

Statement of Environmental Effects

For

Proposed Freestanding Pergola at
93 Toronto Avenue
Cromer NSW 2099
(Lot 23, DP 237862)

For

Mary-Jane GODDARD

Prepared by

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

Ph: 9980 2911

01 June 2021

Site Suitability.....	3
Present and Previous Uses	3
Development Standards	3
Design Guidelines.....	3
Access, Parking and Traffic.....	3
Privacy, Views and Sunlight.....	3
Site Coverage.....	3
Air and Noise	3
Drainage/Stormwater	4
Landslip	4
Erosion and Sediment Control.....	4
Flood Prone Land	4
Heritage & Bushfire Zoning	4
Waste	4
Site Management	4
Landscape Open Space.....	4
Summary	4

Site Suitability

The site currently contains a two-storey residential dwelling. The property is in an area Zoned R2. It is proposed to build a metal freestanding pergola at the rear of the property replacing a smaller timber pergola. The freestanding pergola will be a flat colorbond insulated roof with a 3°pitch. 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.

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 metal freestanding pergola will be used as an outdoor entertainment area.

Access, Parking and Traffic

The proposed metal freestanding pergola will not alter existing access and traffic conditions as it is at the rear of the property over an existing hardstand area.

Privacy, Views and Sunlight

It is intended that the proposed metal freestanding pergola will have no adverse impact on the neighbouring properties from any aspect of overlooking, overshadowing, loss of views or privacy. The pergola will be less than 3 metres at its highest point.

Site Coverage

The property area is a total of 816.0m² with an existing hard stand area of 388.9m² including driveways and paths. The proposed additions totals 36.89m². The total hard stand area will remain at 388.9m² = 47.66% 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 Preliminary Geotechnical Assessment by White geotechnical group lodged with the development 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 with the proposed works. The only digging will be for blob footings. The proposed metal freestanding pergola will be over an existing hardstand area.

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 the development 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 52.34%.

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.