

KINGFISHER PROPERTIES PTY LIMITED

PO BOX 700 POTTS POINT 1335

STATEMENT OF EFFECTS

1. The Proposal

To construct an attached walk in wardrobe – 1.8m wide x 4.5m long located under the eaves of the present house accessed through an existing window to be converted to a doorway. The attachment construction is to be clad in Colorbond matt black steel.

2. Site Description

The site is identified as Lot2A DP8595 and Lot 1 DP953004 known as 163 Pacific Road Palm Beach having an area of 2232m².

The site is located on the eastern lower side of Pacific Road.

The site is currently zoned E4 Environmental Living

The property is bounded on the southern border by a residential property and to the northern boundary vacant land of 2327m².

The property is – connected to all services

not subject to flooding

is in a landslip area

is in a bushfire zone

3. Streetscape

The surrounding development consists of single and two storey dwelling houses with no dominant architectural style. The proposed addition is not out of character within the continually developing streetscape. The proposed development would not be readily visible from the street frontage.

4. Reason for Development

For the comfort of the full time occupants of the residence.

5. Bushfire

The property is partially located within the Bush Fire Zone. The proposed development is an addition to the existing house and construction materials to be employed are wholly of non-inflammable materials – glass and metal that will meet BAL 29 requirements. The roofing will be gutterless as the existing residence is presently. This, together with the size of the addition, it is considered that the proposal will not add potential to any bushfire hazard and therefore no further bushfire considerations have been included herein.

6. Pittwater 21 DCP

The proposed development has been promulgated to have very limited impact and to be compatible with other upgrades in the area. It is believed that the development complies with Councils 21 DCP requirements of desired character in the locality and will retain the residential area characterised by the existing surrounding dwellings. The proposed development has been assessed against the following provisions –

B1 Heritage Controls - The property is unaffected by Heritage issues.

B2 Density Controls – The proposed development of 1.8M x 4.5M represents 0.36% of the total site area and represents even less of the significantly undeveloped site.

B3 Hazard Controls – The property is in a land slip area. However, the proposed development is significantly distant from the recognised landslip area. The development site of 1.8M x 4.5M is located upon a level horizontal area presently paved and used as an access pathway beside the existing house. For this reason, it is considered that an update to a Geotech report by Jeffrey and Katauskas lodged with a 2011 Development Application would

be impractical as it will provide no further benefit to assessment of the proposed development.

B4 Natural Environment – No present nearby vegetation will be affected because of the size of the proposed development – 1.8M x 4.5M which is to be located on a presently existing access pathway beside the existing house.

Conclusion

The proposed development will have very minimal effect upon the surrounding area. The bulk and scale of the built form will be insignificant by virtue of its size (1.8M x 4.5M) and its attachment under the eaves of the existing house. The location of the development is significantly beneath the present roadway surface and will not be readily visible from it. It will be impossible for the neighbouring residence to the south to view the development due to existing vegetation, ornamental screening and existence of a two storey double garage, all together forming an impenetrable barrier. No views from any direction will be affected and being located on the south side of the property provides no impact to solar issues.

7. Impact of the Proposal

Any realistic assessment of the bulk and scale of the proposed development will reveal minimal effect on the amenity from the streetscape or neighbouring properties.

8. Design and External Appearance

The size of the addition will be insignificant to the existing building, but will contrast from it. The external appearance will be similar to other upgrades in the area. The architectural scale will be in-keeping with other surrounding dwellings.

9. Privacy

The adjoining property will not be affected due to the present barrier comprising vegetation, ornamental screening and a two level double garage. Limited views from the roadway will provide very limited impact pedestrian traffic.

10. Effect on Neighbours Views

The immediate and only neighbour to the south does not presently have a view to the north due to vegetation and location of their dwelling. Their only views are to the east, therefore they will be unaffected by the proposed development.

11. Method and Duration of Construction

The development will be built in matt black colorbond steel. There will be minor excavations for footings. Construction is estimated to be two to three weeks.

12. Vehicular Access and Parking

The existing driveway will be the main vehicular access to the site. The site is a safe place for vehicular access to and from the site. The location minimises traffic hazards, vehicle queuing on the public road and kerbside parking will not be impacted. Parking for vehicles will be on the site in front of the double garage and two further car parks are available beside the driveway. The main pedestrian access will be via the driveway. No adverse disruption or nuisance will be caused to adjoining neighbours or to the public street system.

13. Solar Access

The development is located on the south side of the existing residence and lower than the ridge line of said residence – therefore there will be no solar impact whatsoever. Therefore it was considered a shadow diagram would add nothing to the assessment process and consequently has not been provided.

14. Rubbish Disposal

Minimal demolition will be involved. Consequently very limited amounts of demolition materials if any will be transported to Kimbriki Recycling centre. There is adequate room on

the site for the delivery and storage of materials and equipment. Safe pedestrian access will be maintained on the site at all times.

15. Soil Erosion and Sediment Control

Erosion and sediment prevention measures will be implemented on the site to prevent sediment from accessing drainage systems and neighbouring properties. The development site is flat and excavation will be minimal which will minimise the flow of any sediment.

Conclusion

The objective of the Development Application is to seek approval for the construction of an Walk in Wardrobe onto the outside of the existing premises which satisfies the stated objectives of Council's Development Controls. By maintaining neighbours amenity and by complimenting the existing style and character of the development in the 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 amenity of the adjoining properties, issue of the Development consent is requested under delegation of Council is requested.

We believe the proposed development has been carefully designed to minimise any adverse impacts to adjoining properties and is in keeping with the aims of Council's Development Control Plan and the future character of the locality.

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

Yours faithfully

GJ Fisher

Director

KINGFISHER PROPERTIES PTY LIMITED

PO BOX 700 POTTS POINT 1335

26 October 2020

The General Manager

Northern Beaches Council

Dear Sir,

RE 163 Pacific Road Palm Beach

Please find attached a Development Application for the above property:

Master set of Plans

Report of Statement of Effects

The Company gives through its Director, Geoffrey Fisher, permission for lodgement of this Development Application.

The applicant, Kingfisher Properties Pty Limited confirms the estimated cost of the proposed development to be no greater than \$4,775 comprising materials \$2675, labour \$1,950 and sundries \$150.

Should you require any further information, please do not hesitate to contact the writer on 0418 253354.

Yours faithfully

GJ Fisher

Director