



JD EVANS & COMPANY
PTY LIMITED
Building & Design Consultants

December 9, 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 2120-1 to 2120-5 dated 11/10/2022 and Development Application for

No's 240, 244 and 246 Hudson Parade, Clareville for the owners:

Tina Bui	240 Hudson Parade
Francesca Tanti	242 Hudson Parade
David Bell	244 Hudson Parade
Jenny Lovell	246 Hudson Parade

The proposal seeks approval for a Retaining Wall on Council's land in front of the properties as listed above.

This statement describes the subject land and surrounding area, together with the relevant planning controls and policies relating to the location 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.

Northern Beaches Council

December 9, 2022

2. Site Description

The location is currently zoned residential C4 Environmental Living and proposal is on the low side of roadway.

- The location is not subject to flooding.
- The location is in a landslip area. (refer to report)
- The location is not in a Bushfire Zone.

3. The Proposal

It is proposed to:-

1. To construct a Retaining Wall on Council's land.

4. Reason for Development

The owners require this development application the following reasons:

- Provide protection of the existing landscaping.
- Provide protection of the shared access driveway.

5. Pittwater 21 Development Control Plan.

The proposal has been designed to match in with the existing structures within the locality. We believe the proposal complies with the Council's Pittwater 21 D. C. P. requirements of the desired future character of the Locality.

The bulk and scale of the built form has being minimised. The proposal will provide a high level of privacy, amenity and the preservation of views and vistas from public places have been maintained.

We believe that the nature of the 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 no 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 impact of the proposal will have a no impact to the streetscape. We believe the scenic quality from the roadway will be maintained and improved.

9. Design and External Appearance

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

10. Privacy

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 masonry and or Steel framed construction. There will be some minor foundation excavation of the proposed works. Construction for the proposed new work will be approximately 6 to 8 weeks, weather permitting.

13. 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. Delivery of materials and equipment will be placed on the beach frontage for only a minimal time.

14. Soil Erosion and Sediment Control

There are requirements for Erosion and Sediment Controls with this type of development. 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.

15. Streetscape

The character of the established streetscape exhibits a range of development styles and scales.

As the design of the proposal to the land 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 location is not identified on Council's current flood inundation affected property maps.

18. Conclusion

The principal objective of this development application is to seek approval for a retaining Wall on Council land 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 on Council land 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 retaining Wall 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, appearing to be 'J. D. Evans', written in a cursive style.

JOHN EVANS