

Building Certificate Application Unauthorised Works
Statement of Impacts

Address of Works: 8A Coral Street, Balgowlah
Submitted by: Caroline Trueman (owner)



- APPROX

Scope of Unauthorised Works

Excavation for the house footprint and boundary has been approved for DA 174/2008, the unauthorised works are an extension of the excavation to create a modest BBQ area at the same level as the floor of the house as indicated in the photo above (see enclosed landscape plan for full details and dimensions).

Impact on Neighbours

This area is the only logical area for a BBQ as there is a tree in the centre of the block and a games room built on the left (north) side. By lowering the BBQ area it will be less visible to all neighbours and the additional screening plants will increase privacy for the neighbours to the rear.

Impact on 10 Coral Street: no impact

Impact to the rear on Maretime Street: Visually will see additional screening plants and will have increased privacy vs a higher level BBQ area.

Impact on 6A Coral Street: Continues the excavation inside the sandstone boundary. By lowering the BBQ area there will be no visual impact but will increase our neighbour's privacy when in use compared to a higher level area.

Impact on 6 Coral Street: no impact.