



JD EVANS & COMPANY

PTY LIMITED

Building & Design Consultants

January 17, 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 Development Application lodged by Mark Alblaster.

The proposal seeks approval for the proposed Carport roof over the existing driveway to the existing residence as shown on drawing number's 2062 -1 to 2062 - 4 and dated 20/01/2021.

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 a new Carport roof over the existing driveway to the existing residence.

3. Site Description

The site is identified as Lot 22 in D. P. 209493 and is known as No.38 Therry Street, Avalon Beach.

The subject property is located on the southern high side of Therry Street.

The site is currently zoned C4 Environmentally Living and has area of 696.60 square metres.

The existing dwelling is mainly a single storey brick building as viewed from the street and has a metal flat roof.

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 under cover protection of Vehicles.

See attached letter from Owner.

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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 all existing landscaping to be maintained between the adjoining residences providing a minimal non-compliance.

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Site coverage – C4 Environment Living

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 on the property will not be reduced 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 existing areas of 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.

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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 existing roof pitch and forms of the existing building within the streetscape.

The proposed roof will not cause excessive glare and/or reflection to adjoining properties.

9. Stormwater Disposal

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

There is no increase of hard surface.

10. 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.

11. Design and External Appearance

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

12. 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.

13. 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.

14. Method and Duration of Construction

The proposal will be built in steel frame. There will be no for the proposal. Construction for the proposed new work will be approximately 10 to 12 weeks, weather permitting.

15. Vehicular Access and Car Parking

This existing driveway 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.

16. 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 no impact. A shadow diagram has not 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.

17. Safety and Security

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

18. 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.

19. Soil Erosion and Sediment Control

There will be requirements for Erosion and sedimentation prevention measures to 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 not been provided.

20. 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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21. Conclusion

The principal objective of this development application is to seek approval of carport roof over the existing driveway 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

A handwritten signature in black ink, consisting of a stylized 'J' and 'E' intertwined.

JOHN EVANS

From: Jack Evans <jdeco.avalon@gmail.com>
Sent: Wednesday, 3 February 2021 8:21 AM
To: mark arblaster
Subject: Re: 38 Therry street
Attachments: image002.gif; image001.gif

G'day Mark
A bit long but ok.
Cheers
JE

On Tue, 2 Feb 2021 at 2:55 pm, mark arblaster <arby440@gmail.com> wrote:

Hi John,
Would you suggest a letter like this?

Dear processing officer,

I hope this letter finds you well. I am writing in relation to my application for additional driveway cover/carport off the front of my garage at 38 Therry Street Avalon.

I am a motoring enthusiast, and have been a motor journalist for over 30 years having worked for many mainstream motoring publications as well as the Daily Telegraph, commentator at Eastern Creek Raceway and host of online motor features. As such, I own a couple of extremely expensive and highly collectable cars as well as my own daily driver, my wife's car and our daughter's cars.

Currently, we have a single car garage and due to the massive gumtree, and I mean massive, on the edge of our neighbour's property, I cannot park any of our valuable cars in the driveway due to the constant falling branches and the afternoon plague of cockatoos (and their crap) that we get nesting in the gumtree due to my neighbour feeding them.

Our street is a cul-de-sac and our neighbour's, across the road in 57 (the cockatoo feeders) are also hoarders. They have four vehicles between the two of them, as well as a large car trailer that has a wrecked 4wd on it that has been there for over four years. They are all parked out the front of the house, opposite ours in what then becomes a one car-wide street.

One of my cars currently lives in a fully-enclosed car trailer down the street as I cannot park it in my driveway, even under a cover, without fear of damage from falling branches and cockatoo excrement.

The small roof we are seeking permission for will safely accommodate my car, currently stored in the enclosed trailer on the street as well as my daughter's new car.

On Mon, Jan 25, 2021 at 2:43 PM <jdeco.avalon@gmail.com> wrote:

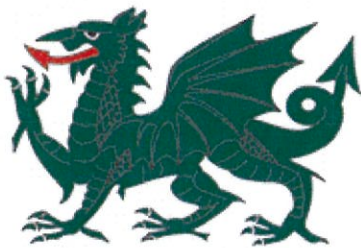
G'day mark

Preliminary drawings attached.

Regards **John Evans**

Design Draftsman | Managing Director

M: 0418 976 596



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