

Statement of Environmental Effects

For

Proposed Metal Pergola & New Window at
12A Wewak Place
Allambie Heights NSW 2100
(Lot 563, DP 1030746)

For

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Prepared by

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Site Suitability

The site currently contains a two-storey residential dwelling. The Metal Pergola will be located at the rear of the dwelling over an existing concrete veranda. The pergola will be a flat sloping Colorbond insulated roof. The roof will be Paperbark on top and White underneath. The pergola posts and frame will be Classic Cream in colour. The guttering and barge capping will be Manor Red in colour. The structure and colours have been designed and chosen to blend with the local environmental plan and complement the existing dwelling.

It is also proposed to install a new first floor window in the rear wall of bedroom 1. The window will be 1.55m x 1.1m and will allow for additional light and views to the rear yard for the bedroom.

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.

Design Guidelines

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

Access, Parking and Traffic

The proposed pergola will not alter existing access and traffic conditions as it is contained at the rear of the 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. The new window is appropriately located so that it does not overlook any neighbouring sites easily. There is substantial vegetation screening across the rear boundary.

Site Coverage

The property area is a total of 298.7m² with an existing hard stand area of 159.4m² including driveways and paths. The proposed additions totals 21.90m². The total hard stand area will remain at 159.4 = 53.36% 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.

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, digging or fill.

Landslip Prone Land

The site is located in a landslip area B. Refer to preliminary Geotech assessment submitted with this application.

Heritage & Bushfire Zoning

There are NO known items of heritage on this site.
This property IS NOT located in a Bushfire Prone area.

Waste

The waste for the pergola will be minimal as there is no demolition work and the pergola is delivered to the site in kit form, thus generating very little waste. Any waste that may be generated is taken back to the Pergola Land yard for sorting and placed in the relevant recycling receptacle.

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 46.64%.

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.