



**Statement of
Modification
at
2/25 Charles Street,
Freshwater
NSW 2096
For
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RAPID PLANS

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1 INTRODUCTION

This Statement of Modification accompanies the development application DA2020/1180 for the proposed alterations and additions at 2/25 Charles Street in Freshwater.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

2 THE EXISTING BUILDING

2.1 Site

The residential flat building is located on the south-eastern side of Charles Street in the residential neighbourhood of Freshwater.

Site Address: No 2/25 Charles Street, Freshwater

LOCATION PLAN



2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Warringah)
Civic Centre, 725 Pittwater Road,
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 2 SP.51300 known as 2/25 Charles Street, Freshwater, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011

2.5 Context and Streetscape

The residential flat building is situated in a street that is characterized by large trees, apartment buildings & a mix of period homes & contemporary dwellings. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing three storey apartment dwelling with housing directly opposite. The subject apartment is located on the upper floor of the building. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing with apartment buildings being 2 to 4 storey low-rise developments.

The locality is considered a low-density area. An important characteristic and element of Freshwater significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses with access to the beach to the east.

2.6 Existing Areas of the Dwelling

The site has an existing three storey building with the dwelling occupying the upper floor & with concrete parking area to the front & southern side of the property.

2.7 Existing off-street parking

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of small strip gardens & small trees & shrubs along the front & northern side boundary with a grassed area to the north west corner of the property. To the rear yard there is a small sized native tree in the centre of the yard with lawn areas extending to the side & rear boundaries & small to medium palms bounding the southern side boundary & the rear boundary. The existing landscaping is to be maintained where possible for this development.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a three-storey apartment building with car parking to the front & side. The appearance & bulk of the building is to be maintained throughout the development to be in keeping with surrounding properties. The proposed works provide refurbished for a side carport to provide off street parking that is sheltered from the elements, new decks to the front & rear with a sheet metal roof over the rear deck, new external windows & doors to the front & rear elevations, refurbished bathroom & kitchen areas, enlarged bedroom 1 with a new Ensuite & new internal stairs leading up to an attic conversion for storage with low-pitched dormer roofs extending sideways off the existing ridge line.

The proposed modification works provide for the removal of the attic works, reduction of the approved upper floor rear deck, extension of the new living room, modified location of kitchen and laundry, adjustments to skylights and sheet metal roof to approved carport.

The proposal is in sympathy with the existing residence maintaining the scale and character of a residential flat building for the surrounding area and the garden suburb.

3.1 Present and Future uses of the Residence

The present use of the residence is as an attached private residence on the upper level of a residential flat building and this will **not** change with the proposal.

3.2 Purpose for the modifications

The new proposal to the modified works provides alternate provision of options for living & entertaining areas for the residents whilst generally maintaining the bulk of the dwelling that is fitting for the Freshwater area. The proposed modifications provide for alternate more cost effective options and maintains the south-eastern aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.3 Materials and finishes proposed to be used

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and

design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Alloy windows & doors to external elevations

Dormer roofing in colour bond custom orb medium to dark colour

Dormer walls to the weatherboard clad timber frame

Sheet metal roofing over rear deck

Timber decks painted/stained

3.4 Height

The height of the new development will exceed the 8.5m height limit due to the existing height of the building within the R2 zoning. Refer to the Clause 4.6 variation report included with this application.

3.5 Site Controls

Proposed Development	Proposed	Allowable
Site Area	613.1 sq m	-
GFA (Gross Floor Area)	116.25 sq m	-
Height	10.93m	8.5m
Built upon area	370.89 sq m	367.86 sq m
Landscaping	242.21 sq m	245.24 sq m

The landscaped area is to remain for this development as per DA2020/1180 approval

A concession is requested for an encroachment of the height limit due to the existing roof being over the 8.5m height limit. The proposed dormer roof attached to the attic conversation has been removed from the application.

3.6 Setbacks and Siting

Proposed Development

Proposed

Allowable

Front Set Back	9.07m	6.5m
Rear Set Back	15.098m	6.0m
Side Set Back	2.17m, 3.83m 0.45m (Carport)	0.9m

The front setback of the residence will remain consistent with the existing dwelling & adjacent properties apart from upper floor deck addition projecting 1m from the existing building line in the NW corner. The front & rear decks have substantial clearance to the front & rear setbacks & boundaries.

The side setbacks of the new decks to the upper floor of the residence aligns with the existing exterior walls.

The location of the new carport roof is setback from the front boundary with the post projecting to no more than 450mm from the side boundary to allow for circulation around the vehicle & to maintain the openness of the property.

These elements are to be maintained under this modification.

3.7 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Charles Street is to be maintained with the drive and pathways to provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

This is to be maintained under this modification.

3.8 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 2/25 Charles Street has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed additions minimizes overlooking into neighbours' living areas and recreation space with the windows on the first floor facing the front & rear yards with only the bathroom & attic store windows facing the side boundaries with substantial clearance to adjacent buildings preventing any direct

sight lines into neighbours rooms.

The proposed modified works to the upper floor living room and new deck have an improved effect on providing increased privacy

3.9 Solar Access and Overshadowing

The site slopes from the front to rear. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the southerly adjacent property.

This is to be maintained under this modification.

3.10 Acoustic Privacy

Acoustic privacy has been maintained across the development. The masonry walls and timber floors on the property act as a buffer to noise. It is considered that this development imposes minimal noise impact to neighbours.

Acoustic privacy has been improved through the reduction of the approved deck and the new living room being enclosed.

3.11 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system.

This is to be maintained under this modification.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

This is to be maintained under this modification.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing dwelling as well as the front & rear aspects.

This is to be maintained under this modification.

4.2 Passive Solar Heating

The living spaces have timber floors and masonry walls. The outdoor areas are to be timber to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

This is to be maintained under this modification.

4.3 Passive Cooling

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the open doors at each end onto the deck areas maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows with pyrolytic low-e glass are to be used as well as a roof over the rear deck to assist in passive cooling.

This is to be maintained under this modification.

4.4 Natural light

Large open windows and doors to the east & west enable the living spaces, & a skylight to the upper floor, to have generous amounts of sun during the winter months and natural light during the summer months.

This is to be maintained under this modification.

4.5 Insulation and Thermal Mass

The development will be constructed from a masonry and timber construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the upper level apartment shall be thermally insulated in the ceiling with R1.24 75mm foil backed blanket, R1.7 batts to the exterior walls and where necessary to the party walls.

This is to be maintained under this modification.

4.6 Waste Management

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

This is to be maintained under this modification.

4.7 Siting and Setback

Freshwater is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 2/25 Charles Street is a good example of this in that it has its car parking in the proposed carport minimizing cars parked on the street. The siting of the building is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new deck sections to the upper level of the apartment & the attic conversion follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the property.

This is to be maintained under this modification.

4.8 Development on Sloping Land

No. 2/25 Charles Street, Freshwater is shown in Landslip Category A on Northern Beaches Council Landslip map. In relation to Clause 6.4 of WLEP 2011, the proposed development has a low risk of landslide in relation to both property & life due to the flat grade & structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings with minimal disturbance of soil.

This is to be maintained under this modification.

4.9 Building Form

Residential buildings in Freshwater are uniformly single and multi-storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to remain as masonry with the walls to the attic conversion weatherboard clad timber framed for a lightweight construction option. The new works have been designed to complement the overall look of the building form & to create a modern design that suites the area.

4.10 Roof Form

With the removal of the attic works, the front planes of the existing roof will remain to maintain the original shape of the roof structure. A new sheet metal carport roof is proposed at the side of the of the building over the existing hardstand parking space which will cover a portion of the existing drive. A low-pitched sheet metal timber framed roof is proposed over the living room addition.

4.11 Walls

A distinctive feature of the Freshwater house is that the walls are constructed from masonry. The design incorporates these walls around any patch work required around the external windows & doors to create a seamless finish to the property. New weatherboard clad timber framed walls are proposed to the attic conversion to provide a lightweight construction option for the dormers to the upper roof line.

This is to be maintained under this modification.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the Freshwater area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 2/25 Charles Street are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

This is to be maintained under this modification.

4.13 Garages and Carports

The freestanding houses in Freshwater allowed for the cars to drive to the front or down the side of the house. This development proposes a new carport over the existing hard stand parking space on the existing concrete drive.

This is to be maintained under this modification.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

This is to be maintained under this modification.

4.15 Fences and Gates

Fences & gates are to be maintained for this development except for modifications to the front boundary fence. The wall along the northern part of the front boundary is to remain with timber slats added on top for privacy & to reduce traffic noise. The wall between the drive & the SW corner is to be removed & replaced with a simple double brick wall with timber slats & a pedestrian to assist in access. In addition, the proposal includes a sliding automatic gate for improved vehicular access & security.

This is to be maintained under this modification.

4.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with existing grassed areas under the proposed decks to remain.

This is to be maintained under this modification.

5 CONCLUSION

5.1 Summary

This proposed modified works are considered suitable for the site and provides a

balance between low density living, amenity and outdoor space. The proposed changes to 2/25 Charles Street are sympathetic and consistent with the existing approval and provide a reduction in the scope of works to the attic and deck while incorporating a new living space with increased privacy impacts. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Wall	Masonry & cladded timber frame	Paint	Match existing
6.1.2 Gutter	Colorbond	Medium to Dark	Match existing
6.1.3 Deck Posts	Timber/Steel	Paint	Match existing
6.1.4 Door frame	Alloy	Paint	Match existing
6.1.5 Door	Timber & glass	Paint	Match existing
6.1.6 Window	Alloy & glass	Paint	Match existing
6.1.7 Roofing	Colorbond sheet metal	Medium to Dark	By Owner