

## STATEMENT OF ENVIRONMENTAL EFFECTS

### PROPOSED ALTERATIONS AND ADDITIONS

LOT 507 DP 218045

No 14 Leinster Ave

Killarney Heights

Prepared by:

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Date: 23<sup>rd</sup> September 2020

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INLET DESIGN

### **Introduction**

The proposed alterations and additions is to improve the amenity of this existing house located at Lot 507 (No 14) Leinster Ave Killarney Heights. DP 218045

The existing site is rectangular in shape with a NE to rear aspect. The front boundary is 20.575m wide, the rear is 20.615m wide, the left is 34.61m and the right 33.3m.

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

The existing house is brick veneer with a terra cotta tiled roof. The residence has 3 bedrooms, a studio, lounge, dining, kitchen, laundry and 2 bathrooms. A verandah to the rear overlooks the garden.

The alterations and additions are to provide a Master Bedroom with walk in robe, a Bathroom, a Bedroom and Sitting area. Balconies have been located to the front and rear to capture district views.

**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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INLET DESIGN

The existing areas are

- 3 Bedrooms
- Lounge
- Dining
- Kitchen
- Studio
- Laundry
- 2 Bathrooms

Giving a total area of 113.2msq. Gross Floor Area

The proposed areas are

- Master Bedroom and WIR
- Bedroom
- Bathroom
- Sitting Room

Giving a total area 192.2msq. Gross Floor Area

#### **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. The proposed balconies to the first floor are over 6m from the side boundary. The rear boundary setback of 15.312m and side setback of 2.834m and 4.762m and is within the allowable parameters set by Northern Beaches 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.

### **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. 62% of the site area)

### **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.