



CK Design & Drafting

Statement of Environmental Effects

Proposed 3 Bedroom Transportable Dwelling to

replace an existing dwelling to be demolished

120 Poiles Road, Brucedale NSW 2650

Lot 1 / DP 214337

For: P Kinstler & A Robinson

The following report is intended to outline how the proposed development attempts to fulfil the requirements and suggestions of Wagga Wagga City Council, Town Planning and Development Controls.

Description of Development

Proposed 3 Bedroom Transportable Dwelling to replace an existing dwelling which is to be demolished, on an existing RAZ zoned block of land.

The proposed dwelling will be sited in the same position as the existing dwelling..

The proposed dwelling will be connected to the existing septic system, town water & stormwater connecting to the existing rainwater tank.

The Transportable Dwelling will be constructed using the following materials:

- Timber framed construction
- Colorbond roof sheeting, fascia & gutter
- Colorbond wall cladding
- Aluminium framed windows

Description of Site



The Subject Site is zoned RAZ Rural Activity Zone. The proposed dwelling is permitted with consent within this land zoning as it is replacing an existing dwelling in the same position. As per submitted documentation with the application, advice was sought from DRNSW Regional Growth NSW Development Corp which advised the development is permissible under existing use rights. A copy of this advice has been lodged with the application.



Council online mapping shows the Subject Site is within a Bushfire Zone. As per the submitted report, the proposed dwelling is to be constructed to comply with Bal19 rating.

Planning Controls

Wagga Wagga Local Environmental Plan (LEP) 2010
Wagga Wagga Development Control Plan (DCP) 2010

Site Suitability

The site is suitable for the development as it is zoned RAZ Rural Activity Zone. As per submitted documentation with the application, advice was sought from DRNSW Regional Growth NSW Development Corp which advised the development is permissible under existing use rights. A copy of this advice has been lodged with the application.

The proposal will be consistent with other dwellings within the surrounding area.

Present and Previous Uses

Present use of the site is residential & this will continue.

Demolition Management

Demolition of the existing dwelling will be carried out by a licenced company & undertaken to comply with council regulations & all Australian Standards.

Social Impact

n/a

Economic Impacts

The proposal will have a positive impact due to local tradespersons being employed to carry out the works.

Pedestrian and Vehicle Movements

All vehicle access to the site will remain from Poiles Road via the existing driveway & access point.
Pedestrian movement is unaffected.

Privacy, Views and Overshadowing

The proposed development will have no impact on any neighbouring outdoor private open spaces or living areas.

Soil and Water

1. The only earthworks required will be cleaning of the building pad once the existing dwelling has been demolished.
2. All stormwater will discharge to the existing rainwater tank.
3. All sewer will be connected into the existing septic system.
4. Sediment control measures will be installed for the duration of the construction period as required.

Energy Efficiency

Refer to submitted Basix Letter.

Waste

All Building waste material will be either stockpiled within a secure fenced area or within a skip bin. All waste disposal to WWCC guidelines.

Wagga Wagga Development Control Plan 2010 as amended – Section 2 – Controls that apply to all developments.

2.1 Vehicle access and movements

C1	Access should be from an alternative secondary frontage or other non-arterial road where possible.	Yes
C2	A Traffic Impact Study may be required where adverse local traffic impacts may result from the development. The traffic impact study is to include the suitability of the proposal in terms of the design and location of the proposed access, and the likely nature, volume or frequency of traffic to be generated by the development.	n/a
C3	Vehicles are to enter and leave in a forward direction unless it can be demonstrated that site conditions prevent it.	Yes
C4	Provide adequate areas for loading and unloading of goods on site. The loading space and facilities are to be appropriate to the scale of development.	Yes
C5	Access driveways are to be located in accordance with the relevant Australian Standard at the time of lodgement of an application.	Yes
C6	Ensure adequate sight lines for proposed driveways.	Yes

Comment:

The proposed development complies with all relevant controls.

2.2 Off-street parking

C1	Parking is to be provided in accordance with the table below. For uses not listed, similar land uses should be used as a guide in assessing carparking requirements.	Yes
C2	The design and layout of parking is to be in accordance with the relevant Australian Standard at the time of lodgement of an application.	Yes
C3	Parking spaces are to be provided for disabled persons. Accessible parking spaces to comply with the relevant Australian Standard at the time of lodgement of an application.	n/a
C4	For mixed use developments, the parking required is the total of requirements for each use. Variations can be considered where it can be demonstrated that the peak demand for each land use component is staggered or that development as a whole generates less parking than separable parts.	n/a
C5	In the case of redevelopment or change of use (other than in the B3 zone) the parking requirements are to be calculated by:	n/a

	a. Determining the parking requirement of the current or previous use in accordance with the table, then b. Determining the parking requirement for the new use, then c. Subtracting the existing requirement from the requirement for the proposed use to determine the number of spaces required (i.e. a credit is provided for any shortfall that exists on the site for the current use).	
C6	In the case of redevelopment or change of use within the B3 zone where there is no increase in gross floor area, no additional car parking spaces will be required, except in the following instances: a. Outbuildings are proposed to be used in association with the development, or b. A Traffic Impact Assessment (TIA) is required by Council for the development.	n/a
C7	Variations to the parking requirements may be considered where minor alterations and additions are proposed and the changes do not encroach or reduce the current off-street parking spaces.	n/a
C8	A traffic and parking study may be required for certain proposals, including but not limited to proposals for schools and other education uses including childcare centres, business parks, hospitals, cinemas and gyms.	n/a
C9	Provide trees within the parking area at a rate of 1 tree per 5 spaces in a row. Each tree to have a minimum mature spread of 5m and to be located in a planting bed with minimum width of 1.5m (between back of kerbs) and minimum area of 3.5m ² .	n/a
C10	Planting beds located within a car park are to have a subsoil drainage system connected into the stormwater system of the site.	n/a
C11	To ensure sightlines are maintained for drivers and pedestrians, trees used within or adjacent to car parking areas shall have a minimum clear trunk height of 2.5m, with shrubs and ground covers not to exceed 500mm in height.	n/a

Comment:

The proposed development complies with all relevant controls.

2.3 Landscaping

C1	A landscape plan is required for applications for: • Commercial and Industrial developments • Residential development (other than dwelling houses).	n/a
C2	Natural features at the site, such as trees, rock outcrops, cliffs, ledges and indigenous species and vegetation communities are to be retained and incorporated into the design of the development.	n/a
C3	Use native and indigenous plants, especially low water consumption plants in preference to exotic species.	n/a
C4	Trees should be planted at the front and rear of properties to provide tree canopy.	n/a

C5	Provide landscaping in the front and side setback areas, and on other parts of the site to improve the streetscape, soften the appearance of buildings and paved areas, and to provide visual screening.	n/a
C6	Landscaping should provide shade in summer without reducing solar access in winter. Limited use of deciduous species is acceptable where used to achieve passive solar design.	n/a

Comment:

No landscaping is proposed as part of the development, however the site is already smartly landscaped & this will remain where possible as part of the development.

2.5 Safety and security

C1	Use good site planning to clearly define public, semi-public and private areas.	Yes
C2	Entries are to be clearly visible and identifiable from the street and are to give the resident/occupier a sense of personal address and shelter. For non-residential uses, administration offices or showroom are to be located at the front of the building.	Yes
C3	Minimise blank walls along street frontages.	Yes
C4	Avoid areas of potential concealment and 'blind' corners.	Yes
C5	Provide lighting to external entry areas, driveways and car parks in accordance with the relevant Australian Standards. The lighting is to be designed and sited to minimize spill and potential nuisance to adjoining properties.	Yes
C6	Planting and fencing is not to reduce the safety of users or compromise areas of natural surveillance.	Yes
C7	Where a site provides a pedestrian through route the access path is to be clearly defined and sign posted, appropriately lit, and have satisfactory visibility.	n/a
C8	Locate public toilets and rest areas to promote their use and maximise public surveillance without creating visual intrusion.	n/a

Comment:

The proposed development complies with all relevant controls.

2.6 Erosion and Sediment Control Principles

O1	Protect the environment against soil erosion and loss of soil from construction sites.	Yes
O2	Prevent the degradation of drainage systems, waterways and aquatic environments from deposition of soil and foreign material from construction sites.	Yes
O3	Prevent flood damage of individual properties caused by sediment reducing the flow capacity of the stormwater drainage system.	Yes
O4	Promote the implementation of erosion and sediment control measures by persons undertaking construction and earthworks activities to prevent the loss of soil from the site.	Yes

Comment:

Sediment & Erosion measures will be installed throughout the build process as required.

PART D - Section 8 Rural Development

8.1 Development in Rural Areas

C1	Uses are to be compatible with the character of the locality in terms of buildings, structures and the nature of operations.	Yes
C2	Provide adequate buffer areas and setbacks to minimise potential conflicts with adjoining lawful land uses. Where there is potential for a conflict between land uses, priority will be given to the existing productive use.	Yes
C3	Use landscaping and other screening options to help integrate new uses and developments into the rural landscape.	n/a
C4	Uses must be capable of operating within capacities of available existing services.	Yes
C5	Provide adequate facilities for additional traffic in terms of vehicle access and movements, parking areas, and loading and unloading of goods.	Yes
C6	In the case of larger projects Council may require the applicant to demonstrate that the roads in the locality are of satisfactory construction and condition to accommodate the size, weight and volume of vehicles that could be generated by the use, and that the local traffic conditions are suitable.	n/a
C7	Provide satisfactory arrangements for storage and disposal of waste.	Yes
C8	Locate dwellings to minimise conflicts with activities associated with primary production, so as to not interfere with the ability to farm adjoining or adjacent land.	Yes
C9	A dwelling house and all ancillary development on a lot in the following zones must have a setback from the boundary with a primary road that is not a classified road of at least the following: (a) If the lot is in Zone RU1, RU2 or RU6 – 50m	Yes
C10	A dwelling house and all ancillary development on a corner lot must have a setback from a boundary with a secondary road that is not a classified road of at least the following: (a) If the lot is in Zone RU1, RU2 or RU6 – 10m	n/a
C11	A dwelling house or outbuilding must have a setback of at least 250m from a boundary with adjoining land being used for any of the following: (i) Forestry (ii) Intensive livestock agriculture (iii) Intensive plant agriculture (iv) Mines and extractive industries (v) Railway lines (vi) Rural industries	n/a
C12	Variations to the minimum setback can be considered where it can be shown that the agricultural potential of the land will be protected taking into account alternative measures such as landscaping or other relevant factors.	n/a

Comment:

The proposed development complies with all Controls.

8.2 Rural Produce Sales & Ancillary Tourism

C1	Rural produce offered for sale must be substantially grown or produced on the property	n/a
C2	The sales area must be physically connected to the land on which the produce is grown or produced, and a Farm Plan is to demonstrate there is sufficient agricultural land in production to sustain the scale of the sales operation.	n/a
C3	Tourism ventures are to be subsidiary to the main productive activities of the property or of a reasonable scale in relation to the size of the property. The location of the tourism activity is to avoid conflicts with nearby sensitive areas or land uses.	n/a
C4	Sales and tourism facilities should be located in existing rural buildings where possible. Conserving historic rural outbuildings is encouraged.	n/a
C5	Provide adequate space for safe turning in and out of the property for vehicles and satisfactory sealed and signposted parking spaces in close proximity to the sales or tourism component.	n/a
C6	Any signs associated with sales of produce and tourism ventures are to be suitably sized without adversely affecting the rural setting, and are to be located to facilitate reasonable notice of the premises for visitors and assist in the safe operation of the site.	n/a

Comment:

This section does not apply to the proposed development.

8.3 Rural Dwelling

C1	Avoid prime productive lands and prominent hill and ridgeline locations especially where alternative, more suitable locations are available.	Yes
C2	Locate dwellings either within a predetermined building envelope, or in a location that is suitable for construction, being free from contamination and capable of accommodating a sewage management system.	Yes
C3	The scale, footprint and height of dwellings is to be such that buildings recede in to the landscape and do not distract from skyline views or views that are part of the visual backdrop of the area. Orientate dwellings to maximise the northern aspect of living areas.	Yes
C4	Materials and finishes are to be non-reflective. Low intensity colours (lighter tones) are generally preferred.	Yes
C5	Outbuildings are to be located close to the main dwelling and to the rear when viewed from the nearest road so as to appear as a 'homestead group' of buildings.	n/a

C6	Driveways are to follow natural contours where possible. Avoid unreasonably steep and visually intrusive driveways.	n/a
C7	Native vegetation is to be retained and embellished where possible. Dwelling construction should not disturb remnant vegetation.	Yes
C8	Traditional rural fencing, such as post and wire are encouraged. Use vegetation barriers where needed to provide visual screening between adjoining properties.	n/a
C9	Rural workers dwellings and secondary dwellings should: <ul style="list-style-type: none"> • be situated on the same legal title as the principal farm dwelling • share the same road access, power and communication infrastructure as the principal farm dwelling (as should secondary dwellings) • be located within reasonable proximity to other farm buildings (e.g. within 300 m), and, • be appropriately separated from farm boundaries and potentially conflicting land uses (e.g. intensive livestock operations, livestock yards, dairies and the like) 	n/a

Comment:

The proposed development complies with all controls.

Conclusion:

As per the information provided within this report, I would request that Wagga Wagga City Council consider the application for the 3 Bedroom Transportable Dwelling to replace an existing dwelling which is to be demolished.

The material, style and finish of the proposed dwelling will fit in well amongst many other similar dwellings in the surrounding area & will only further enhance the area surrounding the proposed development.

This Statement of Environmental Effects has been prepared by CK Design & Drafting & must be read in conjunction with all other documentation submitted as part of the Development Application.

Regards

C Kendall

Chris Kendall