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To: NORTHERN BEACHES COUNCIL

Re: Proposed 60m2 granny flat at 76 Arnhem rd. Allambie hts.

Intent.

The original farmhouse with attached shed has been used as a storage/ garage shed since I purchased the property in 1985. Prior to this it was a commercially registered workshop used by the previous owner to repair concrete trucks. The house at the front of the property was built before the market garden was resumed and road built. There was no deposited plan for this property when I purchased.

The shed is used as a garage and to store my work equipment and some historic cars. I would like to build the granny flat for my family

I still need to be able to keep tools and equipment and would like to be able to have it all undercover to improve security and visual amenity. I also have some historic cars that are currently in storage. This is why there is a lowered section below the verandah.

The new structure will only be 800mm higher than the existing building roof line. It is positioned with the same offset from the rear boundary as the existing building. The property behind is warehousing and carpark. Another property facing this warehouse is built closer to the common boundary.

By keeping the building setback in the existing location it allows vehicles to turnaround in the back yard so they don't have to reverse out across the footpath.

The western face of the building will have planter boxes cantilevered at the fence height so native plants can shield it from view and provide shade. The building will be enveloped by the existing trees and 3 to 4 metres below their crowns. External cladding above the fence line to be native hardwood allowed to weather to a natural colour to help blend in.

The handrail on the verandah is to be solid so we don't overlook the neighbour's yard. The neighbour and I have been growing a screening hedge along this boundary in preparation for this. (Neil Olgive 0417 478 403)

Vertically placed angled solid louvre screens to be fitted to open stairs and on east verandah to provide privacy and reduce overlook issues.

I hope this is of assistance to you at this stage and please do not hesitate to call at any time to discuss any further issues.

A handwritten signature in dark ink, consisting of a stylized, cursive 'E' followed by a horizontal line.