

**PROPOSED ALTERATIONS + ADDITIONS TO EXISTING RESIDENCE
38C Consul Road BROOKVALE - NSW 2100**

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**STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED ALTERATION + ADDITIONS TO RESIDENCE
AT 38C Consul Road BROOKVALE NSW 2100**

At

Lot 4 in DP 1052523

38C Consul Road BROOKVALE NSW 2100

For

Damien + Linda Macaulay

Date

11th November 2024

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Report title	Statement of Environmental Effects
Project description	Alterations and Additions for Proposed Alteration and Additions to Residence located at Lot 4 in DP 1052523 BROOKVALE NSW 2100
Client	Damien + Linda Macaulay
Report Number	2024 - 006-A
Draft/Final	Final

MMA + Associates, authors for the preparation and compilation of this report declare that we do not have, nor expect to have a beneficial interest in the study area of this project and will not benefit from any of the recommendations outlined in this report.

The preparation of this report has been in accordance with the project brief provided by the client and has relied upon the information, data and results provided or collected from the sources and under the conditions outlined in the report.

All information contained within this report has been prepared for the exclusive use of **Damien + Linda Macaulay** to accompany this report for the property described herein and is not to be used for any other purpose or any other person or entity. No reliance should be placed on the information contained in this report for any purpose apart from those stated therein.

MMA + Associates accepts no responsibility for any loss, or damage suffered or inconvenience arising from any person or entity using the plans or information in this study for purposes other than those stated above.

Prepared / Approved by :	Mike Macaulay
Position	Registered Chartered Architect
Signed	
Date	11th November 2024

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Introduction

1.1 Introduction

Mike Macaulay Associates Architects have been engaged by Damien + Linda Macaulay to prepare a Statement of Environmental Effects for the alterations and additions to the existing residence at 38C Consul Road BROOKVALE NSW 2100.

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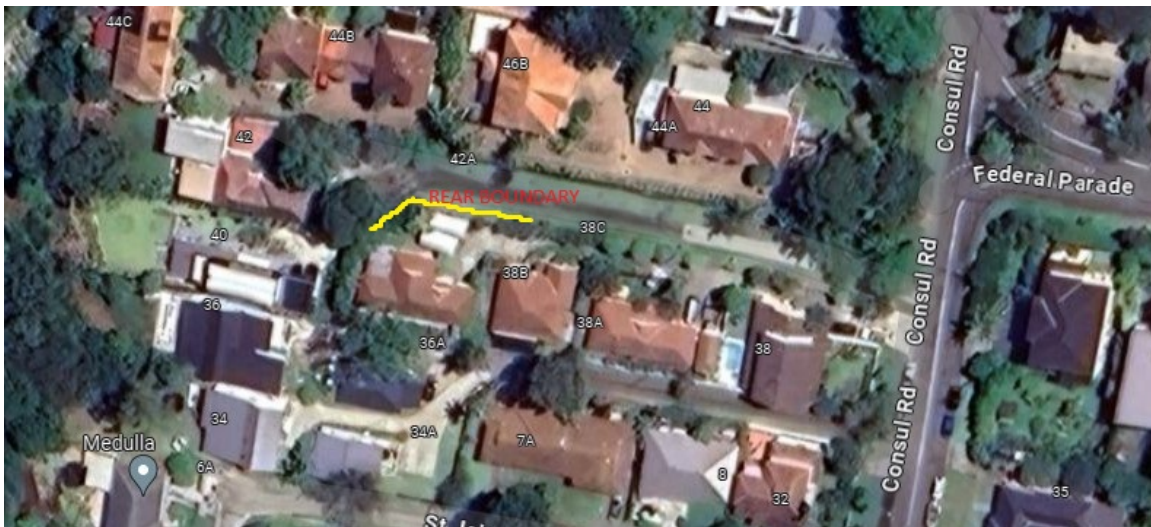
1.2 Property Description

The subject site is known as Lot 4 in DP 1052523 located at 38C Consul Road BROOKVALE NSW 2100.

**Figure 1.1
Subject map site 38C Consul Road BROOKVALE NSW 2100**



**Figure 1.2
Subject aerial site 38C Consul Road Brookvale NSW 2100**



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1.3 Scope of the Works

This statement addresses 'Matters or Consideration' in relation to the application for planning approval of the proposed alterations and additions to the existing residence.

The decision making process for the proposed development fall under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The council, in deciding if the consent should be granted, must take into account matters for consideration as outlined in the schedule contained in the body of this statement. This statement is intended to assist in the decision making process and to provide information that satisfies the requirements of 79(C) of the EP&A Act. The assessment is undertaken in accordance with Part 2 Schedule 3 of the EPA Regulations 2000.

1.4 Planning Provisions

The subject land is zoned **R2** : Low Density Residential, under the Warringah Local Environment Plan 2011 and Warringah DCP's 2011.

The relevant planning instruments include :-

- . Local Aboriginal Land Council : Metropolitan
- . Acid Sulphate Soils : Class 5
- . Floor Space Ratio : n:1
- . Minimum Lot Size : 600 sqm

Proposed development

2.1 Proposed Alterations and Additions.

The application seeks approval to modify the existing residence at 38C Consul Road BROOKVALE NSW 2100 :-.

THIS INCLUDES THE FOLLOWING SCOPE

01. Addition only of one first floor bedroom to the first floor western side of the subject property.
02. Removal of the existing roof to the footprint of the proposed new bedroom and one door opening is the only demolition required.

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Impact Assessment

3.1 Matters for consideration

The following schedule addresses any impact and compliance considerations in relation to Warringah LEP 2011 and Warringah DCP's 2011.

Schedule 1 - Impact and compliance LEP + DCP controls.

	LEP 2011	Response Compliance
4.1	MINIMUM LOT SIZE	600 sqm REFER TO EXISTING SUBDIVISION OF HOMES A + B + C 38 Consul Road BROOKVALE NSW 2100 Compliance ✓
4.1.4.4	REAR SETBACK	Compliance ✓
4.1.2.1	WALL HEIGHT Maximum 6.5 M for flat sites	Compliance ✓
4.1.2.2	NUMBER OF STOREYS	2 STOREYS Compliance ✓

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<p>4.1.2.3</p>	<p>ROOF HEIGHT</p> <p>Maximum 2.5 M above the maximum wall height.</p>	<p>Compliance ✓</p>
<p>4.3</p>	<p>HEIGHT OF BUILDINGS</p> <p>Maximum 8.5 M above natural ground</p>	<p>Compliance ✓</p> <p>Proposed new roof lower than existing ridge to main body of residence.</p>
<p>4.4</p>	<p>FLOOR SPACE RATIO (n : 1)</p> <p>202.52 sqm GFA of 541.4 sqm Site Area</p>	<p>0.37 : 1</p> <p>Compliance ✓</p>
<p>5.6</p>	<p>ARCHITECTURAL ROOF FEATURES</p>	<p>The proposed roof form complies with the DCP controls for articulated roof forms and similar to pattern of adjoining property roof forms.</p> <p>Compliance ✓</p>
<p>B1</p>	<p>DCP Part B - BUILT FORM CONTROLS</p> <p>WALL HEIGHT</p> <p>The proposed addition minimises visual impact upon adjoining properties by virtue of the first floor room setting in from the ground floor roof.</p> <p>The proposed addition also introduce sufficient variation in roof design by virtue of the ridge being lower than the existing main ridge line.</p>	<p>Compliance ✓</p> <p>The proposed new bedroom Continues the consistent gutter and eaves line to that of the exiting residence.</p>

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<p>B2</p>	<p>NUMBER OF STOREYS</p>	<p>2 Compliance ✓</p>
<p>B3</p>	<p>SIDE BOUNDARY ENVELOPE</p> <ul style="list-style-type: none"> . The proposed additional roof is set in from the ground floor roof to ensure that the built form is not visually dominant. . The proposed addition by virtue of special separation from adjoining buildings affords light, solar access and privacy to those adjoining buildings. . Given the flat site, the reduced height for the proposed new first floor bedroom responds to the topography and reinforces the objectives above. 	<p>Compliance ✓</p> <p>The proposed first floor bedroom is recessive in terms of the bulk, height and scale.</p>
<p>B4</p>	<p>SITE COVERAGE</p> <ul style="list-style-type: none"> . The proposal minimises bulk + scale for the development. . No proposed change to existing impervious areas and natural drainage is achieved and maintained. 	<p>The proposed first floor bedroom sits atop the existing rooms below so that there is no change to the existing site coverage.</p>
<p>B5</p>	<p>SIDE BOUNDARY SETBACK</p>	<p>Compliance ✓</p>

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<p>B6</p>	<p>MERIT ASSESSMENT OF SIDE BOUNDARY SETBACK</p> <ul style="list-style-type: none"> . The proposal maintains ample deep soil landscaped areas. (no change to exist.) . Development is not visually dominant, . Bulk and scale is minimised. . Adequate separation to adjoining buildings to maintain and ensure reasonable amenity and solar access. 	<p>Compliance ✓</p>
<p>B10</p>	<p>MERIT ASSESSMENT OF REAR BOUNDARY SETBACK</p> <ul style="list-style-type: none"> . The proposal maintains ample deep soil landscaped areas. (no change to exist.) . Sense of openness in rear yard is maintained and not changed. . Privacy is maintained between adjoining buildings particularly by the careful placement of window to not overlook adjoining private open spaces. 	<p>Compliance ✓</p> <p>No change can be viewed from the streetscape. Amenity to surrounding properties is maintained. Setbacks to neighboring properties achieves the objectives of the controls.</p>
<p align="center">DCP Part C - SUBDIVISION</p>		
<p>C 1</p>	<p>No change is made to the existing allotment subdivision.</p> <ul style="list-style-type: none"> . R2 Low density Residential . Minimum width 13 M . Minimum depth 27 M . Minimum building area 150 sqm . 2 Motor vehicle spaces maintained to the Allotment (no change) 	<p>Compliance ✓</p>
<p>C 9</p>	<p>WASTE MANAGEMENT</p> <p>Refer to Waste management Report</p>	<p>Compliance ✓</p>

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DCP Part D - DESIGN		
D 1	No change is made to the existing landscaped open space.	
D 2	PRIVATE OPEN SPACE 60 sqm is achieved with a minimum dimension of 5 meters exceeded.	Compliance ✓
D 6	ACCESS TO SUNLIGHT . More than 50% of the required Private Open Space to the subject site and adjoining properties is achieved. . More than 3 hrs of sunlight between 9.00 am – 3.00pm June 21 is maintained. Refer to shadow diagrams.	Compliance ✓
D 8	PRIVACY . The proposed first floor bedroom optimizes privacy to the adjoining properties. . Living areas do not overlook Private Open Spaces (no change). . Window to the proposed new first Floor bedroom do not provide direct Or close views to adjoining properties.	Compliance ✓

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D 9	BUILDING BULK . The proposed ne first floor bedroom is articulated to ensure that the visual impact When viewed from adjoining properties is minimized. . Large areas of continuous walls are Avoided. . The walls are articulated to reduce the perceived building mass.	Compliance ✓
D 11	ROOFS . The proposed roof form complements the existing roof form and is similar to the Style and pattern of surrounding Properties.	Compliance ✓

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4.1 Conclusion

The proposed new first floor rear bedroom achieves the following objectives:

- A. Meets and improves upon the LEP + DCP objectives and requirements.
- B. Enhances the visual and experience qualities of the Precinct.

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