

December 12, 2008

The General Manager
Pittwater Council
Village Green
1 Park Street
MONA VALE N S W 2103

Dear Sir

Statement of Effect for Modification of Consent

Please find herewith a Statement of Effect to accompany the submitted amended drawings (1107 - 1 to 6) at
No 62 Herbert Avenue, Newport for Jeremy and Ariella Richman

It is proposed to modify the existing approved drawings by -

Lower Ground Floor

- 1 Extend Bedrooms 2 and 3 under the existing Upper Ground Floor Sun Room
- 2 Small Balcony added to Bedroom 2
- 3 Alter the verandah size

Upper Ground Floor

- 1 The Deck size and shape altered



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Pittwater Council

December 12, 2008

1 Reason for Modification of Consent

The owners require this modification of the development consent for the following reasons

- a Change of mind as the job is progressing
- b Though it was a good idea at the time

2 Pittwater 21 and Locality Plan

The proposal has been designed to comply with the Council's Pittwater 21 D C P requirements

We believe development complies with the intent of Council's Development Control Plan policies. The intent of the Pittwater 21 D C P we believe has been retained in respect of impact of the proposal and will preserve the existing streetscape

3 Impact of the Proposal

The bulk and scale of the proposed modification will be kept to a minimum. We believe there will be no impact on the amenity of the streetscape. All finishes will be as submitted at the development application.

4 Stormwater Disposal

The new stormwater lines will be connected to the existing stormwater

5 Effect on Streetscape

We believe the scenic quality from the roadway will be maintained

Pittwater Council

December 12, 2008

6 Design and External Appearance

The proposed modification of development consent will match in with similar renovations in the area

7 Privacy

The both adjoining residences well away from the proposed We believe that the proposed modification of development consent will maintain the existing privacy and amenity to the adjoining properties Existing vegetation and landscaping will screen any new work and will maintain existing privacy

8 Solar Access

Overshadowing of the adjoining properties by the proposed modification of development consent will have no extra impact The proposed complies with following locality controls of June 21

- a provides 3 hours of sunshine between 9 00am to 3 00pm to the principal living area of the adjoining property to the south,
- b will not reduce the existing 4 00 hours of solar access to the adjoining properties outdoor living area
- c does not cast a shadow over any solar collectors
- d the proposed development does not cast a shadow over more than one third of the adjoining property

We believe the solar access complies with the intent of Council's solar access policy

Pittwater Council

December 12, 2008

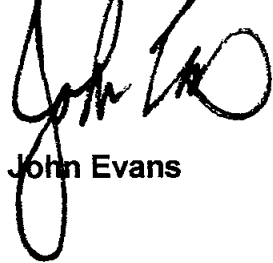
9 View Effect on Neighbours

The adjoining residences have views over their own properties and the proposed modification of development consent will have no impact to these properties. We believe that an equal sharing of views has been maintained.

We hope these proposed modification to the Development Consent will meet with your approval and look forward to hearing from Council in the near future.

Yours faithfully

J D EVANS & COMPANY PTY LIMITED

A handwritten signature in black ink, appearing to read 'John Evans', with a large, stylized loop at the end.

John Evans