

**PROPOSED CARPORT & PATIO ADDITION
TO EXISTING RESIDENCE
AT**

No.9 Clifton Street
Wagga Wagga NSW 2650

FOR

DENIS & JANICE PRATT



CITY OF WAGGA WAGGA
Application Number:
DA20/0073
Approved By Council -
28/02/2020



Front / Street view of 9 Clifton Street Carport Location

STATEMENT OF ENVIRONMENTAL EFFECTS

AND NOTES IN SUPPORT OF DEVELOPMENT APPLICATION

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1. INTRODUCTION

This Statement of Environmental Effects has been prepared on behalf of the owners of the property, Denis & Janice Pratt.

The subject of this Statement is the owner's intention to construct a steel framed carport addition to the east (right) side of the existing dwelling, with a brick façade and panel lift door to the front. An open steel framed patio is also proposed to the rear of the dwelling.

2. SITE ANALYSIS

The allotment is described as Lot 32 in Deposited Plan 869619, and is known as no. 9 Clifton Street in the Wagga Wagga suburb of Bourkelands.

The allotment currently has existing residential dwelling constructed on it. There are no trees or significant vegetation on this site which will interfere with the proposed carport and patio additions.

3. DEVELOPMENT PROPOSAL

It is proposed to construct a flat skillion carport to the east (right) side of the existing dwelling.

The carport will be constructed of steel to ensure durability and a lasting structure which will resist the elements.

A steel framed patio is also proposed to the rear of the existing dwelling.

4. SITE SUITABILITY

- The existing residence is on a sloping site, from front to back. This has been accounted for with the new carport design. There is an existing concrete driveway with adequate drainage which are to remain.
- Bushfire zones do not need to be addressed for this allotment
- No trees or landscaping will be removed or disturbed for the new carport. Some shrubs and landscaping will be removed at the location of the rear patio addition
- There are no drainage issues affecting this site

5. ACCESS AND TRAFFIC

Traffic flow or off-street parking will not be affected by the proposed carport addition as the carport is to be constructed over an existing driveway and off-street car parking area.

6. LANDSCAPING

There are currently existing established gardens, lawn and landscaping at the front of the site which will not be disturbed during the construction process as the proposed addition is clear of the surrounding landscape.

No landscaping or planting of vegetation will be undertaken due to the existing landscape providing adequate gardens and shrubs.

7. SOIL AND WATER MANAGEMENT PLAN

Stormwater and Sewage Disposal

Sewer is not required or will not be affected by this proposed carport

Stormwater will discharge into the existing stormwater system of this allotment via connection into the existing downpipes. The addition will add minimal stormwater to the system.

Soil Erosion and Sediment Control

There is no excavation work required for this proposed carport

8. CONCLUSION

This proposal to construct an open carport to the side of an existing residential dwelling and patio to the rear provides minimal disturbance or visual impact to the surrounding neighbourhood due to the proposal being set back from the street frontage.

Accordingly, this Development Application is submitted in the belief that it is deserving of council's favourable consideration.



Location of Proposed Patio to Rear of Dwelling