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***STATEMENT OF
WORK
BUILDING CERTIFICATE
136 Fisher Road North, Cromer NSW 2099
(Warringah Council)
MARCH 2025***

Prepared for:

Mr Mario Caruso
136 Fisher Road North
Cromer, NSW 2099

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1. INTRODUCTION

Danka Designs has been engaged by Mr Mario Caruso to prepare a Statement of the work for the support of approval of Building Certificate (approval of the non approved building structure) at the 136 Fisher Road North, Cromer NSW 2099 (Warringah Council).

Drawings and Reports complying Development Application:

Drawing / Report Name	Consultant	Date	Revision
Architectural Dwg	DDS	March 2025	
Survey Plan	Urban Surveying	December 2024	
Structural Adequacy Certificate	ABCON	March2025	
BCA Compliance report	BCA Vision	February2025	

The proposed work involves modification of the existing single storey cladding house to accommodate approval of the existing building.

This Statement of Work sets out to:

- Describe the land and vegetation on the site to which the subject building relates.
- Describe the characteristics of the surrounding locality and in particular the adjoining and adjacent development.
- This Statement of the Work is accompanied by site photographs (Section 7.0 of this report).

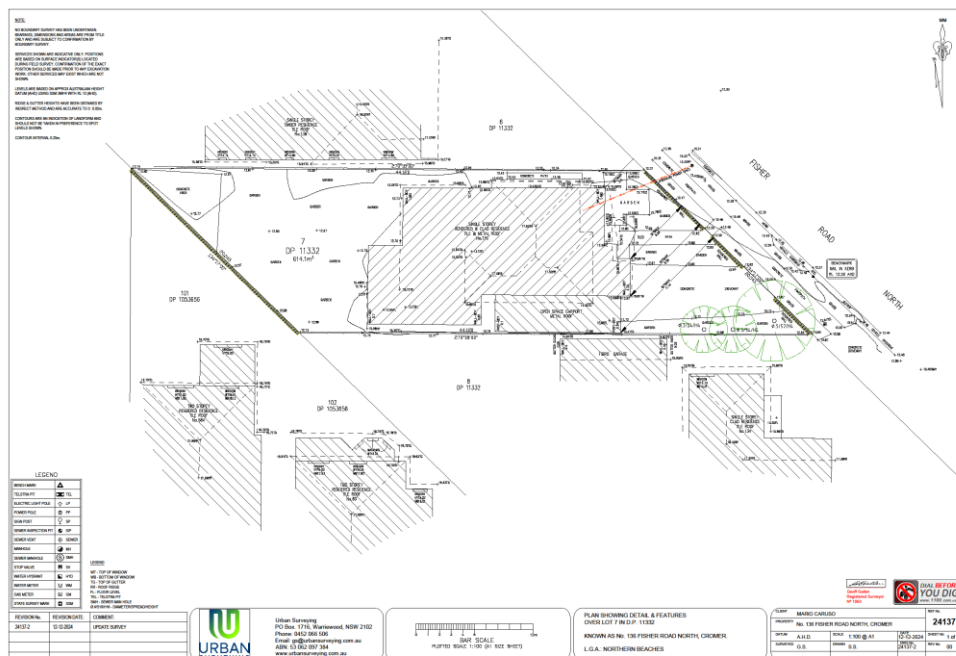
2. THE SITE

The subject site is situated on the South West side of Fisher Road North (Building facing North -East), in an established area of Cromer NSW 2099, a suburb of Sydney. The property is situated in the beginning of the street, with bus stop right in the front of the property. House it's close to the local shops, parks and school amenities. Currently the site accommodates a single storey cladding residential building with concrete driveway (see photos of the site in the end of this report for more close information).

Fisher Road North is two way street.

The subject land is Lot/Section/Plan no: 7/-/DP11332

The subject site is zoned **R2: Low Density Residential** as per Warringah Local Environmental Plan 2011.



Subject site (Survey plan December 2024)

The site is in non rectangular shape .The strongest and most constant winds to the site present themselves in the summer months from East to North East and South during the winter months.

The property is not within a bush fire prone area and it's not heritage building.

There are no threatened species.

3. Surrounding Environment

Most houses are similar in scale with residential use. The surrounding streetscape is varied in scale and character with buildings dating from the early 20th Century to architecture of the present time. Buildings are a mixture of one/two stories as either two stories residential block of units (across the road) or single residential homes. The subject building is close to main amenities such as parks, shopping, schools, major banks and a bus station. The area has formed infrastructure with main roads with electricity and easements. The size of neighbouring lots and street setbacks of dwellings in this vicinity are similar to those of the subject site. (See photos from the site in Section 6 of this report).



Surrounding Environment with Subject site (Google)

4. The Proposal

As detailed in the accompanying architectural plans and in the line with BCA report done by BCAdvision the proposal includes minor alterations to the existing single dwelling and within existing building envelope.

The proposed work is as follows:

1. Install ventilation fans in the both bathrooms (on the back).
2. Install new gutter and downpipes on the new roof(extension on the back of the house).
3. Wall cladding-The external cladding to the rear and south side extension must be completed and weatherproofed in accordance with AS/NZS 2908.2

4. Fire Separation of External Walls -The south side wall of the Dining/Kitchen Living area is less than 900mm from the property boundary (approx. 700mm) and requires the following:-
 - 1) Provide an AS 1530 Fire tested external grade Plasterboard system to achieve a Fire Resistance of 60/60/60 to the external side of the wall;
 - 2) Provide a weatherproof (non combustible cladding system over;
 - 3) Fire Protect the windows in accordance with ABCB Clause 9.2.3 (3); - we recommend an AS 1530 tested -/60/- Fire Shutter (to allow use of the openable portion of the window for ventilation)
 - 5.Remove the kitchen sink and oven (kitchen on the back)
 - 6.Remove the door between new and old house on the back(Owner confirmed was already removed.)

The proposal doesn't affect in anyway adjoining properties and will be significant improvement for the occupants of the existing house

5.0 CONCLUSION

The proposed work required to satisfies approval of Building Certificate to the existing single dwelling on the address 136 Fisher Road North Cromer NSW 2099 has been assessed by various building consultants.

As described in this Statement of Work, compliance with Council regulations has demonstrated that the proposed works will not have a detrimental impact upon the natural or built environment or the amenity of surrounding properties. The proposal offers a significant improvement in lifestyle to the occupants while imposing no adverse impacts on any neighbouring property. Appropriate suggestions and measures in the proposed design are taken to assure that proposal does not have any negative impact on the existing road network and adjoining uses.

It is our opinion that this application is reasonable and supportable and should be approved by Warringah Council.

Sydney
March 2025

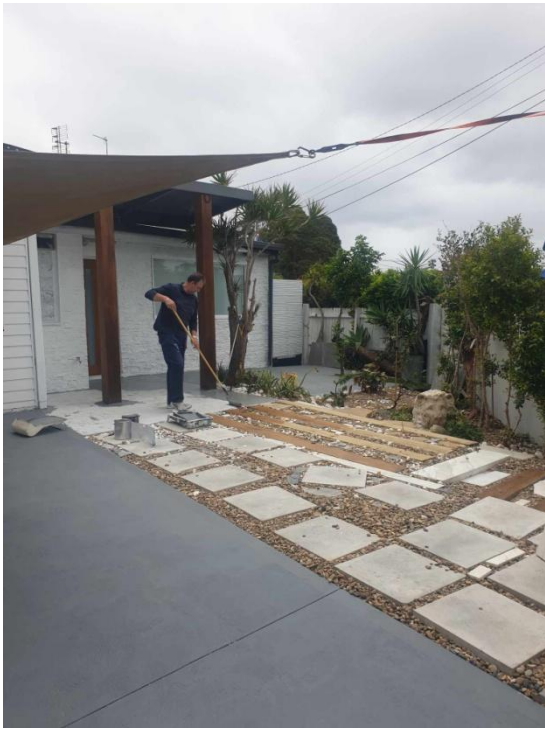
6.0 PHOTOS FROM THE SITE



The existing building 136 Fisher Road north Cromer NSW 2099



Existing streetscape in the front of the subject site



Existing front of the house



Existing sidewalk



Existing Backyard



Existing backyard



Existing kitchen



Existing living

