



STATEMENT OF ENVIRONMENTAL EFFECTS

4 Monash Crescent, Clontarf NSW 4019

Introduction

4 Monash Crescent is a 3 storey residential property of rendered brick construction. This statement accompanies an application for:

- A. Extension of existing roofed area over pool to continue over BBQ/Pizza Oven area to provide weather protection from rain and sun.
- B. Extension of existing north balcony off Kitchen to provide a north facing external dining area.

Town Planning Controls

The proposed works are permissible with consent.

The site is located within Zone R2 'Low Density Residential.'

The building is not an item of heritage.

The building is not located within a conservation area.

There is no change to the Built Upon Area or the Height Limit.

Access and Traffic

There is no proposed change to the current situation. All building works will be accessed from the top of the existing driveway.

Privacy and views

The proposed roof to BBQ area increases the privacy to and from all adjoining properties.

The proposed north balcony extension does not increase overlooking to adjoining properties as it aligns to the existing north west end of this balcony which is set back 3.875 to 4.390 metres from the boundary. The existing roof patio over garage on the same level abuts the northern boundary.

Overshadowing

The proposed roof to BBQ is within the existing building wall envelope and will not be visible from the adjoining small garden area at same level. The adjoining property floor levels are in excess of 7 metres above the proposed roof height.

The proposed north balcony extension is set back 3.875 to 4.390 metres from the boundary and creates no shadows to adjoining properties.

Streetscape and Materials

Details of the street frontage will remain unchanged as the proposed roof to BBQ area will not be visible from the street and the proposed balcony to the north is well set back to the east of the property.

The alterations to the envelope are minimal and deliberately in keeping with the existing fenestration and design of the building. All proportions and materials to match existing.

Energy/ESD

There is no modifications or variations to the existing habitable rooms. The two proposed skylights to the BBQ roof area will maintain natural light to the existing Laundry and Bathroom.

Stormwater

This proposal has no increase to hard surface areas above existing. Drainage will fall and connect to existing stormwater locations.

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Conclusion

The proposed works are minor in nature and are well integrated with the existing building massing. There will be no impact to streetscape or adjoining properties and the proposed north balcony will visually reduce the current visual mass to driveway elevation. We believe the proposed design complies and meets the objectives of the current planning requirements.

Photos of Existing Condition



View from Existing Terrace



View to Existing Terrace

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View from Existing Driveway



View from Existing Garage

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