



Date: 27/5/24

## STATEMENT OF ENVIRONMENTAL EFFECTS

### 6 Bilga Ave, Bilgola

1. Project description.

The proposal is for the construction of a roofed pergola to cover an existing deck area.

The property is lot 3 in DP 26457

The site is C4 zoned.

The site is 695.60m<sup>2</sup> and rectangular in shape. The site is slightly sloping down from E to W

The site is not affected by bushfire, landslip risk, flooding or Acid sulphate soils.

### General Discussion

2. Flora impact

No existing protected vegetation will be impacted.

3. Privacy and shadowing.

The proposal will not result in any overshadowing concerns as all development is a single storey in height.

The proposal is for a covered roof over an existing outdoor entertaining area. Additional privacy will be created by the proposed privacy screen behind the proposed outdoor kitchen.

4. Streetscape and impact on public domain.

The proposed works are not visible from any public domain.

5. Risks

There are not adverse risks associated with the construction or use of the proposal swimming pool.

6. Waste management

The proposed development aims to recycle and re-use on site as much of the materials generated through demolition and excavation as possible.

Excess excavated material will be carted off-site and disposed of as per controls set out in P21DCP.

The excess spoil will be recycled at Kimbriki center or approved equivalent.

Any construction waste will be disposed of in an onsite skip bin, which will be located on the driveway within the boundary of the property. When removed from site it will be disposed of at Kimbriki Recycling centre or approved equivalent.

Throughout the duration of the development a sedimentation control fence will be implemented to appropriate standards to avoid any loss of disturbed soils from the site.

## Relative Controls.

### 7. Controls in LEP and DCP

PDCP21

All relevant controls in the DCP are discussed below

- C1.1 Landscaping

There is no change to the existing suitable landscape setting of the dwelling.

- D1.5 Building colours and materials

The proposed roofed pergola is to match the existing colours and materials of the house. Medium grey weatherboards for walls, white barge boards.

The roof and gutters will be colorbond in a medium grey colour.

- D1.9 Side and rear setbacks

The proposed works have a minimum side setback of 1188mm to the post/privacy screen. This is compliant and more generous than the existing roofed BBQ structure.

- D1.11 Building envelope

As per plan sheet 104 elevation C, the roof is compliant.

- Landscape area

No change to existing landscape area on site.

End.



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