

# Statement of Environmental Effects

For

Proposed Metal Pergola at  
34 Mathews Street  
Davidson NSW 2085  
(Lot 45, Section 198, DP 252815)

For

Catherine WALBANK

Prepared by

Peter Watts  
Pergola Land Pty Ltd  
PO Box 124  
Thornleigh NSW 2120

Ph: 9980 2911

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## **Site Suitability**

The site currently contains a two-storey residential dwelling in an area Zoned R2. We are proposing to replace an existing open timber pergola with a new roofed metal pergola at the rear of the existing dwelling. The pergola will be a flat style colorbond insulated roof. The Pergola roof will be Woodland Grey on top and White underneath. The pergola posts, frame, guttering and barge capping will all be Woodland Grey in colour. The structure and colours have been designed and chosen to blend with the local environmental plan and complement the existing dwelling.

## **Present and Previous Uses**

The site contains an existing two storey residential dwelling.

## **Development Standards**

The applicant believes that the proposed development does not contravene any Local Government standards in terms of site area, floor to space ratio and height. It is proposed to replace an existing timber pergola with a new metal pergola.

## **Design Guidelines**

The new pergola will be used as an outdoor entertainment area.

## **Access, Parking and Traffic**

There will be no changes to the existing access and parking as the pergola will be located at the rear of the existing dwelling.

## **Privacy, Views and Sunlight**

It is intended that the proposed pergola will have no adverse impact on the neighbouring properties from any aspect of overlooking, overshadowing, loss of views or privacy.

## **Site Coverage**

The property area is a total of 812.6m<sup>2</sup> with an existing hard stand area of 370.2m<sup>2</sup> including driveways and paths. The proposed additions totals 40.50m<sup>2</sup>. The total hard stand area will not increase it will remain at 370.2m<sup>2</sup> = 45.56% of site coverage.

## **Air and Noise**

The proposed development will not generate additional impact on the local environment in terms of refuse, odour emissions or the like.

## **Drainage/Stormwater**

It is submitted that this development will not increase stormwater runoff or adversely affect flooding on other sites. The stormwater will connect to the existing stormwater. There will be no additions or changes to the existing stormwater system.

## **Landslip**

The property is located in an area classified as Landslip B refer to the Geotechnical assessment lodged with this application.

## **Erosion and Sediment Control**

The proposed new works will have no impact on existing natural run-off from the site. There will be no excavation or fill the pergola the only digging will for blob footings for the posts.

## **Flood Prone Land**

The site is not located in Flood Prone Land. The proposed pergola is open so it would not impede the water flow across the site.

## **Heritage & Bushfire Zoning**

There are NO known items of heritage on this site.

This property IS located in a Bushfire Prone area. Refer to the Bushfire assessment by Building Code Bushfire Hazard Solutions.

## **Waste**

The waste will be done in accordance with the Waste Management Plan lodged with this application.

## **Site Management**

The site will be managed by Pergola Land Australia Pty Ltd, license number 261282C, which has a full builder's licence. We have all the necessary insurances required.

## **Landscape Open Space**

The landscape open space is 54.44%.

## **Summary**

The building will meet all current BCA requirements.

The proposed development is compatible with the character and amenity of the surrounding district. Every effort has been made to ensure the aesthetic presentation of the addition will have a positive impact to the local environment.