

Statement of Environmental Effect

Accompanying a development application for:

Stratco roof to be erected over existing deck

Lot 27

DP 12838

17/03/2020

Submitted by Alessandra Kennedy

Owner 108 Plateau Road, Bilgola Plateau NSW, 2107

INTRODUCTION

The Statement of Environmental Effects has been prepared by Alessandra Kennedy to accompany a development application for alterations and additions at 108 Plateau Road, Bilgola Plateau. The application is being lodge by Alessandra Kennedy, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

The proposal has been designed to achieve the relevant provisions of Northern Beaches Council's LEP, Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

SUMMARY OF WORKS

The scope of works for 108 Plateau Road, Bilgola Plateau involves:-

- Erection of a Stratco Roof to cover an existing outdoor deck
- The pool indicated on the site plans will NOT BE BUILT.

This statement has been prepared having regard to the following documentation:

- Survey prepared by Waterview Surveying Services
Sites Plans prepared by Ashley Stephens drafting services (ignore pool included in site plans as there is no budget or intention to build anymore)

SITE DESCRIPTION:

The existing house which was built in the late 1950's early 1960's will not be subject to any alternations; except for the roof facing the back garden.

The Stratco Authorised Builder – Jesmac Home Improvements have proposed the Stratco roof is appended to existing roof rafters. More details later.

Location below.



DETAILS OF PROPOSAL

Proposed Works

Supply and Construct a new 50mm insulated roof over existing deck

The roof structure will be built out of Stratco Metal beams 150mm x 68mm

There will be 4 of 90mm x 90mm shs galvanised posts connected into concrete footings

There will be a riser brackets installed onto the existing roof rafter and bolt off

The roof to be built is the flat skillion roof with 50mm thick insulated panel roof

There will be wires run into the roof sheets ready for heaters and fans to be supplied by the owner to the property later.

8 x 5 watts downlights to be installed as the roof is being built and connected by a qualified electrician.

The insulated roof will have a gutter on the front and downpipe on the right-hand side post with the water to onto the ground.

The height of the back roof will be 2.6m

The size of the roof is 10250mm x 3985mm

MATTERS FOR CONSIDERATION

LOCAL ENVIRONMENTAL PLAN

Pittwater Local Environmental Plan 2014

This development is a Local Development, Zone E4

The development does not represent a change in the use of the property.

Part 4 Principal development standards

4.3 Height of buildings

The addition **does not** increase the overall height of the existing building.

4.6 Exceptions to development standards

Not applicable

Part 5 Miscellaneous Provisions

5.10 Heritage Conservation

Not Applicable

5.12 Infrastructure development and use of existing buildings of the Crown

Not Applicable

Part 7 Additional local provisions

7.1 Acid Sulfate soils

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Not applicable

7.2 Earthworks

Not applicable

7.3 Flood Planning

Not applicable

7.6 Biodiversity Protection

The proposed development will have no impact on the natural fauna and flora.

7.7 Geotechnical hazards

Not applicable

7.10 Essential services

Not applicable

PITTWATER CONTROL PLAN 21

A4 Bilgola Locality

Section B General Controls

B1.3 Heritage Conservation – General

Not applicable

B1.4 Aboriginal Heritage Significance

Not applicable

B3 Hazard Controls

B3.1 Landslip Hazard

Not applicable

B3.6 Contaminated Land and Potentially Contaminated Land

Not applicable

B3.11 Flood Prone Land

Not applicable

B3.13 Flood Hazard – Flood Emergency Response planning

Not applicable

B4 Controls Relating to the Natural Environment

B4.6 Wildlife Corridors

Not Applicable

B5 Water Management

B5.3 Greywater Reuse

Not Applicable

B5.4 Stormwater Harvesting

Not Applicable

B5.7 Stormwater Management – onsite stormwater detention

Not Applicable

B5.8 Stormwater Management – Water Quality – Low Density Residential

Not Applicable

B5.10 Stormwater Discharge Systems and Natural Watercourses

Not applicable

B5.13 Development on Waterfront Land

Not applicable

B5.14 Stormwater Drainage Easements (Public Stormwater Drainage System)

Not applicable

B6 Access and Parking

B6.1 Access driveways and works on public road reserve

Not Applicable

B6.2 Internal Driveways

Not Applicable

B6.3 Off-Street Vehicle Parking Requirement

Not Applicable

B8 Site Management Works

B8.1 Site Works Construction and Demolition – Excavation and Landfill

There will be no excavation or landfill for the construction of a Stratco roof to be erected over an existing outdoor deck.

B8.2 Construction and Demolition – Erosion and Sediment Management

Not Applicable

B8.3 Construction and Demolition – Waste Minimisation

Where feasible, Waste Material shall be sorted and reused on site. Any waste metal, plastic or appropriate timber not reused will be delivered to recycling centre. Any material not recyclable will be disposed of via local waste facility.

B8.4 Construction and Demolition – Site Fencing and Security

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Not applicable

B8.5 Construction and Demolition – Works in the Public Domain

Not applicable

B8.6 Construction and Demolition – traffic management Plan

Not Applicable

Section C Development Type Controls

C1 Design Criteria for Residential Development

C1.1 Landscaping

No additional landscape will be undertaken for the installation of the roof over the existing deck.

C1.2 Safety and Security

Not applicable

C1.3 View Sharing

Not applicable

C1.4 Solar Access

Not applicable

C1.5 Visual Privacy

The proposed new roof does not impact on any adjacent neighbours privacy but does offer me privacy from the neighbour (106 Plateau Road) who can currently look into my backyard/deck

C1.6 Acoustic Privacy

No impact – as existing dwelling

C1.7 Private Open Space

The proposed roof will maximise the use of the deck for all weather conditions.

C1.9 Adaptable Housing and Accessibility

Not applicable

C1.12 Waste and Recycling Facilities

Refer to B8.3 Construction and Demolition – Waste Minimisation

C1.13 Pollution Control

Not applicable

C1.14 Separately accessible structures

Not applicable

C1.17 Swimming Pool Safety

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Although the sites plans do include a pool, there is no intention to build the pool.

C1.19 Incline Passenger lifts and stairways

Not applicable

C1.24 Public Road Reserve – Landscaping and Infrastructure

Not applicable

C1.25 Plant, Equipment Boxes and Lift Over-Run

Not applicable

C5.11 Third party signage

Not applicable

Section D – Locality Specific Development Controls

D3 Bilgola Locality

D3.1 Character as viewed from a public place

No change from today, the roof over the deck will not be visible from the street.

D3.3 Building Colours and Materials

The proposed Stratco roof is made from Stratco Metal beams 150mm x 68mm and the colour to match existing roof.

D3.6 Front building line

Refer to Survey

D3.7 Side and rear building line

Refer to Survey

D3.9 Building Envelope

No change to existing property except for a simple outdoor roof.

D3.11 Landscaped Area – Environmentally Sensitive Land

Not applicable

D3.12 Fences – General

Not applicable

D3.14 Construction, retaining walls, terracing and undercroft areas

Not applicable

D3.15 Scenic Protection Category One Areas

Not applicable

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