



JD EVANS & COMPANY

PTY LIMITED

Building & Design Consultants

February 05, 2020

The General Manager
Northern Beaches Council
Village Green
1 Park Street
MONA VALE N.S.W. 2103

Dear Sir

Statement of Effect

1. Introduction

Please find herewith a Statement of Effect to accompany the Development Application lodged by David and Anna Bracey.

The proposal seeks approval for the proposed alterations and additions to the existing residence, new Garage and Driveway as shown on drawing number's 1995 -1 to 1995 - 11 and dated 08/10/2019.

This statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed.

It provides an assessment of the proposed development taking into consideration of the following:

- *The Environmental Planning and Assessment Act 1979, as amended;*
- *The Environmental Planning and Assessment Regulation 2000;*
- *The State Environmental Planning Policy (Basix) 2004*
- *Pittwater Local Environmental Plan 2014 (PLEP 2014);*
- *Pittwater 21 Development Control Plan. (DCP21).*

As a result of this assessment it is concluded that the development of the site in the manner proposed is considered acceptable.

2. The Proposal

The proposal is to construct alterations and additions to the existing residence, new Garage and Driveway.

3. Site Description

The site is identified as Lot 376 in D. P. 19651 and is known as No.35 Norma Road, Palm Beach.

The subject property is located on the southern low side of Norma Road overlooking Whale Beach.

The site is currently zoned E4 Environmentally Sensitive Residential and has area of 782.50 square metres.

The existing dwelling is mainly a single storey brick building as viewed from the street and two storey at the rear. The roof is tiled.

There is an existing detached Garage in the front setback which does not comply with Council' s DCP and is to be removed and the area Landscaped.

It is bounded on 2 sides by residential properties with again two storey residences.

- The property is connected to all services.
- The property is not subject to flooding or overland flow path.
- The property is not in a Landslip Area.
- The property is not in a Bushfire Zone.

4. Streetscape

The surrounding residences in the street have been developed over a period of time and comprise single and two storey residences. The locality does not exhibit a dominant architectural style.

The proposal to the existing property is not out of character with the developing streetscape and particularly the emerging character of the locality. Visually, this street is one which is undergoing change with the redevelopment of dwellings.

5. Reason for Development

The owners require this development application for the following reasons:

- To provide a larger living areas for a growing family.
- To add an extra Bedroom and Bathrooms.
- To provide a covered Verandahs for outdoor living and entertaining.
- To provide a double Garage for vehicle protection and security.

6. Pittwater 21 Development Control Plan.

The proposal has been designed to match similar house upgrades in the area. We believe the proposal complies with the Council's Pittwater 21 D. C. P. requirements of the desired future character of the Locality and will retain the low-density residential area characterised by the existing surrounding dwellings.

There is a non-compliance with the following:

Front building line

A variation is sought on that the grounds that:

1. The proposal will achieve the desired future character of the locality.
2. The bulk and scale of the built form is minimised.
3. Equitable preservation of views and vistas to and/or from public/private places has been maintained.
4. The existing front yard vegetation is to be increased to visually reduce the built form.

Side and rear building line

A variation is sought on the grounds that:

1. The existing residence is to be retained.
2. The extension to the existing single garage is to replace an existing structure and will continue the existing line of the structure.
3. The section encroachment will allow for adequate landscaping between the adjoining residences providing a minimal non-compliance.

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Building envelope

A variation is sought on the grounds that:

1. The proposed alterations and additions is to retain the existing structure
2. The non-compliance is the existing structure and will continue preserve the views and vistas to and/or from a public/private places.
3. Will maintain privacy, amenity and solar access.

Site coverage - Environmentally Sensitive

A variation is sought on the grounds that:

1. The existing residence is to be retained.
2. The bulk and scale of the built form has not increased
3. The amenity and solar access is provided and maintained.
4. The landscaping in the rear yard will visually reduce the built form.

We believe that this is a minor variation and allows for the desired future character of the locality. The proposal is in-keeping with adjoining residences.

Conclusion

The proposal will allow for all new areas to be landscaped and will reduce the built form as viewed from the roadway, the bulk and scale of the built form has been minimised. The proposal will provide a high level of privacy, amenity and solar access has been maintained to adjoining residential properties and the preservation of views and vistas from public places have been maintained.

We believe that the nature of the block of land and the design of the additions will have only a minor impact on the streetscape, We believe that the intent and outcomes of the Pittwater 21 D. C. P. has been retained in respect of impact of the proposal and will achieve the desired future character of the locality.

7. Impact of the Proposal

The bulk and scale of the proposed development has been kept to a minimum. We believe there will be a improvement to the dwelling and will only have a very minor impact on the amenity from the streetscape.

The colours to all external components will be chosen to complement the Locality.

The colours and materials used by these proposed building works will be sympathetic and harmonise with the surrounding buildings.

They will not be visually prominent.

All new finishes will be of a low reflectivity.

8. Roofs

The roof will complement the roof pitch and forms of the existing buildings within the streetscape.

The proposed roof will incorporate large eaves for shading and the proposed colour will not cause excessive glare and/or reflection to adjoining properties.

9. Energy Efficiency

This proposal has been designed to minimise reliance on artificial heating, lighting and cooling using 'Energy Smart' principals identified by the Department of Energy, Utilities and Sustainability.

Natural ventilation will provide cooling breezes and fresh air into the building by the design of openings for predominate wind sources i.e. north-east and south-west.

This has been increased by allowing for cross flow ventilation.

All drafts will be sealed to maximise the effects of insulation.

10. Stormwater Disposal

It is intended to connect all new stormwater lines to the existing system.

11. Effect on Streetscape

We believe there will be a minor effect to the views from the roadway. The existing structure will be retained. There will be only a minor affect and improvement on the streetscape by the proposed work as viewed from the roadway.

The proposal will improve the look of the existing building and is inkeeping with the desired future of the locality. The impact of the proposal will have a minor impact to the streetscape. We believe the scenic quality from the roadway will be maintained.

12. Design and External Appearance

The existing building will remain. The new additions will match in with similar structures within the locality. The external appearance will be of similar upgrades in the area.

The architectural scale of the proposal will be consistent with the adjacent and adjoining properties.

13. Privacy

Both adjoining dwellings are well away from the proposal. We believe that the proposed development will maintain the existing privacy and amenity to the adjoining properties. Existing vegetation and proposed privacy screens will screen any new work and will maintain privacy.

14. Effect on Neighbours Views

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

15. Method and Duration of Construction

The proposal will be built in brick veneer and timber framed construction. There will be excavation for the proposal. Construction for the proposed new work will be approximately 22 to 26 weeks, weather permitting.

16. Vehicular Access and Car Parking

The proposed new driveway will remain as direct vehicular access to the site. This existing location is still considered to be the safest place for vehicle entry and exit from the site. The location minimises traffic hazards, vehicle queuing on the public road and there will be no additional loss of kerb side parking at this site.

Occupants of the vehicles will have access to the residence from the side of the driveway.

The main pedestrian entry into the property is via the existing driveway.

All transport works to and from the site will not cause adverse disruption or nuisance to adjoining residences or the street system.

17. Solar Access

Since the block of land faces north to south and is falls to the south.

Overshadowing of the adjoining properties by the proposal will have only a minor impact. A shadow diagram has been provided. We believe that this proposal complies with the intent of council's solar access policy and complies with the following:

- Provides 3 hours of sunshine between 9.00am to 3.00pm on June 21 to the principal living areas of the adjoining dwellings.
- Will not reduce the existing 3 hours on June 21 of solar access to the adjoining properties outdoor living area.
- Will not reduce the minimum of 3 hours on June 21 of sunlight to the windows of the principal living area of the adjoining dwellings.
- Does not cast a shadow over any solar collectors and provides 6 hours of sunlight between 8.00 am and 4.00 pm on June 21.

18. Safety and Security

Improved surveillance towards the street and entry area will be provided by the proposal.

19. Disposal Arrangements

All demolition material will be sorted on site for use, recycling and disposal. Demolition and construction waste will be legally handled and transported to Kimbriki Recycling Centre at Terrey Hills.

There will be provision on site for approved skip bins to be placed inside the property boundary. Delivery of materials and equipment will be placed on the street frontage for only a minimal time. Safe pedestrian access will be provided around the site at all times.

20. Soil Erosion and Sediment Control

Erosion and sedimentation prevention measures will be installed on the site to prevent the mitigation of sediment off the site into drainage systems and adjoining properties.

A Soil Erosion and Sediment Control Plan which ensures minimum soil erosion and maintenance of the downstream water quality has been provided. The Plan has been prepared in accordance with the

Managing Urban Stormwater: Soils and Construction Handbook and provides details of the proposed method of on-site erosion and sediment control.

21 Heathland/Woodland Vegetation

We believe that this proposal will not and has allowed to retain and enhance the controls as set out in Council's DCP 21, B4.18.

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22 Conclusion

The principal objective of this development application is to seek approval of alterations and additions to the existing residence, New Driveway and Garage which satisfies the stated objectives of Councils Development Controls. By maintaining the neighbours amenity and by complimenting the existing style and character of the development in this locality, the stated objectives have been satisfied.

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

We believe that the proposed development to the property has been carefully designed to further reduce any adverse impacts to the adjoining properties and is keeping with the aims and objectives of Councils Development Control Plan and the future character of the locality.

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

Yours faithfully

J. D. EVANS & COMPANY PTY LIMITED


JOHN EVANS