
Sent: 27/10/2020 5:58:03 PM
Subject: DA2020/0994 - 9 Redman Street, Seaforth
Attachments: Ltr submission.pdf;

Hi

Please find attached submission on behalf of Mrs Bodill in relation to the above development application.

Regards

Natalie Nolan
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NOLAN PLANNING CONSULTANTS

26 October 2020

The General Manager
Northern Beaches Council
PO Box 82
MANLY NSW 1655
Att: Rebecca Englund

Dear Sir/Madam,

DA No:	DA2020/0994
Premises:	9 Redman Street, Seaforth
Proposed Works:	Dwelling Additions/Alterations & Swimming Pool

INTRODUCTION

I refer to the above Development Application lodged on 24 September 2020. We have been engaged by Mrs Bodill, owner of No. 7 Redman Street, the property immediately to the south of the subject development site.

Following review of the information submitted with the application Mrs Bodill raises issue with the following:

- Additions/alterations v's New Dwelling
- Bulk and scale
- Privacy
- Solar access

In this regard, we provide the following specific comments:

Alterations/Additions v's New Dwelling

This application has been lodged as alterations and additions to an existing dwelling, however it should in our opinion be considered as a new dwelling house. It is understood that the applicant has submitted an 'Extent of Demolition' assessment to support the application being alterations and additions. However, it is our opinion that the proposal is a new dwelling. Our assessment as per the planning principle established in Coorey V Municipality of Hunters Hill in detailed below:

Qualitative Issues

- The proposal will result in significant change when viewed from the public domain. Currently the site presents with a modest single storey clad cottage with sandstone base and tiled pitched roof consistent with the original housing stock in this location and similar to the two adjoining properties. The proposal will provide for a large dwelling which presents as three storeys with very modern appearance incorporating a flat roof. The proposal presents as a new dwelling with no original fabric being retained as present from the public domain. The bedroom at the front northeast corner which is indicated as being retained is being reclad and, in this regard, presenting as new. Whilst it is noted that the window to this room is 'existing' it is expected that it the actual timber window frame will be replaced with aluminum to match the remainder of the proposed new windows. In summary, when viewed from the public domain the proposal will present as a new dwelling.
- The existing tree adjacent to the front entry of the existing building will be removed and the new large wide driveway and entry steps will dominate the front landscaped area. This will result in a more dominant building when viewed from the public domain.
- All ancillary structures are to be demolished.
- The proposal will result in a significant change to the existing streetscape. With this portion of Redman Street comprising single storey detached houses comprising conventional pitched roofing on both side of Redman Street. The proposal will provide for a new element in the streetscape, being a large three storey dwelling of modern appearance.
- The proposed demolition is of such great extent that all characteristics of the existing structure will be lost.

Quantitative Issues

- The site cover will increase by 128m² which is considered to be significant.
- There is a non-compliance with the side boundary setbacks and this non-compliance has impacts on surrounding properties.
- The building envelope is significantly altered as depicted in Drawing 200_B of the architectural plans. The proposed building envelope is significantly larger/bulkier and of different roof form.
- The floor space will be increased by approximately 130m², that is the proposal will more than double the existing floor space.
- The roof form is changed from conventional pitched tiled roof to modern flat roof with parapet.
- The garaging is changed, with the existing rear detached garage being demolished and a new large basement garage being provided.
- The proposal results in extensive cut to accommodate the garage and the large areas of 'storage' in the basement level.

The storage is calculated as approximately 150m² which has not been included as floor space. This is excessive excavation significantly altering the existing landform.

- The proportion of the retained building will not be visible nor bear any relationship to the proposed new development.

Following the assessment detailed in 'Coorey V Municipality of Hunters Hill', it is considered that there is significant departure from the existing position and that there is no option but for the Council to assess this application as a new dwelling.

Bulk and Scale

The proposal results in significant bulk and scale presenting as three storeys when viewed from the street and towering over my clients dwelling and property at No. 7 Redman Street. This is exacerbated by the change in levels between the two properties. The impacts of this bulk and scale also extends to loss of privacy and solar access discussed below.

The wall height proposed at the front southeast corner would appear to exceed the maximum 6.5m height. Elevation E2 (south) of the architectural plans, depicts the wall height at 8.5m, well over the maximum wall height of Clause 4.1.2 of the DCP. This results in unreasonable bulk.

Privacy

The proposal provides for a living room on the upper level. A wrap around balcony is proposed to extend along the front elevation and around the southern elevation. The balcony on the southern elevation has a dimension of 1.775m by 4.88m which is conducive to outdoor entertaining, particularly given it is accessed from the living area. Doors are also proposed on this southern elevation from the living area to the balcony. The balcony will provide direct views into the rear yard of my client's property at No. 7 Redman Street. The balcony is setback only 1.676m from the southern boundary and with the RL's provided presents as being about 5.5m above ground level. This is unreasonable and this element should be deleted.

Also of concern is the rear deck at ground level. This deck does not provide for any privacy screening and as depicting on the southern elevation plan, eye height at this deck will be above the existing boundary fence height providing direct views into the rear yard of No. 7 Redman Street with potential to view back into the internal living areas of No. 7 Redman Street. This deck extends to the boundary with steps also adjacent to the boundary thereby ensuring landscaping cannot be provided. The masonry wall provided along the southern elevation of the deck appears to have a height of approximately 1.4m and will not obstruct any views. With a BBQ/outdoor kitchen proposed here it is anticipated that occupants will be standing there with direct views in to the rear yard and internal living areas of No. 7 Redman Street. The privacy issue is further exacerbated by the removal of the existing garage.

The proposal has not been designed having regard to the privacy of the adjoining property at No. 7 Redman Street. The proposal will result in a significant loss of privacy and unreasonable overlooking of private open space and internal living areas.

Solar Access

Shadow diagrams have been submitted with the application. It is noted that the rear yard is the only area of 'private open space' for No. 7 Redman Street. The shadow diagrams submitted with the application focus on the front patio. This is not private nor utilized as the main open space.

The shadow diagrams submitted demonstrate that the proposal provides for the following:

9am winter solstice

The proposal will be overshadowing more than 95% of the rear yard of No. 7 Redman Street.

12 noon winter solstice

Approximately 50% of the rear yard of No. 7 will be in shadow.

3pm winter solstice

Approximately 80% of the rear yard of No. 7 will be in shadow.

It is considered that a more considered design could reduce the extent of overshadowing.

Summary

The proposal provides for a large three storey dwelling. As noted above it is our opinion that the current application which provides for 'alterations and additions to existing dwelling' cannot be supported as the works result in a new dwelling house in accordance with the planning principle established in Coorey V Municipality of Hunters Hill.

Notwithstanding the above, the proposal fails to have adequate regard to the amenity, privacy and solar access of the adjoining property at No.7 Redman Street. The proposal will significantly impact on the existing privacy with direct views from living areas and outdoor entertaining areas of the proposal into the private open space and habitable areas of my client's property. Similarly, the inadequate design fails to adequately ensure appropriate solar access.

In summary a more considered design would have enabled a new dwelling whilst ensuring appropriate amenity to the surrounding properties as required by Council's DCP.

We would be happy to discuss this matter in further detail.

Regards

Natalie Nolan
DIRECTOR