

**STATEMENT OF ENVIRONMENTAL EFFECTS**  
**SEC 96**

**PROJECT**  
**CONSTRUCTION OF A SECONDARY DWELLING**

**PROPERTY**  
**142 HEADLAND ROAD, NORTH CURL CURL**

**CLIENT**  
**MR DOMENIC ARMENIO**

**JOB NO 18-46**

**DATED 27 February 2019**

## **1.0 INTRODUCTION**

The purpose of this submission is to apply for a minor alternation to 2018/1704 under Section 96 of the EPA Act 1979. This presentation also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened.

## **2.0 THE SITE AND EXISTING BUILDING**

The property is located at 142 headland road, North Curl Curl . The block of land is approximately 1137.28sqm in site area, faces south on headland road. The site has a major fall towards the southern (front) boundary.

A two storey rendered dwelling with tile roof exists on the property. There is a vehicle crossing on Headland Street and a driveway which runs along the western boundary that leads into the garage.



### **3.0 PROPOSED AMENDMENT**

The original design submitted to Council refers to a granny flat with an attached garage, this was done using the standard nomenclature of the 'spec' design as put forward by the proposed building contractor. It was never the proprietors intention to use the garage to store vehicles, noting the approved 'granny flat' is proposed to house the proprietors elderly mother who does not drive. The garage area on the submitted plans was always intended to be used as a Garden Shed, to house/keep our gardening equipment, picnic table/chairs and water sports equipment (kayaks, surf boards, boogie board, etc.), which are currently located under an alcove below our driveway. This equipment is currently exposed to the external elements and therefore is subject to degradation, hence the need for a large garden shed in this vicinity

## **5.0 COMPLIANCE WITH THE WARRINGAH DCP AND WARRINGAH LOCAL ENVIRONMENTAL PLAN**

### **Zone R2 Low Density Residential**

#### **Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Places of public worship; Recreation areas; Respite day care centres; Roads; **Secondary dwellings**; Veterinary hospitals

Therefore the proposed use is permitted with development consent

### **5.1 SETBACKS**

#### Front Setbacks

Required Setback: 6.5 m

Proposed Setback: 16.5m

#### Side Setbacks

Required Setback: 0.9 m

Proposed Setback: 1.7 m

#### Rear Setbacks

Required Setback: 6m

Proposed Setback: 42.5m

## 5.9 OTHER REQUIREMENTS

The proposal presently before Council has also addressed other requirements such as privacy and car parking. Other items such as energy efficiency and sustainability, site/waste management, soil, water and waste management, site analysis and context, streetscape, car parking, materials and finishes, landscaping, erosion and sediment control, drainage, landscaping and the like have also been addressed in detail in this development application. As a result, the proposal complies with the Development Control Plan requirements for all of these items.

## 6.0 CONCLUSION

We, therefore, present before Council, a proposal that combines Council codes and regulations and the principles of these codes and regulations with our Client's requirements and, at the same time, is in context with its surroundings.

We would appreciate Council reviewing all of the matters and providing the Proprietors with feedback that will enable them to proceed with the preparation of the Development Application submission to the Council.

We await your positive reply on this proposal and, in anticipation of your assistance, we wish to thank you on behalf of the Proprietors for your efforts.

Should you require any further information, however, please do not hesitate to contact our office.

Rammi Kanj  
RK Designs