

June 2021

Rose Nelson Residence

6 Brisbane Place
Cromer NSW 2099

Lot 12, D.P. 238737

LGA Northern Beaches Council

**STATEMENT OF
ENVIRONMENTAL EFFECTS**

Statement of Environmental Effects

6 Brisbane Place, Cromer

1. Introduction

This document has been prepared to provide supporting information for the Development Application for the proposed alterations and additions at No.6 Brisbane Place, Cromer NSW 2099.

This statement along with the plans submitted has taken into consideration the following:

- *The Environmental Planning and Assessment Act, 1979 as amended.*
- *The Environmental Planning and Assessment Regulation 2011.*
- *Warringah Local Environmental Plan 2011.*
- *Warringah Development Control Plan 2011*

2. Site Location and Description

The site is known as Lot 12, DP 238737, 6 Brisbane Place, Cromer.

The property is a cul-de-sac allotment and has a total site area of 599.40m².

The property is zoned R2 Low Density Residential.

The site is located at the turning circle at the eastern end of Brisbane Place approximately 100 metres south of the intersection of Brisbane Place and Northcott Road and has direct frontages to Brisbane Place. Brisbane Place is parallel to Truman Avenue and is approximately 100 metres west of it.

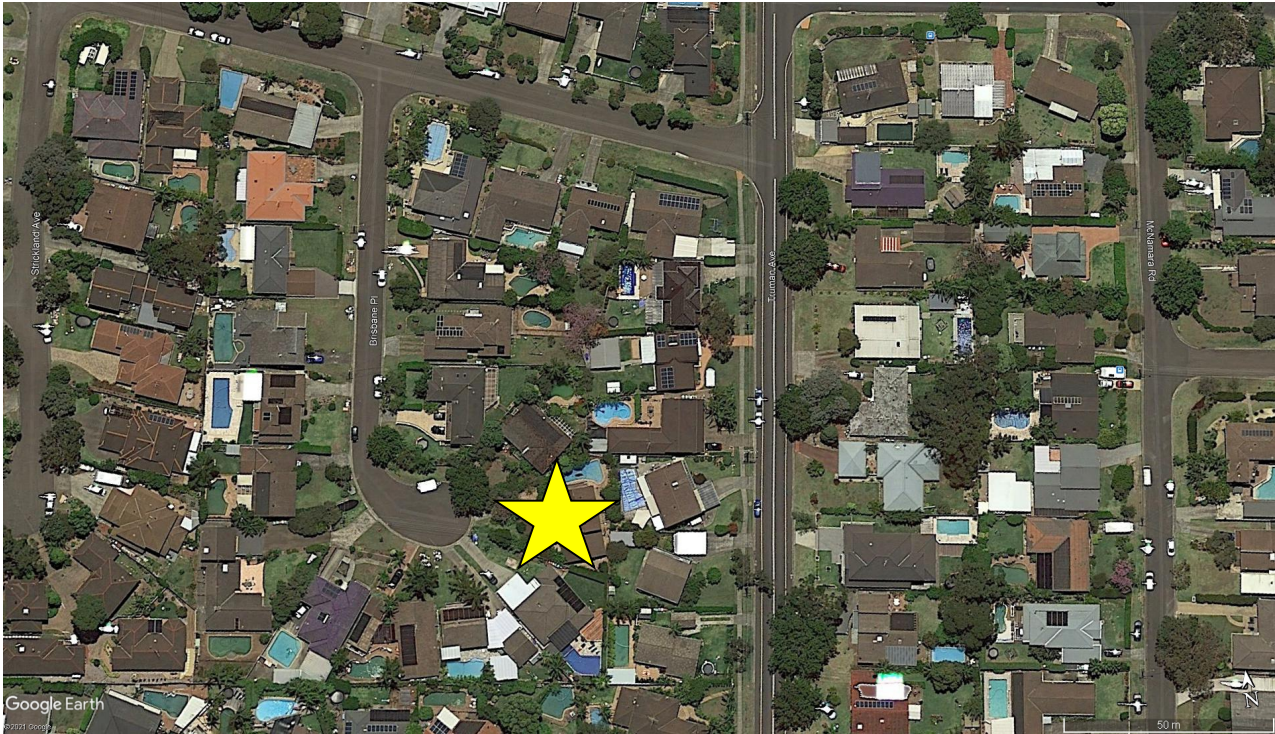
The site falls approximately 2.0-2.2 meters from the front of the property, western to the rear eastern part of the property.

The site is truncated triangular in shape with a pert curved front boundary (cul-de-sac turning circle) and has non-parallel boundaries.

The subject property contains an existing two storey residential dwelling with detached double car garaging at the western side of the home. The dwelling is of brick veneer construction with a tile roof and is located towards the rear of the lot. The garage is accessed by a paved driveway on the northern side of the property from Brisbane Place. The dwelling has an open first floor balcony on the north side and a paved courtyard areas at ground level on the north, east and south sides. The first floor of the dwelling and the balcony enjoy north easterly district views towards Collaroy. The front and rear gardens are landscaped and consist of planters and open lawn areas. A swimming is located at the northern side of the dwelling.

3. The Surrounding Environment

The general vicinity of the site is characterised by single and two storey dwellings on similar sized allotments. Associated with the dwellings are a range of outbuildings and swimming pools. The proposed alterations and additions have been designed to minimise any impact on the adjoining properties or the subject site. There will be no view loss to any of the surrounding neighbours.



Aerial view of the site. (Source: Google earth)

4. Current and Previous Uses

The site's previous and existing land uses / activities: Residential.

Adjoining properties land uses / activities: Residential.

5. The Proposal

A) Description

The proposed development contains two (2) elements:

1. First Floor Addition.
2. First Floor Balcony Addition.

1. First Floor Addition

As detailed within the accompanying plans, it is proposed to construct an addition at the southern end of the existing first floor over part of the existing ground floor below. The addition will contain two (2) bedrooms and has been designed to suit the applicant's specific requirements and lifestyle.

The addition will be of timber frame and clad construction with a tile roof to match the existing dwelling. It is proposed to reuse the existing roof tiles on the new first floor roof where possible. Fascia and guttering to match the existing dwelling.

2. First Floor Balcony Addition.

As detailed within the accompanying plans, it is proposed to construct an addition to the existing first floor balcony at the northern end of the dwelling. The existing balcony is 1.5m wide and has a floor area of 8.4m². It is proposed extend the balcony to the west by 4.03m and increase the width of the balcony at the addition to 2.89m from the face of the existing building. The additional deck area will be 11.1m² and total deck area will become 19.5m². The wider balcony area at the addition allows for a small table and chairs to be placed on the balcony and enjoyed by the owners. A timber stair from the deck to the pool area below is to be located on the western and northern sides of the balcony addition. The balcony addition will be of timber frame construction with timber or equivalent decking to match existing.

A pergola roof is to be constructed over the balcony addition and part of the existing balcony. The pergola will be of timber frame construction with polycarbonate roofing.

The existing single width swing door accessing the balcony is to be replaced with a wider set of sliding doors as shown on the plans.

Pool fence and gates are to be upgraded to comply with Australian Standards and local Council requirements.

The proposed alterations and additions including the first-floor addition and the first-floor balcony addition will result in the following development indices:

Site Area	599.40.m ²
Existing Site Coverage	193.52m ²
Proposed Site Coverage	193.52m ²
Existing Gross Floor Area	220.52m ²
Proposed Gross Floor Area	251.81m ²
Existing Landscaped Area	118.75m ² (19.81%)
Proposed Landscaped Area	118.75m ² (19.81%)

Site coverage areas above indicate the proportion of the site covered by buildings and structures.

The proposed alterations and additions have been designed to best accommodate the owner's specific requirements and align with the site conditions, while minimizing the impact on neighbours.

6. Zoning and Development Controls

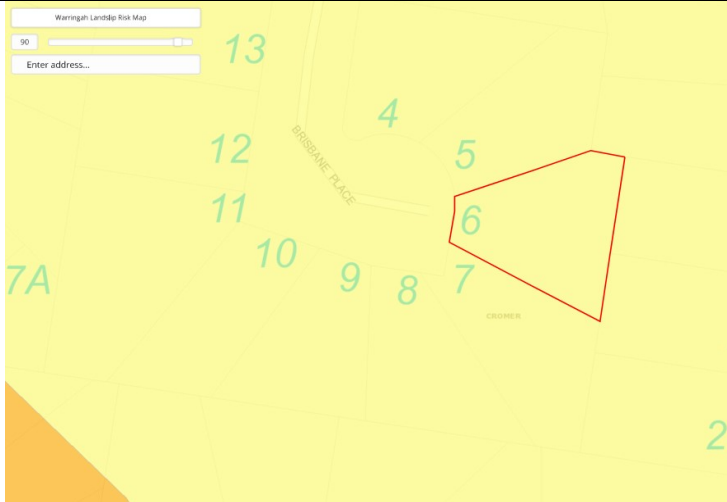
A) Warringah Local Environmental Plan 2011

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

The proposed alterations and additions are considered to be permissible with the consent of Council.

B) Warringah Development Control Plan 2011

Summary of Built Form Controls & Development Standards

Objective	The overriding objective of this DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability.	The objective of the proposal is to upgrade the existing residence without compromising the amenity currently enjoyed by adjacent properties. The proposed alterations and additions have been carefully designed and located to maximise benefit for the occupants whilst minimizing impact in terms of bulk and scale. This will avoid issues in relation to overshadowing, overlooking and privacy.
Land Zone	R2 Low Density Residential	Single residential dwelling. Complying
Housing density	1 dwelling for 600m ²	1 dwelling on 599.4m ² existing and unchanged. Complying.
Building Height	8.5 metres	Proposed First Floor Addition: 7.27 metres. Proposed First Floor Balcony Roof: 5.70 metres Complying.
Landslip Risk	Area A Plateau areas, ridge crests, major spur slopes, footslope areas; and beach, foredune and alluvial flats. Slope Angle less than 5 degrees (Majority of the site)	 <p>Area A A geotechnical report not normally required.</p>

Landscape open space	Open space 40% of site area. Minimum width 2m.	<p>Existing landscape open space is 118.75m² or 19.81% of the site area. Proposed landscape open space is 118.75m² or 19.81% of the site area.</p> <p>The variation occurs as a result of the existing non-compliance with the control and the siting of the existing development.</p> <p>The objectives of the control are as follows:</p> <ul style="list-style-type: none"> • To enable planting to maintain and enhance the streetscape. • To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife. • To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low-lying shrubs, median height shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building. • To enhance privacy between buildings. • To accommodate appropriate outdoor recreation opportunities that meet the needs of the occupants. • To provide space for service functions, including clothes drying. • To facilitate water management including on-site detention and infiltration of stormwater. <p><u>Comment:</u> The proposal maintains the existing established front garden and lawn area which will continue to enhance the streetscape. All existing vegetation, topographical features and habitat for wildlife remain unaltered. Located around the site are rock outcrops, various planters at ground level and garden beds, whilst being less than the minimum width of 2m contribute significantly to the site's landscaping and help mitigate the modest bulk and scale of the building. Due to the topography of the land and the siting and layout of the subject and adjacent buildings a very good level of privacy is maintained between neighbouring properties. There are ample areas around the site to accommodate outdoor recreation opportunities to meet the needs of the occupants including lawn area, courtyards and the pool area.</p>
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		<p>Normal domestic service function spaces such as a clothes-drying area are maintained.</p> <p>The site is established. No increase in impervious area or decrease in landscape open space.</p> <p>Landscape Open Space Calculation Plans accompany this application.</p> <p>Complying</p>
Wall Height	7.2 metres	<p>Proposed First Floor Addition: 5.44 metres.</p> <p>Complying.</p>
Side boundary envelope and side setback	45 degrees from 4 metres, minimum side setback 0.9 metres	<p>Refer plans</p> <p>Side boundary envelope Complying.</p> <p>Side setbacks;</p> <p>Proposed First Floor Addition: 3.40 metres (South)</p> <p>Proposed First Floor Balcony Addition: 1.85m (North)</p> <p>Proposed Balcony Stair: 0.9m (North)</p> <p>Complying.</p>
Front building setback	6.5 metres	<p>Front Setback;</p> <p>Proposed First Floor Addition: 17.64m</p> <p>Proposed First Floor Balcony and Stair Addition: 13.75m</p> <p>Complying.</p>
Rear building setback	6.0 metres	<p>Proposed First Floor Deck Addition: 10.77m</p> <p>Complying.</p> <p>Proposed First Floor Addition: 1.95m</p> <p>B10 Merit assessment of rear boundary setbacks</p> <p>The objectives of the control are as follows:</p> <ul style="list-style-type: none"> • To ensure opportunities for deep soil landscape areas are maintained. • To create a sense of openness in rear yards. • To preserve the amenity of adjacent land, particularly relating to privacy between buildings. • To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements. • To provide opportunities to maintain privacy between dwellings. <p><u>Comment:</u></p> <p>The first-floor addition is located within the existing building footprint and maintains the rear building setback of the existing dwelling.</p> <p>No changes are proposed to the rear landscape area.</p> <p>The proposed addition to the first floor contains bedrooms only with modest sized windows maintaining amenity of surrounding properties. The proposal</p>

		maintains the existing visual continuity and pattern of building, rear gardens and landscape elements. Complying.
Private open space	60m ²	Ample private open space. Complying
Building Bulk	To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.	The proposed first floor additions are located well back from the front boundary and maintain good separation from the dwellings on adjoining land and do not significantly or detrimentally visually alter the streetscape. Complying.
Views	The development is to allow for reasonable sharing of views.	No views are affected by this development
Access to sun light	Development is not to unreasonably reduce sunlight to surrounding properties.	Access to sunlight for surrounding properties is not unreasonably compromised by this development. Shadow diagrams accompany the application.
Streetscape		Minimal impact to the existing streetscape.
Heritage items		No heritage items are affected by this development.
Conservation areas		There are no conservation areas in the vicinity of this proposal.
Management of stormwater	Alterations and additions	No increase in impervious area. Stormwater into existing.
Access and parking	2 car spaces	The property contains an existing double garage at the front of the dwelling with parking for 2 cars. Vehicle access to Brisbane Place. Complying.
Construction site		The proposed development site has sufficient area for delivery and storing of building materials and construction tools and equipment with minimal adverse impact for road and pedestrian use.
Conservation of energy and water	Development is to make the most efficient use of energy and water.	The orientation and layout of the project make the best use of natural ventilation, daylight and sunlight. A Basix Certificate accompanies the application.
Bush Fire Prone Land	The property is not located in Bushfire Prone Land.	Not Applicable.
Flood Prone Land	The property is not located within a Flood Risk Planning Precinct.	Not Applicable.
Acid Sulphate Soils	The property does not contain Acid Sulphate Soils	Not Applicable.

7. Access and traffic

The property contains an existing double garage at the front of the dwelling with parking for 2 cars. Vehicle access to Brisbane Place frontage.

Onsite parking: 2 Vehicles - Complying.

8. Air and Noise

Air:

The proposed work does not alter the existing air quality from that normally generated by domestic activities.

Noise:

The proposed work will not cause undue noise generation during the period of construction or normal domestic activities following completion of the works.

9. Privacy, Views and Overshadowing

A) Privacy

The proposal will not unduly afford opportunities to overlook the rear yards of the neighbouring properties. The proposed first floor balcony addition overlooks the pool area of the subject property and the side wall of No.5 Brisbane Place.



View from eastern end of existing balcony looking towards No.5 Brisbane Place



View from western end of existing balcony looking towards No.5 Brisbane Place.

As can be seen in the photographs the southern wall of No.5 Brisbane Place is solid bar a small bathroom window below the ridge. The window has a sill height of approximately 2m and has privacy glass.

Given the siting of the proposed balcony addition at No.6 Brisbane Place and the configuration and layout of No.5 Brisbane Place amenity of the adjoining properties will be maintained.

The first-floor balcony incorporating the existing balcony and the proposed addition is of a relatively modest size. The balcony stair is setback 0.9m from the side boundary and screen planting is to be located within the side setback.

The proposed southern addition to the first floor contains bedrooms only with modest sized windows maintaining amenity of surrounding properties.

B) Views

The proposal will have minimal impact on the adjoining neighbour's views of the local district.

C) Overshadowing

This proposal maintains access to sunlight to the living spaces within and spaces around the adjoining neighbour's properties.

Shadow diagrams accompany the application.10. Flora and Fauna

10. Flora and Fauna

The proposal does not involve the removal of any trees or native vegetation within the lot.
The site does not contain any native fauna habitat.

11. Energy, Soil and Water

The orientation and layout of the project make the best use of natural ventilation, daylight and sunlight.

A Basix Certificate accompanies the application.

12. Waste

A Waste Management Plan accompanies the application.

13. General

The proposed alterations and additions have been designed to meet the objectives and requirements of the planning instruments, codes and guidelines.

This has been achieved in spirit and intent.

The owners seek appraisal on the intent of the DCP and re-confirm the following points of merit:

- The proposed addition presents an aesthetic yet functional addition with minimal impact to the existing streetscape.
- Maintains generous outdoor areas.
- Increased amenity for the occupants.
- Negligible impact on neighbours.
- A largely compliant design providing increased amenity for the owners.

In submitting this design, the owners reiterate, that the aesthetic improvement of their land is fundamental to their aims.

The proposal will have no adverse effect on neighbouring properties and the applicant respectively requests that council consider this application favourably.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Airey', with a stylized flourish at the end.

Michael Airey