

ADDENDUM to the Statement of Environmental Effects prepared by Longitude Planning Pty Ltd, dated 14 February 2020, in respect of a Development Application DA/2020/0147, for the consolidation and resubdivision of the three existing allotments at 14 Ellen Street and 16 Ellen Street, Curl Curl and 2 Wyadra Avenue to create three lots, retaining the existing dwelling houses, and an indicative proposal for a new two storey dwelling house and garage (carport), at 2 Wyadra Avenue, Curl Curl.

Introduction

This addendum to the Statement of Environmental Effects (SEE) is provided in response to the amended design and height of the indicative new dwelling house and the amended drawings and related documents were submitted on 23 September 2020 for consideration as part of the final assessment of the development application. It is understood that on the basis of the changes now proposed, the owners of 23 and 25 Loch Street are in agreement in principle in relation to the current Amended Proposal. Withdrawal of their objection is subject to some final matters to be agreed, such as a positive covenant in relation to the height and conditions relating to the height of landscaping, plant and equipment location, the finish of the roof and installations on the roof.

Reference is made to the amended drawings LH DA1 Amended.1 001 Rev 4, 002 Rev 4, 200 Rev 4, 300 Rev 2, 301 Rev 4, 302 Rev 3 and 303 Rev 3, prepared by Peter Stutchbury Architecture.

The proposed consolidation and re subdivision of the land is unchanged and in summary the following changes have been made to the original proposal for the indicative dwelling proposed for 2 Wyadra Avenue:

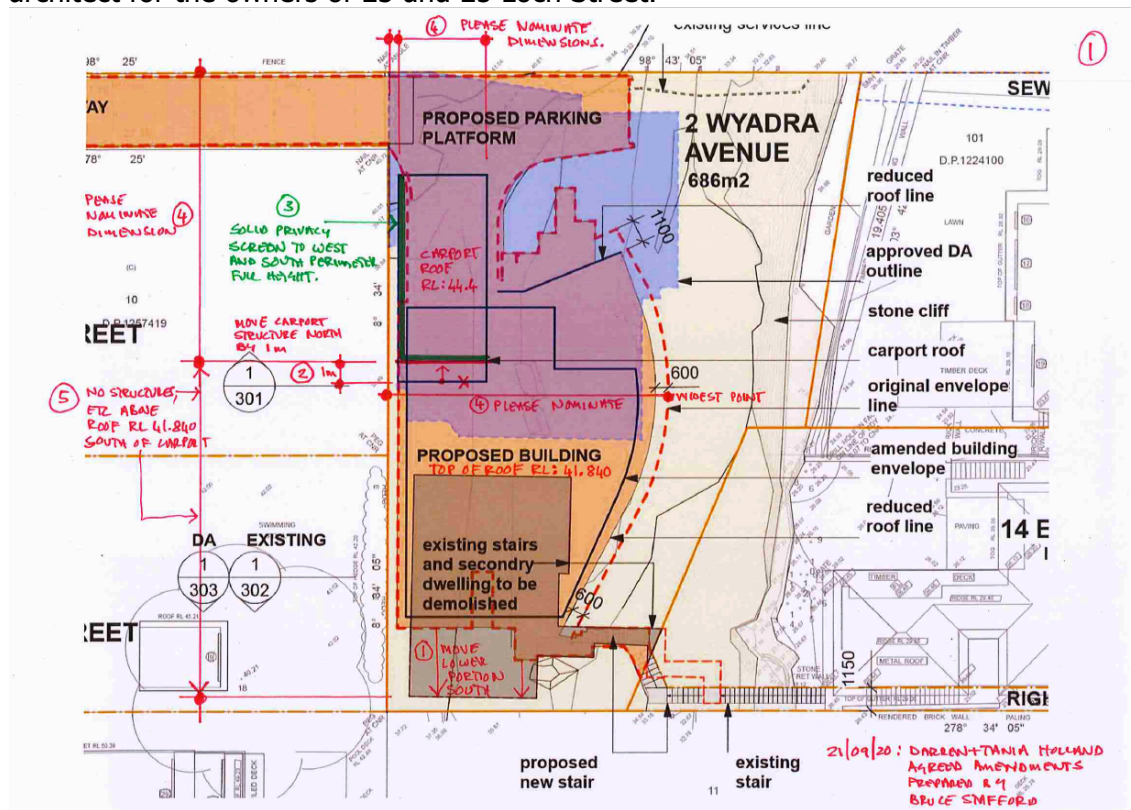
Main Roof

- *Roof moved to the south by 3000mm;*
- *Main roof lowered in height by 1500mm;*
- *Main roof eave on eastern side reduced by 600mm;*
- *Min roof eave on the north end reduced by 1100mm;*
- *Ground floor bedroom and bathroom deleted;*
- *Ground floor lowered by 480mm;*
- *Skylight deleted;*
- *Roof top carport added on the north end of the house;*

In addition to this there is agreement to the following additional changes that have been incorporated on the amended drawings, as requested by the owners of 23 and 25 Loch Street:

- *Carport roof reduced in length by 1000mm and bin store moved north as requested by the neighbour.*
- *Solid privacy wall added to the west and south sides of the carport for the full height as requested by neighbour;*
- *Nominate dimensions on drawings as noted on the mark up drawing by Bruce Stafford dated 21 September 2020.*

Refer to the following extract from the drawings with notations by the architect for the owners of 23 and 25 Loch Street.



Views and view sharing

The following is summary of the views available from adjoining properties following the changes to the height and design of the building and have provided with reference to the heights poles erected on site and certified by registered surveyor. The height poles as erected on the site show the outline of the approved house on the northern part of 2 Wyadra Avenue (blue tip poles) and the indicative dwelling (red tip poles) which also have 500mm increments painted on to assist in determining view arising or affected by a lower building. Four new green tipped height poles were added to include the carport eave on the east side and 600mm east eave reduction to the main roof.

Pool and Cabana Level 23 Loch Street

Whilst there will be an impact on the views of the South Curl Curl Rock pool by moving the building to the south, this is compensated by the opening up of the view to the north east from the cabana and pool level on the lowest part of the site.

Living Level 23 Loch Street

There will be no impact on the beach and ocean pool view from the existing upper level living room and the adjoining deck/balcony at RL 48.28 and RL48.23 respectively.

The corresponding mid level street level/entry level of the approved house will be at RL47.25. The approved plans provided on site by the owners shows this level to contain the TV room and family room and a large 5m deep balcony on plan. Section 1 on the drawing shows this level to be the dining room (main living areas) and entry level. Notwithstanding, the views from the approved rooms on this level will be similar but may impact on part of the beach view at low tide, but would retain the rock pool view. The balcony which extends further east (over the existing lawn terrace) than the existing balcony but is approximately 1m lower, the views would be similar to the views from the existing deck, with possible minor loss of part of the beach view.

25 Loch Street

Existing views from 25 Loch Street will be slightly improved by the concept dwelling compared to the approved house as depicted by the blue height poles. The view of the ocean pool and the beach at low tide will be retained from both the upper level living level and the upper level deck. The carport will be within the envelope of the approved house on 2 Wyadra Avenue except at the far north end where it does not impede views.

19 Loch Street

The views from the lower ground living room and balcony at 19 Loch Street will be largely retained by the lowering of the house by 1500mm but there will still be a minor impact on the view of part of the clubhouse and part of the north end of the beach but a large area of ocean view extending to Dee Why Head and the northern end of the beach will be retained.

Overall the lowering of the indicative dwelling and adjustments to the position of the lower level of the house and the new carport have been resolved to an acceptable degree and the view sharing achieved is reasonable.

Even though the proposed design for a dwelling on the site is indicative and is subject to a separate development application and approval, specific parameters as to the height and the envelope of the new house are agreed in principle with the neighbours at 23 and 25 Loch Street.

Warren Long
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Principal of Longitude Planning Pty Ltd

24 September 2020