



**Statement of
Environmental
Effects
at
20 Woodward Street,
Cromer
NSW 2099
For
Kerrie & Carlie Leo**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 20 Woodward Street in Cromer.

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 residence is located on the western side of Woodward Street in the residential neighbourhood of Cromer.

Site Address: No 20 Woodward Street, Cromer

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 173 DP.237762 known as 20 Woodward Street, Cromer, 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 house is situated in a street that is characterized by large trees and period homes. 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 two storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

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

2.6 Existing Areas of the Dwelling

The site has an existing two storey dwelling with concrete parking area to the front.

2.7 Existing off-street parking

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

2.8 Existing Landscaping

The landscaping to the existing property consists of a rock embankment along the front boundary with a large native tree, shrubs & palms. The front of the dwelling is perched on an existing rock outcrop. To the rear yard there a small lawn area off the rear of the dwelling with a rock outcrop & garden area & small shrubs between the dwelling & 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 double storey building with car parking to the front. The appearance & bulk of the building is to be improved throughout the development to be in keeping with surrounding properties. The proposed works provide a rear addition to the lower ground floor with an upper floor addition on the northern side of the with metal roof sheeting.

The proposal is in sympathy with the existing residence improving the scale and character of the house and the garden suburb.

3.1 *Features of the Proposal*

Externally the proposal encompasses:

- New lower ground floor walls northern side of the dwelling & deck
- New 1st floor wall addition to northern side of the dwelling
- New sheet metal roof

Internally the proposal encompasses:

- New lower ground floor bed 4
- New internal stairs
- New 1st floor master bed, ensuite & storage

3.2 *Present and Future uses of the Residence*

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

3.3 *Purpose for the additions*

The new proposal provides better provision for bedroom areas for the residents whilst providing the bulk of the dwelling that is fitting for the Cromer area. The owner is looking to maintain certain key components of the existing dwelling by adding internal areas to be more usable for the owner's family. A new bed is required on the lower ground floor with internal stairs to access the upper floor addition. The upper floor is stepped slightly higher than the existing ground floor as minimum floor to ceiling heights are used with the stair landing stepping down to the master suite to match the existing topography. The design maximizes the existing dwelling &

available area of land whilst improving the bulk on the northern side of the dwelling & maintaining the bulk & scale elsewhere. The proposed development maintains the north-eastern aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

3.4 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:

Cladded walls to the upper floor to match existing

Masonry walls to the lower ground floor to match existing

Alloy windows & doors to all elevations

Roofing in colour bond medium to dark colour

Timber deck painted/stained to match existing

3.5 Height

The height of the new development will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	557.4 sq m	-
GFA (Gross Floor Area)	150.04 sq m	-
Height	7.604m	8.5m
Built upon area	292.32 sq m	334.44 sq m
Landscaping	265.07 sq m	222.96 sq m

A concession is requested for an encroachment to the northern side boundary

envelope to the NE corner of the upper floor. This is due to the existing terrain being extremely steep with approximately 16m of fall from the rear boundary to the street. The encroachment does not adversely impact neighbouring properties as the additions do not shadow neighbouring properties & provide a more consistent streetscape in relation to bulk & scale. The proposal maintains substantial separation to neighbouring dwellings with the additions stepping with the topography up the property.

A concession is requested for an encroachment to the 7.2m wall height to the NE corner of the upper wall. The encroachment is of a minor nature & is only for 2.4m of wall at the northern end where the topography drops sharply to the front of the property. The visual impact is minimal as the building is below the height limit & is in keeping with adjacent properties which provides appropriate sharing of views. A 2 degree roof pitch has been proposed to keep the roof as low as possible & to respond to the existing topography & built form onsite.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	13.33m	6.5m
Rear Set Back	7.14m	6.0m
Side Set Back	1.06m	0.9m

The proposed & existing setbacks of the residence will remain consistent with the existing dwelling, adjacent properties & clear of setback lines outlined under WDCP2011.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Woodward Street is to be maintained with the drive and carport to accommodate 2 vehicles to maintain the Council parking provision & provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 20 Woodward Street has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with no windows proposed to the lower ground facing the neighbouring dwelling & the side window to the master using a raised windowsill. The masonry & cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new deck area does not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the west to east. The location of the proposed addition 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 & maintains existing sunlight to the open space areas on the adjacent properties.

3.11 Acoustic Privacy

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

3.12 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 and piped to the street gutter.

3.13 On-Site Detention

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012 alterations & additions for single residential dwellings will not require OSD. This property is located on the high side of the street & will make use of a proposed rain tank to conform to Basix requirements.

4 ENERGY EFFICIENCY

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

4.1 Orientation

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

4.2 Passive Solar Heating

The living spaces have timber floors with masonry & timber 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.

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 sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows with pyrolytic low-e glass are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the north & east enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from masonry & 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 house 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.

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 on the drive. 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.

4.7 Siting and Setback

Cromer 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. 20 Woodward Street is a good example of this in that it has its car parking in the existing carport minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new section to the rear & side of the house 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 house.

4.8 Development on Sloping Land

No. 20 Woodward Street, Cromer is shown in Landslip Category B 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 structural integrity of the 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 & piped to the street gutter. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings.

4.9 Building Form

Residential buildings in Cromer are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be masonry to the lower floor & cladded to the upper floor to match existing. The new works have been designed to maintain the overall look of the building form & to create a modern design that suites the area.

4.10 Roof Form

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has low pitched metal deck roofs with the proposal to similar sheet metal roof forms under this proposal to limit height & overshadowing.

4.11 Walls

A distinctive feature of the Cromer house is that the walls are constructed from masonry & cladded timber frame. The design incorporates these walls into the new works to create a seamless finish to the property.

4.12 Windows and Doors

A variety of window shapes and sizes can be found in the Cromer 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 20 Woodward 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.

4.13 Garages and Carports

The freestanding houses in Cromer allowed for the cars to drive to the front or down the side of the house. This development maintains the existing carport with parking available for 2 vehicles.

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

4.15 Fences and Gates

Fences & gates are to be maintained for this proposed development.

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 planting maintained to front of the property to maintain & enhance the streetscape.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 20 Woodward Street are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Cromer. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry & cladded walls, concrete & timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. 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	Brick & Cladded	Natural/Paint	Match Existing
6.1.2 Gutter	Colorbond	Medium to Dark	Match Existing
6.1.3 Door frame	Alloy	Paint	Match Existing
6.1.4 Door	Timber & glass	Paint	By Owner
6.1.5 Window	Alloy & glass	Paint	By Owner
6.1.6 Roofing	Colour Bond	Medium to Dark	By Owner