

MIKE SMIT CONSTRUCTIONS

29th March 2016

STATEMENT OF ENVIRONMENTAL EFFECTS – 54 Attunga Road Newport

To Whom It May Concern:

The proposed Development Application for the above address is to convert the existing undercover patio area and add a small extension to create a new entrance and additional living space on the first floor at the south side.

The existing deck on the first floor will be upgraded with a glass balustrade with new openings (timber sliding doors) from the altered interior space.

The new Addition will have the same colour bond roof to match existing.

The existing covered patio area on the ground floor on the north side will also be converted into additional living space with addition of a new deck and new Timber sliding doors and windows.

The doors, window and pergola will all be constructed and installed to meet the requirements of the BAL19 code as per zoning instructions and in accordance with the BCA.

We have proposed also on the north side of the property to add some retaining wall to create a safer access and better use of the yard areas.

There are no other external works being carried out.

If you have any further enquiries please don't hesitate to contact me on 0425 265 596

Kind Regards,



Mike Smit
Director/ Builder

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