



JD EVANS & COMPANY

PTY LIMITED

Building & Design Consultants

August 29, 2022

The General Manager
Northern Beaches Council
Civic Centre
725 Pittwater Road
DEE WHY. 2099

Dear Sir

Statement of Effect for Modification of Consent S4.55 (1A)

Please find herewith a Statement of Effect to accompany the submitted amended drawings 1844-1 to 1844-5, amendment A, dated 08/09/2022, for Lot 6 in D. P. 30521, No.35 Prince Alfred Parade, Newport for John, Katy, Jamie and Damien Marasovic.

It is proposed to modify the existing approved drawings:-

- To relocate the pedestrian access stairs adjacent the proposed driveway.
2. **Reason for Modification of Consent**
The owners require this modification of the development consent for the following reasons:
- To provide a better car access straight into the garage and avoid relocating the existing posts of the Verandah
3. **Impact of the Proposal**
The bulk and scale of the proposed modification has been 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 existing stormwater will remain as submitted at the development application.

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5. **Effect on the Streetscape**
We believe the scenic quality from the roadway will remain.
6. **Design & External Appearance**
The proposed modification of development consent will match in with similar renovations in the area.
7. **Local Environmental Plan 2000**
We believe that this modification of the development consent addresses all aspects and is in-keeping with the desired future character of the area.
8. **Privacy**
The adjoining dwellings well away from the proposal. We believe that this proposed modification of development consent will not affect the existing privacy. Existing vegetation and landscaping will screen any new work and will maintain existing privacy.
9. **Solar Access**
Overshadowing of the adjoining properties by the proposed modification of development consent will have no extra impact. The proposal complies with the following controls of June 21st.
 - a. provides 3 hours of sunshine between 9.00am to 3.00pm to the principal living area of the adjoining properties to the South.
 - b. will not reduce the existing solar access to the adjoining properties outdoor living space.
 - c. dose not cast any shadows over any solar collectors.
 - d. does not cast a shadow over more than one third of the adjoining properties.
10. **View Effect on Neighbours**
The adjoining residences views over their own properties. The proposed modification of development consent will cause no impact on the adjoining properties' views. We believe that there has been an equal sharing of views and complies with Council's L. E. P.

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11. Conclusion

The principal objective of this development is to seek consent for a Section S 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, 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 reduce any adverse impacts to the adjoining properties and is in 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 favorably determined by Council at the earliest opportunity.

Yours faithfully
J. D. EVANS & Company Pty Limited

A handwritten signature in black ink, appearing to read 'JOHN EVANS', with a stylized, looping flourish.

JOHN EVANS