

The General Manager
Warringah Council
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099

26th August, 2014.

Re: **Development Application D.A.2008/1492**
54 Curl Curl Parade, CURL CURL. NSW 2096
Section 96 Application

Applicant: **A.G. & S.M. Tyrell**

Enclosed is a Section 96(2) Application and supporting Documentation for DA 2008/1492. The proposal is a modification of the original consent with the changes having a minor environmental impact. These changes have been constructed by the owner and this application seeks to have these alterations approved by way of this Section 96 application.

The application includes:

- Extending the existing rear decking at the top level by 2.3 metres
- Adding 1 metre external stairs to the western side of the site to access the top level decking and rear yard
- Added Window 12 to west wall in Utility room to First Floor Level
- Moving the front northern wall of the garden bed over the front wall of the garage below
- Building a new garden bed over the garage on the eastern side 800mm wide
- Building a bin storage area at the entry to the property with a garden bed over.
- Delete the Store from within the Office/Study at Ground floor level and building a Store room in the Foundation area accessed from a new door on the western side.

Attached are amended Drawings Numbered 0813CC Shts 3 to 11 Revision D inclusive.

A revised 'Basix' Certificate has been issued for this Modification application as there has been a window added to the west wall in the Utility room over the stairs. The revised Certificate is Numbered A41227_02 and was issued on 26th August, 2014. There are no additional 'Basix' requirements with the latest issued certificate.

The approved garden bed at the entry ground level to the property has been built as a bin storage area on ground with a garden bed being built over. The height of this wall is 2.6 metres.

The garden bed to the front of the Terrace (over the garage) has been built over the northern wall of the garage. The height of this wall is 3.23 metres and maintains the garage setback of 600mm. Also at this level a new garden bed has been built to the eastern side of the Terrace.

Both of the walls mentioned above have been faced with a quality sandstone finish, and presents to the street consistent with neighbouring dwellings to the east.

The existing approved rear deck has been extended out into the rear yard 2.3 metres to meet the cut rock face. This extended section remains unroofed. The existing covered deck area has privacy screens built in.

This additional decking is built over a void with a rock shelf below. The deck addition adds 18.11m² to the total site coverage now being 239.8m².

Rear deck and yard external access stairs have been constructed on the western side linking the front and the rear of the dwelling.

With the addition to the rear deck the Landscape area is reduced giving a new total Landscape area of 158.3m² being 35.26% of the site. Although the landscape area has been reduced there are additional garden beds and planter boxes that have been constructed.

The original proposal included a store room being constructed within an existing office/store room on the ground floor level. This has not been built in that location but an area within the Foundation area has been walled up as the new Store room and is accessed from the western side path.

Shadow drawings have not been revised as there will be no additional overshadowing of either the subject site or neighbouring private open space areas.

A new Survey has not been carried out as there has been no changes to the height of the building. There has been height added at the front yard in the planter boxes but this adds no additional overshadowing to private open space areas. As already discussed the additional rear decking has been extended 2.3 metres into the rear yard to meet the cut rock face, with no additional roofing over.

Attached are some images that show the changes that have been made.

Favourable consideration is sought for the modifications as described above and will not have any detrimental impact on the adjoining properties or the locality.

The intent of the existing approval for alterations and additions remains unchanged with this application and the Modifications will have minor impact on the surrounding environment.

It is considered that the alterations to the existing approval will not impact on the amenity of the surrounding adjoining neighbours.

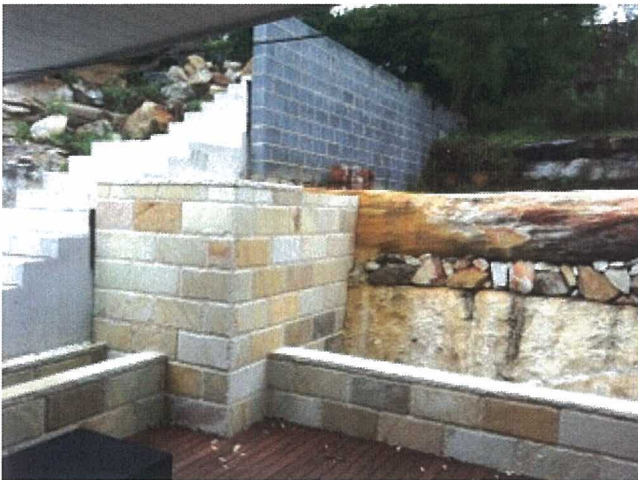
Keith Smith

Proprietor – LKS Design and Drafting
Accredited Building Designer No.6120 (NSW)
Chartered Member Building Designers Australia

Attachments: Photographs of Section 96 Application works.



Additional uncovered decking in rear yard with new planter boxes and garden beds.



Garden bed/planter boxes over Garage and new Bin Storage area at the Front Entry



Privacy Screen to east side of front balcony added.



Additional planter boxes/garden beds over Terrace and at front entry stairs.

