

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED ALTERATIONS AND ADDITIONS
TO AN EXISTING RESIDENCE.

7 TRUMAN AVENUE, CROMER

LOT 88

DP 236944

Prepared By *JJDrafting Aust.P/L*

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1. INTRODUCTION

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting Aust P/L, job number 1282/24, drawing numbers DA.01 to DA.19 dated AUG/24 to detail proposed alterations and additions to 7 Truman Avenue, Cromer.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

- # The Environmental Planning and Assessment Act 1979 as amended
- # The Environmental Planning and Assessment Regulation 2000
- # State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- # Warringah Local Environmental Plan 2011
- # Warringah Development Control Plan 2011
- # Warringah Development Control Plan Map 2011

2. SITE CHARACTERISTICS AND DESCRIPTION

The subject allotment is described as 7 Truman Avenue, Cromer - Warringah.

- The site area 570.1m²
- The site is in R2 Low-Density Residential.
- The site is not listed as heritage or in a conservation area.
- The site is not in bush fire prone land.
- The site is in area B of landslip risk zone. The geotechnical assessment report is attached to this application.
- The site is not located in a flood zone.
- The site is not in an acid sulphate area.
- The site is not located in wildlife corridors.
- The property is accessed from Truman avenue.
- The site is irregular in shape consisting of 5 boundaries.
- The site is currently developed as a single storey brick house with a garage underneath.
- The site has a fall towards the north-east of the property where the property steps down to the garage below the dwelling
- Vegetation is predominantly located around the boundary line of the property.



Figure 1: THE AERIAL VIEW OF THE SUBJECT SITE (Source: Northern Beaches Council)



Figure 2: DRIVEWAY ACCESS FROM TRUMAN AVENUE

3. THE PROPOSAL

Description

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to an existing dwelling. It provides compliance with the Warringah Development Control Plan 2011 and the Warringah Local Environment Plan 2011.

The proposed additions and alterations are as follows:

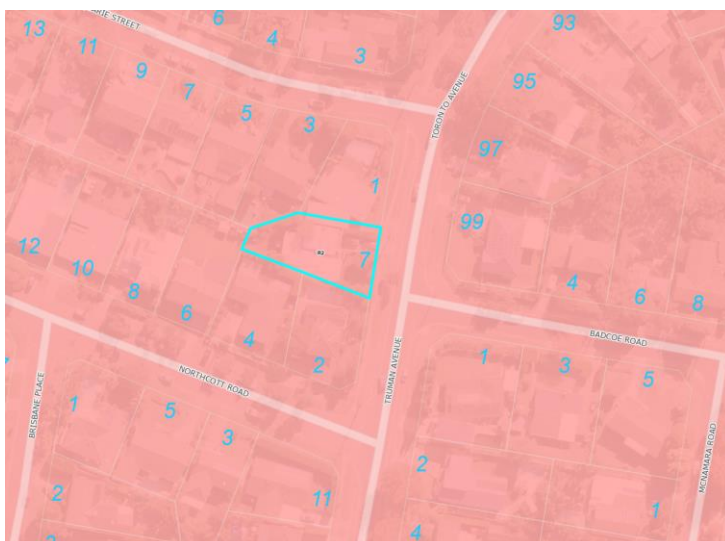
- New extension is proposed to the North-West and South-West, rear of the property.
- New entry portico roof to front of the dwelling is proposed
- Portion of the rear flat roof to be removed and replaced with a new Colorbond gable roof with raked ceiling extending over the rear patio area.
- Bedroom 2 extension with proposed sliding door and small paved area to the South-West of the dwelling.
- New window, balustrade and privacy screen to the front, East-side of the property around the existing balcony.
- New windows to the proposed kitchen and lounge room area.
- Internal reconfiguration is proposed. Existing kitchen to be relocated to the new rear section of the dwelling. Area to form a new bedroom. Bedroom 2 to be reduced.
- Existing laundry to form a bathroom. Floor level raised to match the upper floor level.
- New laundry to be located in a cupboard
- Existing bedroom 3 and 4 to be relocated and area to form part of the addition, creating a new living, dining and kitchen area
- The proposed rear addition will provide the owners with better connection to the rear yard and better cross ventilation throughout the dwelling.

4. Zoning & Development Controls

4.1 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 to the existing dwelling are permissible with the consent of the council.

Figure 3: WARRINGAH LAND ZONING MAP - R2 LOW-DENSITY RESIDENTIAL



4.2 Height of Building (LEP 4.3)

The control for this parcel of land is a maximum building height of 8.5m.

The proposed addition is single storey and the new gable roof and flat roof to the proposed extension to the existing dwelling **COMPLIES** with the building height control.

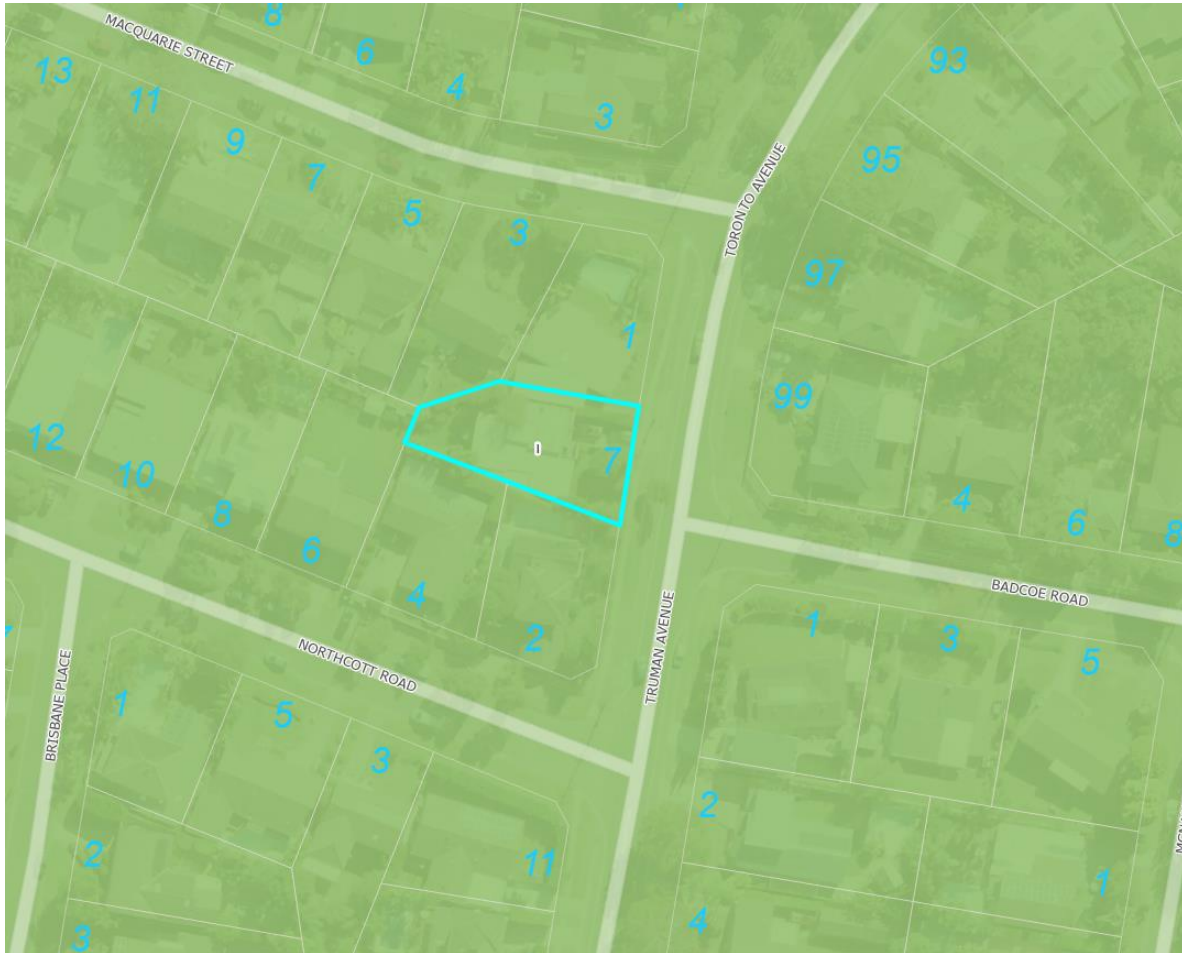


Figure 4: WARRINGAH HEIGHT OF BUILDINGS MAP – 8.5m

4.3 General Principles of Warringah Development Control Plan 2011

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

5. BUILT FORM CONTROLS

Wall Heights (DCP B1)

The max. wall height is 7.2m

The proposed alterations and additions are below the wall height requirement as shown on the drawings **COMPLIES** with this control.

Side Boundary Envelope (DCP B3)

The side building envelope control includes a height plane of 4 metres along the side boundary with a projection inward of 45 degrees.

The proposed extension and alterations **COMPLY** with this control as shown on the drawings.

Side Boundary Setbacks (DCP B5)

Warringah DCP control is a min. of 0.9m side setback.

The proposed alterations and additions **COMPLY** with this control.

PROPOSED EXTENSION

North-west corner setback to new dwelling wall	2.2m	- COMPLIES
North-west setback to new patio varies between	2.8 - 1.2m	- COMPLIES
South-west corner setback to new dwelling wall	1.84m	- COMPLIES
South-west setback to new patio varies between	1.9 - 1.05m	- COMPLIES

Front Boundary Setbacks (DCP B7)

Warringah DCP control is a min. of 6.5m front boundary setback. - **COMPLIES**

NO CHANGES TO FRONT BUILDING SETBACK – EXISTING – 10.55m

Rear Boundary Setbacks (DCP B9)

Warringah DCP control is a min. of 6m. -

The rear of the building has an irregular boundary line.

Rear setback to the proposed covered patio -----varies between - 5.1m – 6.2m

Rear setback to the proposed dwelling varies between – 9.7m – 8.7m

It is requested that this slight non compliance be supported due to the unusual nature of the lot and minimal space in the rear of the property. The existing dwelling is site on the block with a much greater front setback than required. Given that the proposed addition is only single storey and that there is very little space to the rear, it is difficult to strongly adhere to the 6m rear control. The proposal will not affect adjoining neighbours in privacy loss, solar loss or view loss.

6. DESIGN

Landscaped Open Space (DCP D1)

The minimum landscaped open space required is 40% of the site area.

Site area 570.1m ²	40% Control	228.1m ²
Existing Landscaped open-space area (area more than 2m in any direction note included)	44.5%	253.5m ²
New Landscaped open space area	41.5%	236.6 ² - COMPLIES

Private Open Space (DCP D2)

The requirement is a total of 60sqm with a minimum dimension of 5m.

Private open space is located to the rear of the dwelling an accessible from the new relocated kitchen and living areas which previously was not available - **COMPLIES**

Access to Sunlight (DCP D6)

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3 hours of solar access. - **COMPLIES**

Adjoining properties to the west are located approximately 4.5m above the subject dwelling. There will be no effect upon these properties.

Views (DCP D7)

Neighbours views will not be affected by the proposed additions.

Privacy (DCP D8)

There will be no loss of privacy due to the proposed additions.

Traffic , Access and safety - C2

There are no changes to the existing crossover and layback.

Parking Facilities – C3

2 spaces per dwelling house are required. Parking in accordance with AS/NZS 2890.1.

There will be no changes to the existing 2 car garage

Stormwater – C4

To be provided in accordance with council stormwater drainage design guidelines and designed by a hydraulic engineer at a later stage prior to CC.

7. MATTERS FOR CONSIDERATION UNDER SECTION 79C OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

7.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011 and the Warringah Development Control Plan 2011. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applied to the site.

7.2 Any development control plan

Majority of the development has been designed to comply with the requirements of the Warringah Development Control plan 2011 and the general principles of WLEP 2011

It is considered that the proposed design respects the desired character objectives of the WDCP 2011 and WLEP 2011 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity.

7.3 Any matter prescribed by the regulations that apply to the land to which the development relates

No matters of relevance area raised in regard to the proposed development

7.4 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is considered to be well designed having regard to the relevant provisions of the WLEP 2011 and WDCP 2011.

7.5 The suitability of the site for the development

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and addition to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

7.6 Submissions made in accordance with this Act or the regulations

This is a matter for Council in the consideration of this proposal.

7.7 The public interest

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

8. Conclusion

The proposal which provides for alterations and additions to an existing dwelling, will not have any detrimental impact on the adjoining properties or the locality.

The proposal is in keeping with the Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of the Council is requested.

8. APPENDIX 1: PHOTOS OF EXISTING SITE



IMAGE 1: East side/front facade of property.

New Portico roof extension to front entrance. New privacy screen and balustrade to existing balcony. New window to the proposed office space.



IMAGE 2: North-west/rear of property

Proposed extension and addition to dwelling and new patio location.



IMAGE 3: North-west/rear of property

Backyard of the property where the proposed addition will be located



IMAGE 4: South side of property

South side of dwelling with existing paved patio to be removed for a new bedroom extension to dwelling with a new flat roof extension.



IMAGE 5: South side of property

South side of the dwelling with existing paved patio to be removed for new bedroom extension to dwelling with new flat roof extension. New steppingstones to wrap around to new patio area.



IMAGE 6: North side of property

North side of property where the proposed extension and new roof will extrude from. Existing window to be blocked up and new window to replace existing door. No works are proposed within 5m of this tree

9. APPENDIX 2: SCHEDULE OF EXTERIOR AND FINISHES

	MATERIAL	COLOUR
NEW ROOF (DECK EXTENSION AND PORTICO)	COLORBOND	(TO MATCH EXISTING)
NEW WALLS (EXTENSION DWELLING)	BRICK VENEER + RENDER WEATHERBOARDS	(TO MATCH EXISTING)
WINDOW FRAMING (EXTENSION & SECONDARY DWELLING)	ALUMINIUM	(TO MATCH EXISTING)