incorporates sustainability features. | | | | | The proposed flat roof integrates with the building design and contributes to the visual interest of the façade creating horizontal elements. The flat roof is sympathetic with the contemporary architectural design whilst reflecting an adequate development scale and form. | Y |
| 4O Landscape Design 1. Recommended tree planting in deep soil zones | | | | | The development application is accompanied by the Landscape Plan prepared by Stantec, which implements several suitable tree species within the site, including six (6) trees along the frontage to South Pde with maximum mature height varying from between 5, 8 and 10 metres. The proposed trees and plantings enhance the streetscape and amenity for the occupants, contributing to privacy and shading. | Y |
| Site Area | | Recommended Tree Planting | | | | |
| Up to 850m ² | | 1 medium tree per 50m ² of deep soil zone. | | | | |
| 850 – 1,500m ² | | 1 large tree or 2 medium trees per 90m ² of deep soil zone. | | | | |
| Greater than 1,500m ² | | 1 large tree or 2 medium trees per 80m ² of deep soil zone. | | | | |
| 2. Landscape design is viable and sustainable. 3. Landscape design contributes to the streetscape and amenity. | | | | | | |
| 4P Planting on Structures | | | | | The development does not include the provision of planting on structures such as green walls, green roofs or roof top gardens. The provision of landscape area and deep soil area on the ground floor level is considered sufficient and appropriate for the site and development. | N/A |
| Plant Type | Definition | Soil Vol. | Soil Depth | Soil Area | | |
| Large tree | 12-18m high, up to 16m crown spread at maturity. | 150m ³ | 1,200mm | 10x10m | | |

| | | | | | | |
|--|--|------|-----------|----------|---|-----|
| Medium tree | 8-12m high, up to 8m crown spread at maturity. | 35m³ | 1,000mm | 6x6m | | |
| Small tree | 6-8m high, up to 4m crown spread at maturity. | 9m³ | 800mm | 3.5x3.5m | | |
| Shrubs | | | 500-600mm | | | |
| Ground Cover | | | 300-400mm | | | |
| Turf | | | 200mm | | | |
| 1. Appropriate soil profiles are provided. 2. Plant growth is optimised with appropriate selection and maintenance. 3. Planting on structures contributes to the quality and amenity of communal and public open spaces. | | | | | | |
| 4Q Universal Design 1. Universal design features are included in apartment design to promote flexible housing for all community members. 2. A variety of apartments with adaptable designs are provided. 3. Apartment layouts are flexible and accommodate a range of lifestyle needs. | | | | | The development complies with the ADG incorporating the Liveable Housing Guideline's silver level universal design features. Two ground floor, 2-bedroom apartments (units G1 & G5) are designed as adaptable housing and are provided with an adaptable parking space adjacent. All bedrooms are spacious to provide multiple functions. | Y |
| 4R Adaptive Reuse 1. New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place. 2. Adapted buildings provide residential amenity while not precluding future adaptive reuse. | | | | | The existing structures on site are not suitable for adaptive reuse, particularly for the purpose of residential flat buildings. | N/A |
| 4S Mixed Use 1. Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement. 2. Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents. | | | | | No mixed-use component is sought. Residential flat buildings are a permitted land use within the R1 General Residential zone. | N/A |
| 4T Awnings and Signage 1. Awnings are well located and complement and integrate with the building design. 2. Signage responds to the context and desired streetscape character. | | | | | No awning or signage is sought. Such elements would be discordant with the pattern of development on South Parade. | Y |

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| 4U Energy Efficiency <ol style="list-style-type: none"> 1. Development incorporates passive environmental design. 2. Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer. 3. Adequate natural ventilation minimises the need for mechanical ventilation. | <p>The development application is accompanied by a BASIX Certificate, achieving sustainability requirements for energy, water and thermal comfort. The apartments are orientated to enjoy north solar access, whilst the development includes shading trees along the north boundary and sun shades awnings to north-facing windows to contribute to energy efficiency. Natural ventilation is provided to all habitable rooms and common circulation areas, avoiding reliance on mechanical ventilation.</p> | Y |
| 4V Water Management <ol style="list-style-type: none"> 1. Potable water use is minimised. 2. Urban stormwater is treated on site before being discharged to receiving waters. 3. Flood management systems are integrated into site design. | <p>Deep soil and permeable surfaces are maximised within the site to minimise the impact of stormwater runoff on the environment. The stormwater plan includes a storage connected to the stormwater pipe for directly discharge to kerb in accordance with Wagga Wagga City Council.</p> | Y |
| 4W Waste Management <ol style="list-style-type: none"> 1. Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents. 2. Domestic waste is minimised by providing safe and convenient source separation and recycling. | <p>The proposed waste storage room has been designed in accordance with Council's waste management guidelines, being adequately sized and ventilated. Confirmation has been received from Council's Waste Officer that the solution proposed is satisfactory.</p> | Y |
| 4X Building Maintenance <ol style="list-style-type: none"> 1. Building design detail provides protection from weathering. 2. Systems and access enable ease of maintenance. 3. Material selection reduces ongoing maintenance costs. | <p>The building is to be constructed in robust and durable materials. LAHC as the owner of the site has incorporated a material palette that requires minimal maintenance.</p> | Y |

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