

## Statement of Environmental Effects

Proposal to enclose existing deck with approved roofing (CC2020/0417)

At

108 Plateau Road, Bilgola Plateau NSW 2107 or Lot 27 Sec DP 12838

Prepared by: Owner occupier – Ms Alessandra Giordano 108 Plateau Road, Bilgola Plateau

**Introduction:**

This Statement of Environmental Effects accompanies a Development Application for:

1. Enclosing an existing deck and roof at...

108 Plateau Rd, Bilgola Plateau NSW 2107. It should be read in conjunction with the Draftman's Drawings prepared by Ashley Stephens.

This statement provides an outline of the subject and surrounding sites, a description of the proposal and an assessment under:

- Pittwater Local Environmental Plan 2014
- Pittwater 21 Development Control Plan

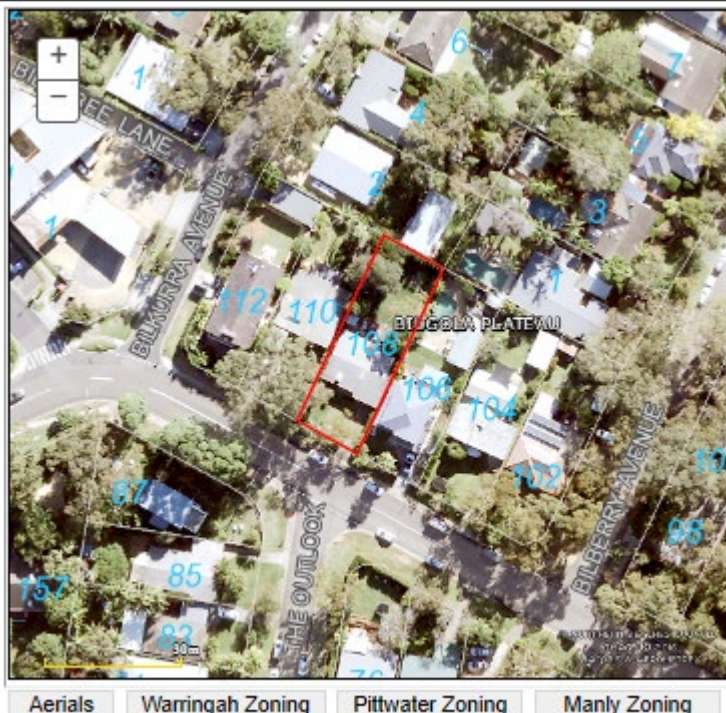
**Objectives of Proposal:**

Objective is to propose the enclosure of an existing deck and roof with walls and glass sliding doors at the rear of the existing one story clad cottage dwelling.

**Site Description:**

The site at 108 Plateau Rd, Bilgola Plateau is registered as Lot 108 in DP 12838. The site is shaped as a rectangle with an approx. total area of 689.2 sqm. Zoning: C4 – Environmental Living. According to Council's LEP maps the site is not affected by any of hazard risk restrictions

The site has already had DA/CC approval for inclusion of deck roof – see below.



Construction of a swimming pool (Submitted: 20/03/2024)

Principal Certifier PCA2020/0131

Alterations and additions to a dwelling house (Submitted: 15/10/2020)

Construction Certificate CC2020/0417

Alterations and additions to a dwelling house (Submitted: 08/05/2020)

Development Application DA2020/0311

Alterations and additions to a dwelling house (Submitted: 27/03/2020)

However due to rain and wind the deck still remains unusable for most of the year as it doesn't keep either out.

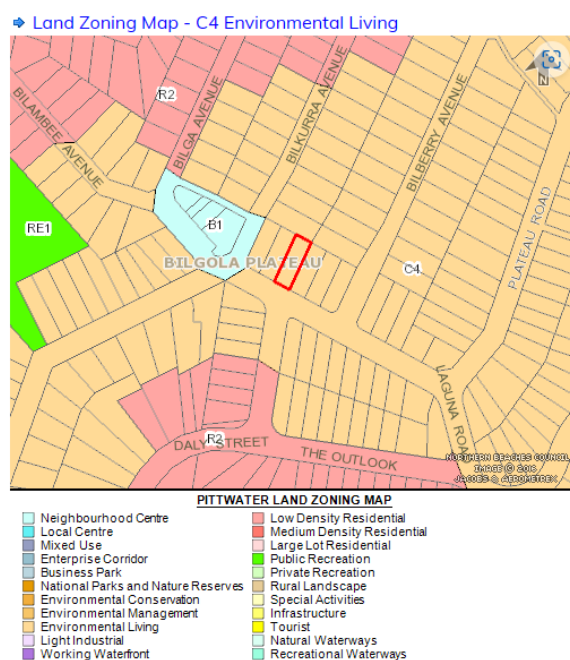
There is no encroachment to any Tree Protection Zone with the nearest native tree over 7 metres away.

### Existing Development

The site currently contains a single storey clad cottage dwelling with an existing deck and Straco Roof plus a detached carport accessible from Plateau Road.

### Surrounding Area

The site is in an C4 Environmental Living area. Surrounding developments consist primarily of one or two storey detached dwelling houses.



### Proposed Development

This application seeks approval to enclose the existing deck and roof by

- Adding solid wall left and right of the deck.
- Add a solid panel to the front of the deck facing north
- Add 2 x sliding glass doors to the deck facing north
- Add 1 x glass door to the right side of the deck leading to the outside laundry

- Add new large gutter and enclose the space to the south of the deck to prevent water damage currently being caused by rain leakage.

#### **Compliance table”**

<b>CONTROL</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	<b>COMPLIANCE</b>
Setbacks	C4 merits	No change to existing floor space of deck and roof	Yes no change
Landscaping area	Minimum required 115.9M 60% of front area	137.4m2	Yes no change
Private space open	Min 80m2	80m2	Yes no change

#### **Construction & Site Management**

All rubbish will be removed by the builder and transported to council waste disposal site.

No soil is being removed.

All care will be taken to avoid unnecessary disturbances to the site and/or adjoining properties through the construction processes. There is no demolition required.

All new construction materials will be ordered accordingly so as to reduce the limit of waste on site.

#### **Noise Reduction**

Site works, building works and demolition works, including the delivery of materials or equipment to and from the property will be carried out between the hours of 7 am and 6 pm only from Mondays to Fridays and between 8 am and 4 pm only on Saturdays. No construction works or deliveries for the construction will take place on Sundays or public holidays.

#### **Conclusion**

The owner occupier of Alessandra Vittoria Kennedy is pleased to submit this Statement of Environmental Effects and accompanying information for proposed enclosing the existing deck at 108 Plateau Rd, Bilgola Plateau NSW 2107.

This Statement of Environmental Effects for the proposed development has considered:

- The circumstances of the case;
- An analysis of the subject site and the surrounding locality;
- An analysis of the proposal against the provisions of the Pittwater LEP2014, as well as Pittwater 21 DCP, and any other relevant statutory controls that apply to the site.

The proposed development satisfies the requirements set up in LEP & DCP. The proposed pool at 108 Plateau Rd, Bilgola Plateau will be in keeping with the strategic aims of the Pittwater LEP and be sympathetic to the existing developments providing aesthetic continuity.

The conclusion of this report is that the proposal is suitable for development in this location. Under all the circumstances of the case, it is therefore recommended to Council for favourable consideration.

