

STATEMENT OF ENVIROMENTAL EFFECTS

PROJECT

1633 Pittwater Road Mona Vale

Date 25/03/2019

SITE

The site of 627m² slopes down at a 1-8 slope to a 11.69 m frontage on Pittwater Road. An existing 2-bedroom cottage sits to the rear of the site and is 32m from the road frontage. There are 2 carport structures in the front of the site. The rear and the north side of the site is heavily landscaped and contains 3 aviaries.

PROPSAL

The proposal is to add to the front of the cottage an extension containing 3 bedrooms, living/dining, new kitchen and garage accommodation for 4 vehicles in such a way as to not intrude on the established gardens and aviaries.

STREETSCAPE

The proposed additions will result in a 7m wide extension to avoid gardens, aviaries and allow a 1m wide access along the northern side of the proposal. It also results in a 2 storey structure with the residential accommodation on the same level as the existing cottage and a 4 car garage under this accommodation. As the site is only 11.6 m wide and the proposed additions will be 16m from the road frontage they will have little effect on the streetscape.

HERITAGE

No 1633 Pittwater Road is not a heritage item.

FLOODING/LANDSLIP

No 1633 Pittwater Road is not subject to flooding but as it has a 1 in 8 slope down to Pittwater Road a preliminary geotech report is submitted with this D.A.

FLORA & FAUNA

1 mature tree [0.2 dia/4.0m high /6.0m spread] will have to be removed to accommodate the proposed additions. The remaining landscape and aviaries area are to be protected.

SOCIAL/ECONOMIC

The proposed alterations and additions are in keeping with the social and economic aspects of the surrounding residences.

NOISE

No additional noise will be generated other than normal residential noise.

PRIVACY

No privacy issues relate to no 1635 Pittwater Road due to the 7m distance from the nearest window in this odd shaped dwelling to the northern side of the proposed additions Privacy issues to No 1631 Pittwater Road are addressed by the use of opaque windows, narrow slit windows and a 1.6 high privacy screen at the south end of the proposed deck

TRAFFIC/PARKING

No additional traffic will be generated by the proposal A 4 car garage is provided in this D.A proposal

LIGHT SPILLAGE/ GLARE

Minimal external lighting is proposed for the east facing deck. Lowglare materials are proposed throughout the project

OVERSHADOWING

Some over shadowing will occur over 1631 Pittwater Road. This will only affect part of the front forecourt and lawn area. No overshadowing will affect the rear yard no 1631 Pittwater Road [see submitted shadow diagram]

EXCAVATION /RUBBISH

The proposed 69 m3 of excavated material will conveyed to a private site at Ingleside to be used for landfill. Builders rubbish will be processed through Kimbriki recycling centre

STORMWATER/SEWER

There are 3 x1,000. L water tanks existing on site. The overflow from these is conveyed to Pittwater Road along the southside of the site Additional downpipes in the vicinity will be connected to these tanks There is an additional stormwater line along the northside discharging to Pittwater Road. Additional downpipes in the vicinity will connect to this line [see submitted storm water details. Boards sewer is available on site

COMPLIANCE

The proposal complies with required FSR, maximum height and setbacks to rear, front and northern boundaries but does not comply with the required envelope on the south boundary [a submission for variance is submitted with this D.A] The proposal does not comply with 40% landscaping required [a submission for variance is submitted with this D.A

Dave Ferrier D arch.



View of the front entrance to 1633 Pittwater Road The timber screen & the dense landscaping form 50% of the frontage width The long established parking space on the right is in front of the building line and is proposed to be converted to additional garden spaces



View of the front carport, aviary and the dense landscaping all along the north portion of the site The front carport will remain on site and will be used as a reversing space for vehicles , as required ,can enter and exit the site in a forward direction



View of the large carport to be demolished It is located 11.5m from the road frontage and the proposed additions including the 4 car garage space will be located 16m from the road frontage