

STATEMENT OF ENVIROMENTAL EFFECTS (SEE)

PROPOSED CARPORT. 39 TREVOR ST, WAGGA WAGGA NSW 2650

This 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.

1. DESCRIPTION OF DEVELOPMENT:

Proposed Carport to front of an existing colorbond clad garage
The materials to be will be as follows:

- Steel frame construction
- Colorbond roof sheeting, fascia & gutter

2. DESCRIPTION OF SITE:

The site has minimal fall across the entire block.
Currently there are the following buildings existing on the site:

- Residence
- Garage

3. SITE SUITABILITY:

The site is suitable for the proposed development as it is zoned residential.

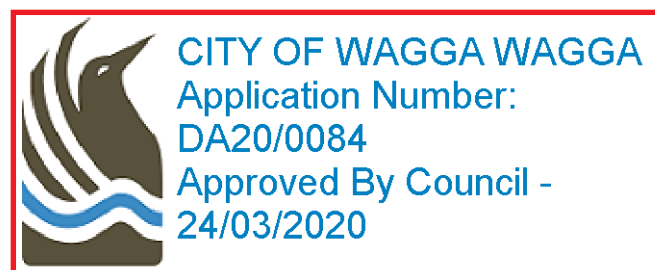
4. SITE SETBACK:

The proposed Carport is sited to be 900mm back from the Urana St boundary. Whilst this set back is not in line with Wagga Wagga City Councils DCP, the development should be looked favourably upon as the structure will not be intrusive to the current streetscape.

Due to there being an existing 1800(h) brick fence to the boundary & existing 1800(h) gates in front of where the carport will be situated, the carport will have minimal visual impact.

The proposed carport will be of the same scale in height as per the existing garage. The carport pitch point will be 2600mm with the top of ridge being 3400mm high.

It must be noted that across Wagga Wagga there are many carports which are sited to the boundary (whether these are approved or not) whilst this proposed development will be sited 900mm back from the boundary line.





5. TRAFFIC OBSTRUCTION:

The proposed Carport will in no way obstruct the view of any vehicles due to the position on the block that the carport is sited as well as the fact that this part of Urana St has parking bays, meaning the carport is approx. 9m back from Urana St roadway itself.

6. PRESENT & PREVIOUS USES:

The site has had no previous uses then what it is currently used for.

7. OPERATION & MANAGEMENT:

Residential dwelling.

8. SOCIAL IMPACT:

The proposed development will have no social impact.

9. ECONOMIC IMPACT:

This development will impact positively on the local economy as a local builder will be engaged to carry out the works.

10. PEDESTRIAN & VEHICLE MOVEMENTS:

All vehicle access will remain from Urana St.

11. PRIVACY, VIEWS & OVERSHADOWING:

The proposed Carport will have no effect on any neighbouring properties.

12. VIEWS:

The site has no significant views & the proposed carport will not affect any neighbouring properties.

13. AIR & NOISE:

The proposed development will have no impact on any neighbouring dwellings.

14. SOIL & WATER:

All new downpipes will be connected into the same stormwater line that is currently used for the existing garage.

15. WASTEWATER:

Not applicable.

16. SOIL EROSION CONTROL:

All soil & erosion control will be in compliance with Wagga Wagga City Councils regulations.

17. ENERGY EFFICIENCY:

Not applicable.

18. WASTE:

Demolished materials will be contained within a skip bin located on the site for disposal by the builder as needed.

Yours sincerely

Chris Kendall