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Pittwater Council
Avalon
19 July 2006

B1.2 Submission of a Statement of Environmental Effects

Proposal for a Bed and Breakfast

I submit this application for approval to run a Bed and Breakfast at my residence at the above address.

This application involves **NO** construction work being carried out, as the house, as it stands, is suitable for the above proposal.

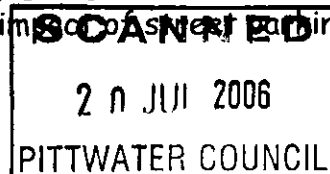
I propose to use the bottom floor only of my 2 storey residence for Bed and Breakfast accommodation, with only one couple per stay. I would be marketing it to "couples only" with the emphasis on the "exclusivity" of the areas they would be using, during their stay.

The areas they would have exclusive use of during their stay are:

- 1 off road parking bay, on my property
- 1 Bedroom - carpet flooring, built in wardrobe, fully furnished
- 1 Bathroom - tiled floor, toilet, shower, basin and vanity
- 1 Living area - tiled floor, fully furnished

Private access to their accommodation, would also be a feature, as they never have to walk through any common door or common area to gain access to the guest areas.

Car parking will be available to the guests, in the way of a concrete parking bay on my property. The house has a double lock up garage which houses my husbands car and my car. So there will not be any impact on street parking.



As you can see by the colour, "neighbouring properties" printout I have enclosed, we are extremely well positioned in that we have no direct neighbours on either side that could be possibly be disturbed by this proposal. To the left of us is Elizabeth Street and the right is neighbours land only, visibly bordering us, with their residence positioned, up on Patrick Street. So there will be no impact to any neighbours privacy.

We did a complete makeover of our house 12 months ago, which included painting everything inside and outside, new kitchen, new floorings, new balcony rails, new driveway, ect, so it really does present itself beautifully, being in new condition and spotlessly clean.

My residence is occupied only by my husband and myself and we have both lived in Avalon all of our adult life's, so we are very familiar with the local area and all it has to offer, with a genuine passion for where we live and to show it off to visitors.

I have contacted Mr Nick Ives on 9970 1225 and discussed with him the breakfast provisions I intend to provide. He assured me this complies with health legislation, as no cooked meals would be provided. My intention is to provide a gourmet continental breakfast. He also said to include his contact details in my proposal application, for confirmation of our discussion (which I have done).

I always said that when the last child left home I would love to turn downstairs into a luxury Bed and Breakfast, then when our daughter married in February this year, we found it was difficult to place traveling guests coming into the area requiring an overnight stay and I found out there is a need for more of this style of accommodation to be available to visitors.

I feel we are perfectly positioned for a Bed and Breakfast with our close proximity to Careel Bay wharf and being a flat walk to the beach, Avalon town centre and public transport. We are in a very quiet part of George Street with no through traffic passing by.

The following is a forecast on how I see my Bed and Breakfast being marketed.

Careel Bay Stay

Your B n B by the bay

Your host, Sue Cannon

www.careelbaystay.com.au

info@careelbaystay.com.au

(please note, these web addresses no not exist, they are only if I get approval and they are available to use)

I would be looking to be included on your Pittwater Council website under the existing Bed and Breakfast accommodation advertisements you have listed.

I would also be submitting advertising in other local guides.

I also intend to erect a sign out the front (see enclosed example) constructed to council specifications.

Please do not hesitate to contact me with any other information required.

Regards



Sue Cannon

