

ADDENDUM TO
STATEMENT OF ENVIRONMENTAL EFFECTS and SITE
ANALYSIS

PROPOSED ADDITIONS AT
1 COREEN AVENUE,
TERREY HILLS.

The property is situated in Terrey Hills, **Lot 1 in DP 532201** and is situated on the South side of Coreen Avenue, with levels falling towards the road.
The property is accessed by an existing concrete driveway from Coreen Avenue.
The Land is **797.2** square metres.

The Proposal is for additions including a First Floor Addition, in particular Bedroom 1 and En-Suite/Deck.

Bedroom 1 has a proposed bay window that will encroach within the required 6.5m front building set-back by 0.5m.

This will leave a building set-back of 6.0m only at the First Floor and not encroaching in the overall house footprint at ground level.

This is not a major encroachment and we ask Council to consider dispensation for the bay window.

The bay window is vital to the design of Bedroom 1.

Please note the stairs to Bedroom 1 are 1200mm wide to take a wall chair lift for a family member of 1 Coreen Avenue as discussed over the phone.

I will not disclose the serious health issue that requires this design, but it can be easily proved with the family's permission.

Yours,



Phillip Comfort
Living Architectural Planning.
7th February 2023.