

Statement of Environmental Effects

For

Proposed Metal Framed Deck and Metal Pergola at
22 Baringa Avenue
SEAFORTH NSW 2092
(Lot 213, DP 35684)

For

Michael & Liz FURNER

Prepared by

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Site Suitability

The site currently contains an existing one & two storey residential dwelling in an area Zoned R2. We are proposing to replace an existing timber deck at the rear of the existing dwelling with a new metal framed deck and metal pergola covering the deck. The deck will be a powder coated steel frame with DECO timber look aluminium decking. The metal pergola will be a flat style colorbond insulated roof. The pergola roof will be Woodland Grey on top and white underneath. The deck and pergola frame, posts and barge capping will all be Evening Haze in colour. The guttering will be Ironstone in colour. The colours chosen have been designed and chosen to blend with 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. The proposed works will be undertaken in accordance with the following.

Manly LEP 2013

Manly DCP 2013

Design Guidelines

The new deck and pergola at the rear of the existing dwelling and will be used as an outdoor entertainment area replacing an existing timber deck.

Access, Parking and Traffic

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

Privacy, Views and Sunlight

It is intended that the proposed works will have no adverse impact on the neighbouring properties from any aspect of overlooking, overshadowing, loss of views or privacy. It is proposed to install privacy screening at the southern end of the new deck.

Site Coverage

The property area is a total of 495.5m² with an existing hard stand area of 255.9m² including driveways and paths. The proposed additions total 31.3m². The total hard stand area will remain at 255.9m² = 51.6% 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 downpipe from the pergola will run under the deck and connect in to the existing stormwater system on the dwelling. 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 or fill with the deck and pergola. The only digging will be for blob footings for the deck construction.

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 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 48.4%.

Summary

The building will meet all current BCA/NCC 2022 & ABCB Housing Provisions 2022 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.