

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS

LOT 20 DP 241475

No 26 Jeanette Ave

Mona Vale

Prepared by:

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Date: 26th November 2020

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Introduction

The proposed alterations and additions is to improve the amenity of this existing house located at Lot 20 (No 26) Jeanette Ave Mona Vale NSW 2103. DP 241475

The existing site is a rhomboid shaped with a East to rear aspect. The front boundary is 32.765m wide, the rear is 14.235m wide, the left is 36.575m and the right 27.33m.

The site has a slope from rear to front. See survey.

The existing house is brick veneer and clad with a metal roof. The residence has 3 bedrooms, an office, store room, Sitting, Family, kitchen, laundry and 2 bathrooms. A Dining room to the rear overlooks the existing pool.

A self contained dwelling is attached to the existing residence with 1 bedroom, Living area, Kitchen and bathroom. The Laundry is shared.

The alterations and additions are to provide a first floor addition accommodating a Master Bedroom with walk in robe, Ensuite, 3 additional Bedrooms, a Bathroom, Sitting area. A balcony has been added over the existing Dining room to capture views of the pool and rear garden. Alterations to the ground floor will return the Bedroom, Store and Office to the double Garage it was originally. An additional powder room will be located where the bathroom is removed, enlarging the Entry. A porch will be built to cover the new entry.

We ask Council to approve the proposed alterations and additions as designed.

Site Suitability

The site is suitable for this development.

The site's constraints such as owner's wants and needs, owner's privacy, neighbours privacy, streetscape and street appeal have been considered in the design of the proposed alterations and additions.

There is minimal site works required due to the nature of a first floor addition and alterations restricted to the internal area of the ground floor. The stormwater will connect to the existing stormwater.

The site is a short distance from transport, facilities and shopping.

A survey has been included with the application and information from the survey has been added to the Architectural plans.

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The existing areas are

- 3 Bedrooms
- Living
- Dining
- Kitchen
- Office
- Laundry
- 2 Bathrooms
- Self Contained Attached Dwelling

Giving a total area of 194.5msq. Gross Floor Area

The proposed areas are

- Master Bedroom and WIR
- Ensuite
- 3 x Bedrooms
- Bathroom
- Sitting Room

Giving a total area 124.3msq. Gross Floor Area

Altered Ground Floor Gross Floor Area 174msq

Total Floor Area of Altered Ground Floor and proposed first Floor 298.3msq

Previous, Present and Future uses

The previous, present and future uses will be for a growing family in this residential home.

The adjoining properties and surrounding homes are also residential homes.

Privacy and overshadowing

There are no visual or acoustic issues with the proposed alterations and additions. The proposed development will have no affect on privacy, views or overshadowing. See Shadow Diagrams. The proposed balcony to the first floor is 5.596m from the South boundary and 6.512m from the North boundary. The rear boundary setback of 11.471m and side setback of 4.215m and 1.828m and is within the allowable parameters set by Pittwater DCP.

Bulk and Scale

The alterations and additions hold to the Development Control Plan to reduce the bulk of the facade and to reduce the scale and size of the structure.

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Air and Noise

There are no air and noise affects that will have an impact through this proposal.

Energy

The proposed alterations and additions promote energy efficiency.

The Basix Certificate is attached to this application.

The ceiling insulation and wall construction maintains maximum insulating properties.

Landscaping

The proposed alterations and additions maintain the existing established landscaping. (approx. 37% of the site area) There is no change to the landscaping.

Drainage

The new stormwater will be connected to the existing stormwater

Waste

Domestic food and organic waste will continue to be composted for use on the garden.

It is proposed to store domestic waste and recycling in bins on the property.

Building and demolition waste will be minimal and it is intended that timber, bricks and tiles will be recycled. See Waste Management Plan.

Conclusion

The proposed alterations and additions improve the existing residence both in value and functionality for the growing family. The proposal has been designed in accordance with the Council's requirements and objectives, having low impacts on the environment and immediate neighbours.

This is a sustainable proposal which better utilises its use for the growing family and adds value to the home and the area. This project should be recommended for approval and it is hoped that Council approve this design.