

**IMAGINE**

DRAFTING SERVICES

Mob 0438 713 410 ABN 57 076 596 872

email: imagedrafting@yahoo.com.au

Client CHRIS & LUCY DOWELL

Project PROPOSED SHED WITH AWNING,  
& ATTACHED CARPORT TO REPLACE EXISTING  
74 BOUKRE STREET, TURVEY PARK, NSW 2650

Date

07.06.24

Drawn

A.Barrow

Sheet

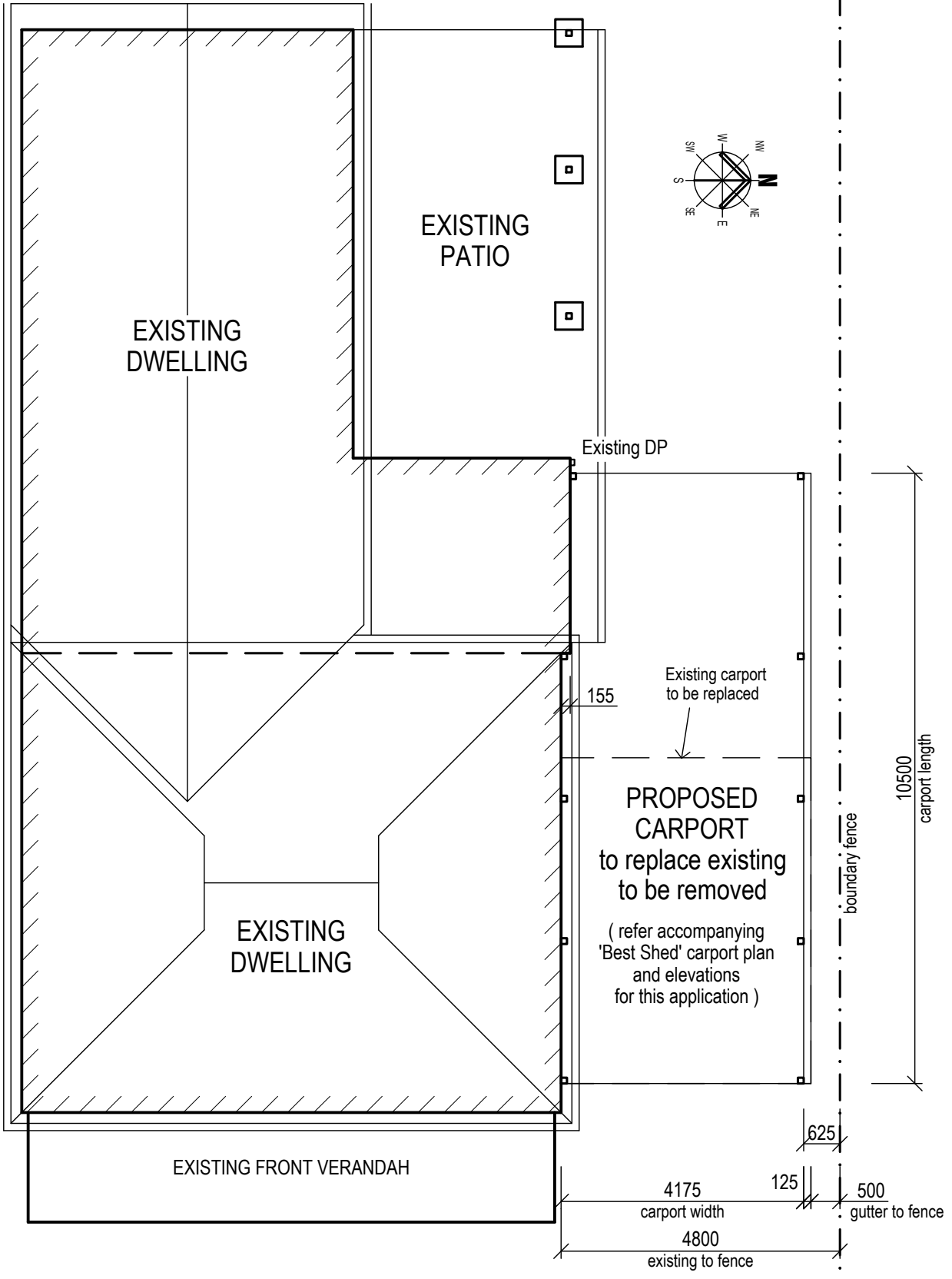
1 of 2

Scale

1:250@A4

Dr'g No.

1



**PROPOSED NEW CARPORT TO REPLACE EXISTING**

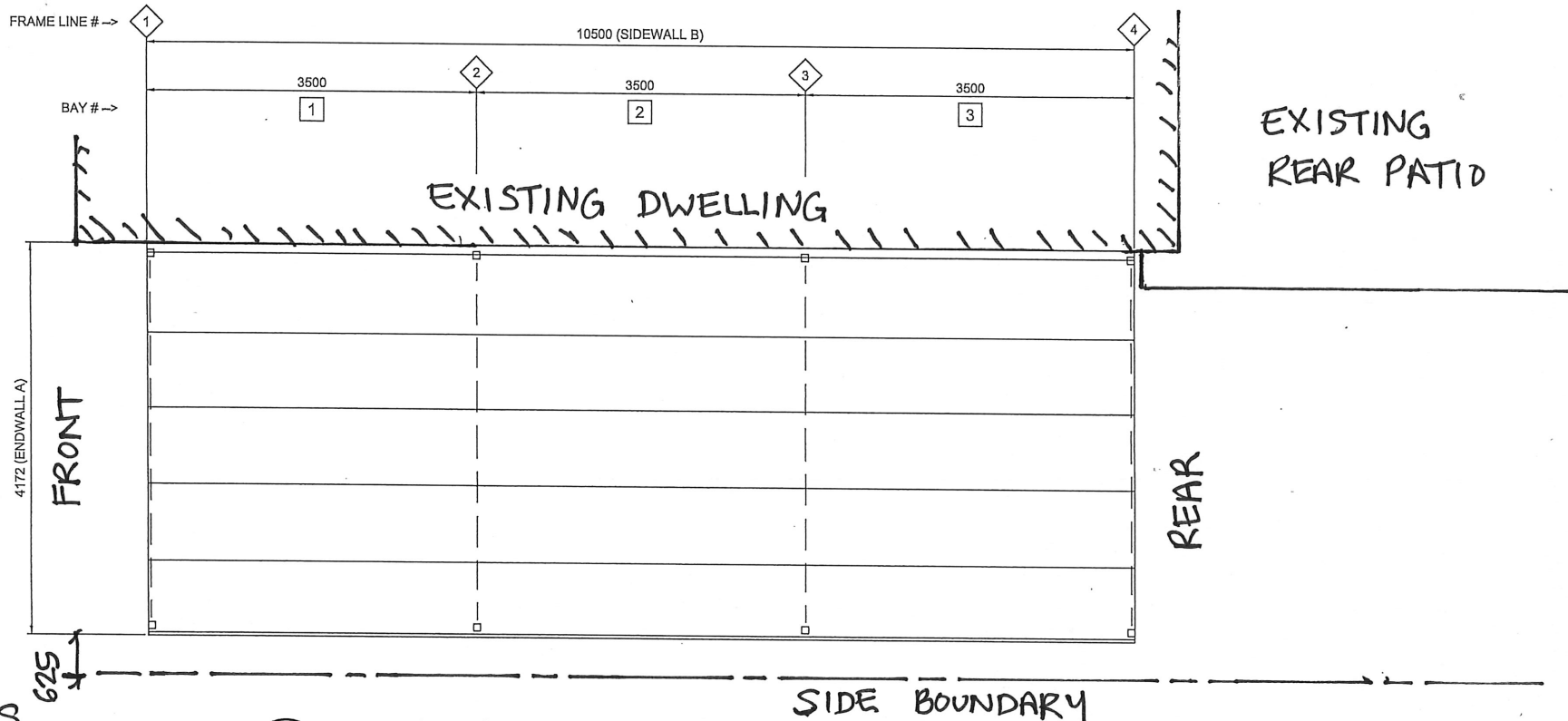
**IMAGINE**  
 DRAFTING SERVICES  
 Mob 0438 713 410 ABN 57 076 596 872  
 email: imagedrafting@yahoo.com.au

Client CHRIS & LUCY DOWELL  
 Project PROPOSED SHED WITH AWNING,  
 & ATTACHED CARPORT TO REPLACE EXISTING  
 74 BOUKRE STREET, TURVEY PARK, NSW 2650

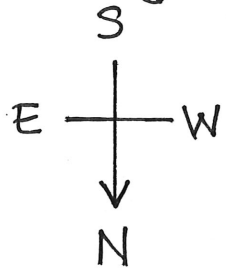
Date 07.06.24  
 Drawn A.Barrow

Sheet 2 of 2  
 Scale 1:100@A4

Drg No. 2



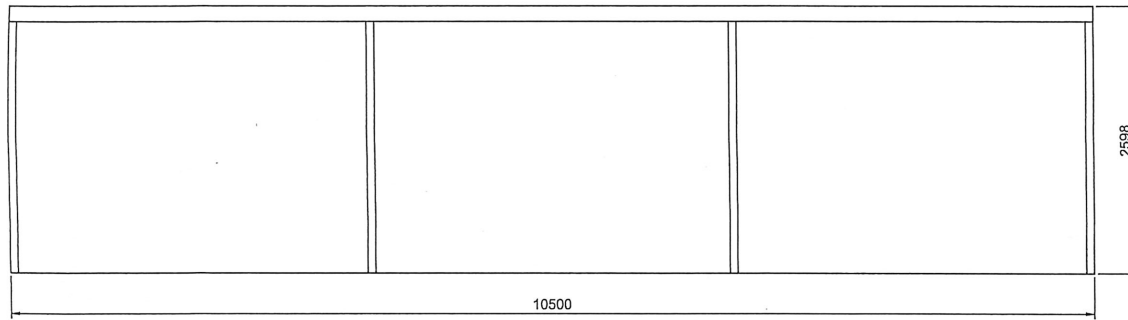
1  
5 CARPORT PLAN  
SCALE: 1:50



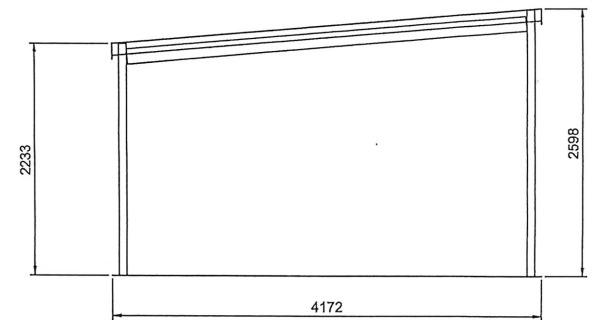
**best sheds**  
Value & Quality Direct to You  
151 Smeaton Grange Road,  
Smeaton Grange, NSW, 2567  
Phone: 02 4648 7777  
Fax: 02 4648 7700  
Email: sales@bestsheds.com.au

**EMERALD**  
DESIGN & CONSTRUCTION  
CIVIL & STRUCTURAL ENGINEERS  
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING  
CAMILO PINEDA MORENO  
Bend MIEAust RPEng  
RPEQ 15562 T8P PEO03976 (VIC)  
Signature:   
Date: 16.05.2024

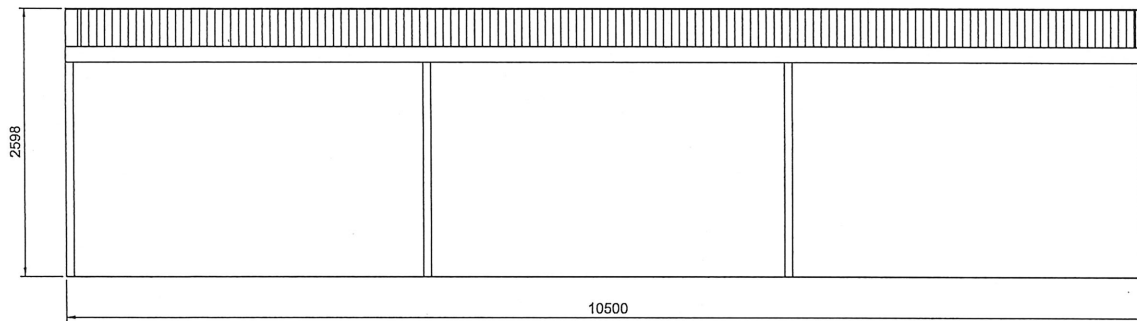
Customer Name: Embark Landscape Design and Construction  
Site Address: 74 Bourke Street  
Wagga Wagga,  
NSW, 2650  
DATE 16-05-2024  
JOB NO. 2725514948  
SHEET  
1 of 2



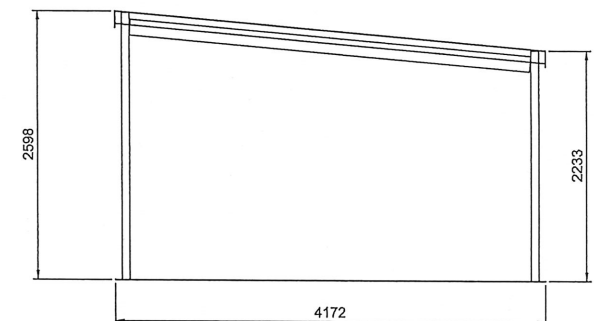
2 LEFT ELEVATION (SOUTH)  
2 SCALE: 1:50



3 REAR ELEVATION (WEST)  
2 SCALE: 1:50 FRAME #4




1 RIGHT ELEVATION (NORTH)  
2 SCALE: 1:50



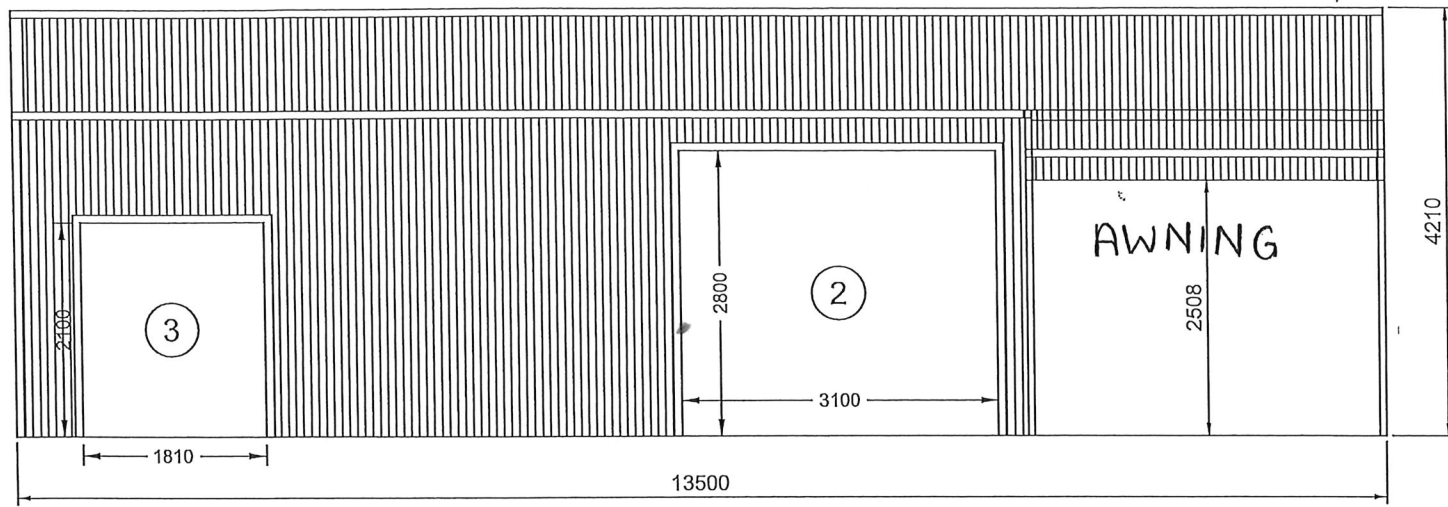
4 FRONT ELEVATION (EAST)  
2 SCALE: 1:50 FRAME #1

**best sheds**  
Value & Quality Direct to You  
151 Smeaton Grange Road,  
Smeaton Grange, NSW, 2567  
Phone: 02 4648 7777  
Fax: 02 4648 7700  
Email: sales@bestsheds.com.au

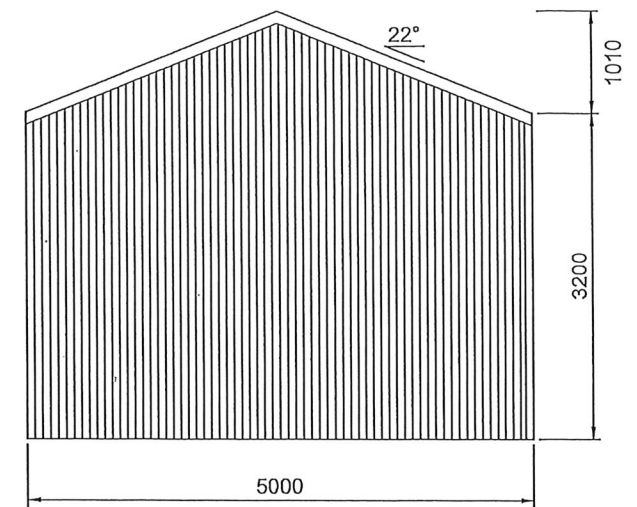
**EMERALD** DESIGN & CONSTRUCTION  
CIVIL & STRUCTURAL ENGINEERS  
COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING  
CAMILO PINEDA MORENO  
Bend MIEAust RPEng  
RPEQ 15562 TBP PE003078 (VIC)  
Signature:   
Date: 16.05.2024

Customer Name: Embark Landscape Design and Construction  
Site Address: 74 Bourke Street  
Wagga Wagga,  
NSW, 2650  
DATE 16-05-2024  
JOB NO. 2725514948  
SHEET  
2 of 2



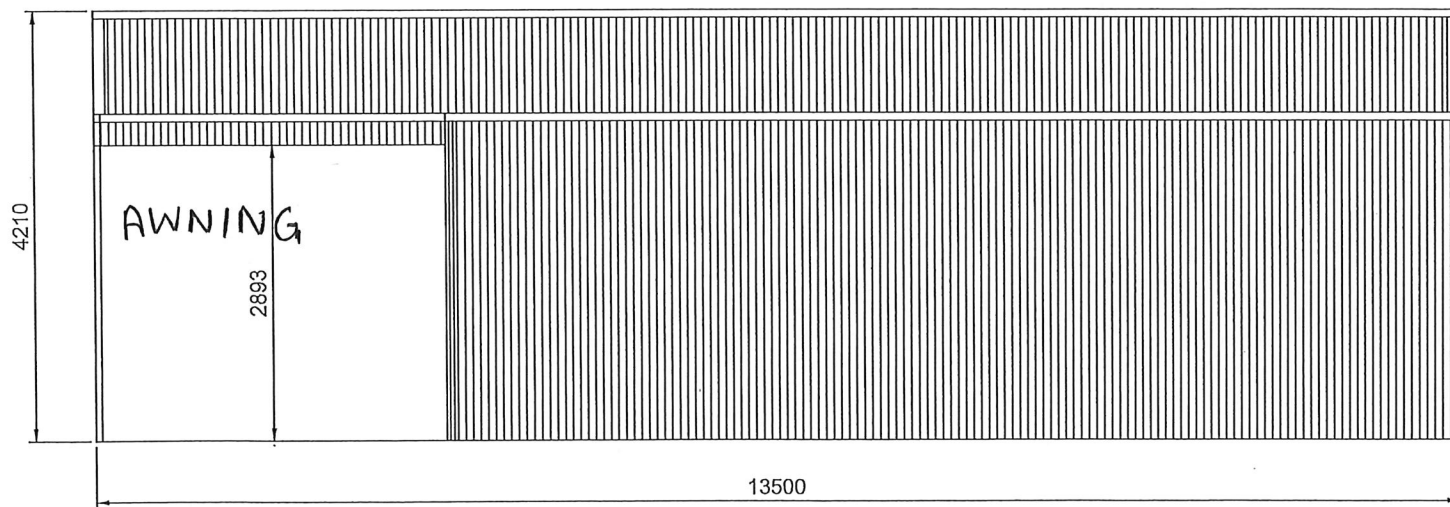


2 FRONT ELEVATION (EAST)  
2 SCALE: 1:75

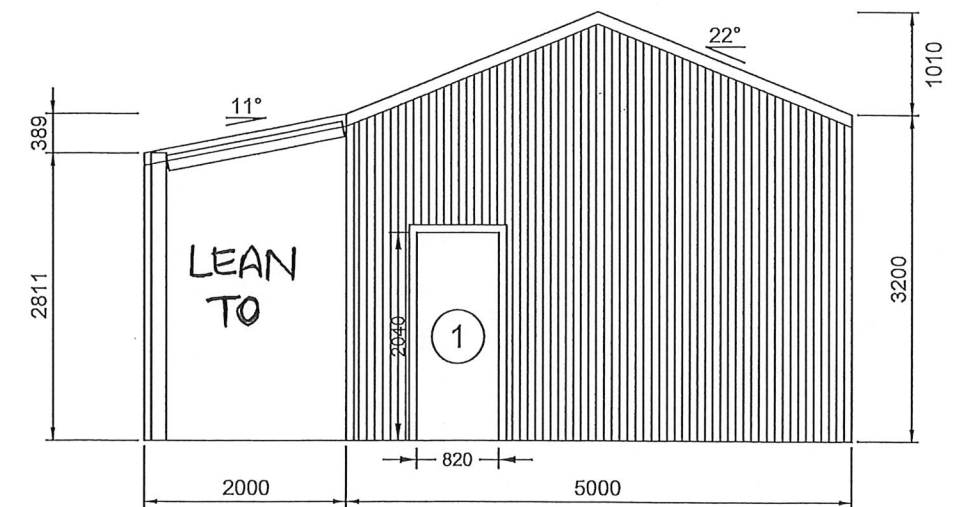


3 LEFT ELEVATION (SOUTH)  
2 SCALE: 1:75

FRAME #5



1 REAR ELEVATION (WEST)  
2 SCALE: 1:75



4 RIGHT ELEVATION (NORTH)  
2 SCALE: 1:75

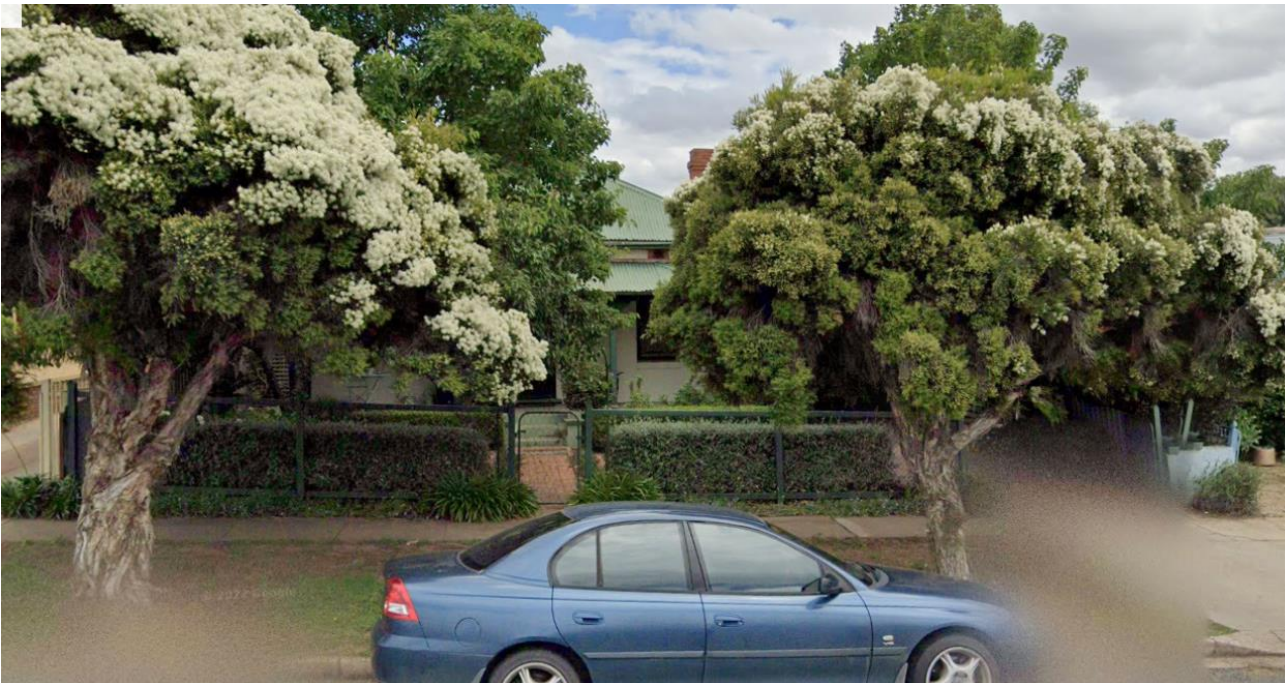
FRAME #2

**PROPOSED SHED,  
& ATTACHED CARPORT TO REPLACE EXISTING  
AT**

**No.74 BOURKE STREET  
TURVEY PARK NSW 2650**

FOR

Chris & Lucy Dowell



**Street view of 74 Bourke Street, Turvey Park**

**STATEMENT OF ENVIRONMENTAL EFFECTS**

AND NOTES IN SUPPORT OF DEVELOPMENT APPLICATION

**IMAGINE DRAFTING SERVICES**  
3 Balleroo Crescent  
Wagga Wagga NSW 2650  
mob 0438 713410  
email – [imagedrafting@yahoo.com.au](mailto:imagedrafting@yahoo.com.au)

## **1. INTRODUCTION**

---

This Statement of Environmental Effects has been prepared on behalf of the owners of the subject property, Chris & Lucy Dowell.

The subject of this Statement is the owners' intention to construct a new pre-fabricated steel framed shed and awning to the rear of a residential site, which has an existing established dwelling. This proposal also includes removing the existing attached carport and replacing with a new larger carport.

## **2. SITE ANALYSIS**

---

The allotment is described as Lot A in Deposited Plan 396097, and is known as no. 74 Bourke Street in the Wagga Wagga suburb of Turvey Park.

The allotment currently has an existing residential dwelling, with an attached carport on the right of the dwelling, and small garden shed in the rear yard, left corner of the lot.

The site is R1 General Residential.

There is an existing council stormwater pipe and drainage pits in the rear yard (see photos at end of this report)

An existing sewer main pipe runs across the rear yard of the lot.

No easements are noted on the registered deposited plan. Default easements are created by the existing service mains running through the rear yard of the lot.

The proposed shed in the rear yard will be located outside of the default easements.

## **3. DEVELOPMENT PROPOSAL**

---

### SHED

It is proposed to construct a new pre-fabricated steel framed 10 x 5.7m shed, with attached 3.5 x 7m wide awning under the shed main roof.

The shed and awning have been sized to ensure they are located outside of the existing rear yard stormwater drainage easement.

The shed is 4.3m high at the ridge, and 3.2m high at the gutter, with roller doors, and access door

### ATTACHED CARPORT TO REPLACE EXISTING CARPORT

It is proposed to remove the existing attached carport on the right side of the dwelling, and construct a new longer carport.

The proposed carport will be offset 500mm from the right side boundary fence, and is 10.5m long x 4.175m wide.

There is an existing dwelling on the lot.



#### 4. SITE SUITABILITY

---

The rear yard area for the proposed shed is an open, grassed area, with a few small shrubs to be removed.

An existing garden shed in the rear left corner of the lot is to be removed to allow for construction of the proposed new shed.

The existing site is generally flat and level. No major slope.

- Wagga planning maps show this lot is not in a bushfire zone, and not in a flood zone
- The site is LEP zone R1 General Residential

#### **Non Compliance with DCP 2010 - PART D, Residential Development**

#### **Section 9.4.4 Garages, Carports, Sheds and Driveways**

#### **Controls**

C3 The floor area of an outbuilding on a residential lot must not be more than the following:

- (a) 8% of the site area if the lot has an area of less than 600m<sup>2</sup>
- (b) 8% of the area or a maximum area of 175m<sup>2</sup>, whichever is the lesser, if the lot has an area of at least 600m<sup>2</sup> but less than 4000m<sup>2</sup>

**The lot area is 676.6m<sup>2</sup>**

- **The enclosed floor area of the proposed pre-fabricated steel framed shed is 50m<sup>2</sup> (5.0 x 10.0m), also consisting of an open attached awning 24.5m<sup>2</sup> (3.5 x 7.0m) awning, which gives 74.5m<sup>2</sup> total area, or 11.0% site coverage of the lot for the proposed shed and awning.**
- **The proposed roof area of the attached carport is 44m<sup>2</sup> (4.175 x 10.5m), which is 6.5% site coverage.**
- **Private open spaces will remain adequate as part of the development.**

C4 The total cumulative floor area of all outbuildings on any one property shall not exceed 8% of the site area or a maximum area of 300m<sup>2</sup>, whichever is the lesser

- **The proposed shed and awning are 74.5m<sup>2</sup>, which is 11.0% site coverage**
- **The proposed attached carport is 44m<sup>2</sup>, which is 6.5% site coverage**
- **The proposal will result in outbuildings with a combined 17.5% site coverage.**
- **The majority of original dwellings within Turvey Park, this older, original suburb of Wagga Wagga are not constructed with attached garages or carports as per all new Modern dwellings and developments.  
Carports provide the required vehicle security and shelter for owners.**
- **The proposed new attached carport (44m<sup>2</sup>, 6.5% site coverage) provides security and shelter for all site vehicles.**

**Although the combined outbuildings site coverage of 17.5% will be greater than the DCP control site coverage of 8%, this is not inconsistent with the surrounding existing developments containing carports and sheds, to allow the property to function with adequate secure, vehicle parking. The proposed shed will provide suitable storage for all equipment required to maintain the property.**

**The proposed shed is located to the very back of the rear yard, ensuring no negative impact on neighbouring properties or the front street appeal.**

**Adequate private open space is maintained to the rear yard as part of this proposal.**

## **5. ACCESS AND TRAFFIC**

---

Traffic flow and off-street parking will be improved by this proposed new carport and shed, as the property trailer and boat will be able to store in the shed and awning, with vehicles then securely parked in the proposed new attached carport.

## **6. LANDSCAPING**

---

There are local medium sized shrubs where the proposed shed is to be located.

These will be removed to allow for the shed.

There is still adequate trees, landscaping and open space on this lot.

## **7. SOIL AND WATER MANAGEMENT PLAN**

---

### **Stormwater**

Existing established stormwater drainage services the dwelling and site.

There is an existing council stormwater drainage pipe running across the rear of the lot, with 3 existing stormwater drainage pits. (see photos included).

Downpipes from the new shed and carport will discharge to the existing internal stormwater drainage system

### **Sewage**

No sewage connection is required as part of this proposed residential shed development.

There are no fixtures to drain.

### **Soil Erosion and Sediment Control**

All excavation work being undertaken is to be immediately removed from the site.

Only minimal excavation will be undertaken due the site being flat and level.

## **8. CONCLUSION**

---

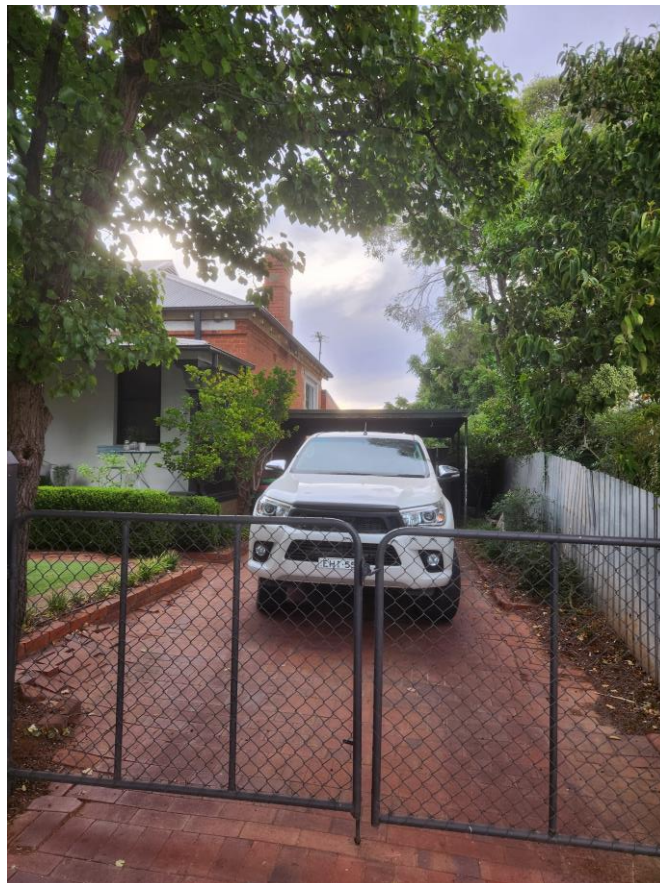
This proposal to construct a new steel framed shed to the rear of an established residential lot will provide additional required storage for equipment to maintain the property, with an awning to allow shelter for the owner's trailer and boat.

The proposed new larger carport to replace the existing carport, will allow for both vehicles to have secure, sheltered off-street parking.

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



**Location of proposed pre-fabricated steel framed shed in rear yard**



**Front view of existing driveway and carport to be removed and replaced**



**Rear view of existing carport area, to replaced with new, longer carport**



**Existing carport area to replaced with new, longer carport to allow more adequate required secure shelter for vehicles, trailers etc.**



**Existing stormwater drainage pit '2' in rear yard, adjacent north-east corner of existing garden shed. This pit forms part of the council drainage main pipe**



**Existing stormwater drainage pit '1' in rear yard, within north garden bed  
This pit forms part of the council drainage main pipe**