

SEED GARDEN DESIGN AND MAINTENANCE

14 ELAINE AVENUE . AVALON . NSW 2107 . 02 9918 6364 . 0418 261 541 . JENNY@SEEDGARDENDESIGN.COM.AU

15 September 2010

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

Dear Sir

STATEMENT OF EFFECT

Please find herewith a Statement of Effect to accompany the submitted drawings numbered One – Four and Development Application for Lot 32 DP 16153, No 14 Elaine Avenue, Avalon Beach for Ms Jennifer Paul.

The site is currently zoned Residential 2A and is 490.44 square metres, is on the western side of Elaine Avenue. It is rectangular in shape, the frontage to Elaine Avenue being 12.2 metres by 40.2 metres.

It is proposed to extend the existing roof to cover an outdoor paved patio at the rear of the building. It is proposed the roof structure will be an open gabled structure with no fixed sides to provide maximum sunlight and airflow into the building.

1. Reason for Development

To provide a weatherproof cover to the rear of the house and over the existing outdoor patio.
To provide visual screening and minimise the impact of a two storey development currently under construction at No 12 Elaine Avenue, on the northern boundary of the property, directly opposite the patio area.
To provide privacy to the existing area from the second storey windows at No 16 Elaine Avenue which overlook the rear patio area of the property.

2. 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 DCP requirements of the desired future character of the Locality and will retain the low-density residential area characterized by the existing surrounding dwellings.

3. Pittwater Development Control Plan No 22

The proposal is within the general criteria for compliance with the NSW Housing Code Complying Development for Detached Houses and Pittwater Council DCP 22 Exempt and Complying Development. The property lies within Region 2 and the proposal development meets the criteria set out under "Alterations and Additions to Dwellings (see also Demolition)" on page 38 of DCP 22.

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JENNY PAUL . HORTICULTURIST

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4. Impact of the Proposal

The bulk and scale of the proposed development has been kept to a minimum. We believe there will be an improvement to the dwelling and will only have a very minor impact on the amenity from the streetscape. It is intended the additional roof will be in keeping with a planned reroofing of the existing building in metal colourbond (colour Windspray).

5. Stormwater Disposal

There will be no new stormwater lines as all stormwater will be collected within the existing system.

6. 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. We believe the scenic quality from the roadway will be maintained.

7. Design and External Appearance

The existing building will remain. The new roof will match in with similar structures. The external appearance will be of similar upgrades in the area. The existing tiled roof is to be replaced with a metal colourbond roof (colour Windspray) and the proposed construction will be integrated into the existing building roofline.

8. Privacy

Proposed construction of the new roofline will improve privacy to the subject property and improve privacy to the adjoining property at No 16 Elaine Avenue. The proposed construction will not in any way affect the property at No 12 Elaine Avenue. The property is heavily vegetated with existing trees and shrubs between No 14 and No 16 Elaine Avenue.

9. Acoustic Privacy

There will be no loss of acoustic privacy for residents and users and the proposed roof construction will improve the acoustic privacy of adjoining properties.

10. 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.

11. Private Open Space

There will be no impact on private open space as a result of the proposed construction as the construction does not include any enclosures or walls.

12. Building colours and materials

The proposed roofline extension will be constructed of colourbond metal – colour Windspray – to minimize any adverse visual impact and complement the existing dwelling.

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13. Method and Duration of Construction

The proposal will be built in timber framed construction. There will be no excavation and no requirement for heavy machinery. Construction for the proposed new work will be approximately one week.

The development will comply with the BCA and/or the relevant Australian Standards.

14. Vehicular Access and Car Parking

Vehicular access is by an existing crossover and driveway to the car parking spaces.

15. Solar Access

Since the block of land faces north-east to south-west and falls to the south-east overshadowing of the adjoining properties by the proposal is negligible. We believe that this proposal complies with the intent of Council's solar access policy and complies with the following:

- ? Has no impact on sunshine between 9.00am to 3.00 pm to the principal living areas of the adjoining dwellings
- ? Has no impact on or reduction on the existing 3.00 hours of solar access to the adjoining properties outdoor living area
- ? Has no impact on or reduction on the minimum of 3.00 hours of sunlight to the windows of the principal living area of the adjoining dwellings
- ? Does not cast a shadow over any solar collectors

16. Disposal Arrangements

All demolition material will be sorted on site for recycling and will be transported to Kimbriki Recycling Centre at Terrey Hills. There will be provision on site of an approved skip bin to be placed inside the property boundary. Delivery of materials and equipment will be placed on the street frontage for only a minimal time.

17. Soil Erosion and Sediment Control

There will be no requirement for Erosion and Sediment Control.

18. Flood and Estuarine Level

The property is not in the flood zone area.

The property is in a low hazard classification.

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

If you require any further information please do not hesitate to contact us on 99186364 or 0418261541.

Yours faithfully

JENNIFER PAUL
Seed Garden Design

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