

Alterations & Additions to:
SP 31425.
Unit 5, 9 Eustace Street,
Manly
NSW 2095



Statement of Modification and Environmental Effects

Section 4.55 Modification to Mod2022/0603 of Development Consent DA2021/2409

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December 2022

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1.0 Section 4.55 Modification – MOD 2022/0603

Lot 5 SP 31425 , 5 / 9 Eustace Street, MANLY NSW 2095
Lot CP SP 31425 , 9 Eustace Street, MANLY NSW 2095

Cradle Design has prepared this covering letter on behalf of the owners of Unit 5, 9 Eustace Street, Manly. It supports a Section 4.55 1(a) Modification to Northern Beaches Council for DA 2021/ 2409.

Proposed changes to MOD 2022/0603 works are;

1. 2 x skylights deleted from rumpus area ceiling,
2. Addition of balcony repair/ modification works as noted on plans,
3. Inset of west boundary wall to approved bathroom to allow clearance around vent stack,
4. Introduction of sink cupboard to terrace (smaller bathroom as a result),
5. Minor modification to lower level north facade to incorporate wall nib and separated bedroom/ walk in robe doors and glazing.
6. Introduction of translucent louvres to sections of fixed translucent window glazing to the upper-level north-facing highlight window W41
7. Modification of Proposed Finishes

Updated documents that accompany this application:

DA-001-C	-	LOCATION PLAN & DOCUMENT SCHEDULE
DA-002-C		SITE PLAN
DA-004-C	-	3D VIEWS
DA-501-D		EXISTING & DEMOLITION PLANS
DA-502-D	-	EXISTING & DEMOLITION ELEVATIONS
DA-503-D	-	FLOOR, ROOF & STORMWATER PLANS
DA-504-D	-	EAST ELEVATIONS
DA-505-D	-	NORTH & SOUTH KEY ELEVATIONS
DA-506-D	-	NORTH & SOUTH UNIT 5 ELEVATIONS
DA-507-D	-	SECTIONS A & B
DA-511-C	-	BASIX COMMITMENTS – 1 OF 3
DA-512-C	-	BASIX COMMITMENTS – 2 OF 3
DA-513-C	-	BASIX COMMITMENTS – 3 OF 3
NP-501-C	-	NOTIFICATION PLAN
NP-502-C	-	NOTIFICATION ELEVATIONS

BASIX CERTIFICATE A433084-2

2.0 Proposed Modifications

1. Skylights 3 & 4 deleted from rumpus room – refer to DA-002_C and DA-503_D.

No impact to approved works

2. Addition of balcony repair/ modification works refer to DA-503_D.

Proposed removal of single skin brickwork balustrades, either cracking, deflecting existing slab due to weight or not suitable in single skin format to meet current structural design actions (Australian Standard AS1170.1 Structural Design Actions – Permanent, imposed and other actions).

New steel framed, metal clad balustrades (non-combustible, 60/60/60 FRL) to be added, meeting standards for balustrading; reducing weight on slab and incorporated into overall balcony upgrade.

It is proposed the balconies would gain around 90mm in size with the new metal framed balustrade being fixed to the face of the existing slabs rather than sitting on top.

Additional work to approved Modification MOD 2022/0603, however with minimal impact to the strata building, neighbours or locality.

Proposed removal of existing tile floor with insufficient falls to drains.

New balcony waterproofing/ screed and tiles to ensure suitable water collection/ run off to existing stormwater system.

No impact to approved works

3. Inset of west boundary wall to approved bathroom to allow clearance around vent stack - refer to DA-503_D.

Minimal reduction in overall approved size of terrace addition and FSR.

No impact to approved works

4. Introduction of sink cupboard to terrace (smaller bathroom) - refer to DA-503_D.

Modification to approved layout, reducing size of bathroom and adding a sink cupboard accessed from terrace.

Minimal impact to east façade of approved works with addition of louvred doors to terrace in lieu of approved blank wall.

Minimal impact to neighbours and locality.

5. Minor modification to lower level north facade to incorporate wall nib and separated bedroom/ walk in robe doors and glazing.

Confirming nib wall between glazing/ glazed doors to bedroom 2 and walk in robe. Both new window/door suites are designed to be accommodated within and so require no change to the size of the existing wall opening.

No impact to approved works

6. Introduction of translucent louvres to sections of fixed translucent window glazing to the upper-level north-facing highlight window W41 – refer to DA-506_D

The owner seeks to amend Consent Condition 6 by adding the words 'and louvred' as follows:

*The side highlight window W41 for the rumpus is to have fixed **and louvred** translucent window glazing.*

Discussions with Council's planner prior to issue of the Consent arrived at an agreement with the owner that this window consist entirely of fixed glass. However, this overlooked the need and intent of the design to provide secure, weather-protected passive ventilation to the proposed rumpus room via these recessed highlight windows.

Whilst adequate ventilation may be provided by opening the sliding doors to this room, it cannot be maintained when the space is to be secured, for example, overnight nor during wind-driven rain.

Pursuant to Manly DCP 3.4.2 Privacy & Security, the 1800 high sill of the proposed window has been designed and considered to 'not create unreasonable overlooking privacy issues' (NBC Assessment Report ITEM NO. 5.1 - 20 APRIL 2022 – p113).

Accordingly, the provision of louvred glazing to each end of this high sill window would not diminish the 'not...unreasonable overlooking privacy' provided by the window configuration as initially assessed.

When the design including louvres is considered in conjunction with the additional privacy measure of obscure glazing required by this condition, there will be negligible impact on the enhanced privacy provided to neighbouring No/11 Eustace St by the overall proposal. Accordingly, this modification may be supported by Council.

7. Modification of Proposed Finishes – refer to DA-514_C

Modification of the schedule of exterior finishes is proposed to bring the exterior of the works under this Consent into line with the programme of maintenance and enhancement of the existing building exterior being undertaken by the Owners Corporation.

That programme also includes replacement of balcony balustrades the finish of which has been added to the schedule for the balustrades in this modification (refer to point 2 above).

3.0 CONCLUSION

The modifications to proposed to MOD 2022/0603 seek minor amendments works and addition of required balcony safety upgrades, with no impact to the strata property, neighbours or locality.

Favourable consideration is requested.

Yours sincerely,

Regan VanderWert-Walsh
Director
Architect NSW 7904

CRADLE DESIGN PTY LTD