

# Statement of Environmental Effects and Site Analysis

Proposed Rear and Second Story Addition and  
Secondary Dwelling

Site 40 Maxwell St Mona Vale NSW 2103

DP 9 Lot 216532

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## **1. Introduction**

Proposal

We are lodging a development application to;  
Construct Rear, Internal and Second Story Additions to existing house.  
Construct Secondary Dwelling.  
Construct Carport.

## **2. Suite Suitability**

The existing residence is situated at the front of the block and has a site area of sqm.

The site currently consists of a single story clad cottage.

Geographically, the land is sloping to the rear of the property which is south east.

## **3. Present and previous uses**

Previous and present uses will remain the same. The building is residential.

There will be waste products produced by the proposed.

The site has not been exposed to any site contamination by previous land use.

## **4. Design Guidelines**

The completed project will be a structurally sound, new and environmentally friendly domicile. It will be in keeping with the surrounding dwellings, in addition, to enhancing the existing aesthetically and architecturally.

## **5. Operation and Management**

This project does not involve any commercial operations.

## **6. Access and Traffic**

The property is situated close to the shops and transport facilities.

There will be no traffic issues to the quietness of the street.

Access to the site will be via Maxwell St.

## **7. Privacy, Views and Overshadowing**

Privacy will not be an issue with the neighbouring residences when considering design layout of the proposal as it contains no invasive windows.

## **8. Air and Noise**

No local air or water quality will be affected

There will be no odorous or waste products produced by this development.

The site has not been exposed to any site contamination by previous land use.

## **9. Heritage**

This building is not listed as any heritage item

## **10. Conclusion**

In summary, the benefits in terms of privacy, aesthetics, harmony, streetscape and value to the neighbouring properties highly exceeds the affects, if any, that may result from the subject proposal. Furthermore, there are no evident adverse impacts to be resulted by the development of this property.