

DEVELOPMENT APPLICATION

Statement of Environmental Effects

MRS & MR CLINCH
PROPOSED ALTERATIONS & ADDITIONS

CLINCH HOUSE

3 Orlando Road
Cromer NSW 2099
Lot 5 DP 26699

1. DESCRIPTION OF LAND

1.1.LOCATION

It is 3 Orlando Road Lot 5 DP 26699 Cromer NSW 2099.

1.2.SIZE & ASPECT

The site is 603 m², rectangular, with a slightly steepening fall to the south of about 4m over 40 metres (1:10). The site has short close leafy views.

1.3.EXISTING VEGETATION & USE

There is a large eucalypt in the front south western corner next to the driveway and will be over 6m (by survey) to the closest part of the proposed extended garage. There is no other existing vegetation impacted by this proposal.

Further, an Arboricultural Impact Assessment Report is not needed.

1.4.ROAD FRONTAGE & VEHICLE ACCESS

Orlando Road provides 2 way access to Cromer and beyond.

1.5.ACCESS TO SERVICES

Services for water, sewer & phone are located underground on the lot boundary with the access street. Power is provided overhead from same.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1.SITING & SOLAR ACCESS

Fortunately the buildings rear, looking out onto the pool is facing north. Already receiving excellent winter sun penetration, this is going to be enhanced by removing the lean to roof and increasing the ceiling height to get more north glazing, therefore maximising best practice solar passive design.

2.2.THERMAL MASS

A ground floor slab with a tiled finish as proposed will provide an excellent source of thermal mass. Project budget constraints make a suspended slab for the upper level prohibitive.

2.3.SHADING

Every highlight window has an adequate eave projection as to totally exclude the summer sun whilst still allowing for winter sun insolation. .

The western elevation will have a new small window added for the study which will be protected by existing vegetation to the west.

2.4. NATURAL VENTILATION

Louvre windows have been provided in the highlight windows to allow for the catching of summer breezes. A large sliding door off the kitchen allows for a large amount of cross flow when used with the Living / Deck French doors.

2.5. INSULATION

There is no insulation at all in the existing building, so with the BASIX required insulation added, the owners will definitely have positive benefits.

2.6. LANDSCAPED OPEN SPACE

SITE AREA 603m ²	ACTUAL AREA	ACTUAL RATIO	REQUIRED RATIO BY DCP MIN.
LANDSCAPED AREA	244.17m ²	40.4%	40%

The proposal complies with the DCP.

2.7. BUILDING SETBACKS

BOUNDARY	ACTUAL SETBACK	REQUIRED SETBACK BY DCP MIN.
NORTH	6600* 15400	6000
EAST	939* 1539	900
SOUTH	5994* 6649	6500
WEST	41* 900	900

The building has been setback and articulated to maximise design amenity for the occupants and is predominately compliant with the DCP. It is requested that a variation be given to the current policy on the below grounds.

This alteration and addition to this house while preserving as much as possible of the original is going to bring the house in line with modern living of outdoor connectivity around an existing in ground pool and therefore forces the setback encroachments.

The northern setback is already compliant in regards to the new Pool Terrace as proposed. However, when considering the building proper is greater than an average of 15 metres, it then forces the whole concept to the south and west.

Again, the eastern setback is mostly over 1500 and has one new room articulating via cantilever out to the 900 setback, therefore providing more than ample spatial buffering. This also adds to the aesthetics by articulating the mass of the building.

The southern / street setback has the front entry encroaching by about 1 square metre of floor space. The porch can be considered a further articulation zone, softening the front façade.

The Garage and Pool Terrace are built to the boundary and are totally mitigated by the fact that there are 2 driveways, 1 for a battleaxe block and 1 for the 2nd neighbor adjoining.

In regarding the Garage wall

- It is only about 5m² of the garage that encroaches
- This part of the building has a terrace parapet that is estimated to be on average only approx. 3metres high
- The extra width gained gives the garage a safe and usable spot for 2 cars to park
- The closest neighbours' building is over 12 metres away because of the 2 adjacent driveways and unique site topography
- This whole wall will be masonry and clad in sandstone, greatly referencing the sandstone outcrops that are a few metres away

In regards to the Pool Terrace wall, it can be considered as simply a high fence; and

- Will greatly provide privacy to the neighbours
- Has to be in its location to provide a reasonable indoor / outdoor space for effective flow for modern entertaining and safer children supervision
- The closest neighbours' building is over 8 metres away because of the battleaxe driveway and second neighbours carport

It is considered that the encroachments offer a more efficient use of the space compared to what currently exists.

2.8.BUILDING HEIGHT

The apex of the highest roof is estimated to be some 7m above natural ground level. This is under the max. 8500mm as stipulated by the DCP.

2.9.ACCESS & CARPARKING

The proposal includes garaging for 2 cars on site. The driveway grade will have an average grade of no steeper than 1:10 and be virtually unchanged from what exists.

2.10. PRIVATE OPEN SPACE

The rear garden provides at least the 60m² POS as required by the DCP.

2.11. ENTRANCES

A timber entrance door set will be installed in good sight of the street which will allow a pleasing and defined welcome. The entry porch is offers weather protection.

2.12. LANDSCAPING

Existing & new works will be carried out by the owners.

2.13. ACOUSTIC & VISUAL PRIVACY

The new window in Bed 3 is closest to the neighbours but is approx. 45 degrees out of alignment with their closest window thus negating any issues. Bed 1, with the extension has to have its window repositioned to be virtually directly opposite the closest window, approx 4 metres away, alas at the same level. The neighbours window has got blinds on the inside as Bed's 1 window will have and it is envisaged that being a bedroom, there will be no issue as the blinds can simply be drawn when the room is in use.

The Pool Terrace area will be shielded to the neighbours by the aforementioned boundary wall apart from being over 8 metres away, will as designed negate privacy issues.

The front deck facing the street is well clear of all neighbours.

2.14. SHEDS & SERVICE AREAS

The existing garage will provide ample space for storage.

2.15. VIEWS

There are no significant views to be gained or lost on and around this site.

3. GLOBAL PLANNING INSTRUMENTS

3.1.STATE ENVIRONMENTAL PLANNING POLICY

The site is affected by provisions of various SEPP. The proposal is consistent with the requirements and design guidelines of these policies.

4. L.G.A. LAND ZONING & COMPLIANCE

4.1.WARRINGAH LEP 2011

The site is zoned R2 LOW DENSITY RESIDENTIAL under the provisions of this plan. The proposal is compliant with the objectives of the zoning and is permissible with consent.

The special provisions of the LEP are not applicable to this proposal.

5. BUILT, ECOLOGICAL, SOCIAL& COMMERCIAL IMPACTS

5.1.OVERSHADOWING

The proposal is under the height limits and has the street frontage to the south hence negating any effect of overshadowing.

5.2.STREETSCAPE, BUILDING BULK & SCALE

The owners desired an atypical beach style house and as such it is considered that the house is very fitting in its setting.

5.3. TRAFFIC GENERATION

Not applicable

5.4. HERITAGE ISSUES

Not applicable

5.5. WATER, AIR & SOIL POLLUTION

General site pollution measures such as silt fencing and the like will be used during construction by the builder to stop surface erosion.

5.6. DRAINAGE

Most of the roof water will be directed into the rainwater tank. Other roof water and overflow will go direct to stormwater.

5.7. NOISE & VIBRATION

Not applicable

5.8. SOCIAL IMPACTS

Not applicable

6. SITE CONSTRAINTS & SUITABILITY

6.1. BUSHFIRE ZONES

The site is not bushfire affected.

6.2. FLOOD AREAS

Not applicable

6.3. SITE CONTAMINATION

Not applicable

6.4. NOISE OR OTHER POLLUTION FROM OTHERS

Not applicable

6.5. SLOPE INSTABILITY

The site is classified as area D - Collaroy Plateau Area Flanking Slopes and as such a preliminary assessment conducted by a geotechnical engineer as to the necessity of a potential geotechnical report will need to be submitted with this DA.

6.6. EASEMENTS

There are no easements on this site.

7. CONCLUSION

It is concluded that the proposed application will provide positive benefits to the streetscape and locality by providing built form of a varied and interesting nature, whilst providing a building for the occupants that responds effectively to its environment.