



JD EVANS & COMPANY
PTY LIMITED
Building & Design Consultants

August 28, 2023

The General Manager
Northern Beaches Council
Council Chambers
725 Pittwater Road
DEE WHY N. S. W. 2099

Dear Sir

**Statement of Effect for SEC 4.55 (1a)
Modification of D A Consent**

Please find herewith a Statement of Effect for
No.35 Norma Road, Palm Beach for David and Anna Bracey.

It is proposed to modify the existing development approval by:-

1. Proposed Modifications.

Lower Ground floor:

Alter stairs to provide a Lift.

Enlarge the Foundation Space and provide headheight.

Relocate Ensuite to Bedroom 3.

Remove windows from East Elevation.

Upper Ground Floor:

Alter stairs to provide a Lift.

Increase the size of the Laundry.

Increase the width of the Garage.

Remove windows from East Elevation.

First Floor:

Alter the stairs to provide a Lift.

Decrease the size of the Deck.

Remove windows from the East Elevation.

1. Reason for Modification

The owner requires this modification of the development consent for the following reason:

- To provide reduce the overall cost of construction.

2. Basix Certificate

A new Basix Certificate has been issued.

3. 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 stereoscope.

4. 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.

5. Stormwater Disposal

The approved stormwater system will remain unaltered.

6. Effect on Streetscape

We believe the scenic quality from the roadway will be maintain.

7. View Effect on Neighbours

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

8. Design and External Appearance

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

9. 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.

10. 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.

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11. Conclusion

The principal objective of this development is to seek consent for a SEC 4.55 (1a) modifications to the existing development application to the existing property which satisfies the stated objectives of Council's Development Controls. By maintaining the neighbours amenity and by complimenting the existing style and character of the existing residence and other development in the vicinity, the stated objectives have been satisfied.

As the proposed modification to the existing development approval will not have any significant impact on the environment, scenic quality of the area and the amenity of the adjoining properties, the issue of development consent under delegation of Council is requested.

We believe that the proposed modification of the existing development approval to the existing residence has been carefully redesigned to further reduce any adverse impacts to the adjoining properties and is keeping with the aims and objectives of Council's Development Control Plan and the future character of the locality.

Accordingly it is requested that the application be favourably determined by Council at the earliest opportunity.

Yours faithfully
J D EVANS & COMPANY PTY. LIMITED

A handwritten signature in black ink, appearing to be 'John Evans', written over a printed name.

John Evans