



**JD EVANS & COMPANY**  
PTY LIMITED  
Building & Design Consultants

October 26, 2022  
The General Manager  
Northern Beaches Council  
725 Pittwater Road  
DEE WHY N.S.W. 2099

Dear Sir

## **Statement of Effect**

### **1. Introduction**

Please find herewith a Statement of Effect to accompany the submitted drawings numbered 2113-1 to 2113-9 dated 05/10/2022 and Development Application for

Lot 7 in D.P. 240297 known as No. 11 Briony Place, Mona Vale  
for Charles and Annalisa Wooler.

The proposal seeks approval for Back Verandah to the existing residence. This statement describes the subject site and 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*
- *The Pittwater Local Environmental Plan 2014 (PLEP 2014)*
- *The Pittwater 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. Site Description**

The site is currently zoned residential R2 Low Density Residential and is on the eastern side of roadway and is a block of regular shape.

The property is 696.80 square metres in size. The property also has a fall from the front of the property.

The existing dwelling is a one and two storey building with a colorbond metal roof.

It is bounded on 3 sides by residential properties with one and two storey residences.

- The property is connected to all services.
- The property is not subject to flooding.
- The property is not in a landslip area.
- The property is not in a Bushfire Zone.

## **3. The Proposal**

It is proposed to:-

1. To demolish the existing dilapidated treated pine structure.
2. Construct a new rear Verandah to Engineers details.

## **4. Reason for Development**

The owners require this development application the following reasons:

- Provide a larger safer back Verandah directly off the living area for outdoor living.

## **5. Pittwater 21 Development Control Plan.**

The proposal has been designed to match in with the existing dwelling. 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.

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 proposal will have only a minimal 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.

## **6. Impact of the Proposal**

The bulk and scale of the proposed development has been kept to a minimum. We believe that the proposal will have only minimal impact on the amenity of the streetscape.

## **7. Stormwater Disposal**

There is a small increase of hard surface. The existing system will remain and discharge through the existing system.

## **8. Effect on Streetscape**

We believe there will be a no effect to the views from the roadway. The existing residence will be retained. The impact of the proposal will have a no impact to the streetscape. We believe the scenic quality from the roadway will be maintained.

## **9. Design and External Appearance**

The proposal will match in with existing residence and similar upgraded structures within the locality. The external appearance will be of similar upgrades in the area.

## **10. Privacy**

The 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 will screen any new work and will maintain privacy.

## **11. Effect on Neighbours Views**

The adjoining residences no 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.

## **12. Method And Duration of Construction**

The proposal will be built in timber framed construction. There will be some minor excavation of the proposed works that will not exceed 1.00 metres in depth. Construction for the proposed new work will be approximately 16 to 20 weeks, weather permitting.

### **13. Solar Access**

The block of land faces west to east and has a slight fall to the north. Overshadowing of the adjoining properties by the proposal will have only a minor impact as the existing residence will remain unaltered. A shadow diagram at June 21 has been provided. We believe that this proposal complies with the intent of council's solar access policy and complies with the following:

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

### **14. 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 beach frontage for only a minimal time.

### **15. Soil Erosion and Sediment Control**

There are requirements for Erosion and Sediment Controls with this type of development to the existing property. All Erosion and Sediment Controls are to be in accordance with the requirements of the N. S. W. Department of Land and Water Conservation's Urban Erosion and Sediment Control Manual.

### **16. Streetscape**

The character of the established streetscape exhibits a range of development styles and scales, one and two storey buildings are common in this locality.

The proposal will present a timber clad building with skillion colorbond metal roof which will be consistent with the mixes styles of newer development in the area.

As the design of the proposal to the property generally complies with both numeric and stated performance criteria of Councils Development Control Plan (DCP21), it is considered the proposed development which is of compatible scale with the surrounding more recent developments will compliment and enhance the existing streetscape.

### **17. Flood and Estuarine Level**

The property is not identified on Council's current flood inundation affected property maps.

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**18. Conclusion**

The principal objective of this development application is to seek approval for a new back verandah to the existing residence 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 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 Council's Development Control Plan and 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, consisting of a stylized 'J' and 'E' intertwined.

**JOHN EVANS**