

2101_06

8 March 2021

Proposed Alterations + Additions to 29 Badcoe Road Cromer NSW 2099

Statement of Environmental Effects.

The proposal is to replace an existing carport + store, redesign the rear entry and extend the ground floor footprint with a new lower roof that incorporates the carport. A new boundary fence of brick and timber is proposed on the southern boundary with all of the structure and support footings located within the subject site. The property to the south, 35 Fitzroy Road, has a ground level approximately 500mm higher than the subject site. The existing sandstone retaining wall and timber boundary fence are in disrepair. Due to level differences the fence will be the required 1.8m height to No 35 Fitzroy Road, despite being higher on 29 Badcoe Rd site.

The existing ground floor footprint will be reconfigured slightly with only an increase of 3m² to the floor area/site cover.

The new carport and store will be incorporated into the residence to give a unifying appearance rather than the tacked on items that currently stand. The structures will comply with the required Building Envelope.

An additional window is proposed to the first floor Bedroom 2. The sill height will be 1.5m and so will not impact on the adjoining property's privacy.

A summary of the council controls follows:

Northern Beaches Council Controls

Warringah LEP 2011

Land zoning	R2	low density residential
Height	I	8.5m max
FSR	NA	
Lot size	M	600m ² min
Heritage	NA	
Land Reservation Acquisition	NA	
Foreshore Building Line	NA	
Landslide Risk Land	Area B – Flanking Slopes 5 to 25	
Bushfire	Part of the site is in a bushfire zone	

Warringah DCP 2011

Side boundary envelope	4m on boundary then 45°
Wall height	7.2m max
Side setback	0.9m
Rear setback	N/A corner lot
Site coverage	N/A
Landscaped open space	40% min
Private open space	60m ² with min 5m dimension for 3+ bedrooms

The proposed development is located on a corner allotment; therefore no rear boundary setback control is applicable.

Due to the siting of the house, the proposed carport does not comply with the side setback of 900mm, as it would then make the carport too narrow for a car. The roof has been set back 450mm which would be the same as having a 900 setback with 450mm eaves. The wall separating the carport and the house will be constructed with the required fire rating to comply with the BCA.

Existing conditions:

Site area	676.5m ²	
Wall height	2.4m sth/west	compliant
Side setback	0 m sth	non compliant
	1.5m west	compliant
Rear setback	N/A	corner block
Landscaped open space	297m ² /43.9%	compliant
Private open space	exceeds 60m ²	compliant

Proposed conditions:

Site area	676.5m ²		no change
Wall height	2.7m	compliant	increase
Side setback	0.45m sth	non compliant	increase
	1.5m west	compliant	no change
Rear setback	N/A	corner block	
Landscaped open space	297m ² /43.9%	compliant	no change
Private open space	exceeds 60m ²	compliant	no change

There are no new windows on the south elevation, retaining existing privacy to 35 Fitzroy Road. New highlight windows are proposed on the north + west elevation but will not provide views into adjoining properties.

Shadow diagrams have been included in the submission showing minimal increase/impact onto the adjoining properties.

No soft landscaping is affected by the proposed works. Existing soft landscaping in front of the house remains unchanged, complying in accordance with the previous approved DA2017/1228 - 8 March 2018.

The site is classified as Landslide Risk Land – Area B – Flanking Slopes 5 to 25. There is minimal excavation required for footings to the new fence, carport frame + slab on ground. The area to be disturbed is relatively level and a Geotech report, prepared for the previous approved DA2017/1228 – 8 March 2018, has been included in the submission.

A bushfire assessment has been included in the submission and noted controls are to be adhered to.

Overall the improvement to the property is seen as justification of the non compliant setback. The proposal will greatly improve the amenity of the site for the owners, present as a more aesthetic view to adjoining neighbors and will have negligible impact on the surrounding environment.