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2 July 2020

Proposed Secondary Dwelling at 10 Kimo Street North Balgowlah

Statement of Environmental Effects.

The proposal is to convert an existing garage structure into a secondary dwelling to the rear of the main house. Secondary dwellings are permissible with consent under the LEP.

The existing footprint of the structure remains unchanged with an increase in height for the new roof and new window openings to face into the subject property rear yard.

There is an existing garage structure on the adjoining property in much the same location.

In addition to the secondary dwelling, the owners would like to enlarge the existing carport structure and replace the paved driveway with a concrete driveway. There is an existing carport structure along the boundary of the adjoining neighbour and so there would be minimal impact onto that property.

A summary of the council controls follows:

Northern Beaches Council Controls

Warringah LEP 2011

Height	I	8.5m max
Land zoning	R2	low density residential
	Secondary dwelling permissible with consent	
	unable to do CDC as setbacks don't comply	
Lot size	M	600m ² min
FSR	N/A	
Landslip	Category A	flat site

Warringah DCP 2011

Side boundary envelope	4m on boundary then 45°
Wall height	7.2m max
Side setback	0.9m
Rear setback	6.0m
Site coverage	N/A
Landscaped open space	40% min
Private open space	60m ² with min 5m dimension for 3+ bedrooms

As the intention is to use the existing garage structure, the required setbacks cannot be met. There would be a detrimental impact of reducing the private open space if the structure was demolished and relocated in accordance with setback requirements. It is considered a better outcome to retain the existing structure and minimize dead space to the side and rear of the structure.

Existing conditions:

Site area	487.4m ²	
Wall height	2.4m	compliant
Side setback	0.4m	non compliant
Rear setback	2.0m	non compliant
Landscaped open space	240m ² /49%	compliant
Private open space	120m ²	compliant

Proposed conditions:

Site area	487.4m ²		no change
Wall height	2.7m	compliant	increase
Side setback	0.4m	non compliant	no change
Rear setback	2.0m	non compliant	no change
Landscaped open space	244m ² /50%	compliant	increase
Private open space	115m ²	compliant	decrease

There are no windows facing into adjoining properties retaining existing privacy. It is proposed that family members will use the secondary dwelling at this stage. The main door faces the street and a privacy screen can be erected in front of the secondary dwelling to the north should it be rented out in the future, allowing privacy to the main house.

Shadow diagrams have been included in the submission showing minimal increase/impact onto the adjoining property.

By retaining the existing garage structure there is minimal change to existing landscaping and private open space.

Overall the improvement to the property is seen as justification of the non compliant setbacks. The proposal will greatly improve the amenity of the site for the owners and will have negligible impact on the surrounding environment.