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*Additions, Renovations, Pergolas, Decks,*

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

Date: 26<sup>th</sup> February 2019

Northern Beaches Council

Attention: Duty Planner

**SITE ADDRESS: 66 The Outlook Bilgola Plateau**

**PROPOSAL: Construction of a rear Patio awning cover**

Site area: 575.6m<sup>2</sup>

New awning: 36.3m<sup>2</sup>

Please accept our statement of environmental effects which addresses the following:

1. Environmental Effect
2. Streetscape
3. Building Form
4. Privacy
5. Views & Solar Access
6. Stormwater Disposal
7. Landscaping
8. Finishes (External)
9. Flora & Fauna
10. Waste Disposal

## **1. Environmental Effect**

The nature of the proposed awning is a Gable / flat combination style steel pergola with 16 degree of pitch for the Gable and 2 degree of pitch for the flat section, which will match the existing house roof lines. There shall be no cut or fill carried out on the site. No existing trees are affected by the awning. We envisage minimal effect upon the environment. There is no excavation as we are building a pergola over an existing terrace. The awning will not over shadow or impact neighbouring properties.

## **2. Streetscape**

The proposed pergola will be in line with the existing house roof pitch and will marry in with the existing house scape and will not be constructed higher than the existing house roof. They both have been designed to fully complement the existing house and will add to the amenity and enjoyment of local residents. It will not impact on the street scape as the structure will be well set back from the street.

## **3. Building Form**

The proposed pergola is a Gable and Flat roof combination and open on all sides, accept one where there is an existing lattice privacy screen Therefore the building form can be considered as basic with minimal to no impact on surrounding properties or the environment.

## **4. Privacy**

There will be no privacy issues for neighbouring properties regarding this proposal. The proposed structure will be an open structure and we will be building over an existing terrace that is already in use by the owner.

## **5. Views & Solar Access**

There is no change in the existing shadowing or view situation enjoyed by surrounding properties.

## **6. Stormwater Disposal**

The awning will be connected to the existing house stormwater system. All the roof water will be drained by a piped drainage line to the existing stormwater lines and outlets that are currently there and in use. The existing stormwater system flows to the street. No further drainage is required

## **7. Landscaping**

There is no need to change or alter any landscaping. There will be no ground disturbance or excavation required for the project. There will be no need to remove or disturb any current plants or trees.

## **8. Finishes (External).**

The new structure will be constructed using a metal frame that will come pre- colour-bonded/ powder-coated in colours that will complement the existing house structure and will be in medium toned colours. The roofing will also be a colour-bond steel in medium toned colours.

## **9. Flora & Fauna**

There will be no disturbance at all of any existing flora and/ or fauna and there is no proposal for any further landscaping works to the property.

## 10. Waste Disposal

The waste generated by this project is of very minor quantities. Any excess metal will be sent to the metal-recyclers for recycling and any excess materials will be disposed of in an authorised waste disposal facility, such as Kimbriki Tip at Terry Hills.

<b><u>Site Information and Building Controls</u></b>	<b><u>Proposed</u></b>	<b><u>Additional Comments</u></b>
Site area	575.6m <sup>2</sup>	Existing site
Housing Density m <sup>2</sup>	193.4m <sup>2</sup>	House, Garage and terraced areas
Maximum ceiling height above natural ground level	6.05m	Below existing house ridge line
Maximum building height	6.13m	
Front building setback	8.2m	To the existing garage
Rear building setback	6.6m	To existing house
Minimum Side Boundary setback	R/H 1m L/H 1800mm	From street view
Building Envelope	193.4m <sup>2</sup>	
Private open space (m) <sup>2</sup>	382.2m <sup>2</sup>	
% of landscape open space	67%	Does not include any existing terraced area
Impervious area (m) <sup>2</sup>	222.68m <sup>2</sup>	Includes driveway and shed
Land slip Risk Map	nil	
Maximum cut into ground	nil	
Maximum depth of fill	nil	
Number of existing car spaces provided	3	Garage under existing terrace

### **Conclusion**

For the above aforementioned reasons we feel the proposed Terrace Patio awning will satisfy the objectives of Council's codes and look forward to Council's support for our proposal.

Yours truly,

Steve McKinnon  
On Behalf of Jesmac Home Improvements