

## Statement of Modification - 78 Hudson Parade DA2019/0152

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29.07.20	For S4.551a_1	A

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## **1. INTRODUCTION**

The following modifications are proposed to the approved Development Application:

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3	Reducing extent of building by 525mm	For Section 4.55 (1A)
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6	Change finish of southern boundary wall to cement render	For Section 4.55 (1A)

All modifications proposed are designed to increase the amenity of the occupants and improve the environmental quality of the neighbourhood and are all minor in nature. There will be no adverse effects cause to the public or to neighbours as a result of the proposed modifications, nor are any planning controls contravened by them. Section 2 below outlines each proposed modification in detail and assesses them against these criteria.

## **2. PROPOSED MODIFICATIONS AND ASSESSMENT**

### **1) Additional skylights**

Three additional skylights are proposed to the dwelling. One is located towards the north-east corner of the upper roof (skylight A) and two are located to the south-west of the lower roof form (skylights B & C).

Skylight A is designed to provide additional light to the Master Ensuite which, due to the structural requirements of the house is only afforded a single small window to the north. This skylight will not be visible from the public realm or from the neighbouring properties.

Skylights B & C are proposed to add light to bathroom and laundry spaces. Due to privacy concerns with the southern neighbour, only small, high level strip windows are provided to the south and as such, additional light is required from

above. These skylights will be visible intermittently from Hudson Parade. The skylights will be dark to match the roof colour and will be collocated with other skylights already approved and accordingly, visual impact will be minimal.

## 2) Awning addition over front door

An awning is proposed to provide rain cover the front door to the house as illustrated on Architectural Drawings S4.55 01 & 03. This will provide additional shading to sidelight glazing next to the front door which has been reassessed in the associated BASIX certificate. The awning is located centrally on the site and will present no impact to neighbours. The awning will be of metal construction and will drain to downpipes connected to the stormwater system.

## 3) Reduced extent of building by 525mm

We are proposing to reduce the extent of the dwelling by 525mm at the eastern end – refer to Architectural Drawing S4.55 01. These proposed changes reduce the effective depth of the rear porch area to 1200mm wide. The purposes of this change is to provide additional solar gain to an adjacent bedroom and corridor areas and to increase the amount of lawn/garden area to the east of the site. The BASIX certificate has been updated to account for the additional landscape area and the reduced shading of glazing.

## 4) Changes to driveway

The following changes are proposed to the driveway:

- i) Material change to porous section of elevated driveway
- ii) Removal of retaining wall from eastern side of drive
- iii) Removal of pedestrian entrance at top of driveway

Regarding point i) above; following detailed structural engineering input and further material investigation it was discovered that the previously specified material was not fit for purpose. This pertained particularly to the loading required for vehicles on the driveway. As an alternative, we are proposing the use of a concrete planks system with stone sett paving on top. The planks are spaced at 600mm centres with drainage channels in between each to feed rainwater to the root system below as per the recommendations made in the approved arborists report. The stone sets are nominated as a medium grey granite as shown in the submitted materials palette to tie in with the adjacent stone clad driveway and nearby concrete.

Regarding point ii) above; a retaining wall was originally proposed to the eastern side of the driveway as a landscaping feature and to retain fill. Following a review of the landscaping during construction it was decided that a retaining wall was not necessary to retain earth in this area as the quantity of earth requiring retention was less than previously thought and could be comfortably retained using a batters and non-built retention methods such as appropriate planting and

sandstone boulders. The landscaping strategy is outlined in the amended landscape drawing submitted with this proposal. Battering of the land will result in minor alterations to topography however the land proposed for alteration is land that was originally built up to achieve the steep 1:3 driveway that is to be demolished as part of these works. Leaving the demolished driveway land unchanged would result in an unnatural embankment that is not in keeping with the adjacent land along Hudson Parade. Reshaping this land to provide a more gradual and consistent slope towards Pittwater via a new batter is therefore felt to be an appropriate response. The proposed batters will not alter any land within 1.5m of the footpath.

Regarding point iii) above; removal of a bulge in the driveway design at the Hudson Parade end has been removed. This bulge was previously designed to allow for a separate pedestrian gate at this location. Given the prohibition of the pedestrian gate noted in point 7 of the Notice of Determination (DA2019/0152), we would like to remove the associated bulge in the driveway as this is now redundant.

## 5) Removal of window

We are proposing to remove a window on the northern façade of the building at the first floor as illustrated on Architectural Drawing S4.55 03. This window is no longer deemed necessary and is being removed as a cost-saving measure. The removed window will be replaced with charred timber cladding per the adjacent conditions. As there is ample articulation and fenestration on this façade already it is not thought that the removal of this window will have an adverse effect on neighbours or the character of the area.

## 6) Change of finish to a section of southern facade wall

We are proposing to change the finish of a section of wall on the southern façade of the building from charred timber cladding to painted cement render. As shown on Architectural Drawing S4.55 04 and Notification Elevation the section to be changed is significantly hidden by the groundline to be retained at the southern neighbour and so is deemed to have a minimal impact on the character of the building as a whole. The elevation is well articulated, and the proposed material change is to one already present on this façade. The paint colour will be dark to tie into the adjacent timber cladding and will recede amongst the proposed landscaping. We do not believe that the neighbour will be adversely impacted on by this change in material.

### **3. CONCLUSION**

As outlined in section 2 above we do not believe that any of the proposed amendments to the design will have an adverse impact on the surrounding environment or neighbours. All changes are minor in nature and where pertaining to the external environment as in the cases of the driveway and building envelope they result in a smaller intervention on the site than the previously approved DA. We believe that given the nature of the changes, they should be granted approval subject to council's conditions.