

# Statement of Environmental Effects

For

Proposed Metal Framed Deck & Metal Pergola at  
4 Orr Place  
Davidson NSW 2085  
(Lot 21, DP 239942)

For

Jason & Megan HISLOP

Prepared by

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

Ph: 9980 2911

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## **Site Suitability**

The site currently contains a one-storey residential dwelling. The Metal Framed Deck & Metal Pergola will be located at the rear of the existing dwelling. The deck will be metal frame with Dasso bamboo decking. The pergola will only partially cover the deck and will be a flat sloping insulated roof. The pergola roof will be Woodland Grey on top and White underneath. The pergola posts, frame, guttering and barge capping will all be Monument in colour. The structure and colours have been designed and chosen to blend with the local environmental plan and complement the existing dwelling.

## **Present and Previous Uses**

The site contains an existing one 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 deck and pergola do not comply with the Councils requirements for rear boundary setback. The Councils requirement is 6 metres and we are proposing 1.3 metres for the deck and 2.5metres for the pergola. The reason for the encroachment is due to the irregular nature of the site the dwelling is setback deep on the site and itself encroaches on the rear setback at its closest point.

The site adjoins a reserve to the rear. The deck is at ground level and the pergola will be of a flat nature so there would be minimal impact on the surrounding area.

## **Design Guidelines**

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

## **Access, Parking and Traffic**

The proposed deck & 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 deck & pergola will have no adverse impact on the neighbouring properties from any aspect of overlooking, overshadowing, loss of views or privacy.

## **Site Coverage**

The property area is a total of 746.9m<sup>2</sup> with an existing hard stand area of 434.6m<sup>2</sup> including driveways and paths. The proposed additions totals 32.52m<sup>2</sup>. The total hard stand area will increase to 454.6m<sup>2</sup> = 60.80% 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 or fill the only digging will be for blob footings for the deck.

## **Landslip Prone Land**

The site is located in an area deemed as landslip A. This does not require any Geotech assessment.

## **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 carried out 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 39.2%.

## **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.