



**Statement of  
Environmental  
Effects  
at  
28 Meehan Road,  
Cromer  
NSW 2099  
For  
Mr Booker & Ms Hulme**

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**RAPID PLANS**

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# 1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 28 Meehan Road Cromer.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives. This statement has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)<sup>1</sup>.

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.

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. The proposed alteration and addition address the objectives and standards of the Warringah Local Environmental Plan 2011 <sup>2</sup> (LEP), the Warringah Development Control Plan 2011 <sup>3</sup> (DCP)

This SEE demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Warringah Local Environment Plan 2011, Warringah Development Control Plan 2011

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

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<sup>1</sup>Environmental Planning and Assessment Act 1979;  
<[http://classic.austlii.edu.au/au/legis/nsw/consol\\_act/epaaa1979389/](http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/)>.

<sup>2</sup> Warringah Local Environmental Plan 2011;  
< <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>>.

<sup>3</sup> Warringah Development Control Plan 2011;  
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

## 2 THE EXISTING BUILDING

### 2.1 Site

The residence is located on the Northern side of Meehan Road in the residential neighbourhood of Cromer.

Site Address: No 28 Meehan Road, Cromer

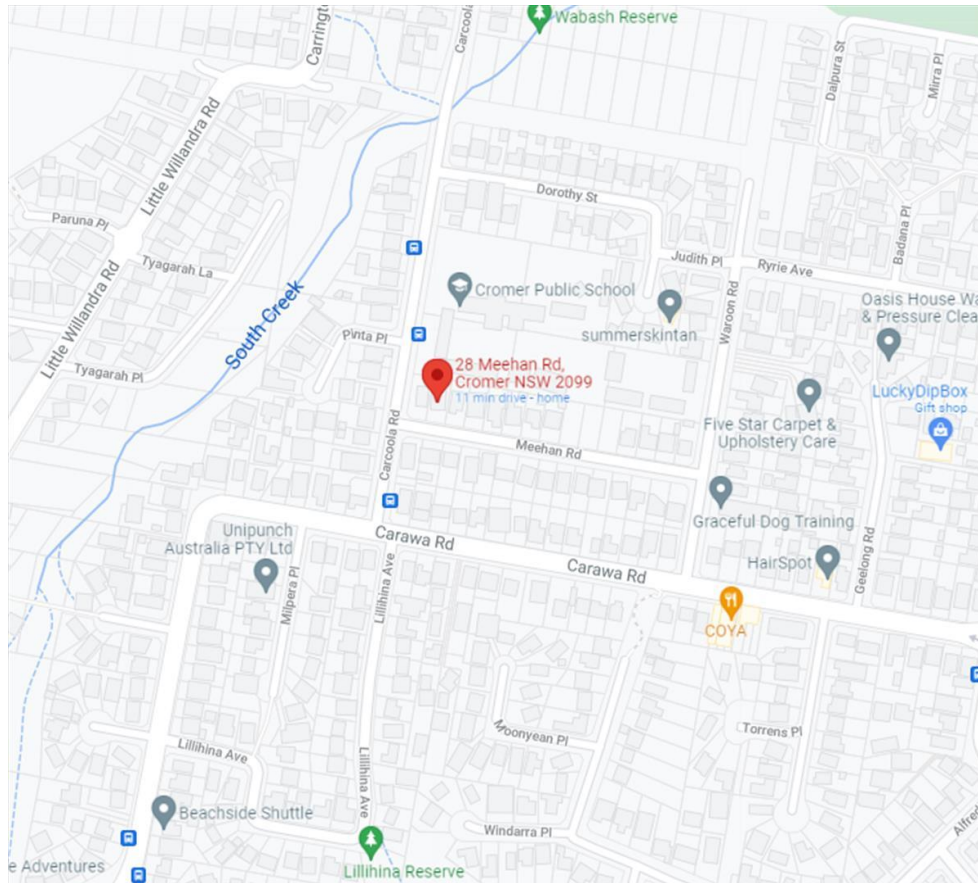


FIGURE 1: LOCATION PLAN 28 Meehan Road, Cromer. <sup>4</sup> Source Google Maps.

### 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

<sup>4</sup> Location Map 28 Meehan Road, Cromer;

<[https://www.google.com/maps/place/28+Meehan+Rd,+Cromer+NSW+2099/@-](https://www.google.com/maps/place/28+Meehan+Rd,+Cromer+NSW+2099/@-33.7386471,151.2732471,17z/data=!4m5!3m4!1s0x6b0d5586dac64b61:0xfb7616e9d953f6c8!8m2!3d-33.7385757!4d151.2735261)

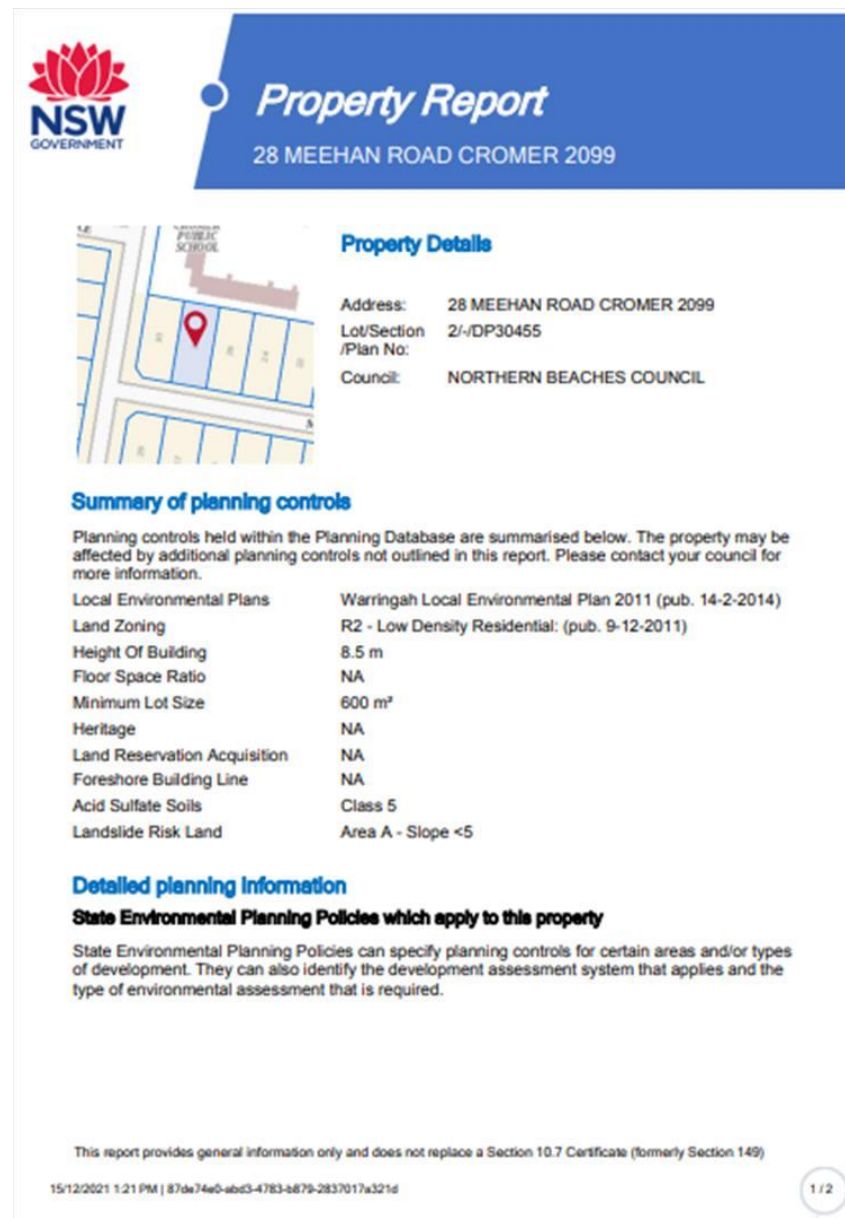
33.7386471,151.2732471,17z/data=!4m5!3m4!1s0x6b0d5586dac64b61:0xfb7616e9d953f6c8!8m2!3d-33.7385757!4d151.2735261>.

## 2.3 Zoning

Lot 2 DP.30455 known as 28 Meehan Road, 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



**Property Report**  
28 MEEHAN ROAD CROMER 2099

**Property Details**

Address: 28 MEEHAN ROAD CROMER 2099  
Lot/Section: 2/-/DP30455  
Plan No:  
Council: NORTHERN BEACHES COUNCIL

**Summary of planning controls**

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Land Zoning	R2 - Low Density Residential: (pub. 9-12-2011)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	600 m <sup>2</sup>
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5
Landslide Risk Land	Area A - Slope <5

**Detailed planning information**

**State Environmental Planning Policies which apply to this property**

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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FIGURE 2: Property report; 28 Meehan Road Cromer,<sup>5</sup> Source Spatial Viewer DoIE.

<sup>5</sup> DoPIE, Planning Portal <<https://www.planningportal.nsw.gov.au/spatialviewer/#!/find-a-property/address>>.

## 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 single storey dwelling with housing directly opposite. The property is located on the low side of Meehan Road with views to the north over the residential area and adjacent Cromer public school. The existing façade is partially obscured by an existing vegetation in the front garden, with existing picket fence and shrubs providing visual relief from the public domain.

Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing. The locality is considered a low-density R2 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.



FIGURE 3: Street View, 28 Meehan Road Cromer. Source Google Maps.<sup>6</sup>

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<sup>6</sup> Google Maps. <[https://www.google.com/maps/place/28+Meehan+Rd,+Cromer+NSW+2099/@-33.7388124,151.2735225,3a,75y,3.53h,86.05t/data=!3m6!1e1!3m4!1s\\_9jR2Uku5aqPRxWAssw4TA!2e0!7i16384!8i8192!4m5!3m4!1s0x6b0d5586dac64b61:0xfb7616e9d953f6c8!8m2!3d-33.7385757!4d151.2735261](https://www.google.com/maps/place/28+Meehan+Rd,+Cromer+NSW+2099/@-33.7388124,151.2735225,3a,75y,3.53h,86.05t/data=!3m6!1e1!3m4!1s_9jR2Uku5aqPRxWAssw4TA!2e0!7i16384!8i8192!4m5!3m4!1s0x6b0d5586dac64b61:0xfb7616e9d953f6c8!8m2!3d-33.7385757!4d151.2735261)>.



## 2.6 Existing Areas of the Dwelling

The site has an existing single storey dwelling accessed via pedestrian path located from the existing front fence to the existing front door of the dwelling.

## 2.7 Existing off-street parking

There is parking available for 1 car on the existing driveway.

## 2.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping down from the front of the boundary to the rear of the site with scattered small shrubs, trees, grass and paved areas. To the rear yard there is an existing elevated concrete deck and ground level, flat paved and grassed reaching to the rear boundary. The existing landscaping is to be maintained where possible for this development, with the existing of a tree that is proposed for removal in the rear yard.

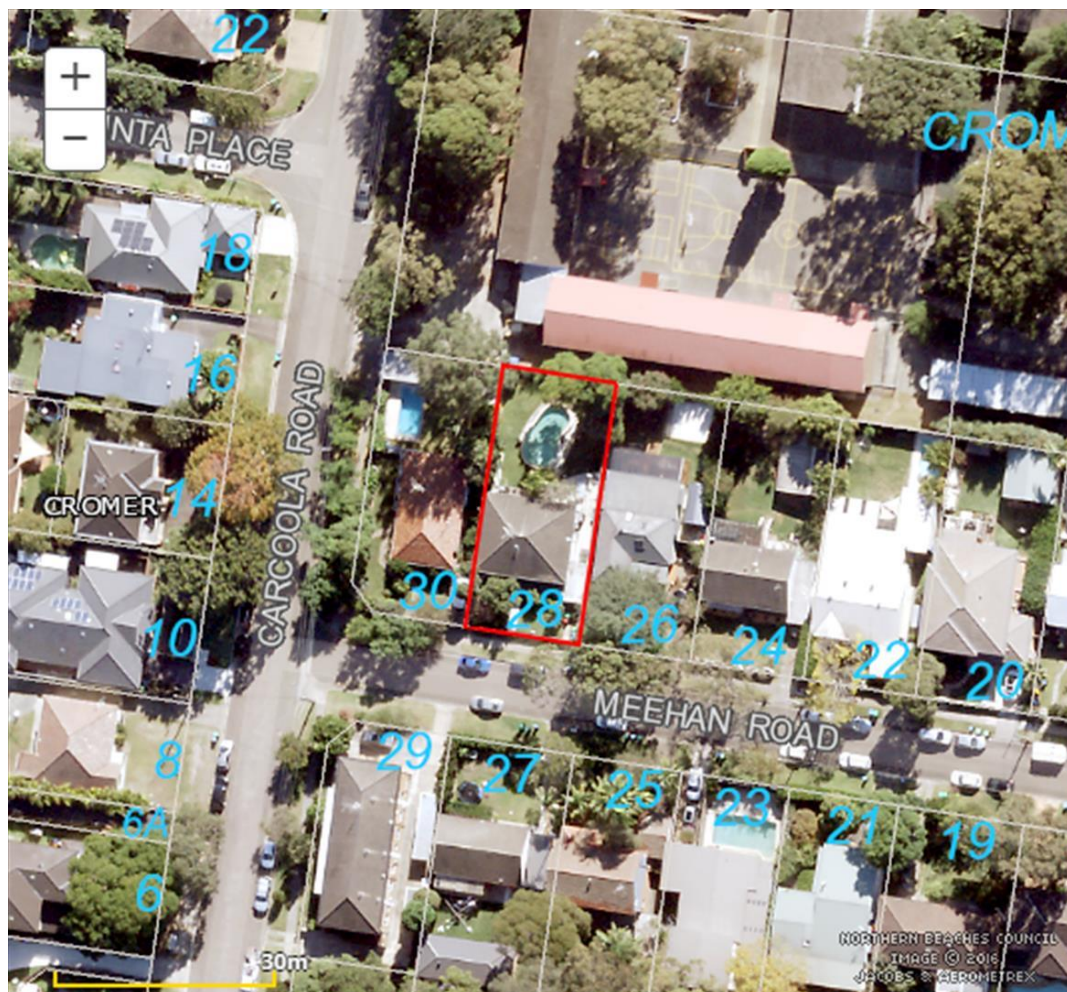


FIGURE 4: Ariel View, 28 Meehan Road Cromer. Source Northern Beaches Council.

### 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 single-storey building with existing car parking to the front of the dwelling in keeping the neighbouring properties. The appearance of the dwelling is to be improved throughout the development with a minor side addition and internal refurbishment to the existing bathroom , WC and laundry, the outdated rear outdoor areas and pool are to be modernised with improved paved and grassed areas and additional deck space proposed to provide increased amenity and project durability. The proposed works also provide for a new pergola to the ground floor deck, cabana and toilet.

The existing ground floor deck from the kitchen area is to be extended with a new pergola proposed providing cover for protected outdoor space from the meals area. New privacy screen is proposed to the western edge of the ground floor deck with stairs from the ground floor deck to access the new pool deck area and a separate set of stairs to access the yard on the eastern side of the property. A new pool deck is proposed to the existing pool and paved area including a seated lounge area, privacy screen planting and new compliant pool safety fence. A new cabana is proposed which will include a toilet, to provide facilities and covered supervision and seating to the existing pool area. These new areas will provide private outdoor space to the existing dwelling. Ground floor refurbishments to the existing bathroom and toilet area with refurbishments to the existing laundry and new door will provide increased amenity and access to the rear outdoor space and laundry hanging zone.

The existing landscaping driveway and crossover will be maintained where possible for the proposal. As well as providing refurbished landscaped areas the existing and new proposed additional areas will provide increased privacy form the neighbours and visual relief from the public domain. This maintaining the existing bulk and scale of the property, and is in sympathy with the prevailing streetscape. (Figure 5) This is in keeping with the existing street scape and the immediate neighbours. The proposal improves the scale and character of the house and the garden suburb.





FIGURE 5: Rear Yard View, 28 Meehan Road Cromer.



FIGURE 6: Street View, 28 Meehan Road Cromer Including Neighbours. Source Google Maps.

### ***3.1 Features of the Proposal***

**Externally the proposal encompasses:**

- New Cabana with toilet.
- New ground floor deck, handrail and privacy screen
- New minor side addition to laundry areas
- New external access stairs from ground floor deck to pool and yard area
- New pool deck and stairs

- New pool fence
- New covered pergola roof to ground floor deck area
- New sheet metal roofs

**Internally the proposal encompasses:**

- Ground floor refurbishment works to; bathroom, toilet and laundry.

### ***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 maintains the provision for parking, with improved access and egress to the rear yard and pool area of the dwelling, and improves the living & entertaining areas for the residents, whilst increasing the amenity of the dwelling that is fitting for the Cromer area.

The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new cabana is proposed to the rear set back of the property and is located adjacent to the existing pool area. The new stair access is proposed from the new extended ground floor deck to the rear yard to provide access to the new outdoor open space areas. Making use of the existing space in the rear yard to accommodate safe and improved access to the dwellings yard. The proposed refurbishments to the ground floor will provide for updated facilities and increased amenity to the existing out door drying areas from the refurbished laundry.

The works are generally proposed within the existing footprint and existing outdoor spaces of the existing dwelling & make use of the existing areas on the property. The design maximizes the existing dwelling & available area of land whilst improving the amenity. The proposed development maintains the existing aspect while improving the access to solar and ventilation to the northern façade, this improves 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:

Timber framed and clad walls to the cabana.

Timber frame decks and pergolas. Timber decking

Aluminium windows & doors to all elevations

Roofing in colour bond medium to dark colour.

### **3.5 Height**

The height of the new development is 4.994m and will not exceed the 8.5m height limit.

### **3.6 Site Controls**

<b>Proposed Development</b>	<b>Proposed</b>	<b>Allowable</b>
Site Area	579.1 sq m	-
GFA (Gross Floor Area)	110.35 sq m	-
GFA (Gross Floor Existing)	112.37 sq m	-
Height	4.994m	8.5m
Existing Impervious area	331.19 sq m	347.46 sq m
Proposed Impervious area	359.31 sq m	347.46 sq m

The parking areas to the front of the property will be maintained under this development. The proposal has improved the internal facilities and the stair access to the rear side entry for laundry access and new stair access via new deck areas to the existing dwelling. This combined with the refurbished pool and cabana areas enhances the amenity of the site by providing improved garden and outdoor private open space areas also providing visual relief to the rear of the property under this



proposal. The proposed and existing vegetation provides privacy between neighbouring properties, this also improves visual and acoustic privacy. The proposed landscaped area is, in our opinion, a reasonable outcome as the existing areas are generally maintained under this proposal. Our proposal achieving & improving on the objectives under landscaped open space and off-street parking requirements of the WDCP2011.

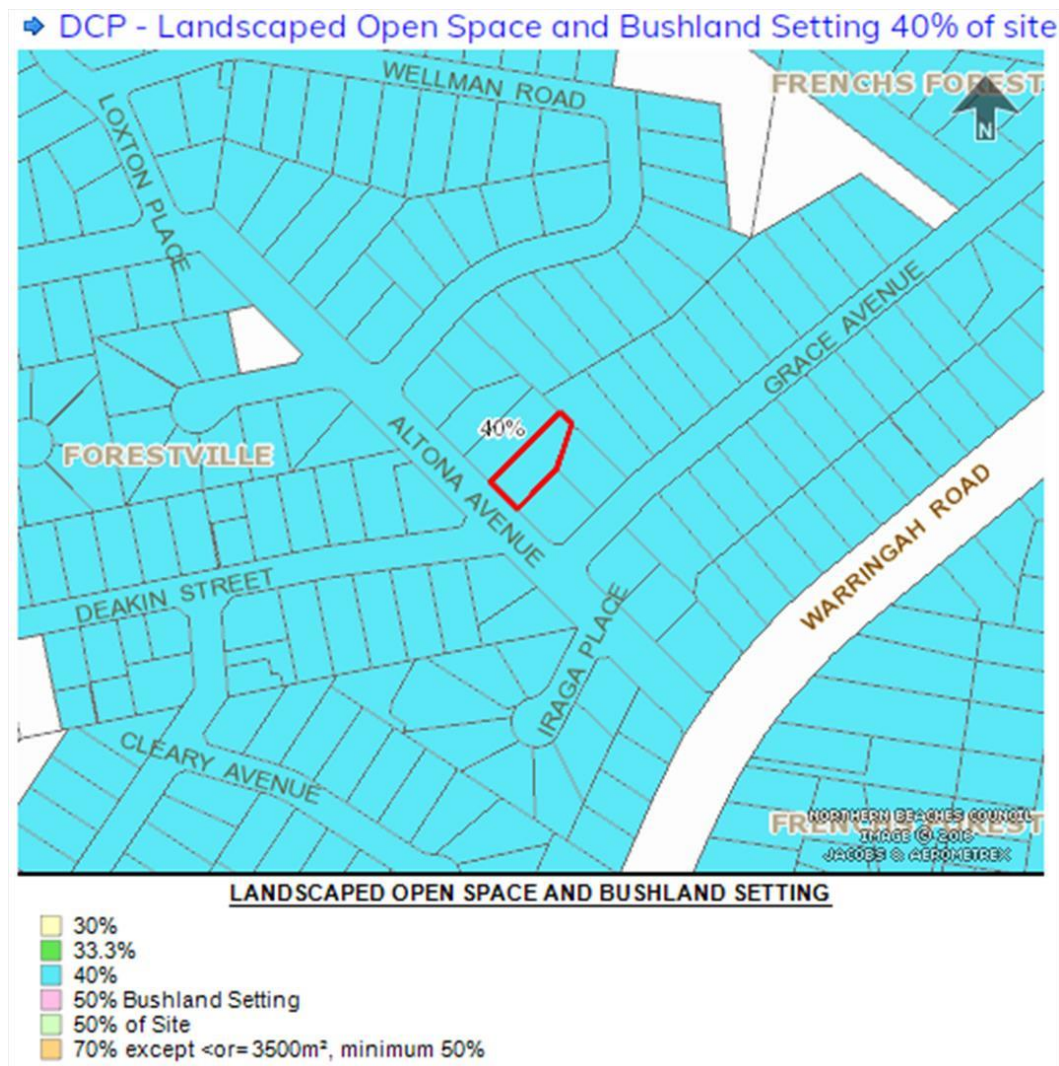


FIGURE 7: Open space map, 28 Meehan Road Cromer. Source Northern Beaches Council.

A concession is requested for an encroachment of hard space to the impervious area. The encroachments are due to existing location of the carport and current location of driveway access dwelling and pool. The existing driveway with parking slab is to be retained with an extension to the laundry over the existing hard surface area. The new proposed pool deck and ground floor deck is to be located in the same location as the existing decks. This minimises the footprint of the proposed works and provides for better access to the rear outdoor space. The proposal is not

visually dominant as the bulk of the decks are proposed just above ground level and is partially hidden by the existing foliage to the rear yard. The decks connect visually to the existing dwelling and pool and is well separated to the immediate neighbours. The proposed works blend into the existing dwelling and to reduce any bulk to the rear the property. The proposed works to the existing ground and upper floor of the dwelling are virtually hidden from the streetscape as they are in the rear of the site and do not dominate the façade. Although the LOS is slightly under the requirement, by just two percent the proposal still maintains a sense of openness and provides stormwater filtration and ample planting opportunities to the development. It is in our opinion that the new proposal is reasonable, considering the current built form and existing terrain, with the proposal achieving the objectives outlined in WDCP2011.<sup>7</sup>

### 3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
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Front Set Back	5.509m (Sth east Cnr Ext Garage) 8.026m (Sth West Cnr Dwelling)	6.5m
Rear Set Back	18.090m (Rear Dwelling Nth West Cnr)	6.0m
Side Set Back West	1.081m (Nth West Cnr Dwelling)	0.9m
Side Set Back East	2.493m (Nth West Cnr Dwelling) 0.954m (Sth West Cnr Cabana)	0.9m

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Meehan Road.

The pattern of development along Meehan Road shows a semi-irregular pattern of development with various sizes of housing. (Figure 8) The orientation of the dwellings in a north/south direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally consistent with the existing dwelling proposed rear decks and landscaping, with the dwellings either side. This provides a consistent pattern of development in relation to setbacks.

<sup>7</sup> Northern Beaches Council DCP;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.





FIGURE 8: Ariel View, 28 Meehan Road Cromer. Source Northern Beaches Council.<sup>8</sup>

With the points outlined above the proposed works will provide, improved facilities, safer access to outdoor open space, improved landscaped areas & improved circulation to the rear of the property. Below is the current north west view rear yard area with the existing pool, access and screen planting that will incorporate new pool deck and outdoor space (Figure 9).

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<sup>8</sup> Northern Beaches Council, Ariel View map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=118295>>.



FIGURE 9: Rear View, North West rear setback, 28 Meehan Road Cromer. Source Google Maps.<sup>9</sup>

The proposed works provide visual continuity with the existing planting and improved access within the rear setback area. With the dwelling being largely set back from the existing boundary's, a safer new access stair to provide improved access to the rear yard, while maintaining existing garden areas, this allows for a sense of openness to the rear yard and setback area. View lines are maintained as the proposed work are predominantly at ground level and garden areas are in keeping with the neighbouring properties with neighbours on either side enjoying an elevated position to make use of limited residential views. As the property was built some years ago, the proposal provides an improved quality in line with surrounding developments.

### **3.8 Access and Traffic**

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently existing off street parking to 28 Meehan Road. The proposal will maintain the existing garage and driveway and will also maintain the existing

<sup>9</sup> Google Maps. <[https://www.google.com/maps/place/7+Altona+Ave,+Forestville+NSW+2087/@-33.7549681,151.2197681,3a,90y,38.24h,95.26t/data=!3m6!1e1!3m4!1sq25\\_Yv1Ifp32gRfDGWSjqA!2e0!7i16384!8i8192!4m5!3m4!1s0x6b12a99196c19d63:0x8481b65596a4a808!8m2!3d-33.7547525!4d151.2200115](https://www.google.com/maps/place/7+Altona+Ave,+Forestville+NSW+2087/@-33.7549681,151.2197681,3a,90y,38.24h,95.26t/data=!3m6!1e1!3m4!1sq25_Yv1Ifp32gRfDGWSjqA!2e0!7i16384!8i8192!4m5!3m4!1s0x6b12a99196c19d63:0x8481b65596a4a808!8m2!3d-33.7547525!4d151.2200115)>.



crossover. Existing pedestrian pathways will provide access from the street to the entry. The proposal improves the existing access via new decks and stairs to the rear yard, with the inclusion of a cabana to the existing pool providing better use of undercover private space. 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 28 Meehan Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed additions minimizes overlooking into neighbours' living areas and recreation space with minimal side windows with proposed outdoor deck space and the ground floor addition substantially separated from the neighbouring dwelling for privacy. The brick veneer, timber framed and cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

### ***3.10 Solar Access and Overshadowing***

The site slopes down from the front to the rear. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing which will maintain sunlight to the open space areas on the adjacent properties.

### ***3.11 Acoustic Privacy***

Acoustic privacy has been maintained across the development. The masonry & timber framed walls with timber and concrete floors on the property act as a buffer to noise as well as existing 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.

### ***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.<sup>10</sup>

### 3.14 Acid Sulphate land

No 28 Meehan Road is located within the acid sulphate area of the Northern Beaches Acid Sulphate Map. (Figure 10).

The site incorporates a very small section of the Acid Sulphate Zone to the rear boundary. The proposed works within this zone relate to the new pool deck and cabana. Excavation for the works are minor with the cabana slab only requiring a maximum of 150mm of excavation and the pool deck blob footings approximately 300mm. These works will have little to no effect on the Acid Sulphate zone.

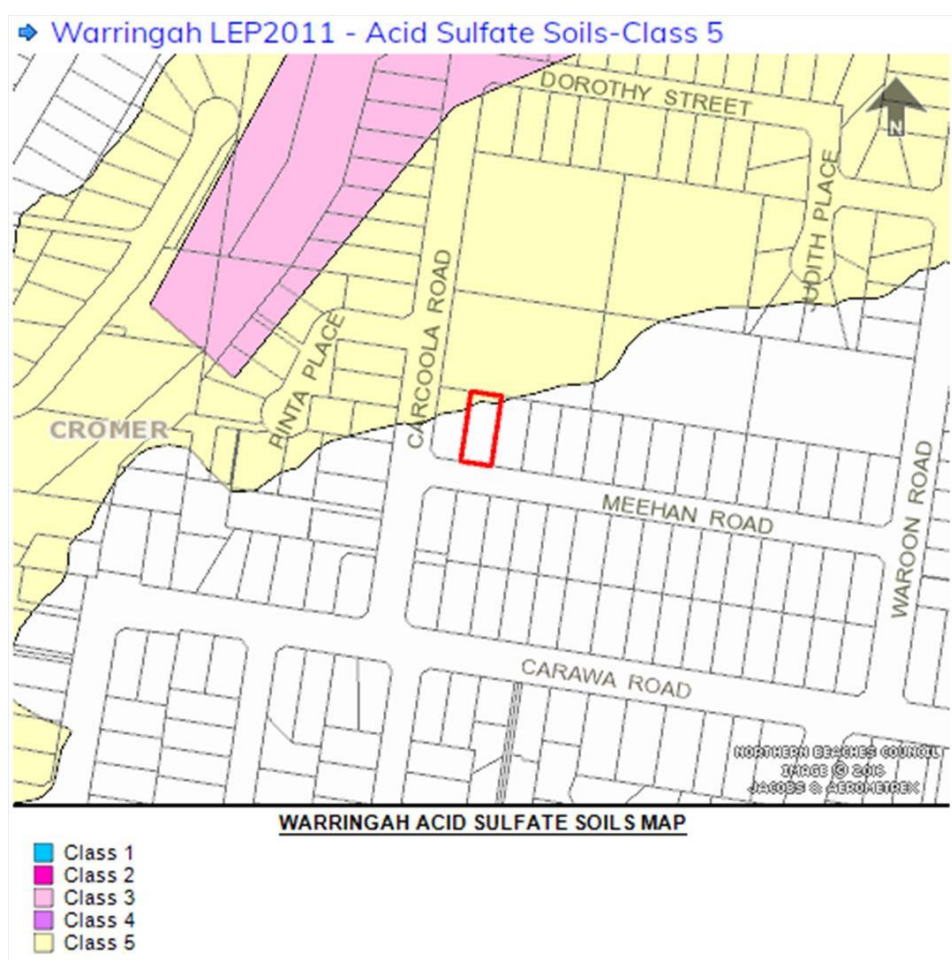


FIGURE 10: Acid Sulphate Map –28 Meehan Road Cromer. Source NB Council.<sup>11</sup>

Proposed works and additions to the main dwelling and proposed ground floor deck and the majority of the pool deck and cabana are generally outside of the Acid

<sup>10</sup> Northern beaches Council, Engineering Specifications; <<https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>>.

<sup>11</sup> NB Council, Acid Sulphate Map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=123085>>.

Sulphate area.

## **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 aspect.

### ***4.2 Passive Solar Heating***

The living spaces have timber floors with masonry and timber framed and cladded 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 are to be used to assist in passive cooling.

### ***4.4 Natural light***

Large open windows and doors to 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 and timber framed and cladded 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 foil backed blanket and insulation batts<sup>12</sup> to the exterior walls and where necessary to the existing walls.

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<sup>12</sup> Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.



## **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 side yard. Household effluent will be disposed of to Sydney Water requirements.<sup>13</sup> 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**

Most houses are free standing with the car access to the front or down one side. 28 Meehan Road is a good example of this in that it has its car parking in the existing driveway. The siting of the house is relevant to the shape of the block & neighbouring properties with the access to be improved. The new additions to the side of the house & the new rear decks and cabana follow this design concept. There have been generous areas of ground dedicated to the existing and new landscaped areas in both the front and the rear areas of the property.

## **4.8 Development on Sloping Land**

No. 28 Meehan Road, Cromer is shown in Landslip Category A (Figure 11) on Northern Beaches Council Landslip map<sup>14</sup>. Geotechnical Report is not required for this application. 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.

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<sup>13</sup> Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

<sup>14</sup> Northern Beaches Council, Land slip map, 7 Altona Ave Forestville;  
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=101181>>.

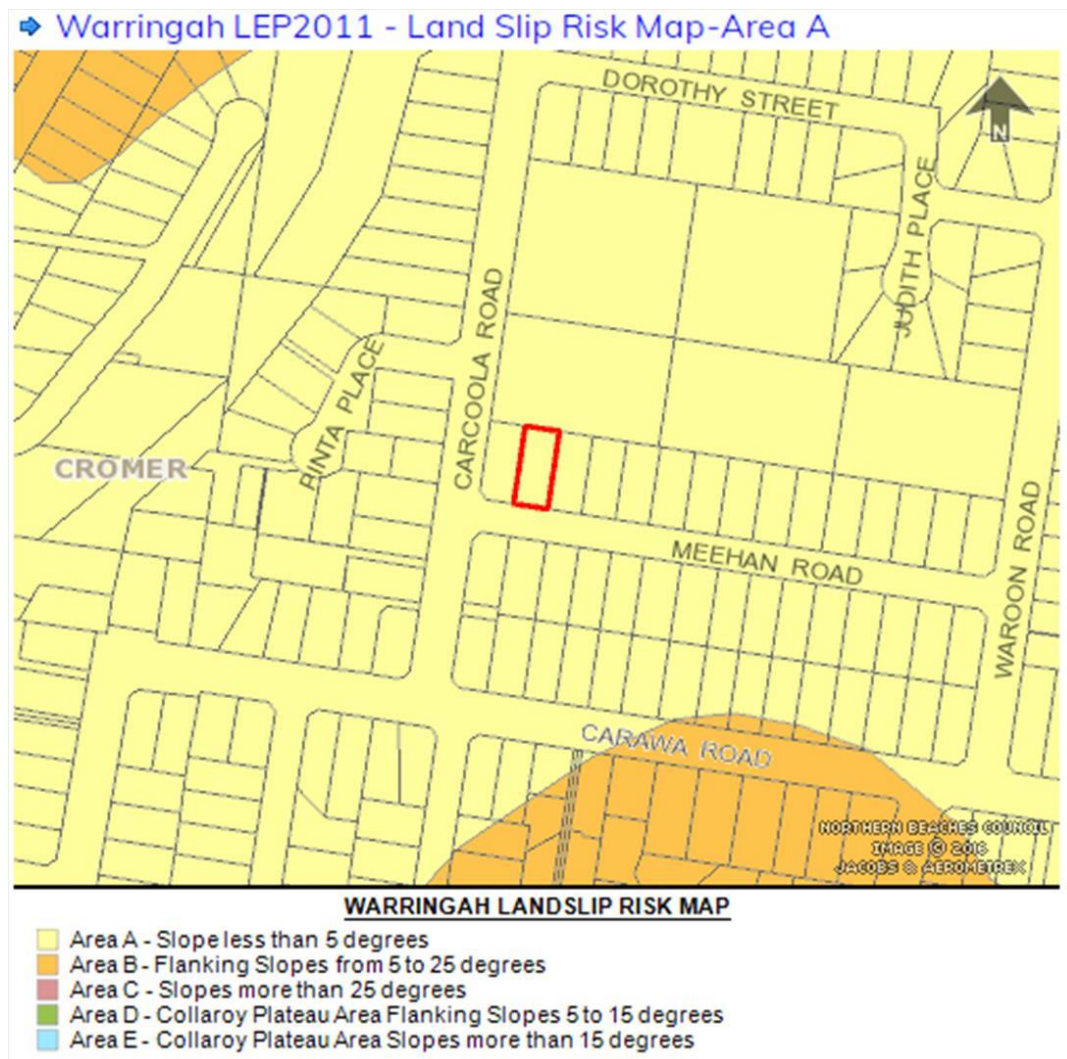


FIGURE 11: Land Slip Maps, 28 Meehan Road Cromer. Source NB Council.<sup>15</sup>

## 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 brick, timber framed and cladded to match existing dwelling. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

## 4.10 Roof Form

The existing house has a pitched roof that is proposed to be replaced with a new sheet metal roof under this proposal. This is to limit the height of the roof structure &

<sup>15</sup> Northern Beaches council, Land slip map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=123085>>.

overshadowing as well as allowing for the new additions.

#### **4.11 Walls**

A distinctive feature of the Cromer house is that the walls are constructed from masonry and or, timber framing. The design incorporates these walls into the new works to the existing dwelling for standard construction option to create a seamless modern 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 28 Meehan Road are to be constructed in alloy or timber. 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 garage and roofline of the dwelling to the front setback , with the existing concrete drive and crossover also maintained.

#### **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**

Side & rear fences are to be maintained for this development. The existing driveway, front fence and landscaping providing a barrier to the front of the property.

#### **4.16 Garden Elements**

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed existing to the front and rear areas of

the yard assisting in enhancing the streetscape. These are to be maintained and improved under this development

## 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 28 Meehan Road 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 with Timber framed and cladded walls, 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 100 1996 COLOUR
Wall	Masonry/ Timber frame & cladded stud	Paint	By Owner
Gutter	Colorbond	Medium to Dark	By Owner
Deck Posts	Timber/Steel	Paint	By Owner
Door frame	Alloy-Timber	Paint	By Owner
Door	Timber & glass	Paint	By Owner
Window	Alloy/Timber & glass	Paint	By Owner
Roofing	Colour Bond	Medium to Dark	By Owner