

Kindl Residence

Lot 20/ SP 1754

20/19 Surfview Rd, Mona Vale

Statement of Environmental Effects

ISSUE A – Development Application

ANNA VAUGHAN

ARCHITECTS

Lot 20/ SP 1754 - 20/19 Surfview Rd, Mona Vale

STATEMENT OF ENVIRONMENTAL EFFECTS – ISSUE A

1. INTRODUCTION

This Statement is submitted to Northern Beaches Council as part of a Development Application. It is proposing an internal renovation and rectification work doors and window to a lot within a Strata Scheme

This Statement has been prepared by Anna Vaughan Architects and should be read in conjunction with the following documents;

Plans

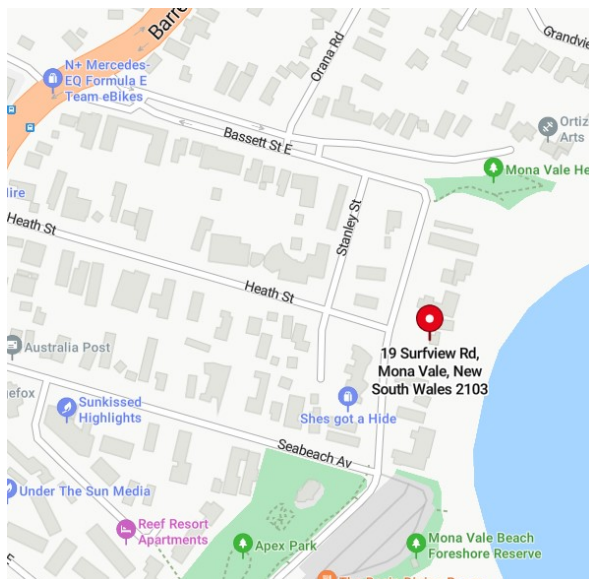
No.	Title	Revision	Prepared by
ID01	Existing and Proposed Plan	10	AVA
ID06	Door and Window Remedial	01	AVA
ID10	Site & Waste management Plan	01	AVA
24S0132 S1	Structural drawing	P	Structure Consulting
24S0132 S2	Structural drawing	P2	Structure Consulting
24S0132 S1	Structural drawing	P	Structure Consulting

The following Statement demonstrates that the proposed development is appropriate for the site, and does not have an adverse impact on the surrounding environment. The proposed development is sensitive to the local area in terms of view and privacy.

2. SITE DESCRIPTION

2.1 Site Location

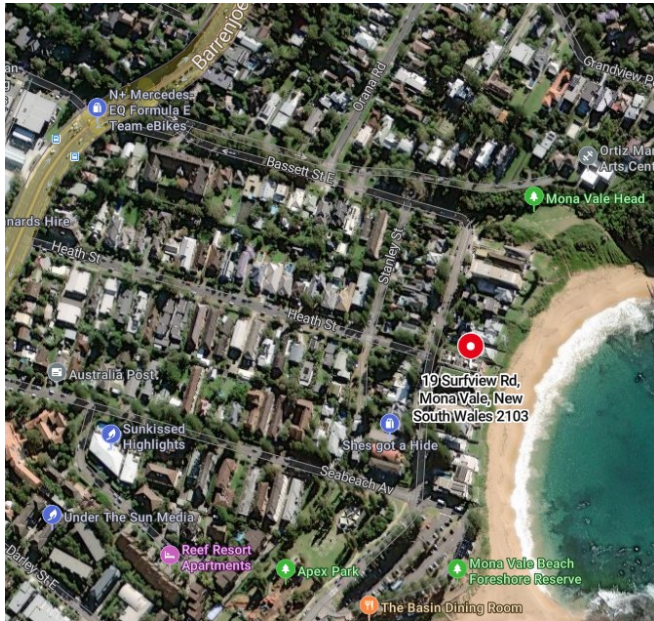
Location Plan (Google Maps)



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Location Plan- Aerial View (Google Maps)



Street View (Google Maps)



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2.2 Site Analysis

The subject site is #19 Surfview Rd, Mona Vale, lot 20 SP/1754 as shown in the location plan above. The site is located on the fore shore of Mona Vale beach.

DESCRIPTION OF PROPOSAL

3.1 Overview of Proposal

The proposal is for an internal renovation works within the lot, and remedial work of the existing external doors and window to the balcony.

3.2 Numerical overview

The following information is some of the relevant Council guidelines and regulations specific to the subject site.

Project Details	
Address	19 Surfview Road, Mona Vale
Council	Northern Beaches Council
Description	Lot 20/ SP 1754
Zone	C4 Environmental Living
Controls	The subject site <u>is not</u> listed as a heritage item The subject site <u>is not</u> within a heritage conservation area The subject site <u>is</u> within the foreshore scenic protection area

Relevant Areas	
Site area	700m2

3.3 Building Design

We believe the proposed work will not be detrimental to the neighbor's views or amenity. The works are generally inside the lot and in keeping with the Northern Beaches Council Local Environment Plan and Pittwater Local Environmental Plan 2014. The remedial work to the external existing doors and windows are modest, replacing like for like and still be in line with the adjacent neighbouring lots within the Strata Plan.

3.3 Foreshore Scenic Protection Area

The façade works are remedial repairs replacing like with like, as such there is no change to the building mass and appearance from the foreshore.

3.5 Site Management

Throughout the construction phase of the project all requirements of the Environmental Protection Authority, Council and Strata will be met.

All noise controls as determined by the relevant Australian Standard will be adhered to. Any debris or dust created through the construction process on the site will be controlled by the work being within the unit. Any debris in the hallway will be cleaned up at the end of the work day. Vehicles carrying construction material to and from the site will be covered at all times.

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The proposed hours of work for construction are:

Monday to Friday: 7:00am-5:30pm

Saturday: 7:00am-2:00pm

No work on Sundays and public holidays

4. COMPLIANCE WITH CONTROLS

4.1 Height

No change to building height. The proposed development does not pose any height issues on the neighboring properties

4.2 Setback

No change to the building setback to the boundaries. The proposed development does not pose any setback issues on the neighboring properties

4.3 Privacy

The windows and doors are in the same location so there is no change to privacy. Therefore no privacy issues on the neighboring properties.

4.4 Views

The proposed development does not pose any view issues on the neighboring properties.

4.5 Streetscape

The work is to the rear of the block and as such cannot be seen from the street. The proposed development does not pose any streetscape issues. All remedial work to external doors and windows will be in keeping with the existing materials and colours of existing and the neighbouring properties in the Strata Plan.

4.6 Landscape Area

The proposed development is internal within the existing footprint and there is no landscape work.

5. Conclusion

In summary, this Development Application seeks consent for internal renovation work and remedial of the existing doors and window at 19 Surfview Road, Mona Vale – Lot 20 SP1754. The works are generally in accordance with the Northern Beaches Council Controls. The proposed work will not have an adverse impact on the area and neighbouring lots of the strata plan.