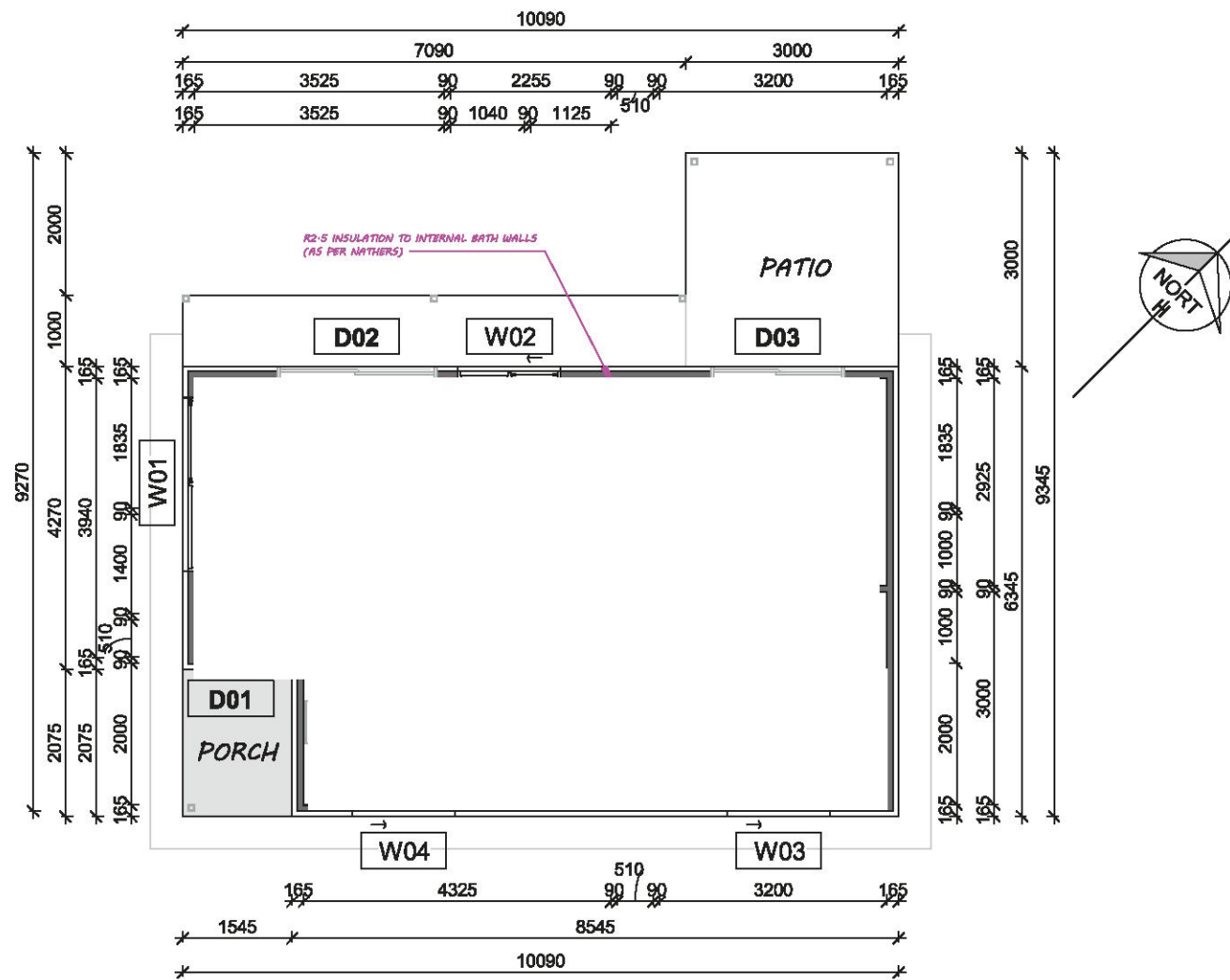


AREA TOTALS

Name	Area
* DWELLING	60 m ²
* PORCH	3 m ²
	63 m ²



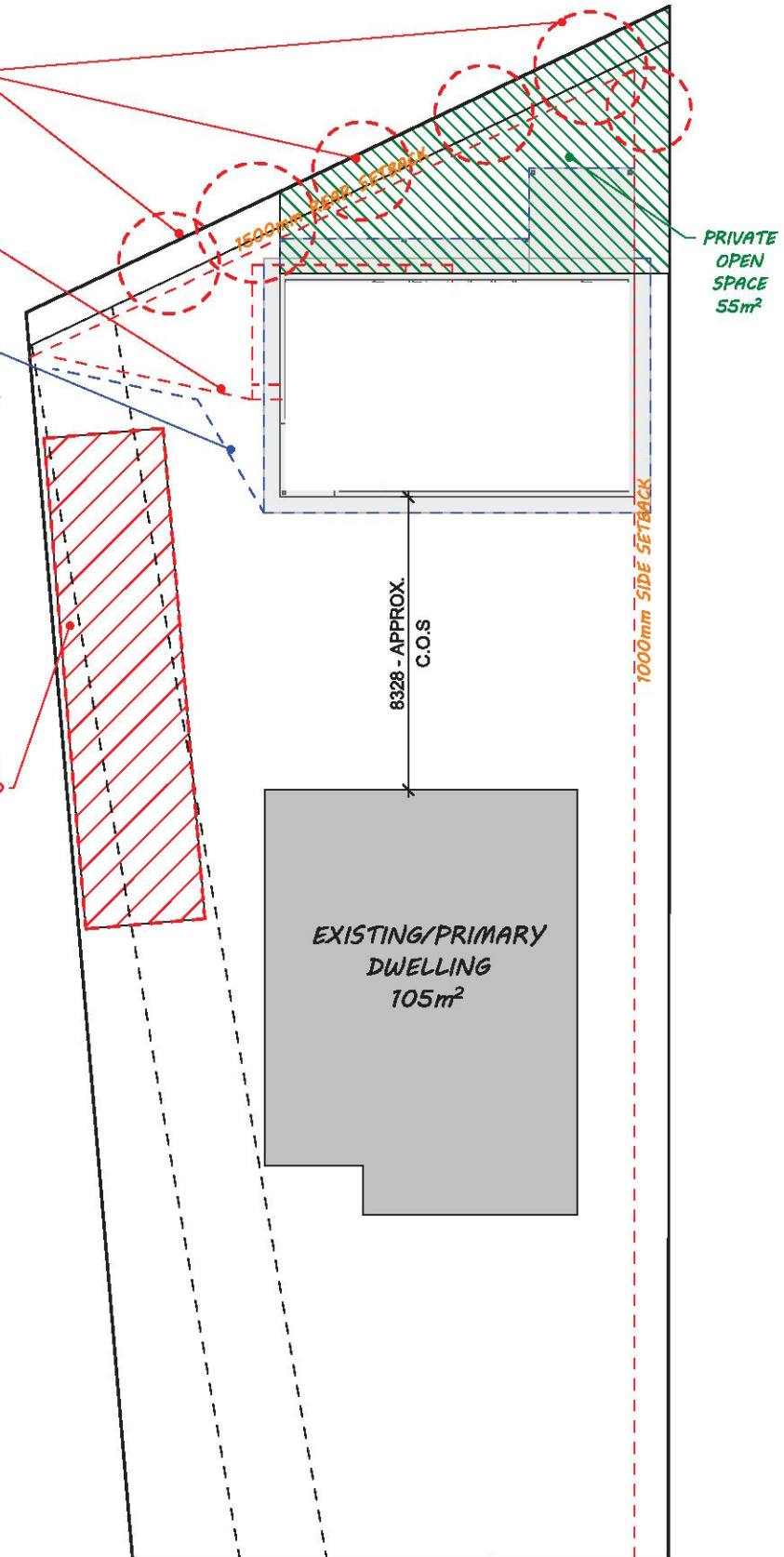
ROW OF TREES TO BE REMOVED ALONG BOUNDARY - NO NATIVE OR SIGNIFICANT TREE SPECIES PRESENT

SEWER TO CONNECT INTO EXISTING

STORMWATER TO CONNECT INTO EXISTING



EXISTING CARPORT/SHED TO BE REMOVED

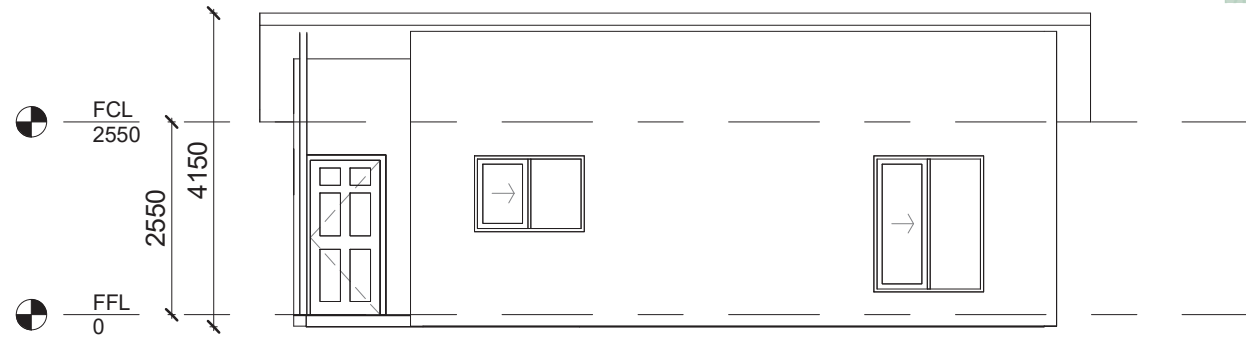


SOPHEY HUMPHRIES - DRAFTING

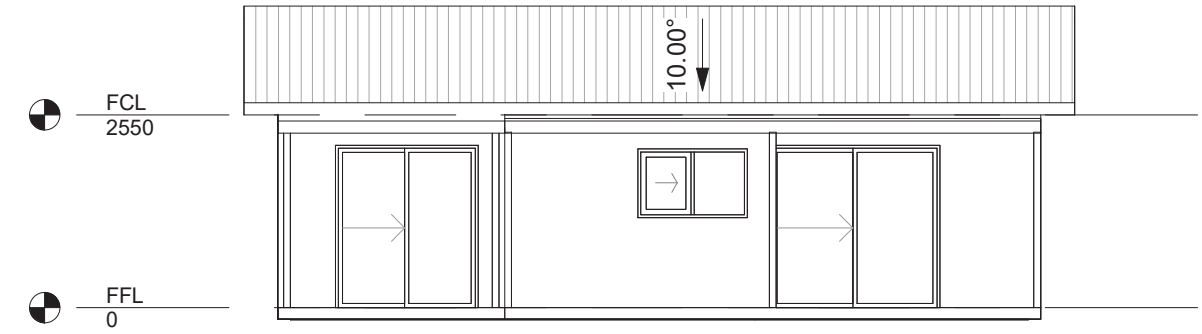
No.	Description	Date

O. STEZALA
SECONDARY DWELLING
18 SPOONER AVE, MOUNT AUSTIN
LOT 91 DP 36824

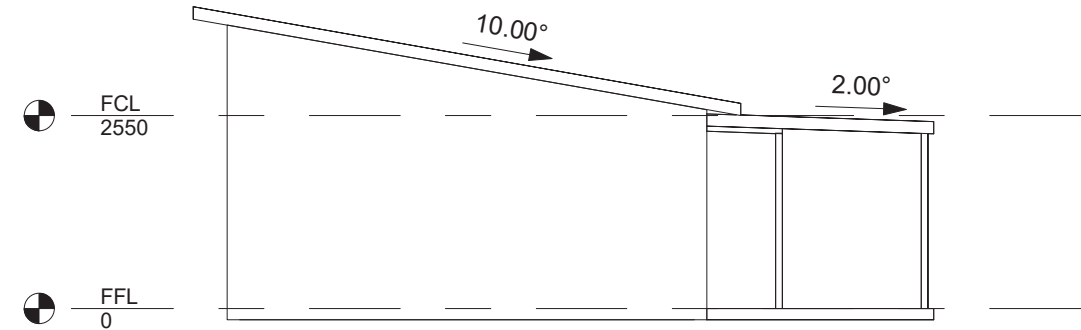
SITE & FLOOR PLAN		S01
Project number	Project Number	
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale	As indicated	



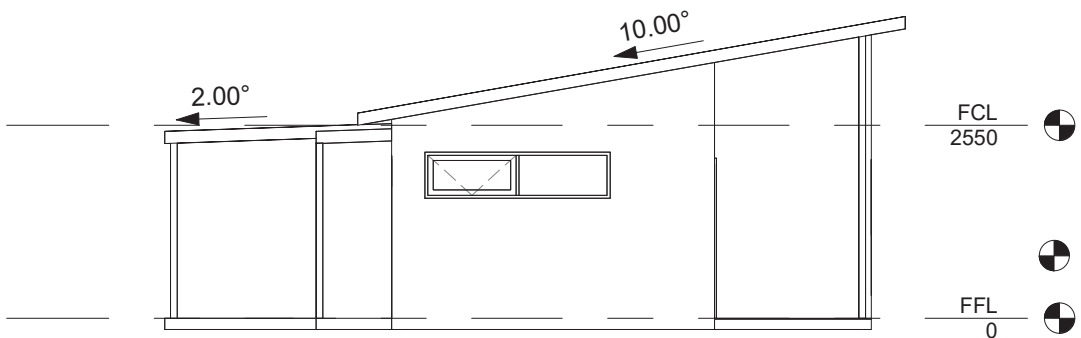
SOUTH-EAST ELEVATION



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



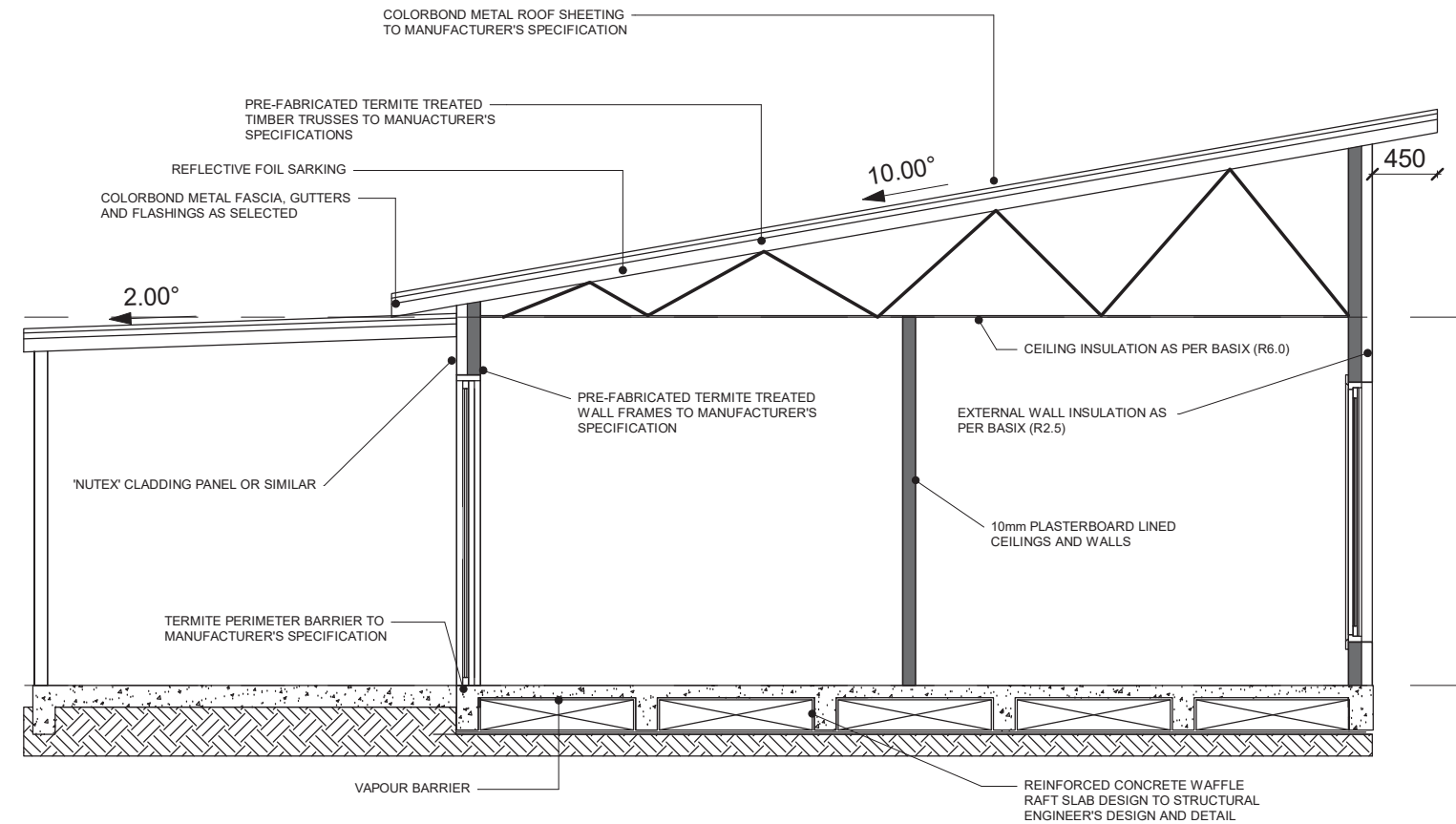
SOUTH-WEST ELEVATION

FCL 2550

FFL 0

FCL 2550

FFL 0



TYPICAL SECTION DETAIL - 1:50



SOPHEY HUMPHRIES - DRAFTING

No.	Description	Date

O. STEZALA
 SECONDARY DWELLING
 18 SPOONER AVE, MOUNT AUSTIN
 LOT 91 DP 36824

ELEVATIONS & SECTION

Project number	Project Number	S02
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		As indicated

DOOR SCHEDULE

Mark	Type	Height	Width	Comments	Eaves	Area
D01	920 ENT	2040	920	TIMBER ENTRY DOOR - AS SELECTED	2525	1.88 m ²
D02	2121 SD	2110	2170	ALUMINIUM FRAMED - SLIDING - DOUBLE GLAZED	1000	4.58 m ²
D03	2118 SD	2110	1810	ALUMINIUM FRAMED - SLIDING - DOUBLE GLAZED	3000	3.82 m ²
						10.27 m ²



WINDOW SCHEDULE

Mark	Type	Height	Width	Comments	Eaves	Orientation	Areas
W01	0624	610	2450	ALUMINIUM FRAMED - AWNING - DOUBLE GLAZED	450	SOUTH-WEST	1.49 m ²
W02	0915	910	1450	ALUMINIUM FRAMED - SLIDING - SINGLE GLAZED - OBS	1000	NORTH-WEST	1.32 m ²
W03	1815	1800	1450	ALUMINIUM FRAMED - SLIDING - DOUBLE GLAZED	450	SOUTH-EAST	2.61 m ²
W04	1015	1000	1450	ALUMINIUM FRAMED - SLIDING - DOUBLE GLAZED	450	SOUTH-EAST	1.45 m ²
							6.87 m ²

- NOTES:**
- * ALL CONSTRUCTION TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND NCC 2022 VOLUME 2 AND ABCB HOUSING PROVISIONS.
 - * WET AREAS ARE TO BE CONSTRUCTED AND WETSEALED IN ACCORDANCE TO ABCB HOUSING PROVISIONS PART 10.2
 - * ALL GLAZING TO BE IN ACCORDANCE WITH ABCB HOUSING PROVISIONS PART 8
 - * COLORBOND ROOFING AND STEEL CLADDING TO BE IN ACCORDANCE WITH CHOSEN PRODUCT SPECIFICATIONS AND RELEVANT AUSTRALIAN STANDARDS.
 - * ENERGY EFFICIENCY TO MEET BASIX REQUIREMENTS AT A MINIMUM.

- NUTEX OR SIMILAR EPS CLADDING BOARD EXTERNAL WALLS
- COLORBOND ROOF. COLOUR SELECTED BY OWNER
- ALUMINIUM GLAZED WINDOW & SLIDING DOORS. FRAME COLOUR SELECTED BY OWNER

Summary of BASIX Commitments	
Landscape (By owner)	Commitment
Total area - garden/lawn (m2)	80
Indigenous within total (m2)	40
Water	
Flow L/min - showerheads	6 - 7.5 L/min
Rating - toilet cisterns	4 *
Rating - kitchen tap fittings	4 *
Rating - bathroom tap fittings	4 *
Rainwater tank (litres)	No tank required
Thermal Performance - Refer to natHERS Certificate	
Energy	
Hot water system	Elec storage
Active cooling - living areas	1 phase ac - non ducted - EER 3.5 - 4.0
Active cooling - bedroom areas	1 phase ac - non ducted - 5* cold zone
Active heating - living areas	1 phase ac - non ducted - EER 3.5 - 4.0
Active heating - bedroom areas	1 phase ac - non ducted - 5* cold zone
Bathroom ventilation	Manual switch ducted
Kitchen ventilation	Manual switch ducted
Laundry ventilation	Manual switch ducted
Low energy lighting	Refer to basix cert
Installed PV - output (peak kW)	6.6
Cooktop and oven	Induc c/t elec oven
Clothesline (outdoor)	Yes
Clothesline (indoor or sheltered)	No

Design Matters National		Building Element Summary Table		
Insulation & Colour Details				
Ceiling under roof - R6.0				
Roof - Single/S Foil (E = 0.05/0.9)				
Roof colour - light (SA =< 0.30)				
External walls - R2.5 - Wall Wrap (E = 0.9/0.9)				
Bath internal walls - R2.5				
Waffle pod slab - min pod thickness - 225mm				
Timber frame - no thermal break required				
Window Details	WERS code	Max U-value	SHGC +/-10%	
Signature Awning Window 100 DG 4Clr-12Ar-4Clr	BRD-082-09	4.4	0.58	
SIG Fixed Lite Externally Glazed (125mm) DG 5-6Ar-5	BRD-042-02	3.7	0.63	
SIG Sliding Door (100mm) DG 4/6Ar/4	BRD-035-08	3.8	0.65	
Aluminium Sliding Window DG 4-6Ar-4	BRD-002-05	4.2	0.59	
ESS Sliding Window (52mm) SG 3Clr	BRD-001-01	6.4	0.76	
Building sealing				
Downlights are IC rated & sealed (insulated over)				
Exhaust fans - sealed (max 160mm rangehood exhaust)				
Air infiltration seals to external residence and garage internal doors				
Clarifications/details refer to NatHERS Certificate				



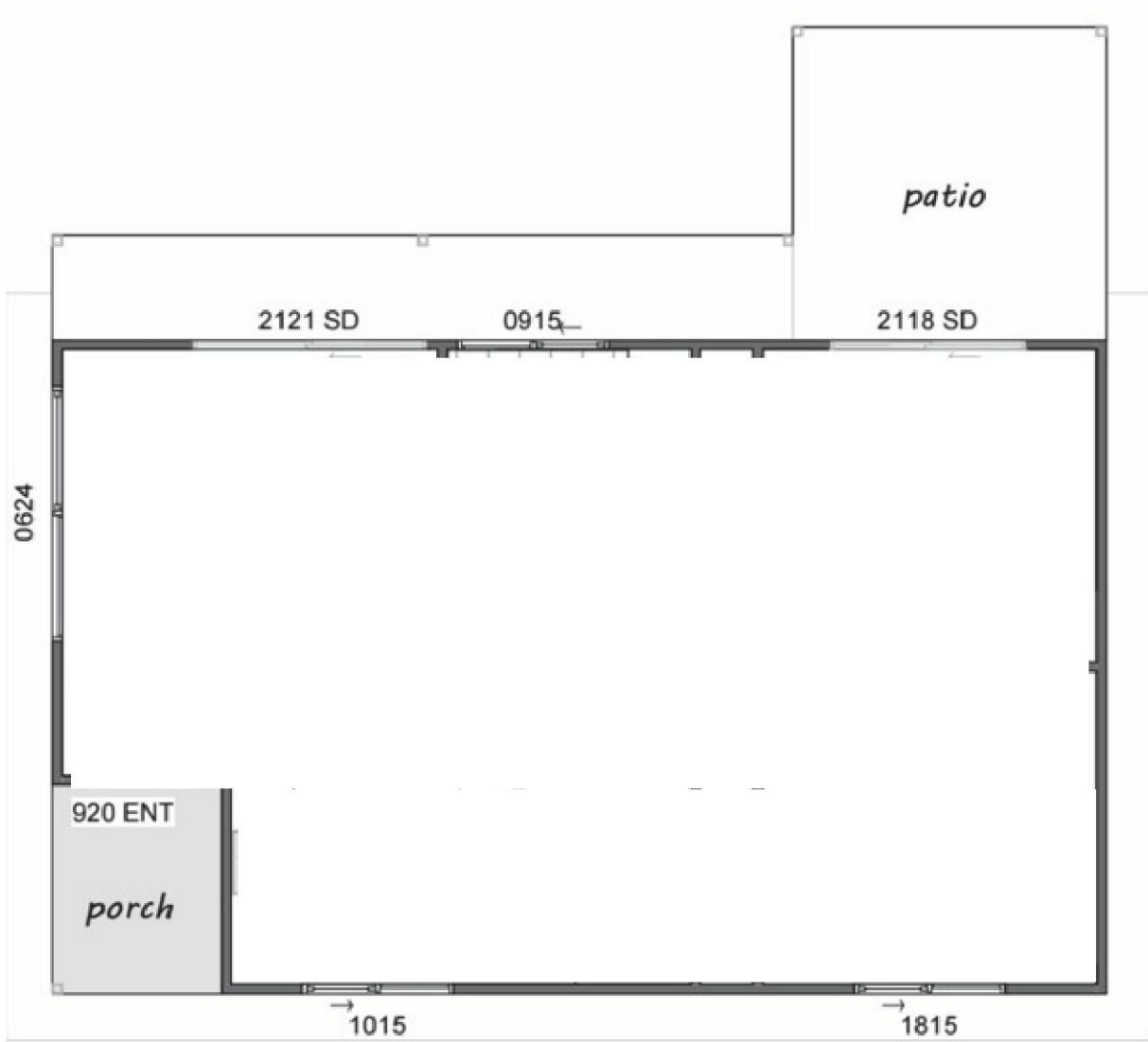
SOPHEY HUMPHRIES - DRAFTING

No.	Description	Date

O. STEZALA
SECONDARY DWELLING
18 SPOONER AVE, MOUNT AUSTIN
LOT 91 DP 36824

SCHEDULES & NOTES

Project number	Project Number	S03
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale



Certificate No. #HR-HNVEA2-01
 Scan QR code or follow website link for rating details.

Assessor name	Clinton Parker
Assessment No.	1242191454
Property Address	18 Spencer Ave, Mount Airy, NC, 28552

<https://www.charlotte.gov/assessors/HR/HNVEA2-01>



Statement of Environmental Effects (SEE)

ATTACHMENT C

(Development Application)

A Statement of Environmental Effects (SEE) is required to accompany all development applications. This Statement of Environmental Effects template is designed to form an attachment to the Development Application. It can only be used for certain development types (see below).

✓	Applicable Development Types
<input checked="" type="checkbox"/>	Single Residential dwelling (single storey and in a residential zone only – excluding Conservation Area)
<input type="checkbox"/>	Residential Alterations or Additions (single storey only)
<input type="checkbox"/>	Other Domestic Buildings and Structures (including swimming pool, sheds, carports, etc.)
<input type="checkbox"/>	Strata Subdivision of existing buildings
<input type="checkbox"/>	Minor works in Conservation Area (e.g. painting, cladding, plastering, re-roofing, changing materials, fittings such as doors, windows and screens, etc.)

Other development proposals must be accompanied by purpose written statements.

The SEE must address all impacts that are relevant to your proposal. **Appendix 3** of the *Development Application Preparation and Lodgement Guide* will assist you in ensuring that you have considered all of the potential impacts relevant to your proposal. Other issues not listed in Appendix 3 may also be relevant and should be included in the SEE. You are encouraged to expand upon the material provided in any way you perceive as relevant.

Where potential impacts are identified, please ensure that you provide relevant comments and information on the measures that are proposed in order to mitigate against those impacts. You may need to provide additional pages/documentation (etc.) as an attachment to this SEE.

I have provided supporting information on pages/documents attached to this SEE.

Failure to provide the requested items will delay processing of the development application and may result in the application being returned to you for completion or additional information requests being forwarded to you from Council.

Application Details

Applicant: OSKAR STEZALA

Lot and DP No: 91/ 36824

Street No: 18

Street: SPOONER AVE

Locality: MOUNT AUSTIN

Description of Development

(Should include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.)

CONSTRUCTION OF 2 BEDROOM SECONDARY DWELLING

DEMOLITION OF EXISTING 'CARPORT'

Description of Site

(Should include where applicable a description of the physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.)

Description:

ZONE R1 SITE WITH EXISTING RESIDENTIAL DWELLING ON SITE.

- What is the present use and previous uses of the site?

RESIDENTIAL

- Is the development site subject to any of the following natural hazards:

Bushfire Prone? Flooding or stormwater inundation?

Comments:

NA

(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service web site www.rfs.nsw.gov.au).

- What other constraints exist on the site?

(e.g. vegetation, easements, sloping land, drainage lines, contamination, etc.)

NO KNOWN CONSTRAINTS

- What types of land use and development exist on surrounding land?

RESIDENTIAL

Planning Controls	
• Is your proposal permissible in the zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Is your proposal consistent with the zone objectives?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Is your proposal in accordance with the relevant development control plan?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a town planner or building surveyor before lodging a development application.	
Comments:	
Context and Setting	
Will the development be:	
• Visually prominent in the surrounding area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Inconsistent with the existing streetscape?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Out of character with the surrounding area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Inconsistent with surrounding land uses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Comments:	
Privacy, Views and Overshadowing	
• Will the development result in any privacy issues between adjoining Properties as a result of the placement of windows, decks, pergolas, private open space, etc.?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Comments	

Access, traffic and Utilities	
• Is legal and practical access available to the development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Will the development increase local traffic movements / volumes? If yes, by how much?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Are additional access points to a road network required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Has vehicle manoeuvring and onsite parking been addressed in the design?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Is power, water, electricity sewer and telecommunication services readily available to the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments:	
Environmental Impacts	
• Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Does the development have the potential to result in any form of water pollution (eg. sediment run-off)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Does the development involve any significant excavation or filling?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Could the development cause erosion or sediment run-off (including during the construction period)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Is there any likelihood in the development resulting in soil contamination?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Is the development likely to disturb any aboriginal artefacts or relics?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Comments:	

Flora and Fauna Impacts

(For further information on threatened species, see www.threatenedspecies.environment.nsw.gov.au)

- Will the development result in the removal of any native vegetation from the site? Yes No
- Is the development likely to have any impact on threatened species or native habitat? Yes No

(If the answer is yes to either of the above questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).

Comments:

Waste and Stormwater Disposal

- How will effluent be disposed of? To Sewer Onsite
- Will liquid trade waste be discharged to Council's sewer? Yes No
- Will the development result in any hazardous waste or other waste disposal issue? Yes No
- How will stormwater (from roof and hard standing) be disposed of:
 Council Drainage System Other (if other provide details)
- Does the development propose to have rainwater tanks? Yes No
- Have all potential overland stormwater risks been considered in the design of the development? Yes No

Comments:

Social and Economic Impacts

- Will the proposal have any economic or social consequences in the area? Yes No
- Has the development addressed any safety, security or crime prevention issues? Yes No

Comments:

Other Relevant Matters

(Refer to Appendix 3 of the *Development Application Preparation and Lodgement Guide* to ensure that you have considered all of the potential impacts relevant to your proposal. Please provide further details below or attaché additional pages if required.)

Comments:

PREPARED BY

This Statement of Environmental Effects (SoEE) has been prepared by:-

Prepared By:
(Printed)

Sophey Humphries Drafting

Date

16-May-2024