

STATEMENT OF MODIFICATIONS AND EFFECTS

For Secondary Dwelling at
38 Makim Street, North Curl Curl
D.A. No. 2021/0290

Introduction

This Statement of Modifications and Environmental Effects accompanies amended architectural drawings prepared by Network Design Drg. No.1-21-MAK sheets 1B – 8B. The original development consent was determined on 11/05/2021 and allowed for the construction of a secondary dwelling in the rear yard of the subject property.

List of Proposed Modifications and Effects

This Section 4.55 application seeks approval for the following revisions:

FLOOR LEVEL

- **Modification:** Raise approved floor level by 150mm to allow an accessible ramp with a gradient of 1 in 14 to be constructed from the existing deck to the new secondary dwelling floor.

Effects: The maximum gradient for a non-motorised wheel chair ramp is 1 in 14. The existing ramp that was to be retained as part of the development was found to have a gradient in excess of 1 in 14.

The raised floor level will not result in any additional overlooking opportunities from the window in the northeast corner of the dwelling which is the only window with a sill height below 1.6 metres. This window looks onto the intersection of two brick walls and not towards the outdoor living spaces of any of the adjoining properties.

ROOF RIDGE HEIGHT

- **Modification:** Raise approved ridge height by 450mm to maintain the approved ceiling heights in addition to providing increased privacy levels to the principle dwelling from overlooking by the higher placed residence at the rear No.15 Jocelyn Street.

Effects: The proposed raising of the approved ridge height by 450mm has been agreed on by the owner's of No.15 Jocelyn Street and No.40 Makim Street the only properties potentially affected by this modification. Supporting letters from both property owners accompanies this application.



Looking at No. 15 Jocelyn Street from rear deck of subject residence



Looking at No. 15 Jocelyn Street from inside subject residence

Effects : The proposed raising of the approved ridge height by 450mm has been agreed on by the owners of No.15 Jocelyn Street and No.36 Makim Street the only properties potentially affected by this modification. Supporting letters from both property owners accompanies this application.