



STATEMENT OF MODIFICATION

Application Number: DA2019/0810

Project Address: Lot 52 DP 22369, 6 Hillcrest Place, North Manly NSW 2100

Proposed Modification: *Roof Extension for covered Entry, additional window to storeroom, bin store configuration revised*

November 2020

Prepared by
Cadence & Co Design

CADENCE & CO. PTY LTD

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INTRODUCTION

This Statement of Modification accompanies architectural documentation prepared by Cadence & Co Design: Project No. ROB 0818, Issue S4.55, sheets A01-A04, Rev A.

As per the *Statement of Environmental Effects* forming part of DA2019/0810 Consent, this statement includes a description of the subject site and surrounding area, together with the relevant planning controls and policies relating to the development proposed by this modification.

As a result of this assessment it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the council.

PROPERTY DESCRIPTION

The subject property is described as 6 Hillcrest Place, North Manly being Lot 52 in DP 22369. The site is not a heritage item or located in a conservation area. The property is not identified as being bushfire prone.

SITE DESCRIPTION

The site is located on the western side of Hillcrest Place near its intersection with Western Avenue. The site is irregular in shape with a street frontage 15.24 metres and average depth of 40.44 metres. The cranked rear boundary measures 16.86 metres. The site has an area of 619.7m². Natural surface falls steeply from front to rear at approximately 25%. The site contains a one and two storey rendered brick residence with a colorbond metal roof. The residence is setback 6 metres from the front boundary with ground floor approximately 1.8 metres below road level.



View of subject property and surrounding area



Street view of property, from Hillcrest Crescent

PROPOSED WORKS

The modification seeks approval to create a covered entry space over the existing front door. A gable style is repeated from the form of the existing house and new (DA approved) Carport. New roof sheeting is proposed, to match that of the existing roof. An additional window is proposed to the Storeroom. Minor configuration changes have been made inside the property's Entry Landing to provide Bin Store amenity. The vertical timber battened screen of the Bin Store is to match the timber infill panels of the approved new front fence.



Street View: DA approved



Street View: Proposed modification



View from within property: DA approved



View from within property: Proposed modification



Photo of existing Entry/Door

PLANNING CONTROLS - LEP 2011 CONTROLS

The following principles are relevant to the consideration of the application:

2.1 Landuse

The subject allotment is zoned Residential R2 which allows for the type of development proposed under this application.

4.3 Height of Buildings

All new structure is contained below the 8.5 metre maximum height requirement.

5.9 Preservation of Trees

The proposal has no impact

6.1 Acid Sulfate Soils

The proposal has no impact

6.4 Development on Sloping land

The proposal has no additional impact to that of the approved DA.

PLANNING CONTROLS - WARRINGAH DCP

The following development controls are relevant to the consideration of the application:

Part B Built Form Controls

B1 Wall Heights

No new walls form part of this proposal.

B3 Side Boundary Envelopes

The proposal is compliant, sitting well inside the boundary envelopes

Side Boundary Setback

The proposal is compliant, sitting well inside the boundary setbacks

B7 Front Boundary Setback

The requirement for this site is 6.5 metres. The existing house setback is 5.8m to the main gable, and 7.4m to the existing front door. The proposed gable will protrude beyond the existing gable by 500mm to create a stepping effect to the façade. This will not result in any unreasonable visual bulk.

B9 Rear Boundary Setback

The proposal – being over 30 metres from the rear boundary – has no impact.

Part C Siting Factors

C3 Parking Facilities

The proposal has no impact.

C4 Stormwater

Drainage from new section of roofing will be connected to the properties existing stormwater system which drains to an easement at the rear of the property.

C5 Erosion and Sedimentation

No excavation works are required by this proposal. Refer to Site Plan for details of site management.

C8 Demolition and Construction

Security fencing with statutory signage will be installed at the front of the property where required to secure the site during the construction period.

C9 Waste Management

The property existing waste management facilities will not change. The property is serviced by council's normal waste and recycling services.

Part D Design

D1 Landscaped Open Space

The proposal has no impact.

D2 Private Open Space

The proposal has no impact.

D5 Orientation and Energy Efficiency

The proposed works are for a Class 10 structure which does not require Basix assessment. There are no works proposed to the existing dwelling that will require Basix assessment.

D6 Access to Sunlight

The proposal has no impact.

D8 Privacy

The proposal has no impact.

D9 Building bulk

The proposal creates minimal bulk which is largely below sightline from road level. Refer to indicative CAD renders within this statement.

D10 Building Colours and Materials

The new section of roof is proposed to match existing – custom orb profile metal sheeting with an NCC 'light' to 'medium' classification. Gable end to be painted to match house and garage. Refer to Schedule of Exterior Finishes.

D11 Roofs

New gable roof form matches that of existing house and DA approved Carport.

D13 Front Fences and Front Walls

The proposal has no impact.

The Natural Environment

E10 Landslip Risk

Refer to Item 6.4 under LEP 2011 above for comment.

CONCLUSION

The principle objective of this modification is to provide a covered entry to the existing front door. We submit that the proposed works will meet the requirements of the owners whilst at the same time satisfy the stated objectives of Council's development controls and maintain the existing amenity of the neighbouring properties.