

ARCHITECTURAL DESIGN STATEMENT

MODIFICATION APPLICATION TO DA2010/1191,
MOD2015/0001 & CC2014/070C
RUMPUS ROOM & GRANNY FLAT
AT
8 COASTVIEW PLACE
FRESHWATER NSW 2096



Rev: A
Issued: 20th April 2021

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| THE MODIFICATION APPLICATION |

1.0 INTRODUCTION

The proposed modification to DA2010/1191 at Lot 202 of DP 1126065 known as 8 Coastview Place, Freshwater NSW 2096 is principally designed to;

- Lower Level Amend the layout of the approved granny flat and balcony dimensions
- Mid level Amend the layout to include bedrooms and bathrooms in lieu of the approved rumpus room
- Ground Floor Level Enclose the bay window at ground floor level within the approved structure
- First Floor Level Provide a high level window over the kitchen within the approved balcony

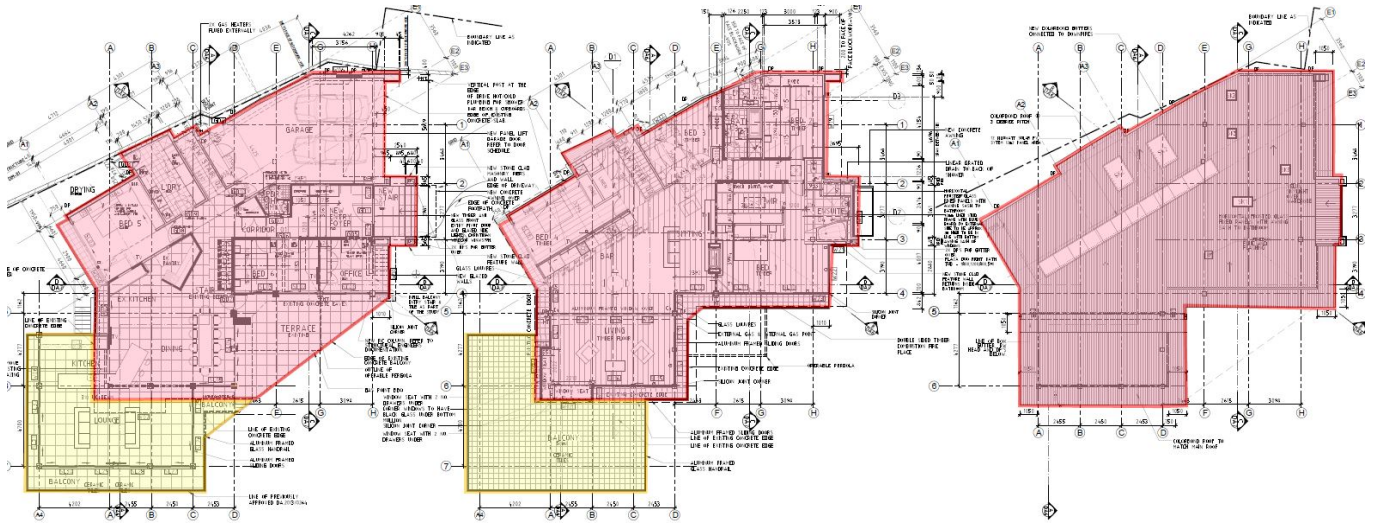
The proposed amendments are within the approved building footprint of;

- DA2010/1191, MOD2015/0001 & CC2014/070C &
- DA2019/0093

CC2014/070C has been substantially commenced and an Interim Occupation Certificate for the work has been issued under IOC 2015/107, refer attachment No:1. The first floor work approved under CC2014/070C has been completed representing over 50% of the approved work, refer Figure:1 highlighted DA plan below. As such substantial commencement of CC2014/070C has been achieved, we now seek amendment of the active consents DA2010/1191 and MOD2015/001.

The proposed amendments to the DA2019/0093 for the proposed pool, stairs and landscaping have been submitted as a separate modification application as requested by Council.

Figure: 1 Completed work CC2014/070C



Ground Floor

First Floor

Roof Plan



**COMPLETED/CONSTRUCTED WORKS -
SUBSTANTIAL COMMENCEMENT**



**NOT CONSTRUCTED & SUBJECT TO
MODIFICATION APPLICATION**

2.0 DETAILED DESCRIPTION OF THE MODIFICATION APPLICATION

The modification application is shown in the attached plans and supporting documentation:

ARCHITECTURAL DOCUMENTS:

DA01	Rev I	Site Plan & Site Analysis Plan
DA02	Rev I	Shadow Diagrams
DA03	Rev I	Renovated & Proposed Floor Plans
DA04	Rev I	East & North Elevations
DA05	Rev I	West & South Elevations
DA06	Rev I	Sections A-A & B-B
DA07	Rev I	Sections C-C & D-D

DEVELOPMENT SUPPORTING DOCUMENTATION:

BASIX Consultant - EFFICIENT LIVING, Daniel O'Neil
Report BASIX Certificate No: A333300_02

A description of modification application is as follows:

2.1 Lower Ground Floor Level:

- Modify the floor plan layout and 60m² footprint of the granny flat to accommodate bedroom 1 and new bedroom 2. The increased floor area of MOD 2015/0001 is within the previously approved development footprint of DA 2019/0933;
- Reconfigure balcony size to make more useable outdoor space for furniture.

2.2 Mid Floor Level:

- Reconfigure the internal walls and layout to provide 3 bedrooms and 2 bathrooms in lieu of the approved rumpus room;
- Modify the floor area with provision of new bedroom 6. The increased floor area of MOD 2015/0001 is within the previously approved development footprint of DA 2019/0933;
- Consolidate balcony size to make more useable outdoor space for furniture.

2.3 Ground Floor Level:

- Provide a bay window within approved building footprint.

2.4 First Floor Level:

- Provide a high level window to ground floor kitchen within the approved building footprint.

2.5 Roof Level:

- No modifications.

CONTEXT PHOTOGRAPHS & PHOTO MONTAGE

3.1 Context image taken from South Curl Curl Beach coastal walk.



| ZONING & DEVELOPMENT CONTROLS |

1.0 ZONING – ZONE R2 LOW DENSITY RESIDENTIAL

The modification application is located within the Zone R2 – Low Density Residential under the Warringah Local Environmental Plan, 2011 (WLEP2011).

The **objectives** of the zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

Comment:

The proposed use is defined as a 'dwelling house with an attached granny flat', and is a permissible use with Council consent within the R2 Low Density Residential zone.

The modification application, consisting of modifying the granny flat and rumpus room is consistent with the desired future character of the R2 Low Density Residential Zone for the following reasons:

- The proposal seeks to modify the floor plan of the lower level granny flat and mid level to create bedrooms.
- The proposal does not result in the removal of any significant vegetation and is located within the approved footprint of MOD2015/0001 and CC2014/070C and DA 2019/0933.
- The proposed renovation works are within the approved footprint and are of no impact in terms of bulk and scale and do not detrimentally effect any neighbouring properties;

| DESIGN CONSIDERATIONS |

D1 LANDSCAPED OPEN SPACE AND BUSHLAND SETTING

Objectives:

- *To enable planting to maintain and enhance the streetscape.*
- *To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.*
- *To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.*
- *To enhance privacy between buildings.*
- *To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.*
- *To provide space for service functions, including clothes drying.*
- *To facilitate water management, including on-site detention and infiltration of stormwater.*

Comment:

The modification application provides 637.20m² of landscaped open space making up 61.25% of the total area of the property being 1,040m². R2- Low Density Residential zoning requires a minimum landscaped area of 40%. Therefore the proposed landscaped area complies with the numerical requirements of the locality.

The stormwater management design for the site remains unchanged as a result of the modification application.

D2 PRIVATE OPEN SPACE**Objectives:**

- *To ensure that all residential development is provided with functional, well located areas of private open space.*
- *To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.*
- *To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.*
- *To ensure that private open space receives sufficient solar access and privacy.*

Comment:

The modification application will improve the layout of granny flat and the use of the mid floor level as bedrooms in lieu of a rumpus room. The reconfigured balcony spaces at the lower and mid floor levels will provide a more useable area to accommodate outdoor table and chairs.

D3 NOISE**Objectives:**

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that noise emission does not unreasonably diminish the amenity of the area or result in noise intrusion which would be unreasonable for occupants, users or visitors.*

Comment:

The design will comply with noise emissions and adhere to the requirements of the WDCP011, the NCC/BCA and relevant Australian Standards.

D6 ACCESS TO SUNLIGHT**Objectives:**

- *To ensure that reasonable access to sunlight is maintained.*
- *To encourage innovative design solutions to improve the urban environment and public open space.*
- *To promote passive solar design and the use of solar energy.*

Comment:

The proposed modifications to the lower and mid floor levels and first floor high level kitchen window will have no shadowing and solar impact on the neighbouring property at 6 Dick Street or the neighbouring property at 6 Coastview Place as the modifications are within the approved building footprint of CC2014/070C and DA2019/0093, refer shadow diagrams documented in DA02 – CC Approved Shadow Diagrams.

The design allows for solar access to be maintained to 6 Dick Street and 6 Coastview Place residential dwelling to a minimum 50% of the private open space between 9am and 3pm on the 21st June.

D7 VIEWS

Objectives:

- *To allow for the reasonable sharing of views.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure existing canopy trees have priority over views.*

Comment:

The proposed modifications are below the ground floor level of the existing home and within the approved building footprint of MOD2015/0001 & CC2014/070C and DA2019/0093 and therefore have no impact on the views of adjacent neighbouring properties.

D8 PRIVACY

Objectives:

- *To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To provide personal and property security for occupants and visitors.*

Comment:

The proposed modifications are below the ground floor level of the existing home and within the approved building footprint of MOD2015/0001 and CC2014/070C and DA2019/0093 and therefore have minimal impact on the privacy of adjacent neighbouring properties.

D9 BUILDING BULK**Objectives:**

- *To encourage good design and innovative architecture to improve the urban environment.*
- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*

Comment:

The modification application is of a building height, mass and scale that is compatible with the existing surrounding development and locality, refer site context photograph Clause 3.1, page:5.

The proposed modifications are generally below the existing ground floor level and will have minimal visual impact on adjoining properties when viewed from Coastview Place. The bulk and scale has been minimised through the use of varied external finishes, articulation and Architectural relief.

As shown on page 5 of this report we have included a context view from South Curl Curl beach demonstrating that the proposed works are not readily visible from the public realm in the context of the hillside and coastline.

D10 BUILDING COLOURS AND MATERIALS**Objectives:**

- *To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.*

Comment:

The finishes, materials and colour palette proposed to the extension are sympathetic to the surrounding natural and built environment and have been selected to coordinate with the finishes of the existing dwelling.

D11 ROOFS**Objectives:**

- *To encourage innovative design solutions to improve the urban environment.*
- *Roofs are to be designed to complement the local skyline.*
- *Roofs are to be designed to conceal plant and equipment.*

Comment:

The proposed modifications are below the ground floor level of the existing home and within the approved building footprint of MOD2015/0001 and DA2019/0093 and there are no new roof areas as a result of the proposed modifications.

D12 GLARE AND REFLECTION**Objectives:**

- *To ensure that development will not result in overspill or glare from artificial illumination or sun reflection.*
- *To maintain and improve the amenity of public and private land.*
- *To encourage innovative design solutions to improve the urban environment.*

Comments:

The modification application will not result in overspill or glare from artificial illumination or sun reflection. No glare or reflection impacts on the surrounding locality are envisaged.

D14 SITE FACILITIES**Objectives:**

- *To provide for the logical placement of facilities on site that will result in minimal impacts for all users, particularly residents, and surrounding neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To make servicing the site as efficient and easy as possible.*
- *To allow for discreet and easily serviceable placement of site facilities in new development.*

Comments:

Required site facilities such as mail boxes, garage and recycling enclosures and clothes drying facilities remain as existing in this application.

D20 SAFETY AND SECURITY**Objectives:**

- *To ensure that development maintains and enhances the security and safety of the community.*

Comments:

The proposed modifications have no detrimental environmental effect on the safety and security of the community.

D21 PROVISION AND LOCATION OF UTILITY SERVICES**Objectives:**

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that adequate utility services are provided to land being developed.*

Comments:

All relevant services are available to the site such as waste, sewer, electricity and communications.

If required the electrical power and communications conduits will be undergrounded adjacent the 6 Dick Street northern boundary.

D22 CONSERVATION OF WATER AND ENERGY**Objectives:**

- *To encourage innovative design solutions to improve the urban environment.*
- *To ensure that adequate utility services are provided to land being developed.*

Comments:

The proposal has been orientated and designed to make the best use of natural ventilation, daylight and solar energy.

| BUILDING CODE OF AUSTRALIA COMPLIANCE |

The proposed building works will be carried out in accordance with the National Construction Code 2019.

| CONCLUSION |

The proposal will provide improvement to the amenity of the dwelling house and granny flat. The consolidated balcony areas will provide more useable outdoor space suitable for furniture. As the proposed floor plan amendments are below the ground floor level of the main dwelling and are within the approved footprint of DA2010/1191, MOD2015/0001 and CC2014/070C and DA 2019/0093, the built form will not have any significant impact on the environment, solar access or privacy of the neighbours properties.

Issued By



Ben Humel

Humel Architects Pty Ltd

Attachments:

Attachment No:1

Occupation Certificate No: OC 2015/107