

Statement of Environmental Effects and Statement of Changes to accompany a Section 4.55 application.

Property address : Lot 2 DP 1106194, 32 Grandview Parade, Mona Vale, 2103

Client : Jason and Katarina Ruszczyk

Architect : John Bohane Architecture

DA: 2021/0372

21 December 2021

Dear Council

APPROVAL

DA was assessed as a Demolition and Construction of New Dwelling and noted and reflected in the title of the Notice of Determination and the Assessment Report.

Approved - Demolition and Construction of New Dwelling

HISTORY

In anticipation for latent conditions of the site, the CC was issued with a letter from the structural engineer that the building will be structurally designed to BCA code pending opening up to inspect existing and forthcoming geotechnical advice.

The Structural engineer has designed slab, footings and walls to BCA standards.

BACKGROUND.

During demolition we encountered extreme site contamination, with buried fill of asbestos throughout.

The existing building also encountered serious damp issues with the absence of under-slab membrane, absence of damp proof course, no waterproofing membrane or drainage behind retaining walls to habitable rooms, and no manageable termite treatment.

In order to comply with the BCA and AS we had to address the latent conditions and existing non compliances.

Emergency works were undertaken to remediate the site which involved demolition and removal of the structures that could not comply with the BCA and AS. This resulted in the removal of the few remaining walls that were intended to be kept.

Emergency removal was required so that the following was possible.

- structural certification,
- waterproofing certificates,
- termite certificates and
- design statements from the Builder and Architect that "all work is done to relevant BCA and AS."

Failure to do so would result in the Clients unable to achieve an occupation certificate.

PRESENTLY

- the Private certifier is unable to certify new works that they believe are not encapsulated by the current DA/CC

WE ASK

- approval for the demolishing of the existing and building back better with new and approval of minor changes as identified in the attached drawings.

DESIGN CHANGES

- with the existing structure removed a few minor changes to the overall structure and design are proposed.

- This has resulted in a design that proposes to build less by not building back unnecessary elements such as the apron slab to the lower ground floor.
- The building now proposed is 26m² smaller in habitable space than current DA approved
- It has shrunk in size resulting in a smaller building with more landscape area.
- Reduced impervious area from DA approved 572m² to 522m² proposed
- Increased landscape area from DA approved 368m² to 418m² proposed.
- With this, minor changes to doors and windows resulted and are generally consistent with the approved DA.
- A bathroom to the lower ground floor has changed locations.
- None of the above has a negative effect on the public or surrounding buildings and generally improves on the current approved DA with a smaller footprint and improved landscaping.
- on the lower ground floor there is the addition of a plant, services and store room of 4.3m x 4.3m and 5m x 3.2m. This is to conceal and soundproof heat pumps, pipework and access the rainwater tank which improves acoustic and visual amenity to surrounding properties.

ATTACHED

- drawings highlighting approved and proposed changes.
- this SEE
- As there has been no tangible increase in the size and locations of doors and windows and just very minor variations to these items - no BASIX's is deemed necessary to submit with this application.

SUMMARY

We consider the modifications to the approved DA are minor and the Development remains substantially the same as that previously considered by Council

Best regards and happy to discuss any of the above

John Bohane Architect
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