

REVIEW OF PRELIMINARY DOCS JUNE 2023									
DEVELOPMENT DATA – Residential Flat Building									
Part 4 EP&A Act									
*NOTE - SUMMARY OF PRIMARY CONTROLS ONLY - please note that this is not a comprehensive checklist but rather a summary of key standards which are likely to shape the development in these early concept stages and compliance with all relevant development standards contained in the ADG, WW LEP/DCP & LAHC Dwelling Requirements etc will be required to be demonstrated as the design evolves.									
JOB REFERENCE	BGXVY								
LOCALITY / SUBURB	Wagga Wagga								
STREET ADDRESS	34, 36 & 40 South Parade								
LOT & DP	Lots 4, 5 & 6 DP 35910								
ZONE	R1 General Residential <i>RFBs permitted with consent</i>								
HSEPP ACCESSIBLE AREA	No – in excess of 400m to bus stop & service frequency does not comply <i>HSEPP Dictionary</i>								
HSEPP DIV. 1 APPLICABLE	Yes RFBs are permitted with consent in the R1 Zone under WW LEP2010 - <i>HSEPP Div. 1 s.16(1)(a)</i> 100% affordable housing <i>HSEPP</i>								
	Site is located within 800m walking distance of a B4 zone - <i>HSEPP Div. 1 s.16(1)(d)</i>								
SITE AREA	1,523.8m ²								
PROPOSED GFA	1,314.0m ²								
DWELLING #	17 units 11 x 1-bed + 6 x 2-bed								
DWELLINGS	Number	Type	No. of Bedrooms	Adaptable / Liveable	Internal Area (m ²) <i>LAHC Design Requirements & ADG Part 4.D-1 DC.1.</i>		POS <i>ADG Part 4E-1 DC.1. & 2.</i>		
					Required: 1 bedroom: <i>min 50m²</i> 2 bed: <i>min 70m²</i> 3 bed: <i>min 90m²</i>	Proposed	Required: <i>Ground floor:</i> Min. 15m ² per unit <i>Min. depth 3m</i> <i>Upper floors:</i> 1 bed unit: 8m ² 2 bed unit: 10m ² <i>Min. depth 2m</i> 3 bed: 12m ² <i>Min. depth 2.4m</i>	Proposed	
	G.1	Ground	2	Adaptable	70m ²	79m ²	15m ² (min. 3m deep)	112m ²	
	G.2	Ground	1	Livable	50m ²	52m ²	15m ² (min. 3m deep)	42m ²	
	G.3	Ground	1	Livable	50m ²	52m ²	15m ² (min. 3m deep)	47m ²	
	G.4	Ground	1	Livable	50m ²	52m ²	15m ² (min. 3m deep)	15m ²	
	G.5	Ground	2	Adaptable	70m ²	79m ²	15m ² (min. 3m deep)	112m ²	
	1.1	First	2	Livable	70m ²	80m ²	10m ² (min. 2m deep)	13m ²	
	1.2	First	1	Livable	50m ²	52m ²	8m ² (min. 2m deep)	8m ²	
	1.3	First	1	Livable	50m ²	52m ²	8m ² (min. 2m deep)	9m ²	
	1.4	First	1	Livable	50m ²	52m ²	8m ² (min. 2m deep)	9m ²	
	1.5	First	1	Livable	50m ²	52m ²	8m ² (min. 2m deep)	8m ²	
	1.6	First	2	Livable	70m ²	80m ²	10m ² (min. 2m deep)	13m ²	
	2.1	Second	2	Livable	70m ²	80m ²	10m ² (min. 2m deep)	13m ²	
	2.2	Second	1	Livable	50m ²	52m ²	8m ² (min. 2m deep)	8m ²	
	2.3	Second	1	Livable	50m ²	52m ²	8m ² (min. 2m deep)	9m ²	
	2.4	Second	1	Livable	50m ²	52m ²	8m ² (min. 2m deep)	9m ²	
	2.5	Second	1	Livable	50m ²	52m ²	8m ² (min. 2m deep)	8m ²	
	2.6	Second	2	Livable	70m ²	80m ²	10m ² (min. 2m deep)	13m ²	
Control				Requirement				Proposed	
HEIGHT	WWLEP			Site not mapped as having height limit				10.46m	
	WWDCP <i>Part D Section 9 - 9.1.2 R1 Zone – established suburbs</i>			Respect the established character. Consider desired future character – site is located within the Wagga Wagga Health and Knowledge Precinct site is adjacent to Business zoned land to rear				Compliant street frontage present clean modern facades. Inline with the expected gentrification of the streetscapes existing character.	
FSR	WWLEP			Site not mapped as having FSR limit – but please provide for informative purposes.				FSR = 0.9:1 (GFA = 1,446.95m ²)	
DENSITY	WWDCP <i>Part D Section 9 - 9.3.1 Site area per dwelling C1</i>			375m ² per dwelling (RFB in R1) 17, of Dwellings x 375 = 6375m ²				89.5m ²	
SITE COVERAGE	WWDCP <i>Part D Section 9 - 9.3.2 Site cover C1</i>			609.52m ² (Max. 40% x 1523.8 = 609.52)				509.56m ² / 33% actual	
SETBACKS	WWDCP	Front Setback <i>Part D Section 9 - 9.3.6 Front setbacks C1 & C2</i>		6m				6.0m *Distances to: Block 1 - BLD Ground: 8.37m First: 8.37m Second: 8.37m Block 1 BALC. First: 6.10m Second: 6.10m Block 2 - BLD	

				Ground: 8.51m First: 8.51m Second: 8.51m Block 1 BALC. First: 6.22m Second: 6.22m East - Between 4.0m – 1m to carport West - Between 4.0m – 1m to West - distances to: 4.45m @ G F, 4.45m @ First, 4.64m @ second Balconies 4.0m - Wall 4.9 - Ground floor 4.0m - Upper floors etc. Eastern - distances to: 4.42m @ G F, 4.42m @ First, 4.68m @ second Eastern distances to: 6.0m @ GF & FF - Balconies 4.02m - Wall 4.02m - Ground floor 4.02m - Upper floors etc. internal balconies min. 6.0m setback with privacy screening to block views onto opposite balconies refer to elevation for details.
		Side Setback <i>ADG Part 3F -1 DC1</i>	6m to habitable rooms 3m to non-habitable rooms	East - Between 4.0m – 1m to carport West - Between 4.0m – 1m to West - distances to: 4.45m @ G F, 4.45m @ First, 4.64m @ second Balconies 4.0m - Wall 4.9 - Ground floor 4.0m - Upper floors etc. Eastern - distances to: 4.42m @ G F, 4.42m @ First, 4.68m @ second Eastern distances to: 6.0m @ GF & FF - Balconies 4.02m - Wall 4.02m - Ground floor 4.02m - Upper floors etc. internal balconies min. 6.0m setback with privacy screening to block views onto opposite balconies refer to elevation for details.
		Rear Setback <i>ADG Part 3F -1 DC1</i>	6m to habitable rooms 3m to non-habitable rooms	3.0m Distances to: Block 1 – BLD Ground: 3.79m First: 3.79m Second: 3.98m Block 2 - BLD Ground: 3.66m First: 3.66m Second: 3.85m
CAR PARKING			11.5 (12) spaces 1-bed: 11 x 0.5 = 5.5 2-bed: 6 x 1.0 = 6	12 spaces 2 Adaptable
BICYCLE PARKING		ADG <i>Part Objective 3I-2</i>	To be: - Conveniently located & sufficient numbers of parking spaces should be provided for motorbikes and scooters - Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas - Conveniently located charging stations are provided or electric vehicles, where desirable.	No bicycle parking has been provided. The site is already quite constrained with the building load and lack of communal space. Transport Amenities easily within walking distance
DEEP SOIL ZONES	HSEPP <i>Sec.18(2)(d)</i>	(i) each deep soil zone has minimum dimensions of 3m, and (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site 65% x 228 = 148.2m2	15% of the site area 15% x 1523.8 = 228.45m ²	Yes all deep soil has a minimum dimension of min.3.0m 126.0m2 / 55%
	ADG <i>Part 3E Deep soil zones DC1.</i>	Site Area > 1500m ² ; 7% of site area - 6m min. dimension (15% desirable) 7% x 1523 = 106.61m ²	Site Area > 1500m ² ; 1 large tree or 2 medium trees per 80m ² of deep soil zone	247.38m ² / 16% 6.4 m ²
	ADG <i>Part 4O & 4P</i>	Site Area > 1500m ² ; 1 large tree or 2 medium trees per 80m ² of deep soil zone		2 large trees Or 5 medium trees min. – refer to landscaping documentation for further information
COMMUNAL OPEN SPACE (COS)	ADG <i>Part 3D-1 DC. 1.</i>	25% site area 25% x 1523 = 380.75m2		41.0m / 2% As discussed with Council and LAHC the site constraints don't allow for 25% communal open space. Where

			communal open space has been provided as best possible balconies in plausible instances have been increased above the AHD requirement to offer open space to tenants. Refer to the dwelling POS column above for exact areas.																
SOLAR ACCESS	Housing SEPP Sec.18(2)(e)	Living rooms <u>and</u> private open spaces in at least 70% of the dwellings receive at least 3 hrs of direct solar access between 9am and 3pm at mid-winter	70% (12/17 units) Living Areas = 17/17 POS = 17/17 All dwellings are achieving 3+ hours of natural light into both living rooms and Private open spaces.																
	ADG Part 4A-1 DC. 2. & 3.	70% living & private open space areas 3 hrs in midwinter Max. 15% of units with no direct sunlight	70% (12/17 units) 17/17 units are achieving 3+ hours of natural light into both living rooms and Private open spaces.																
	ADG Part 3B-2 DG	Consideration must also be given to minimising overshadowing impacts on adjoining properties – refer to ADG	No overshadow issue present – refer to shadow diagramming																
	ADG Part 3D-1 DC. 2.	Min. of 50% direct sunlight to the principal usable part of the communal open space for a min of 2 hrs between 9am and 3pm on 21 June (mid winter)	Refer to supporting documentation for communal open space commentary. All units receive 2+ hours of direct sunlight onto Private Open Spaces.																
CROSS VENTILATION	ADG Part 4B-3 DC 1. & 2.	Min 60% of dwellings are naturally cross ventilated for first 9 storeys. Maximum cross-over/cross-through apartment 18m.	64% (11/17 units)																
STORAGE	ADG Part 4G DC 1.	1 bed = 6m ³ 2 bed = 8m ³	1 Bedrooms (H2.4m): G.2: 8.68m ³ G.3: 8.68m ³ G.4: 8.68m ³ G.1.2: 8.68m ³ G.1.3: 8.68m ³ G.1.4: 8.68m ³ G.1.5: 8.68m ³ G.2.2: 8.68m ³ G.2.3: 8.68m ³ G.2.4: 8.68m ³ G.2.5: 8.68m ³ 2 Bedrooms: G.1: 9.52m ³ G.5: 9.52m ³ G.1.1: 9.52m ³ G.1.6: 9.52m ³ G.2.1: 9.52m ³ G.2.6: 9.52m ³ Total site 152.64m ³																
UNIVERSAL DESIGN	LAHC Design Requirements Liveability Rating	100% of units to achieve Silver Liveability rating	100% (17/17 units)																
	ADG Part 4Q-1	20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	100% of units are achieving silver level universal design features																
	LAHC Design Requirements Adaptable Dwellings	These are designed for cost effective future conversion to Gold Standard. Apply AS 4299 Class C to adaptable dwellings.	11% (2/17 units)																
	ADG Part 4Q-2	Provided in accordance with the relevant council policy – No Council policy in regard to provision of Adaptable Housing	DCP/ADG do not specify a ratio, current figures based off LAHC preferences																
WASTE	NSW EPA Better practice guide for resource recovery in residential developments Appendix F Waste and recycling generation rates	<table><tr><td><i>Unit size</i></td><td>Waste</td><td>Recycling</td><td>Organics</td></tr><tr><td><i>Studio - 1 bed</i></td><td>80L</td><td>80L</td><td>25L</td></tr><tr><td><i>2 bed</i></td><td>100L</td><td>100L</td><td>25L</td></tr><tr><td><i>3+ bed</i></td><td>120L</td><td>120L</td><td>50L</td></tr></table>	<i>Unit size</i>	Waste	Recycling	Organics	<i>Studio - 1 bed</i>	80L	80L	25L	<i>2 bed</i>	100L	100L	25L	<i>3+ bed</i>	120L	120L	50L	12 (6) 240l red bins 12 (6) 240l yellow bins 6 (2) 240l Food waste Total = 30 240l Bins
<i>Unit size</i>	Waste	Recycling	Organics																
<i>Studio - 1 bed</i>	80L	80L	25L																
<i>2 bed</i>	100L	100L	25L																
<i>3+ bed</i>	120L	120L	50L																
LANDSCAPING	HSEPP Sec.18(2)(b)	35m ² per dwelling 35 x 17 = 595m ²	722.00m ² / 47.4%																

DUKE OF KENT RESIDENTIAL FLAT BUILDING PROJECT
34-40 SOUTH PARADE (LOTS 4,5 & 6 DP35910), WAGGA WAGGA

DA-017

