

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Date:** 6-2-2020  
**Owner:** Mr Chris MERRETT  
**Address:** 4 Verbena Place  
Koorringal NSW 2650  
Lot: 226 D.P: 245920  
**Area of allotment:** 1062.0 m<sup>2</sup>  
**Job Reference:** 17147-1



## **DESCRIPTION OF DEVELOPMENT**

This Statement forms part of an application to demolish the existing timber framed skillion roof Patio, and construct a new roof over the existing area.

The existing Patio roof and support posts are now in poor condition, and the skillion roof falls back towards the residence eave, which does not cope in a heavy rain event.

The new roof is proposed as a new gable roof connecting into the main roof. The existing residence has concrete roof tiles, the proposed new patio roof will be sheeted with Colorbond corrugated iron.

The new roof frame will include steel posts and beams with scissor style roof trusses, to provide a greater ceiling height to the patio.

There is some minor change to the existing paving and or low level brick retaining wall within the area of the new roof. Part of the existing brick retaining wall (450mm high) is to be removed to allow the patio area to square off below the new roof. Some soil will be removed and taken to a clean fill site. A new concrete sleeper, retaining wall max. 500mm, high will be installed to retain the cut bank.

## **DESCRIPTION OF SITE**

Site is located on the Northern end of Verbena Place, which is a small Cul-de-sac off Fay Avenue.

Existing on the site is a residence with garage under. There is a free standing shed to the eastern corner of the allotment. The property is of irregular shape and bounds 5 other residential properties.

## **PLANNING CONTROLS**

Relevant controls relevant to this site include:-

- Wagga Wagga Local Environmental Plan (LEP) 2010
- Wagga Wagga Development Control Plan (DCP) 2010
- Lane is zoned R1.
- The objectives of the DCP have been met with this proposal.

## **SITE SUITABILITY**

This application is for an up-grade of an existing facility, which will remain in the existing location.

## **PRESENT AND PREVIOUS USE**

The whole site is used as a single dwelling and will remain so.

## **SOCIAL IMPACT**

It is not expected that this proposal will have any detrimental social impact.

## **PEDESTRIAN & VEHICLE MOVEMENTS**

Pedestrian & vehicle access will not change because of this development.

## **PRIVACY, VIEWS & OVERSHADOWING**

### **Privacy**

The proposed works will not interfere with privacy for the adjoining owners as this application is to re-roof an existing outdoor living area, which is not adjacent any other outdoor living area.

### **Views**

This proposal will not affect any existing views, as the new patio roof is below the existing main roof height.

### **Overshadowing**

Because of the orientation of the allotment, there will be no detrimental overshadowing caused by this proposal.

## **SOIL & WATER**

Excavation required on site will be to dig footings for the new support posts, for the roof and retaining wall. Some garden area will be remove also to allow the patio area to square up under the new roof. Soil removed will be taken to a clean fill site.

Stormwater collected will connect to the existing stormwater system on the residence, all as shown on plan. There will be no change to the existing downpipe locations.

Sediment control will be installed about the existing patio sump to ensure no waste material enters the pipe system.

## **DEMOLITION**

Demolition will include the removal of the existing skillion roof sheeting and removal of the timber roof frame and attached pergola area. This material is not suitable for reuse and will be disposed of at a registered depot.

### **ENERGY EFFICIENCY**

As this development is for a Class 10a building there are no requirements for energy efficiency. The proposed new roof being installed at a greater height will allow more winter sun to enter the area.

### **LANDSCAPING**

There will minimal loss of existing landscaping because of this development.

### **COLOUR SCHEME**


The existing colour scheme will be retained, and the new roof sheeting will be Colorbond "TERRAIN" to match the existing tile finish.

### **APPLICANT DECLARATION**

The SEE has been prepared by BCM Design Pty Ltd

I/we declare to the best of my/our knowledge and belief, that the particulars stated on this document are correct in every detail, and the information required has been supplied.

Applicant's name/s (printed) Chris Merrett

Applicant's signature/s  Date 7.2.2020