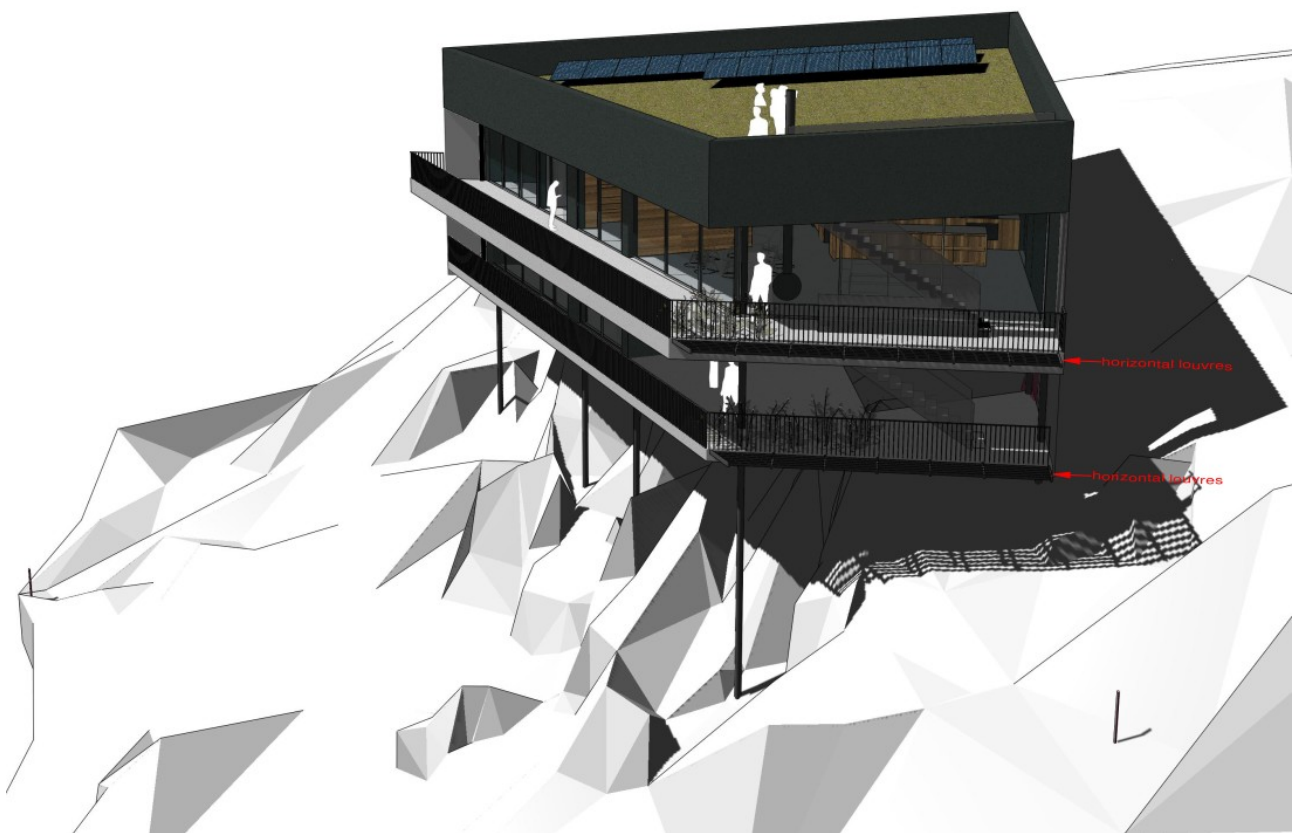


PROPOSED MODIFICATION TO APPLICATION PAN-275499; DA11702022:

**NEW DWELLING HOUSE**  
33 EVANS ROAD, HORNSBY HEIGHTS



prepared on behalf of

**Anna Pawlak and Voytek Trzebiatowski**  
25<sup>th</sup> August 2023

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## 1.0 INTRODUCTION

This statement of modification is submitted to the Hornsby Shire Council (the Council). It describes a Section 4.55(2) Modification Application to Development Application **PAN-275499**.

Proposed modification is concerning Privacy Devices installed to the northern facade of the dwelling. A detailed description of the proposal is provided in Section 3 of this report.

This report should be read in conjunction with the following documentation:

- Application PAN-275499 determination
- DA11702022 – Approved Plans
- Architectural Plans – 33 Evans Road, Hornsby Heights (re-submitted on 25<sup>th</sup> August 2023 with corrections)

## 1.1 Background

Formal DA determination was made on 28<sup>th</sup> June 2023 with the following conditions concerning privacy:

### 48. Installation of Privacy Devices

*To establish and maintain a reasonable level of privacy for the adjoining premises No. 4 Mullion Close:*

- All balustrading to the lower and upper floor level deck must be perforated aluminium to a minimum height of 1 metre above finished floor level.*
- The balustrading must have no individual openings more than 30mm wide and have a total of all openings less than 30% of the surface area of the screen.*

*Reason: To provide privacy to the site and adjoining development.*

## 2.0 SITE DESCRIPTION AND ANALYSIS

A Site Plan is provided within the Architectural Plans by Voytek Trzebiatowski submitted separately on 24<sup>th</sup> October 2022 - as part of DA Application. For ease of reference the site's Evans Road frontage is taken to be its southern boundary. The relevant site's key characteristics are summarised below:

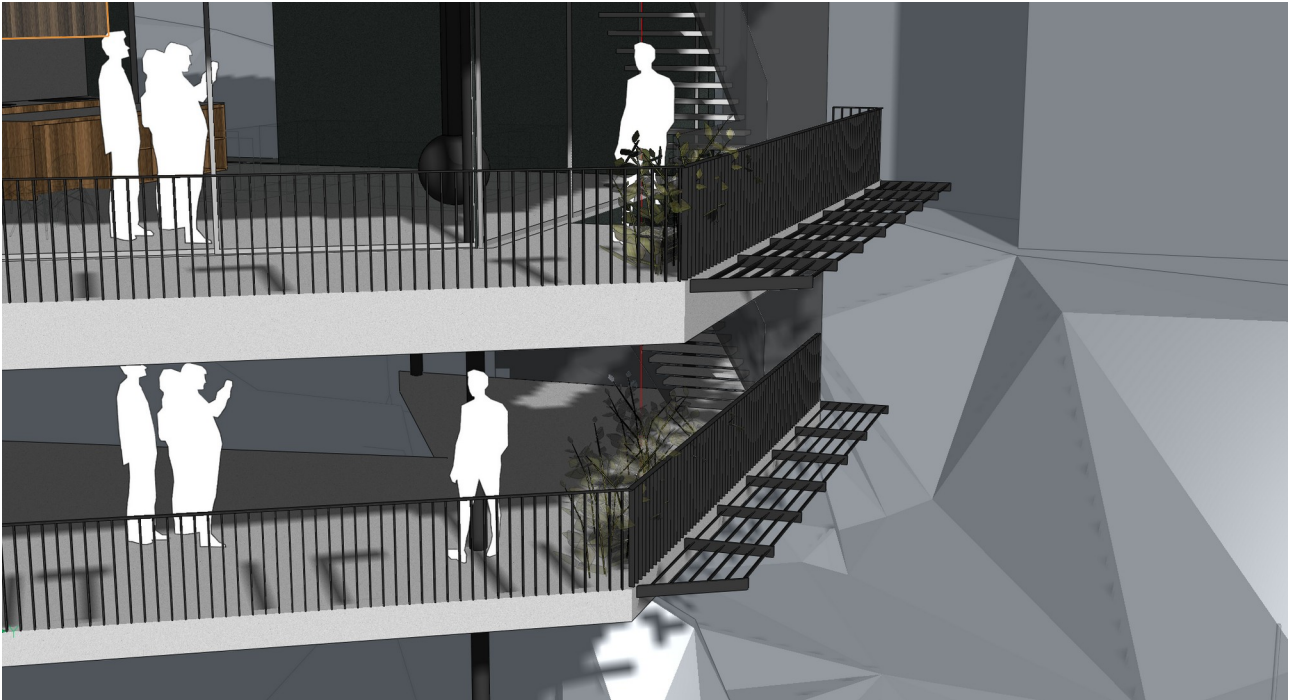
<b>Location</b>	The site is on the northern side of Evans Road. Evans Road is a no-through road to its eastern extent. Yannina Avenue is to the west of the Evans Road termination. Galston Road is approximately 400m to the site's west.
<b>Site area</b>	743.5m <sup>2</sup>
<b>Shape</b>	Irregular (trapezoidal), with a frontage of 36.575m to Evans Road.
<b>Topography</b>	The site is moderately to steeply dipping northeast from a height of approximately RL 164.05 at the southwest corner to a low of approximately RL 145.76 at the northeast corner. It is currently vacant and is located mid-slope on the northeast face of a steep sided ridge line.
<b>Surrounding context</b>	<p>Established houses in the area are influenced by the varying topographical features and are provided with mature landscaped gardens (front and back).</p> <p>To the site's north are properties with a Mullion Close address, being 4 and 6 Mullion Close. These properties are two storeys and are largely screened from the public domain and the site by established mature vegetation. An in-ground swimming pool is within the backyard of 4 Mullion Close.</p> <p>To the site's south is the termination of Evans Road and its eastbound extension, where it becomes a bush reserve, the Berowra Valley National Park. To the site's west is 32 Evans Road, a two storey dwelling.</p>

### 3.0 DESCRIPTION OF THE PROPOSAL

The proposal is offering alternative solution to the privacy devices at the northern facade – perforated aluminium balustrades – as prescribed in the DA determination.

Proposed alternative privacy devices are in the form of two banks of metal louvres, arranged in horizontal planes, that act as extensions to the terraces' floors. Installed on upper and lower floor levels, outside of the vertical bar see-through balustrades, they block the sight lines downwards to the same effect as perforated aluminium balustrades prescribed in DA determination. The blades of the louvres (flat plates or elliptical) will block the sight lines facing downwards, without blocking the northern sun light.

Please refer to drawings 024, 025 and 026 in Architectural Plans set - re-submitted on 25<sup>th</sup> August 2023.



*Perspective looking from the east at the proposed banks of louvres*

Due to substantial level difference between the development and the pool area below – proposed horizontal louvres will block the same view angles as the balustrades prescribed in DA determination, without the disadvantage of obscuring development's attractive northern vistas and northern sun light.

### 3.0 Materials and finishes

Proposed banks of louvres will be of recessive character, matching the dark colour of the balustrades. Durable metal, coatings and connections will integrate visual qualities with self-cleaning properties and longevity.

### 4.0 CONCLUSION

Proposed alternative solution retains the original architectural intent of elegant simplicity, welcoming openness and close connection with surrounding environment – while providing the same level of privacy as prescribed in DA determination.

Through the demonstration of well considered architectural design solution, the high amenity afforded to the occupants of the dwelling will be maintained.