

191 Chain O Pond Road, Mulgoa

Development Report

Development Report Statement of Environmental Effects

Proposed Alterations & Addition

191 Chain O Pond Road
Mulgoa, NSW

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Introduction

This statement of Environmental effects has been prepared for Mr. And Mrs. S. & M Faris, the owners of No. 191 Chain O Pond Road, Mulgoa. The proposed alterations and additions are to improve the life style of the current owners residing at the current address. In addition a new pool will be build close to the existing residence surrounded with 1200mm high fence and child proof gate to comply with the requirements of AS 1926.1-2012.

The proposal incorporates new shed for all garden tools and storage equipment.
Create an outdoor entertainment area by extending the current sitting area with roof over.

The Site

The Site in Zone Residential "E3" which has an irregular shape
Total site area = 10.12 Ha
On the site an existing residence out door area.
The site has steep fall to the back in it 3 dams.



The Site

Existing Buildings

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The existing residence is a single storey rendered house with tiled roof where it will be retained, the owners recently bought the property and requested for the changes to improve their living style by adding the pool and outdoor area, a proposed shed will be built to store any garden tools and equipment.

The existing building includes:

- Separate Garage
- Store room
- Living room
- Bathroom
- Laundry
- Kitchen
- Dining
- Formal Lounge
- Master Bedroom
- Ensuite
- 3 Bedrooms
- Common Bathroom



Main Entrance, Existing

Proposed Development

The proposed alteration and additions comprises the existing Single storey house where the existing Canopy will be extended, an additional sitting area will be added to the existing outdoor area.

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Proposed pool will be placed at the back of the residence for easy access. Subject to the nature of the natural level of the land, some adjustments to the existing ground line by tapering towards the pool for easy access.



Materials and Finishes

The Existing brick veneer house with cement render both external and internal paint finish.
Roof tiles are concrete tiles.

The new extension will carry the same to match, all external walls will be painted to match existing. All other material will match existing.

The materials and finishes are as follows:

External Walls	Existing cladding Panels.
External Windows	Aluminium
Roof	Concrete tiles
Gutters	Existing Color bond
Internal Walls	Existing Brick, Rendered with paint finish
Floors	Existing concrete slab
Driveways	Existing concrete slab

All proposed finishes are to match existing conditions.

Over Shadowing

No changes to heights that affect any over shadowing, First floor will be retained.

Car parking

The Existing residence has triple enclosed parking spaces with dedicated entry.

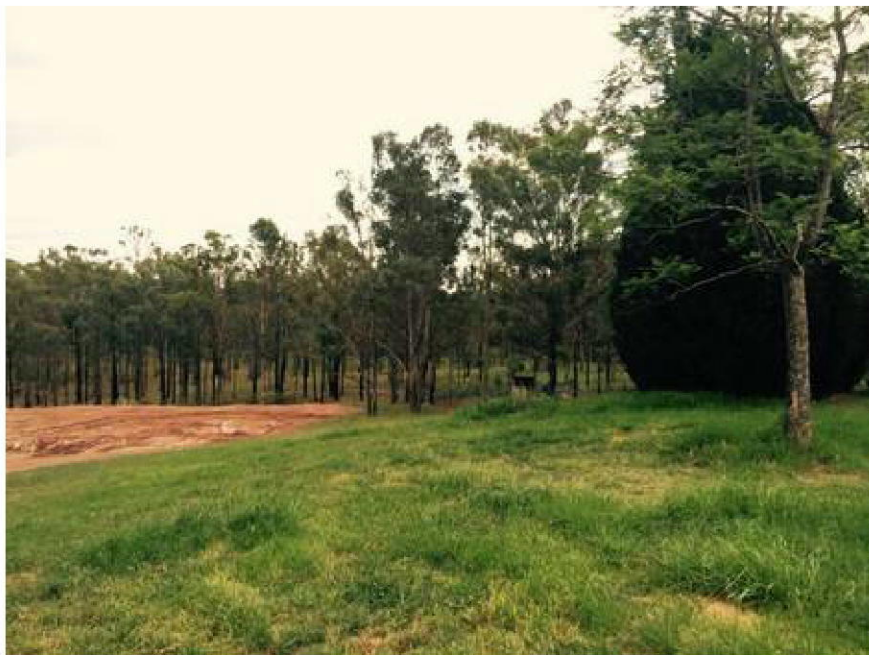
Landscaping

There is no significant existing landscaping on the site, so there is no

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proposal to remove any existing trees.



Services

All services provided to the site, the new will be connected to the existing system.

Electrical services already provided, Telephone and cable TV, connections will be provided by arrangement with the appropriate providers.

WASTE DISPOSAL

Waste disposal facilities are provided for as follows:

During construction all waste and construction materials will be put in large Bins and removed by waste removalist.

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Existing Photos



Back of House



Front of House