


Additional Information - 1034 Forest Road, Lugarno - Message (HTML)

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
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 Additional Setback - 1034 Forest Road, Lugarno - Cedar Designs Pty Ltd.pdf 352 KB

 CDC Example - 1034 Forest Road, Lugarno - Cedar Designs Pty Ltd.pdf 349 KB

 Original Shadows - 1034 Forest Road, Lugarno - Cedar Designs Pty Ltd.pdf

Hi Eltin, Further to the panel meeting it is absolutely ridiculous for the panel to request the front setback of the first floor to be pushed in a further 2m to reduce the extent of overshadow onto adjoining property.

Clearly such a decision was made with very little understand of how shadowing works.

Issues with pushing the front setback further back as requested by the panel generates the following issues:

1. Pushing in the first floor by 2m makes no difference.
2. pushing the second level in results in garages that dominate the building facade, not in line with the desired future character of the Georges River Local area.

You may refer to the submitted shadows depicting very little change with the 2m setback, we have also provided a footprint and shadow for a CDC building envelope which results in move overshadow giving that the height of the development is increased to 8.5m compared to 6.8 and 450 for the parapet.

The Proposed development seeks to vary from the minimum standards of the of the Hurstville DCP in this regard, this variation is due to the fact that the site constraints and orientation prohibit the achievement of these standards unless unreasonable measures were taken, please read below for further information.

The proposed development application has been accompanied by shadow diagrams in accordance with the Hurstville DCP- Solar Access. Further, the diagrams provide information relating to the effect of the proposed development at 9am, 12pm and 3pm in Winter

The Winter shadow diagrams indicate that the adjoining residential dwelling at 1036 Forest Road t will not receive the prescribed amount of sunlight due to the eastwest orientation of the adjoining property, however the December 21 diagram shows that the adjoining dwelling will receive a minimum 3 hours of sunlight during this period. (additional shadow diagrams are submitted)

However, notwithstanding the above, the proposed development has sought to minimise the adverse impact on the adjoining property to the south, where overshadowing of the property is inevitable due to its orientation. This has been achieved by the following:

1. Increased side setbacks on the first floor
2. Increased rear setbacks
3. Designing the building to ensure it sits well below the maximum height limit of 9m and maintaining compliance with the maximum ceiling and parapet height as well as Floor Space ratio.
4. A low pitched flat roof also further reduces the impact of shadowing onto adjoining dwellings.
5. Insuring the finished floor levels sit no more than 1m above the Natural Ground Line.

Furthermore, it should be noted that presently that the residential subdivision pattern in the street is such that many of the allotments including the subject lot and adjoining lots exhibit a predominantly eastwest orientation.

Therefore, the provision of solar access to adjoining residential buildings predominantly south of each allotment is difficult to achieve, as the shadows projected by two storey buildings are consistent with allotments of this orientation, width and size.

Therefore, the provision of solar access to adjoining residential buildings predominantly south of each allotment is difficult to achieve, as the shadows projected by two storey buildings are consistent with allotments of this orientation, width and size.

Given the above it is considered that the proposed development has demonstrated that the constraints and orientation of the block prohibit the achievement of the controls in the Hurstville DCP, as the proposed development would have to be extensively modified to achieve compliance with the DCP.

In this regard, to achieve compliance the building will need to be setback to a minimum of 10-11m from the street to allow sunlight to enter the building, this will result in a development inconsistent with the current streetscape and inconsistent with what the likely future character of the street.

In this regard, it would also be important to note, any amendments to the plans would result in an incongruous design and building appearance and consequently an internal design that is impractical in terms of the functionality of the residential building.

Furthermore, the proposed development complies with the objectives in the Hurstville DCP in terms of the provision of sunlight access to adjoining private open space and the habitable rooms within the development. Where possible sunlight to the neighbouring properties and within the development site is not diminished.

Therefore, in this instance, it would be considered that it would be unreasonable and unnecessary for council to request compliance with the controls of the DCP in this regard.

Kind Regards,