



# **DEVELOPMENT APPLICATION**

**74 BOWER ST  
MANLY**

**Submitted to**

**NORTHERN BEACHES COUNCIL**

**On behalf of**

**BAND PTY LIMITED**

**By**

**MARK HURCUM DESIGN PRACTICE**

**SEPTEMBER 2018**

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## 1.0 INTRODUCTION

This report is submitted to Northern Beaches Council in support of a Development Application for minor alterations and additions to an existing residence at 74 Bower Street, Manly.

This submission has been prepared by Mark Hurcum Design Practice Pty Ltd (MHDP) on behalf of the applicant, Band Pty Limited, with separate authorisation from the owner, Trustees of the Roman Catholic Church for the Archdiocese of Sydney.

These alterations are to a previously approved building designed, approved and constructed in 2006/2007 by the current owner. MHDP designed the original building. This application is just for minor amendments to the Master Bedroom and Bed 2 on the first floor.

This report contains a description of the proposal and a Statement of Environmental Effects. This report should be read in conjunction with the following accompanying documents:

- Architectural site plan and site analysis plan A001 prepared by MHDP
- Architectural floor plans A101 to A104 prepared by MHDP
- Architectural elevations and section (including external finishes schedule) A201, A202, A204 and A221 prepared by MHDP
- Floor Space Compliance Diagram SK01, Shadow Diagram SK21 and Perspective SK31 prepared by MHDP
- BASIX report prepared by MHDP
- Survey drawing 00034 DWG/B prepared by A C Gilbert & Co.

## 2.0 STATUTORY CONTROLS

74 Bower Street is subject to the following controls:

- Manly Council LEP 2013
- Manly Council DCP 2013
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- Sydney Regional Environmental Plan 2005

### 3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development consists of alterations and additions to the existing dwelling. The existing Master Bedroom and Bed 2 is to be extended towards North by 2 metres and 1 metre respectively. The roof and parapet connecting to the rooms is also to be extended in proportion to the proposed lengths. The roof under the extended rooms is to be demolished in according to the new proposed areas.

The client's situation with both bedrooms is that the temperature becomes extremely warm during the day. The proposal also includes removing existing fixed windows of both rooms and replacing them with ones that are operable. There will also be three additional windows installed in the Master Bedroom to improve air circulation and ventilation.

#### PROPOSED WORKS

The proposed works include the following:

- Extending Master Bedroom by 2 metres
- Extending Bed 2 by 1 metre
- Extending roof and parapet above the rooms respective to the proposed extensions
- Demolishing existing roof under the rooms respective to the proposed extensions
- Replacing existing windows in the rooms and installing three additional windows to the Master Bedroom.

### 4.0 STATEMENT OF ENVIRONMENTAL EFFECTS

#### 4.1 Statutory Compliance

The use of the site as a Residence complies with its residential zoning as defined in Manly LEP 2013. The site is zoned Environmental Management in Density Sub-zone 6 and Building Height Sub-zone 6.

The proposed development conforms with the aims and objectives of Manly DCP 2013.

The existing building complies with the majority of the numerical DCP controls but does not conform with the controls of floor space ratio. However, the unique topography, context and existing siting of the building warrant a variation of Council's Controls in these matters as outlined below.

#### 4.0 STATEMENT OF ENVIRONMENTAL EFFECTS (CONTINUED)

#### 4.2 Open Space and Landscape Area

##### Site Area

***Unchanged***

##### Landscape Area

***Unchanged***

#### 4.3 Floor Space Ratio (FSR)

The proposed additions only increase the floor area by 15.8 sq.m over the existing condition, as follows:

Site area	698.5 sq.m
Code Requirement	0.45:1
Existing Floor Area	334.4 sq.m
Existing FSR	0.47:1

The new proposal:

Proposed Floor Area	357.9 sq.m
Proposed FSR	0.50:1

The previous application was made at a time when the calculation of the floor area used a different definition than what is regarded as Gross Floor Area under the current LEP.

While the proposal is a departure from the numerical requirements of the Code, it is submitted that in terms of character and lack of detrimental impacts to neighbours or streetscape this is an acceptance variation. A Clause 4.6 variation has been included in this application.

#### 4.4 Building Height, Maximum Wall Height and Maximum Storeys

The original application was designed to conform with Council's DCP height control with a minor non-compliance only for Bed 2.

The proposed additions do not dramatically affect this situation.

#### 4.0 STATEMENT OF ENVIRONMENTAL EFFECTS (CONTINUED)

##### 4.5 Building Setbacks

***Unchanged***

##### 4.6 Overshadowing

Shadow Diagrams for Equinox and the Winter Solstice have been prepared and are submitted as part of the application.

These show the additions are only adding a minor shadow to morning on one side and afternoon on the other, as the additions extend the building to the north. These minor increases do not cause any detrimental impacts to either neighbour.

##### 4.7 Views/ Privacy

All predominant views for neighbours are directly to the north and therefore unaffected by the minor additions.

The property to the east is substantially elevated over the subject site and views will generally not be affected. In fact, views are gained not only across but into the subject property from No.72 resulting a loss of privacy which generated the need for a privacy screen to be added to the front elevation when the building was first approved. In moving this elevation 2 metres forward this screen is no longer required and it is proposed to be removed.

##### 4.8 Stormwater

***Unchanged***

##### 4.9 Energy

At the time of the previous application, the proposed alterations and additions did not require a NatHERS/ BASIX assessment.

The proposed works were designed to meet demand – to satisfy energy provisions in Council's policy.

For this application, a BASIX Certificate for the additions has been prepared for the additions only and included in the application.

## 5.0 CONCLUSION

It is submitted that the minor alterations and additions to 74 Bower Street are both reasonable and appropriate.

- The bulk and scale of the building when viewed from the water is generally consistent with existing building and substantially less than adjacent properties.
- The existing ventilation of the Master Bedroom and Bed 2 is improved by the proposed extension of floor space with the replacement and addition of windows.
- The proposed development does not impinge on the amenity of neighbours or the local.
- The development does not significantly increase overshadowing of any property nor does it impinge on the privacy of neighbours.
- The proposal conforms to all of the aims and objectives of Council's Controls.

We believe this is a quality addition to the Manly locality, no person will be prejudiced by its approval and that consent should be given to this Application.