

## Statement of Environmental Effects

**Applicant:** Lifestyle Patios

**Development type:** Development includes a carport to the rear of an existing dwelling that is adjoined by an open pergola which forms a trellis for a substantial Wisteria vine. Both structures closely match the existing structures that they are intending to replace.

**Development Site:** 41 Wollundry Avenue Wagga Wagga NSW 2650  
Lot 17 DP 771426

**Context and Setting:** The property is a residential block in a residential area. It is in a heritage area and these considerations will be addressed separately. It is not in a bushfire prone nor flood prone area. The existing dwelling fronts Wollundry Lagoon and the carport is accessible via a private laneway off Dobbs Street to the rear of the lot.  
Access, traffic and utilities applicable to the residence. Neither pergola nor carport will not impact on these considerations.

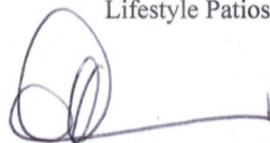
**Environmental Impact:** Neither development is likely to have any negative impact on the amenity of neighbors through noise, dust or other emissions  
The proposed additions to the established residential site is unlikely to have any further impact on heritage or cultural items nor is it likely to disturb aboriginal artifacts.

The proposed additions will require a significant prune of the canopy of the existing wisteria vine but will not impact any other vegetation or native flora.  
Proposed additions will not generate effluent nor any other waste.  
Stormwater will be directed into existing stormwater system.  
Investment by the property owner in his own home will have positive economic consequences for surrounding neighbors, as the improvements are likely to increase the property value of the site which could impact on the value of neighbouring properties

No negative social impacts can be anticipated from this development

**Applicant:** Lifestyle Patios

**Signed**



5/03/2020



**CITY OF WAGGA WAGGA**  
**Application Number:**  
**DA20/0117**  
**Approved By Council -**  
**5/05/2020**

## Statement of Heritage Impact

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Lot 17 DP 771426

**Context and Setting:** The property has largely retained all its heritage features and proposed works do not impact on these significant features at all.  
The existing carport and pergola which are intending to be replaced are badly decayed, with rotten and weathered timbers likely to fail at any time. These are however not heritage items and construction most likely occurred in the late 80's when other renovations were completed by previous owners.

**Development:** The proposed development has been designed to align with the objectives for the Wagga Wagga Conservation Area as outlined in the DCP. In addition to verandahs, an open pergola forming a trellis for a Wisteria or other vine was one of the earliest forms of solar control adopted by early settlers. The proposed pergola is expected to be a relatively inconspicuous feature in a lush private garden. I don't believe there is any contention that this feature would complement the heritage aspects of the dwelling and the area generally.

Carports are mostly a utilitarian solution to a motorists needs and have formed part of the streetscape since they stopped using stables. The proposed design aims to meet the objectives of the DCP by retaining the leanto design that was so common amongst early additions. Mostly it is modest in scale and bulk. The angle of the right of way and the need to provide 2 parking spaces does necessitate a relatively wide opening.

It is also important to note that there is no other available parking for the homeowners within 50m of their dwelling

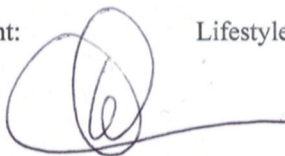
Being attached to the rear wall of the dwelling this design complies with controls C2, C3 and C5 of 3.2.1 of the DCP and the design does not impact on the other controls concerning roof line and significant features.

With Classic Cream coloured beams and a Manor Red barge and posts the colours are also conducive with the existing dwelling and the area generally

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**Signed**

**Date**

  
5/03/2020