

Ganica

30 Cumberland Ave, Collaroy

Statement of Environmental Effects

Statement of Environmental Effects

Address: 30 Cumberland Ave, Collaroy
 Lot / DP: LOT 5, Section 4A, DP 12985
 Site Area: 776 m²

Warringah LEP 2011

Zone: R2 - Low Density Residential

Maximum Height: 8.5m

Land Slip Risk: Area D - Flanking Slopes 5-15 degrees slope angle
 (Preliminary assessment of site conditions required to determine whether a geotechnical report required - to be conducted by Geotechnical Engineer)

1. SITE

The site has an area of 776m² with a fall of 3.8m from the rear boundary to the Cumberland Avenue Frontage.

The existing house is a two storey rendered brick dwelling with a colourbond Custom Orb profile metal roof with an attached flat roof garage to the front (south) of the house.

To the east is a single storey house and to the west a part two storey, part three storey house.

2. PROPOSAL

To provide a designated space for working from home, it is proposed that the existing balcony on the south (front facade) of the second storey is enclosed to create a home office. The proposed area of works 10.2m².

It is proposed that the existing roof over the balcony be extended by 1090mm with a broken hip and valley roof to enclose the balcony and provide deep enough eaves to protect the walls match those existing on the perimeter of the house.

The existing glass balustrade will need to be removed and new partitions

3. FINISHES

The existing house is rendered and painted with aluminium framed windows. It is proposed that new walls to will be rendered and painted to match the existing facade and new windows will be aluminium framed.

The roof extension will be Colorbond finish, Custom orb profile metal roofing to match the existing.

30 Cumberland Ave, Collaroy**4. PRIVACY**

The existing balcony has views towards the neighbours properties on both the east (No.32) and west (No.28) boundary. The proposed design has increased privacy by enclosing the wall on the western boundary so there are now windows that overlook the neighbours balcony on the west (No.28). On the eastern facade there are windows proposed which look over towards the front garden of the neighbouring property to the east (No.32).

5. SHADOWS

Due to the orientation of the site and where the balcony is sited (setback within the centre of the site) the slight extension to the roof and additional shadowing created by the proposed roof extension does not affect the neighbouring properties at No.28 and No.32.

6. SETBACKS

No changes to the existing footprint - All site setbacks to be maintained.

7. HEIGHT

The height of the proposal complies with Council's requirements in relation to the ceiling of the proposed home office as well as the overall height of the completed structure. The proposed roof height for the extension will align with the existing lower roof height (refer to elevations series DA-2000).

8. VIEWS

The proposed home office will not affect views from the adjacent properties or from the properties behind.

9. STREETSCAPE

The proposal has been designed to be in keeping with the existing character of the house. It maintains the existing set back, which relates well to adjacent properties No.28 and No.32. The stepped form of the house contributes to a reduced feeling of bulk and makes the two-storey house less imposing on the streetscape. All existing gardens and vegetation will remain.