

**DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS**

**2 / 84 LAUDERDALE AVENUE
FAIRLIGHT**

Submitted to

NORTHERN BEACHES COUNCIL

On behalf of

MR P WADDUPS AND MRS J WADDUPS

By

MHDP ARCHITECTS

JULY 2025

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**DEVELOPMENT APPLICATION REPORT AND STATEMENT OF ENVIRONMENTAL EFFECTS
2/84 LAUDERDALE AVENUE FAIRLIGHT
JULY 2025**

1.0 INTRODUCTION

This report is submitted to Northern Beaches Council in support of a Development Application for alterations and additions to the existing ground floor unit (unit 2) at 84 Lauderdale Avenue Fairlight.

This submission has been prepared by MHDP Architects on behalf of the applicants and owners, Mr P Waddups and Mrs J Waddups.

This application conforms with all statutory planning requirements. The development has no significant adverse environmental effects, and no persons would be prejudiced by its approval.

The report contains a description of the proposal and a Statement of Environmental Effects. This report should be read in conjunction with the accompanying architectural plans prepared by MHDP Architects, as well as a Site Survey by Waterview Surveyors.

2.0 LOCATION AND SITE DESCRIPTION

The subject site, 84 Lauderdale Avenue, is legally known as Lot 2, Strata Plan No. 71076. The site is situated on the North side of Lauderdale Avenue on the upper side of the road. There is an underground garage for both units that is accessed through the street wall.

The site currently has a three-storey concrete structure brick rendered "unit building" (three levels including underground garage). It is an unusual unit building in that it only contains two dwellings. It is classified as a Class 2 building under the NCC. The dwellings are connected by lift shaft only and all other stair connections are external stairs.

The neighbour to the west, 86 Lauderdale Avenue, is a 3-storey apartment building located uphill from the subject dwelling and more than 3m from the side boundary line. The proposed development will have no impact on this neighbour, as the alterations will cause no overshadowing and generally sit within the existing building envelope (this is covered in more detail below). The proposed works have been restrained to ensure no significant view loss.

The neighbour to the east, 80 Lauderdale Ave, is a 1 & 2 storey rendered brick, tiled roof house; it is located uphill from the subject addition and approx. 3m from the boundary line. The proposed development will have very little impact on this neighbour, as it fits entirely within the height plane requirements and will create minimal view loss. It will create no problems with overshadowing.

3.0 STATUTORY CONTROLS

The site is subject to the Northern Beaches Council Manly LEP 2011 and as such is zoned R1 General Residential.

4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development consists of:

- Demolition as described in the demolition plan, including:
 - Demolition of street-front windows in Unit 2

4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT (Continued)

- Demolition of external walls to accommodate the additional area. Structural engineering is required for this works to retain existing concrete slab floor and concrete slab above.
- Demolition of non-loadbearing internal walls.
- Demolition of existing planter beds due to leaking issue. To be replaced with paved slab to match existing and lined with potted landscaping. No change to total open space or landscaped open space.
- Alterations and additions to the **interior** ground floor of the existing unit building (works within Unit 2 strata area). This includes:
 - Refurbishment of internal spaces (refer to existing and proposed plans). No major changes internally. Building footprint to remain the same. Internal refurbishment only.
 - Demolition of non-loadbearing internal walls.
- Alterations and additions to the **interior** ground floor of the existing unit building (works within common area). This includes:
 - Refurbishment of internal wet areas that involves mostly utilizing the existing plumbing locations, with some minor relocation of plumbing locations.
- Alterations and additions to the **exterior** of the existing unit building (works within Unit 2 strata area). This includes:
 - Demolition of existing planter beds due to leaking issue. To be replaced with paved slab to match existing and lined with potted landscaping. No change to total open space or landscaped open space.
 - Leaking issue to front seating area to be investigated and remediated. Low planter bed to be removed and paved. Current low landscaping to be replaced with potted landscaping over paved area. No change to total open space or landscaped open space.
- Alterations and additions to the **exterior** of the existing unit building (works within Common area). This includes:
 - Construction of new floor area utilising existing external terrace area. This includes an increase in the living area.
 - Demolition of external walls to accommodate the additional area. Structural engineering is required for these works to retain existing concrete slab of Unit 1 above.
 - New windows to new built areas (other windows and doors are existing and unamended).

GENERAL

The design aims to modify the existing building with little change to its existing bulk and appearance. The proposed works to extend the living room will be evident from the street but should be read against the background of the existing building. As such it will minimise the impact of the development to the street front and adjoining properties. The topography and site contours are considered in the siting of the proposed additions to further reduce the overall impact upon the site.

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4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT (CONTINUED)

The works are intended to leave the remainder of the building as it currently is (e.g. windows and doors and decorative elements).

There is minimal change to the footprint of the existing building and the additional floor area utilises the existing balcony and terrace areas of the building. The entry and exit paths, external landscaping in the common area and the pool to remain as existing.

There is no work proposed to the garage or street entry.

5.0 STATEMENT OF ENVIRONMENTAL EFFECTS

5.1 Statutory Compliance

The site conforms to the Northern Beaches Council Manly LEP 2011.

The use of the site as a residence complies with the R1 General Residential.

5.2 Design/Streetscape

The scale of the building, from the street, remains largely unchanged, while the look will modernise its appearance. The use of the vertical metal cladding will add a streamlined modern touch to the façade and will tie into the design of approved DA2024/0328 of Unit 1 above. The detail stepped fascia that wraps around the new roof of approved DA2024/0328 of Unit 1 above, which then wraps around and down the side of the Unit 1 extension and now proposed to continue down to the Unit 2 extension, talks to the existing stuck-on parapet detailing motifs.

Other than that, there are no major changes to the streetscape.

There are no major significant trees on the site.

5.3 Site Coverage and FSR

The site area is 529.5 sq.m

The allowable floor space is 0.5:1 = 265 sq.m.

The site consists of two units (one above the other). Unit 2 is the lower floor apartment (the subject of the DA) and Unit 1 is the upper floor apartment.

The existing floor area (before Unit 1 DA2024/0328 & MOD2025/0257 approval) is as follows:

Unit 1 (before DA2024/0328 approval): 129.6 sq.m

Unit 2 (currently): 144.5 sq.m

Existing total (before Unit 1 DA2024/0328 approval): 274.1 sq.m

The existing total (before Unit 1 DA2024/0328 approval) therefore exceeds the allowance, but only by 9.1 sq.m (3.4%).

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5.3 Site Coverage and FSR (Continued)

The existing floor area (after Unit 1 DA2024/0328 & MOD2025/0257 approval) is as follows:

Unit 1 (after DA2024/0328 & MOD2025/0257 approval): 137.8 sq.m
Unit 2 (currently): 144.5 sq.m
Existing total (after Unit 1 DA2024/0328 & MOD2025/0257 approval): 282.3 sq.m

The existing total (after Unit 1 DA2024/0328 & MOD2025/0257 approval) therefore exceeds the allowance, but only by 17.3 sq.m (6.5%).

The proposed additional floor space to be added to Unit 2 is only 8 sq.m. Thus, the revised total FSR is as follows:

Unit 1 (after DA2024/0328 & MOD2025/0257 approval): 137.8 sq.m
Unit 2: 152.5 sq.m
Proposed total (after Unit 1 DA2024/0328 & MOD2025/0257 approval): 290.3 sq.m (excess of 25.3 sq.m or a 9.5% variation)
The proposed FSR is 0.55:1.

It is important to note that the proposed new building area, would occupy the same footprint as the current outdoor space, which is to be enclosed, to match the Unit 1 DA2024/0328 & MOD2025/0257 approved extension above. The entire proposed additional floor area comprises of existing suspended concrete slab terrace area, which is a very small increase in footprint (only 8 sq.m).

As a result, the overall proposed works do not comply with the FSR control. However, the extent of the non-compliance is only 9.5%. This can be considered as negligible, especially as the entire additional floor area comprises of existing concrete slab terrace area.

There is no change proposed to the Landscaped Open Space area.

5.4 Setbacks

As the proposed new floor area is to be constructed on the existing suspended concrete, there is minimal change to the setbacks resulting from this application.

5.5 Privacy

All proposed alterations and additions are within the existing dwelling envelope.

For the living room extension, given that this creates a screen along the boundary side of the existing terrace, it actually provides greater privacy than the existing condition.

The side and front garden works are all set within an existing garden space. There are no proposed changes to effect the existing privacy conditions and overlooking conditions from this rear terrace space.

5.5 Overshadowing

The proposed new floor area exists under the Unit 1 approved DA2024/0328 extension of the living room. Unit 2 proposed to do the same. Given the orientation of the site, the proposed works will not overshadow any surrounding property.

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5.6 Views

In terms of view sharing, the critical issue is to identify the most significant views achieved by surrounding sites. For these sites, there are two main views: one looking south into Forty Baskets beach; and southeast toward The Heads. The proposed living room extension will not affect these views.

5.7 Vehicle Access

There are no proposed changes to vehicular access.

5.8 Stormwater

The proposed alterations and additions will retain the existing drainage points of the concrete roof. There are no significant changes proposed to the roof or the stormwater system.

5.9 Building Height

There are no proposed changes to the building height.

6.0 CONCLUSION

It is submitted that the alterations and additions at 2/84 Lauderdale Avenue are both reasonable and appropriate.

- The current streetscape is primarily maintained with only a slight change to the overall look. The cladding material and edge detailing has been chosen to work sympathetically with the existing streetscape, building mass and materials and to tie in with Unit 1.
- The proposed development does not impinge on the amenity of neighbours or the local environment.
- The development does not overshadow any property, nor does it impinge on the privacy of neighbours. Views through and over the site are largely maintained.
- The proposed development conforms to all Statutory Controls and meets Council's aims and objectives behind these Controls.

The proposed alterations and additions achieve increased amenity and liveability to the existing unit, whilst maintaining a subtle and unobtrusive new design to the existing streetscape.

We believe this is a quality addition to this neighbourhood precinct and that consent should be granted to this application.