

DUKE OF KENT RESIDENTIAL FLAT BUILDING PROJECT
48-56 SOUTH PARADE, (LOTS 20,21,22 DP21074), WAGGA WAGGA

ISSUE DA-E 2/05/2024

SCALE 1:1 @ A1

DEVELOPMENT DATA TABLE - 48-56 SOUTH PARADE

DA-017



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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								
LOCALITY / SUBURB	Wagga Wagga							
STREET ADDRESS	48-50, 52 & 56-58 South Parade							
LOT & DP	Lots 20, 21 & 22 DP 21074							
ZONE	R1 General Residential RFBs permitted with consent							
SITE AREA	1739.5m ²							
PROPOSED GFA	1,981m ²							
DWELLING #	19 units 11 x 1-bed + 8 x 2-bed							
DWELLINGS	Number	Type	No. of Bedrooms	Adaptable / Liveable	Internal Area (m ²) LAHC Dwelling 1 Requirements & ADG Part 4.D-1 DC.1.		POS ADG Part 4E-1 DC 1. & 2.	
					Required: 1 bedroom: min 50m ² 2 bed: min 70m ² 3 bed: min 90m ²	Proposed	Required: Ground floor: Min. 15m ² per unit Min. depth 3m Upper floors: 1 bed unit: 8m ² 2 bed unit: 10m ² Min. depth 2m 3 bed: 12m ² Min. depth 2.4m	Proposed
	G.1	Ground	1	Livable	50m ²	54m ²	15m ² (min. 3m deep)	42.4m ²
	G.2	Ground	1	Livable	50m ²	54m ²	15m ² (min. 3m deep)	42.9m ²
	G.3	Ground	1	Livable	50m ²	54m ²	15m ² (min. 3m deep)	42.0m ²
	G.4	Ground	2	Livable	70m ²	69m ²	15m ² (min. 3m deep)	93m ²
	G.5	Ground	2	Livable	70m ²	78m ²	15m ² (min. 3m deep)	86m ²
	1.1	First	1	Livable	50m ²	54m ²	8m ² (min. 2m deep)	19.55m ²
	1.2	First	1	Livable	50m ²	54m ²	8m ² (min. 2m deep)	8.8m ²
	1.3	First	1	Livable	50m ²	54m ²	8m ² (min. 2m deep)	17.69m ²
	1.4	First	1	Livable	50m ²	54m ²	8m ² (min. 2m deep)	8.8m ²
	1.5	First	2	Livable	70m ²	69m ²	8m ² (min. 2m deep)	12.7m ²
	1.6	First	2	Livable	70m ²	78m ²	10m ² (min. 2m deep)	12.0m ²
	1.7	First	2	Adaptable	70m ²	75m ²	10m ² (min. 2m deep)	15.5m ²
	2.1	Second	1	Livable	50m ²	54m ²	8m ² (min. 2m deep)	19.55m ²
	2.2	Second	1	Livable	50m ²	54m ²	8m ² (min. 2m deep)	8.8m ²
	2.3	Second	1	Livable	50m ²	54m ²	8m ² (min. 2m deep)	17.69m ²
	2.4	Second	1	Livable	50m ²	54m ²	8m ² (min. 2m deep)	8.8m ²
	2.5	Second	2	Livable	70m ²	69m ²	8m ² (min. 2m deep)	12.7m ²
	2.6	Second	2	Livable	70m ²	78m ²	10m ² (min. 2m deep)	12.0m ²
	2.7	Second	2	Adaptable	70m ²	75m ²	10m ² (min. 2m deep)	15.5m ²
Control				Requirement			Proposed	
HEIGHT	WWLEP		Site not mapped as having height limit				11.130m	
	WWDCP Part D Section 9 - 9.1.2 R1 Zone – established suburbs		Consider desired future character – site is located adjacent to the Wagga Wagga Health and Knowledge Precinct – refer to Master Plan & Structure Plan for Precinct – need to design to the desired future character in line with the Masterplan. Note that site adjoins industrial level/zoned land and Business zoned land.				Compliant multiple street frontages present clean modern facades.	
FSR	WWLEP		Site not mapped as having FSR limit – but please provide for informative purposes.				FSR = 1.1:1.1 (GFA = 1,981m ²)	
DENSITY	WWDCP Part D Section 9 - 9.3.1 Site area per dwelling C1		375m ² per dwelling (RFB in R1) 19. of Dwellings x 375 = 7125m ²				144.9m ²	
SITE COVERAGE	WWDCP Part D Section 9 - 9.3.2 Site cover C1		695.6m ² (Max. 40% x # site area = 695.6)				573.92m ² / 32.99%	
SETBACKS	WWDCP	Front Setback Part D Section 9 - 9.3.6 Front setbacks C1 & C2	6m				6.0m *Provide distances to: 6.85m Balconies 6.01m - Ground floor 6.01- first & Upper floors	
	ADG – Building height up to 12m (4 storeys)	Side Setback ADG Part 3F-1 DC1	6m to habitable rooms 3m to non-habitable rooms				East - 3.0m To walls Ground and First is 6.01m Upper floor is 6.18m To Balcony is 4.21m West - 3.0m To ground wall is 20.83m	

			To First wall is 15.1m To Balcony is 12.91m
	Rear Setback ADG Part 3F -1 DC1	6m to habitable rooms 3m to non-habitable rooms	3.0m *Provide distances to: 3.33m- Balconies 2.43m- Ground floor 1.73m- Upper floors etc.
CAR PARKING	WWDCP Part B Section 2 - 2.2 Off-street parking C1	19 spaces 1-bed: 14 x 1 = 14 2-bed: 5 x 1 = 5 3-bed: ## x 2 = ## Visitor 1 per 5 units = ## ÷ 5 = ##	n/a
	HSEPP Not in an accessible area	14 spaces 1-bed: 11 x 0.5 = 5.5 (6) 2-bed: 8 x 1.0 = 8 3-bed: ## x 1.5 = ##	14 SPACES 11 STANDARD 3 ACCESSIBLE
BICYCLE PARKING	ADG Part Objective 3J-2	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.	n/a
DEEP SOIL ZONES	ADG Part 3E Deep soil zones DC1.	Site Area > 1500m ² : 7% of site area 6m min. dimension (15% desirable) 7% x 1739 = 121.73m ²	448.50m ² / 25.7%
	ADG Part 4O & 4P	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 Part 3D-1 DC. 1.	25% site area 25% x 1739 = 434.75m ²	195.47m ² 11.2% to be developed as site design progresses
SOLAR ACCESS	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% (13/19 units)
	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
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.	52% (10/19 units)
STORAGE	ADG Part 4G DC 1.	Studio = 4m ³ 1 bed = 6m ³ 2 bed = 8m ³ 3 bed = 10 m ³	1 Bedrooms (H2.4m): G.1: 8.68m ³ G.2: 8.68m ³ G.3: 8.68m ³ G.1.1: 5.52m ³ G.1.2: 8.68m ³ G.1.3: 8.68m ³ G.1.4: 8.68m ³ G.2.1: 5.52m ³ G.2.2: 8.68m ³ G.2.3: 8.68m ³ G.2.4: 8.68m ³ G.4: 6.02m ³ G.5: 6.02m ³ G.1.5: 6.02m ³ G.1.6: 7.63m ³ G.1.7: 7.39m ³ G.2.5: 6.02m ³ G.2.6: 7.63m ³ G.2.7: 7.39m ³ Total site 143.28m ³
	LAHC Dwelling Requirements Liveability Rating	100% of units to achieve Silver Liveability rating	100% (19/19 units)
UNIVERSAL DESIGN	LAHC Dwelling Requirements Adaptable Dwellings	These are designed for cost effective future conversion to Gold Standard. Apply AS 4299 Class C to adaptable dwellings.	10.5% (2/19 units) Adaptable dwelling spread across both developments refer to 34-40 da package for clarification

WASTE	NSW EPA Better practice guide for resource recovery in residential developments Appendix F Waste and recycling generation rates	Unit size Studio - 1 bed 2 bed 3+ bed	Waste 80L 100L 120L	Recycling 80L 100L 120L	Organics 25L 25L 50L	10 x 240l red bins 8 x 240l yellow bins 4 x 240l Food waste Total = 22 240l Bins
	WWDCP Part B Section 2 - 2.3 Landscaping ADG Section 4P	A landscape plan is required – refer to DCP & ADG for further guidance.				641.00m ² / 36.8% To be confirmed with a landscape design
ENERGY EFFICIENCY	LAHC Dwelling Requirements NATHERS Targets	Min 6 star NATHERS rating – higher ratings encouraged.				NATHERS TBC – Basic certificate provided as part of DA submission
FLOOD RELATED DEVELOPMENT T CONTROLS	WW Council	Liaise with Wagga Wagga Council to obtain further flood data for the site to determine required FFLs and any confirm if there are any other applicable flood related development controls that need to be complied with.				n/a