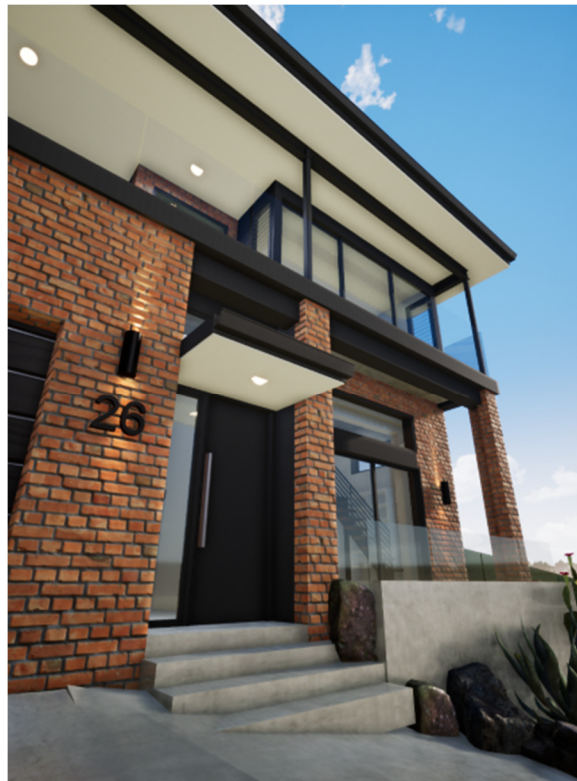


STATEMENT OF ENVIRONMENTAL EFFECTS

Submission to Northern Beaches Council

ALTERATIONS AND ADDITIONS TO EXSITING DWELLING HOUSE

at



26 Woodward St, Cromer

February 2020

Blue Sky Building Designs

M: 0414 310 171

E: info@bsbd.com.au

W: blueskybuildingdesigns.com.au

1. Summary

Land to be developed (Address):	Lot 176 DP 237762 26 Woodward St, Cromer 2099
Proposed Development:	Alterations and Additions to an existing dwelling
Zoning:	R2 – Low Density Residential
Development Permissible:	Yes
Consent Authority:	Northern Beaches Council
Owner:	Rhonda & Iain Hogg

2. Introduction

This Statement of Environmental Effects assesses against the applicable planning controls for the site, including the relevant provisions of:

- State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 (SEPP 2008)
- Warringah Local Environmental Plan 2011 (WLEP);
- Warringah Development Control Plan (WDCP);
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX);

in support of the development application for the proposed alterations and additions to an existing dwelling house at **26 Woodward St, Cromer**.

The proposed development is a visually modernised improvement and small modification to the existing dwelling house. The current dwelling house consist 2 levels – garage & guest bedroom on lower level; 4 bedrooms & living rooms on top level, with the direct access to the backyard.

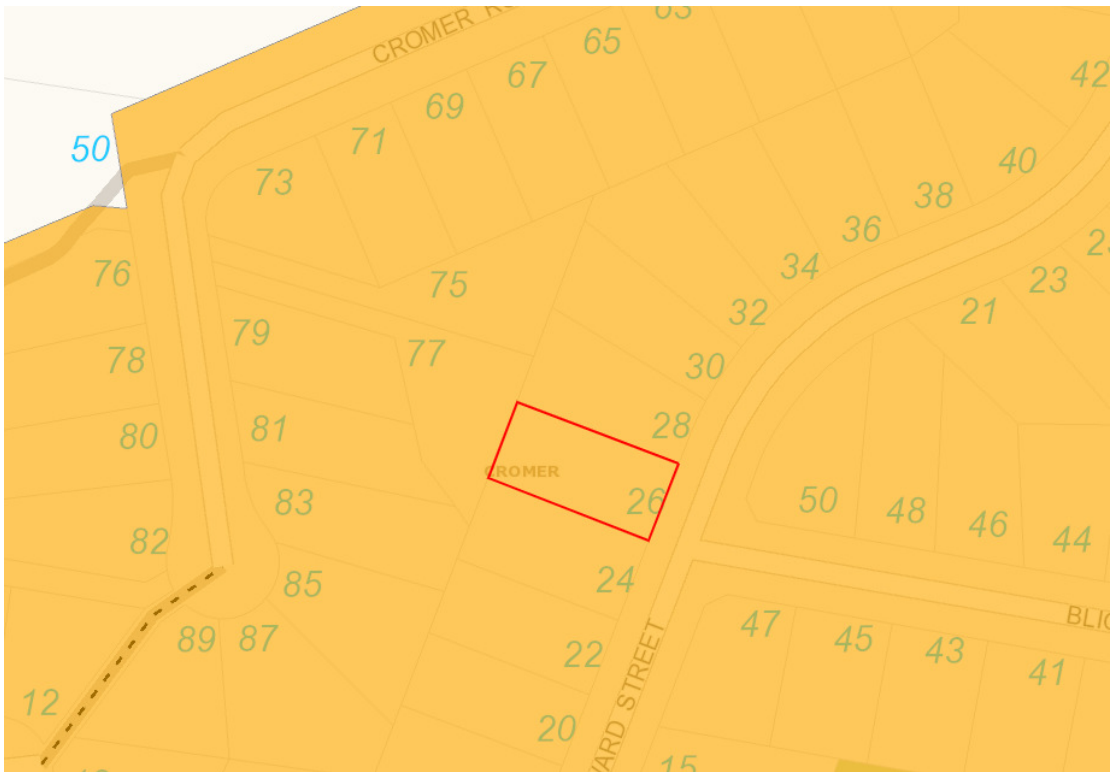
The house structure is solid – a mix of concrete slab foundations, subfloor and ceiling, as well as brick or block external and internal walls. There is an existing tiled patio built on the concrete slab.



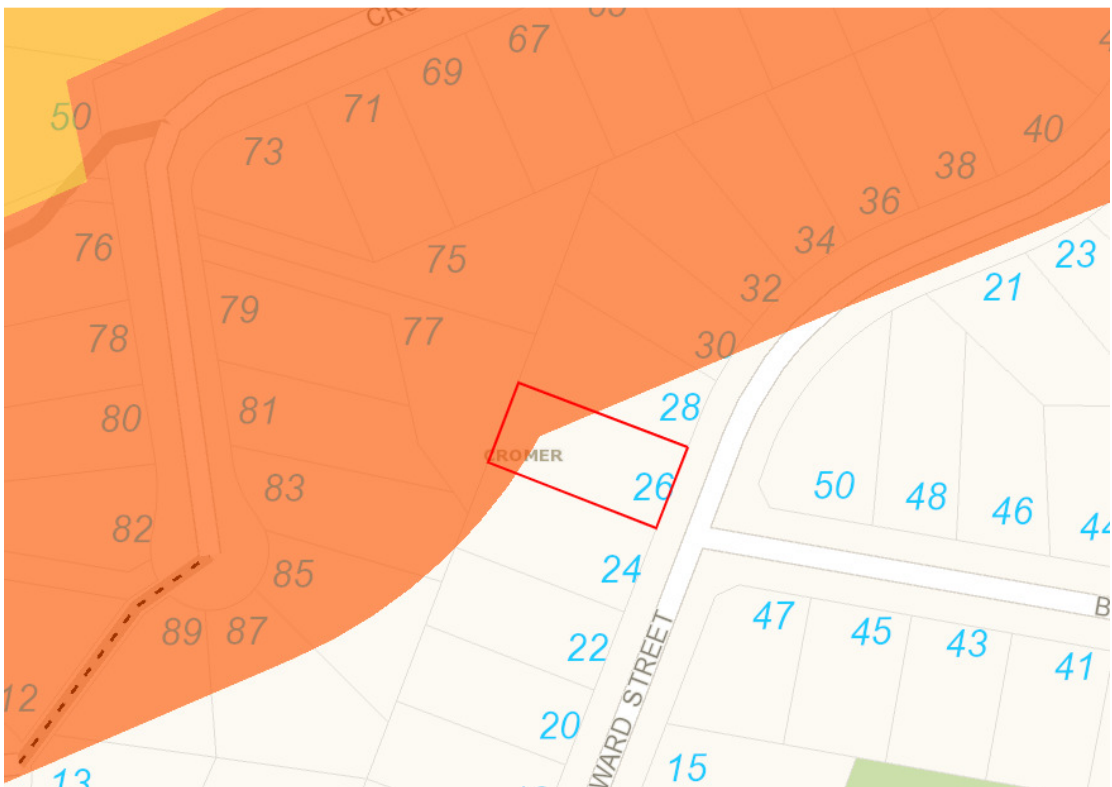
Arial Photograph

3. Site & Locality Description

- The subject allotment is known as No. 26 Woodward St, Cromer.
- The site is located on the junction of Woodward St and Blighs Road and positioned towards ocean view.
- The property is located within land zoned for R2 Low Density Residential Zone pursuant to the WLEP. Dwelling houses are permissible on R2 zone.
- The site enjoys minutes drive to Colloroy Beach, Colloroy Village, shops, cafes, restaurants, & city transport.
- The living area from the elevated upper story enjoys also ocean view
- The site comprises of one lot, legally described as Lot 176 DP 237762
- The site is a regular shape lot and has a total area of 557.3sqm.
- The property has a street frontage of 15.9 m and depth of 35.05m.
- Average slope of the lot is approx. 16°
- Surrounding developments consist of similar detached one to two-storey dwelling houses, of varying ages.
- The property is located within landslip Risk Map (Area B)



- The property is within Bush Fire Prone Land



	
<p>Existing front façade</p>	<p>Existing rear façade & patio</p>
	
<p>View from Blighs Rd</p>	<p>Ocean view from Living Room</p>

4. Proposed Development In Detail

The development proposal includes alteration and addition, as follows:

Lower Ground Level (Garage Level)

- Creation of the storage above the studio to utilize high ceiling & general cosmetic renovation of the studio. Replacement of the existing floor to ceiling window with sliding doors.
- Creation of new verandah directly accessible from the studio – to benefit better airflow and improve aesthetics of the front facade
- Build of the new, BCA compliant timber stairs over existing concrete staircase
- Creation of slightly larger entry foyer to accommodate new stairs

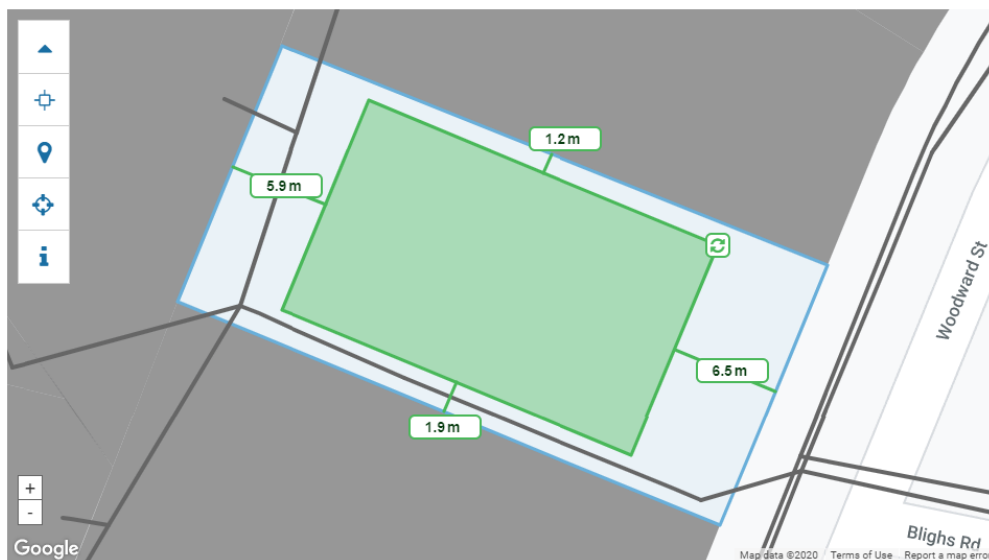
First Floor Level (Upper Level)

- Demolition of internal walls to accommodate changes to the new living area

- Demolition of the balcony arches
- Demolition of the front wall
- Extension of the Master Bedroom over the footprint of existing concrete balcony (to accommodate larger ensuite and walk in robe)
- Length reduction of the existing living room to allow to increase depth of the existing concrete balcony
- Kitchen & laundry relocation
- New windows

Landscape

- No changes to the landscape due to Sydney Water infrastructure



Please refer to the full set of plans for further details.



Notification Plan of Proposed Development

5. Compliance Assessment

All, Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the merit assessment of this proposal.

In this regard, whilst all provisions of each Environmental Planning Instruments (SEPPs, REPs and LEPs), Development Controls Plans and Council Policies have been considered in the assessment, many provisions contained within the document are not relevant or enacting, definitions and operational provisions which the proposal is considered to be acceptable against.

State Environmental Planning Policy 2008 (SEPP), Part 3 – Housing Code

Clause	Relevant Requirements	Proposed	Compliance with Requirements? Comments
3.8	Max building height 8.5m	No changes proposed	Yes
3.9	Max GFA for lot $557\text{m}^2 = 25\%$ of lot area + $150\text{m}^2 = \text{GFA max allowed } 289\text{m}^2$	Proposed decrease from 259m^2 to 258m^2	Yes
3.10	Min setbacks and max height and length of boundary walls Min front setback - less than the average setback from the primary road of the 2 nearest dwelling houses $(0.5 \times (8.85 + 3.05)) = 5.95\text{m}$ Side setbacks for lot width 15.9m and 4.5m above NGL Required: $0.9 + 0.25 \times (\text{building H} - 4.5\text{m}) = 0.9 + 0.25 \times (7.2 - 4.5) = \text{min } 1.57\text{m}$	Proposed front setback min 7.40m (within the setback of the existing front balcony) Proposed (NE Elevation) 1.25m	Yes No. Master bedroom extension by 1.25m towards front boundary and within existing balcony only.
3.13	Minimum landscaped area for lot $557\text{m}^2 = 20\%$ of the lot area (min required 111.4m^2)	No changes to the landscaped area are proposed. Existing landscaped area $50\text{m}^2 / 9\%$	No. No changes to the proposed landscaped area are proposed. Proposed renovation is only within the footprint of the existing dwelling house.
3.15	Privacy screens for windows - does not apply to a bedroom window that has an area of not more than 2m^2	Proposed window W6 on NE is $0.7\text{m} \times 2.5\text{m} = 1.75\text{m}^2$	Yes. No privacy screen required on the window.

Warringah Local Environmental Plan 2011 (WLEP)

Clause	Relevant Requirements	Proposed	Compliance with Requirements? Comments
4.3 Height of Buildings	Maximum building height is 8.5m	No changes proposed and below 8.5m	Yes.

6.4 Development on sloping land	<p>The objectives of this clause are as follows—</p> <p>(a) to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land,</p> <p>(b) to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and surrounding land,</p> <p>(c) to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.</p>	The application for development has been assessed for the risk associated with landslides – refer to geotech report prepared by the engineer	Yes.
--	---	--	------

Warringah Development Control Plan 2011 (WDCP)

The site is located within the Newport Locality. The proposed development is generally consistent with the outcomes of clause A4.10 of PDCP. In that regard, the development will remain primarily a low-density residential dwelling house in a natural landscaped setting, integrated with the landform and landscape. Development will be a split level development with a maximum of two storeys in any one place.

Control	Relevant Requirements	Proposed	Compliance with Requirements and comments
B1 Wall Heights	<p>Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space)</p> <p>This control may be varied on sites with slopes greater than 20%</p>	Proposed master bedroom extension is resulting in wall height max 7.2m (refer to NE Elevation). Proposed extension is within the existing footprint and under existing roof.	Yes

	<p>within the building footprint (measured at the base of the external walls), provided the building:</p> <ul style="list-style-type: none"> • does not exceed the 8.5 metre height development standard; • is designed and located to minimise bulk and scale; and • has a minimal visual impact when viewed from the downslope sides of the land. 		
B3 Side Boundary Envelope	Building must be sited withing a building envelope determined by projecting 45° from existing GFL at the side boundaries of 4m	Proposed masted bed extension by 1.25m towards front boundary is not consistent with this control	No. Proposed extension is minor (by 1.25m towards front boundary) and within the existing building footprint (over the existing balcony and under the existing roof). Living room reduction is increasing the existing building envelope compliance. Proposed design is taking in consideration to reduce the bulkiness of the existing dwelling house.
B4 Site Coverage	Development shall not exceed the maximum site coverage of 33.3% of the site area	Proposed work is withing the existing footprint. No changes to site coverage	N/A
B5 Side Boundary Setbacks	DCP setback side as per map - NIL	Proposed work is withing the existing	N/A

		footprint. No changes to setbacks proposed	
B7 Front Boundary Setback	Min 6.5m required	Proposed 7.4m	Yes
B9 Rear boundary setback	Min 6m	No changes to rear setback proposed	N/A
C4 Stormwater	Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.	No changes to the existing roof or footprint. Stormwater connections to remain	Yes
C8 Demolition & construction	<p>Objectives to</p> <ul style="list-style-type: none"> - To manage demolition and construction sites so that there is no unreasonable impact on the surrounding amenity, pedestrian or road safety, or the natural environment - To promote improved project management by minimising demolition and construction <u>waste</u> and encouraging source separation, reuse and recycling of materials. 	Refer to Waste Management plan on Architectural Drawings	YES
D1 Landscaped Open Space	Min 40% required	No changes to the existing landscaped open space (9%)	No. The rear patio is a concrete slab constructed over Sydney Water infrastructure. Demolition of the patio may result in infrastructure damage. From our perspective is best

			practice to leave the slab in place.
D6 Access to sunlight	At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21	Proposed alteration within the existing footprint will not result in any changes to the sunlight of adjoining dwellings	Yes
D7 Views	Development shall provide for the reasonable sharing of views.	Proposed alteration within the existing footprint will not result in any changes in the view sharing	Yes
D8 Privacy	<p>Objectives</p> <ul style="list-style-type: none"> - To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours. - To encourage innovative design solutions to improve the urban environment. - To provide personal and property security for occupants and visitors. 	<p>No changes are proposed to the existing windows</p> <p>Only the extended part of the master bedroom will have a window, that is not affecting a lot of privacy, as is in front of the adjoining dwelling.</p> <p>Front balcony on SW elevation will have a privacy screen for the privacy reasons.</p>	Yes.
D10 Building colours and materials	<p>Objectives:</p> <p>To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.</p>	Proposed brick to remain. Charcoal elements to be incorporated to reduce the “bulkiness” of the dwelling and modernise the property.	Yes

SEPP (Building Sustainability Index: BASIX) 2004

A BASIX certificate has been submitted with the application

The BASIX Certificate indicates that the development will achieve the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out in the BASIX certificate.

6. CONCLUSION

This Statement of Environmental Effects has taken into consideration the submitted plans and all other documentation supporting the application, and assessed against the all relevantly applicable to planning provisions. The proposal does not result in any unreasonable impacts on surrounding, adjoining, adjacent and nearby properties.

In consideration of the proposal and the merit consideration of the development, the proposal is considered to be consistent with the objectives of the DCP, zone objectives and aims of the LEP, objectives of the relevant EPIs and objects of the Environmental Planning and Assessment Act 1979.

In our opinion, the proposed development satisfies the appropriate controls. The proposed alterations and additions will integrate with the landform and landscape and be consistent with surrounding developments. In summary, the proposal should be approved as the design is reasonable for the site by virtue of the level of non-compliance that does not create unreasonable amenity impacts.

We have attempted the provided information in this SEE to be as accurate as possible, relying on the information provided to us to date. However, we make no claims, guarantees or promises about the accuracy, currency, or completeness of the information provided and are not responsible for any errors or omissions, or for results obtained from the use of the information. Every possible effort is made to keep the content of this document accurate and current, but that may not always be the case.