

PREPARED BY

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# **Statement of Modifications to 89 Cutler Road Clontarf**

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## **Introduction**

This document forms part of the Modification Application for 89 cutler Road clontarf.

The project was granted Development Consent for Additions and Alterations on 28<sup>th</sup> April 2021

Refer DA 2020/1487

## **The Site and Surrounds**

The property is described on the Survey as Lot 2, Section A, DP 2610.

The subject property is a three storey dwelling on a narrow and sloping site.

The existing dwelling is circa 1950's with additions done in the early 70's

The Site Area is 383.2sq.m

The existing dwelling has three storeys consisting of

- A Basement Level which is mainly above existing ground level
- A Ground Floor consisting of Bedrooms and bathrooms
- A First Floor consisting of living,dining, kitchen and Entrance Porch.

There is a garage off Cutler Road and a stepped pathway access from Cutler Road to the First Floor entry.

The subject site has two adjacent neighbours.No 87 Cutler Road sharing the eastern boundary and No.91 sharing the western boundary.

Both properties have significantly higher floor levels and ridge heights than the subject dwelling.

The subject dwelling has an existing minimum side setback of 600mm at the southern most point

The most predominant feature of the site topography is the rock outcrop to the north of the dwelling.This extends from the Ground Floor Level to a height of 3.5m.

Behind this is a masonry retaining wall which is approx 2.5 m high and retains a garden area extending from the back of the garage.

The surrounding development along Cutler Road is diverse with a mixture of unrenovated older houses and architecturally designed modern homes.

The streetscape is inconsistent with varying building styles, heights and front setbacks

### **Description of Proposal**

The proposal is to;

1. Generally, use fibre cement wall cladding in lieu of metal cladding.

#### **First Floor**

Use Hardies "Axon" fibre cement cladding in lieu of the Decoclad Narrowline "Smoked Ash" wall cladding.

The Axon cladding will have grooves at 133mm, have a smooth finish and be painted in Dulux "Basalt". The 133mm groove spacing is similar to the Decoclad Narrowline board width of 135mm.

#### **Ground Floor**

Use Hardies "Flex" sheet wall cladding with vertical battens spaced at 450mm ctrs. The battens will be the Hardies fibre cement "Axent" trims. It will have a paint finish in Dulux "Monument".

This is in lieu of the previously proposed Lysaght "Dominion" metal wall cladding with expressed joints at 485mm and which was also to have a colorbond finish in Dulux "Monument"

2. Delete two windows

### **Environmental Impact**

The substitution of a fibre cement cladding in lieu of a metal cladding has no environmental impact for the following reasons

1. The fibre cement wall cladding is a common wall cladding in the local area
2. It is a non-reflective cladding and has no adverse impact on adjacent dwellings.
3. The proposed wall type and colour is consistent with many existing dwellings in the Northern Beaches area

- 4.No privacy or overshadowing issues are generated by the change of material
- 5.The change of material does not affect the assessments of the Bushfire Assessment or the Geotechnical Assessment.The proposed cladding is non- combustible and is considered an acceptable material as regards the calculated BAL requirements stated in the Bushfire Assessment.
- 6.The proposed cladding does not affect the requirements of the Basix Certificate
- 7.Any required fire rating can be achieved using a fibre cement material.
8. The change in wall claddings is to the east and west elevations and are not that visible due to the adjacent dwellings.The highly visible elevation , which faces Middle Harbour is unchanged.
- 9.The deletion of two windows does not affect the outcome of the Basix certificate or cause any immediate or any environmental impact

## Conclusion

It is considered by the writer that the proposed modifications are acceptable and comply with the controls of Northern Beaches Council's DCP and LEP.

The overall aesthetics of the proposed additions and alterations are still retained.

Subsequently, the proposed modifications should be supported by Council