

**DEVELOPMENT APPLICATION
ALTERATIONS AND ADDITIONS**

**1 / 84 LAUDERDALE AVENUE
FAIRLIGHT**

Submitted to

NORTHERN BEACHES COUNCIL

On behalf of

MR A MELLOWES AND MS J WILLIAMS

By

MHDP ARCHITECTS

MARCH 2024

TABLE OF CONTENTS

1.0	INTRODUCTION
2.0	LOCATION AND SITE DESCRIPTION
3.0	STATUTORY CONTROLS
4.0	DESCRIPTION OF PROPOSED DEVELOPMENT
5.0	STATEMENT OF ENVIRONMENTAL EFFECTS
5.1	Statutory Compliance
5.2	Design/Streetscape
5.3	Site Coverage and FSR
5.4	Privacy
5.5	Overshadowing
5.6	Views
5.7	Vehicle Access
5.8	Stormwater
5.9	Building Height
6.0	CONCLUSION

**DEVELOPMENT APPLICATION REPORT AND STATEMENT OF ENVIRONMENTAL EFFECTS
1/84 LAUDERDALE AVENUE FAIRLIGHT
MARCH 2024**

1.0 INTRODUCTION

This report is submitted to Northern Beaches Council in support of a Development Application for alterations and additions to the existing top floor unit (unit 1) at 84 Lauderdale Avenue Fairlight.

This submission has been prepared by MHDP Architects on behalf of the applicants and owners, Mr A Mellowses and Ms J Williams

This application conforms with all statutory planning requirements. The development has no significant adverse environmental effects and no persons would be prejudiced by its approval.

The report contains a description of the proposal and a Statement of Environmental Effects. This report should be read in conjunction with the accompanying architectural plans prepared by MHDP Architects, as well as a Site Survey by Waterview Surveyors

2.0 LOCATION AND SITE DESCRIPTION

The subject site, 84 Lauderdale Avenue, is legally known as Part Lot 1, Strata Plan No. 71076. The site is situated on the North side of Lauderdale Avenue on the upper side of the road. There is an underground garage for both units that is accessed through the street wall.

The site currently has a three storey concrete structure brick rendered "unit building" (three levels including underground garage). It is an unusual unit building in that it only contains two dwellings. It is classified as a Class 2 building under the NCC. The dwellings are connected by lift shaft only and all other stair connections are external stairs.

The neighbour to the west, 86 Lauderdale Avenue, is a 3 storey apartment building located uphill from the subject dwelling and more than 3m from the side boundary line. The proposed development will have no impact on this neighbour, as the alterations will cause no overshadowing and generally sit within the existing building envelope (this is covered in more detail below). The proposed works have been restrained to ensure no significant view loss.

The neighbour to the east, 80 Lauderdale Ave, is a 1 & 2 storey rendered brick, tiled roof house; it is located uphill from the subject addition and approx. 3m from the boundary line. The proposed development will have very little impact on this neighbour, as it fits entirely within the height plane requirements and will create minimal view loss. It will create no problems with overshadowing.

3.0 STATUTORY CONTROLS

The site is subject to the Northern Beaches Council Manly LEP 2011 and as such is zoned R1 General Residential.

4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development consists of:

- Demolition as described in the demolition plan, including:
 - Demolition of Street-front windows and doors in Unit 1
 - Demolition of external walls to accommodate the additional area. Structural engineering is required for this works to retain existing concrete slab roof.
- Alterations and additions to the **interior** first floor of the existing unit building (works within Unit 1 strata area). This includes:
 - Demolition of non-loadbearing internal walls
 - Refurbishment of internal spaces to relocate rooms (refer to existing and proposed plans)
- Alterations and additions to the **interior** first floor of the existing unit building (works within common area). This includes:
 - Refurbishment of internal wet areas that involves utilizing the existing plumbing locations.
- Alterations and additions to the **exterior** of the existing unit building (works within Unit 1 strata area). This includes:
 - Addition of a Walk-in-robe and rework of external terrace refurbishment and associated changes to the rear garden area.
 - Construction of a pergola with an operable roof (eg Vergola)
 - Construction of an outdoor BBQ area including new sink.
 - Amended soft landscaping
- Alterations and additions to the **exterior** of the existing unit building (works within Common area). This includes:
 - Construction of new floor area and roof utilising existing external terrace area. This includes an increase in the living area and the relocated master bedroom suite.
 - New external wall cladding over new and existing walls (as shown in elevation)
 - Demolition of external walls to accommodate the additional area. Structural engineering is required for this works to retain existing concrete slab roof.
 - Demolition of external walls to allow for taller doors to main terrace
 - New windows and doors to new built areas (other windows and doors are existing and unamended)
 - Construction of a new roof over the main (remaining) terrace to the South. Roof ties in with living room extension and cladding

GENERAL

The design aims to modify the existing building with little change to its existing bulk and appearance. The proposed works to extend the living room will be evident from the street, but should be read against the background of the existing building. As such it will minimise the impact of the development to the street front and adjoining properties. The topography and site contours are taken into account in the siting of the proposed additions to further reduce the overall impact upon the site.

4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT (CONTINUED)

The works are intended to leave the remainder of the building as it currently is (eg wall colour, windows and doors and decorative elements).

There is minimal change to the footprint of the existing building and the additional floor area is constructed utilising entirely the existing balcony and terrace areas of the building. The entry and exit paths, external landscaping in Common area and the pool all remain as existing.

There is no work proposed to the garage or street entry

5.0 STATEMENT OF ENVIRONMENTAL EFFECTS

5.1 Statutory Compliance

The site conforms to the Northern Beaches Council Manly LEP 2011.

The use of the site as a residence complies with the R1 General Residential.

5.2 Design/Streetscape

The scale of the building, from the street, remains largely unchanged, while the look will modernise its appearance. The use of the vertical metal cladding will add a streamlined modern touch to the façade. The detail stepped fascia that wraps around the new roof and the side of the two additions talks to the existing stuck-on parapet detailing motifs.

Other than that there are no major changes to the streetscape.

There are no major significant trees on the site.

5.3 Site Coverage and FSR

The site area is 529.5 sq.m

The allowable floor space is 0.5:1 = 265 sq. m.

The site consists of two units (one above the other). Unit 2 is the lower floor apartment and Unit 1 is the upper floor apartment (the subject of the DA).

The existing floor area is as follows:

Unit 1 129.6 sq.m

Unit 2 144.5 sq.m

Existing total = 274.1 sq.m

The existing total therefore exceeds the allowance but only by 9.1 sq.m (3.4%)

The proposed additional floor space to be added to Unit is only 18.1 sq.m. The revised total FSR is as follows:

Unit 1 147.7 sq.m

Unit 2 144.5 sq.m

Existing total = 293.2 sq.m (11% variation)

The proposed FSR is 0.55:1

As a result, the overall proposed works do not comply with the FSR control. However, the extent of the non-compliance is less than 11%. This can be considered as negligible.

It is important to note that the entire new building area occupies roughly the same footprint when decks or terraces are included. The entire additional floor area comprises of existing suspended concrete slab terrace area, with the exception of the walk-in-robe at the rear, which is a very small increase in footprint.

As a result, the overall proposed works do not comply with the FSR control. However, the extent of the non-compliance is less than 11%. This can be considered as negligible, especially as the entire additional floor area comprises of existing concrete slab terrace area. However, as this is a non-compliance with an LEP control, a Clause 4.6 variation has been submitted with the application.

There is no change proposed to the Landscaped Open Space area

5.4 Setbacks

As the proposed new floor area is all constructed on the existing suspended concrete terraces, there is minimal change to the setbacks resulting from this application. The W.I.R at the rear is a minor decrease in setback but compliant with the 900mm setback.

5.5 Privacy

All proposed alterations and additions are within the existing dwelling envelope. The only proposed new window that overlooks neighbours on either side is in the master bedroom and the new ensuite.

For the Living room extension, given that this creates a screen along the boundary side of the existing terrace, it actually provides greater privacy than the existing condition.

The rear garden works are all set within an existing garden space with established hedges around the perimeter. There is no overlooking from this rear terrace space.

5.5 Overshadowing

The new floor area and roof created all exists over existing balconies. Given the orientation of the site, the proposed works will not overshadow any surrounding property.

5.6 Views

An analysis of potential view impact was made in order to determine where to add floor area. In terms of view sharing, the critical issue is to identify the most significant views achieved by surrounding sites. For these sites, there are two main views: one looking South into Forty baskets beach; and South East toward the heads. It was identified that building in the South West corner of the existing terrace had the greatest potential for impacting views and so this area was left open. The proposed living room extension will not affect these views, nor will the master bedroom extension. These have been identified in the view sharing diagrams included in the application.

5.7 Vehicle Access

There are no proposed changes to vehicular access.

5.8 Stormwater

The proposed alterations and additions will retain the existing drainage points of the concrete roof. The minor addition in roof will be installed as an attachment to the existing roof. Other than this, there are no significant changes proposed to the roof or the stormwater system.

5.9 Building Height

The control states that the building height should not exceed 8.5m above existing ground level. The proposed alterations and additions has a minor non-compliance that is shown in the Section Drawing and a Clause 4.6 has been submitted with the application.

6.0 CONCLUSION

It is submitted that the alterations and additions at 1/84 Lauderdale Avenue are both reasonable and appropriate.

- The current streetscape is primarily maintained with only a slight change to the overall look. The intention of the change is to modernise the elevation. The cladding material and edge detailing has been chosen to work sympathetically with the existing streetscape, building mass and materials.
- The proposed development does not impinge on the amenity of neighbours or the local environment.
- The development does not overshadow any property nor does it impinge on the privacy of neighbours. Views through and over the site are largely maintained.
- The proposed development conforms to all Statutory Controls and meets Council's aims and objectives behind these Controls.

The proposed alterations and additions achieve increased amenity and liveability to the existing unit, whilst maintaining a subtle and unobtrusive new design to the existing streetscape.

We believe this is a quality addition to this neighbourhood precinct and that consent should be granted to this application.