

# H&C DESIGN PTY. LIMITED

50 FULLER STREET • COLLAROY PLATEAU • N.S.W. • 2097

Phone/Fax: 02 9944 0830 • ACN002079192

17 June, 2007

THE DEVELOPMENT OFFICER  
WARRINGAH COUNCIL  
CIVIC CENTRE  
725 PITTWATER ROAD  
DEE WHY 2099

Dear Sir or Madam:

## STATEMENT OF EFFECT

Please find herewith a Statement of Effect to accompany the submitted plans (07014-1 to 4 inclusive) and Development Application for part of **Lot 3 DP.26532 No.45 LANTANA AVENUE COLLAROY PLATEAU** for **Mr. R. & Mrs. J. MASON**

### SITE DESCRIPTION

The site is an irregular rectangle in shape with dimensions of 25.145m on the southern boundary, 63.075m on the eastern boundary, northern boundary of 29.790m and 69.175 m on the western boundary with a battleaxe access driveway to Lantana Avenue, comprising a total site area of 2029.3sq.m. The site is currently zoned residential and is in Warringah Councils Local Environmental Plan 2000, Locality Statement B5 for NARRABEEN LAKESIDE

### THE PROPOSED

1. Roof over existing paved patio area on the eastern elevation of the existing dwelling.
2. Two water storage tanks to be located in the north west corner of the property.

### REASONS FOR DEVELOPMENT

The owners require the proposed roof for the following reason.

The owners require an additional covered entertaining area, while not reducing the existing landscaped area of the property. The installation of two water storage tanks is for landscape and pool top up requirements.

### DEVELOPMENT CONTROL PLAN

The proposal has been designed to comply with Council's Local Environmental Plan 2000 – B5 NARRABEEN LAKESIDE requirements of heights, setbacks from sides and front boundaries and landscaping.

**THERE ARE NO ITEMS THAT DO NOT COMPLY WITH THIS LOCALITY.**

We believe that this application should progress and be approved.

**1. IMPACT OF THE PROPOSAL**

There is no impact with this proposal as the work is to the side of the existing dwelling is located on a battle axe block, and located well away from the street and adjoining properties.

**2. STORMWATER DISPOSAL**

It is intended that the existing stormwater disposal system remain and to be redirected into two water storage tanks that will be located in the north west corner of the property. These are to be used for landscape requirements and to top up the existing in ground pool.

**3. EFFECT ON STREETScape**

There is no effect to the existing streetscape as previously noted the dwelling is located on a battle axe block and located well away from the street and adjoining properties.

**4. DESIGN AND EXTERNAL APPEARANCE**

The proposed roof over the existing paved patio will be open with timber posts and custom orb roof sheeting with a colour bonded finish that will be in accordance council's issue to avoid glare with selected translucent sheeting.

**5. PRIVACY**

There is no privacy issue as the proposed is only a roof over an existing paved patio.

**6. SOLAR ACCESS**

Since the proposed roof is situated on the eastern elevation of the existing dwelling there is no change to the existing solar access of the adjoining property.

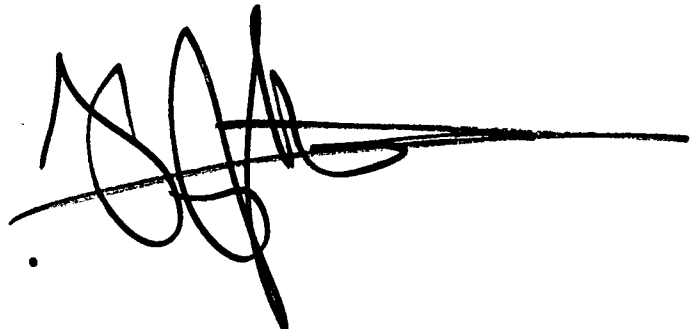
**7. DISPOSAL ARRANGEMENTS**

All demolition and excavation material will be sorted on site for recycling and transported to Kimbriki Recycling Centre at Terrey Hills.

**8. SOIL EROSION AND SEDIMENTATION CONTROL**

A sedimentation fence is not required.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'H. Menke', with a long horizontal line extending to the right.

HENK. MENKE

H&C DESIGN Pty. Limited