

**Wicks Residence**

32 Monserra Road  
Allambie Heights NSW 2100

Lot 3, D.P. 241969

LGA Northern Beaches Council

**STATEMENT OF  
ENVIRONMENTAL EFFECTS**

# Statement of Environmental Effects

## 32 Monserra Road, Allambie Heights

### 1. Introduction

This document has been prepared to provide supporting information for the Development Application for the proposed alterations and additions at No.32 Monserra Road, Allambie Heights NSW 2100.

This statement along with the plans submitted has taken into consideration the following:

- *The Environmental Planning and Assessment Act, 1979 as amended.*
- *The Environmental Planning and Assessment Regulation 2011.*
- *Warringah Local Environmental Plan 2011.*
- *Warringah Development Control Plan 2011*

### 2. Site Location and Description

The site is known as Lot 3, DP 241969, 32 Monserra Road, Allambie Heights.

The property is a corner allotment and has a total site area of 667.80m<sup>2</sup>.

The property is zoned R2 Low Density Residential.

The site is located on the southwestern corner of the intersection of Monserra Road and Cootamundra Drive approximately 300 metres south of the intersection of Monserra Road and Allambie Road and has direct frontages to both Monserra Road and Cootamundra Drive. Manly Warringah War Memorial Park adjoins the property to the southwest (rear).

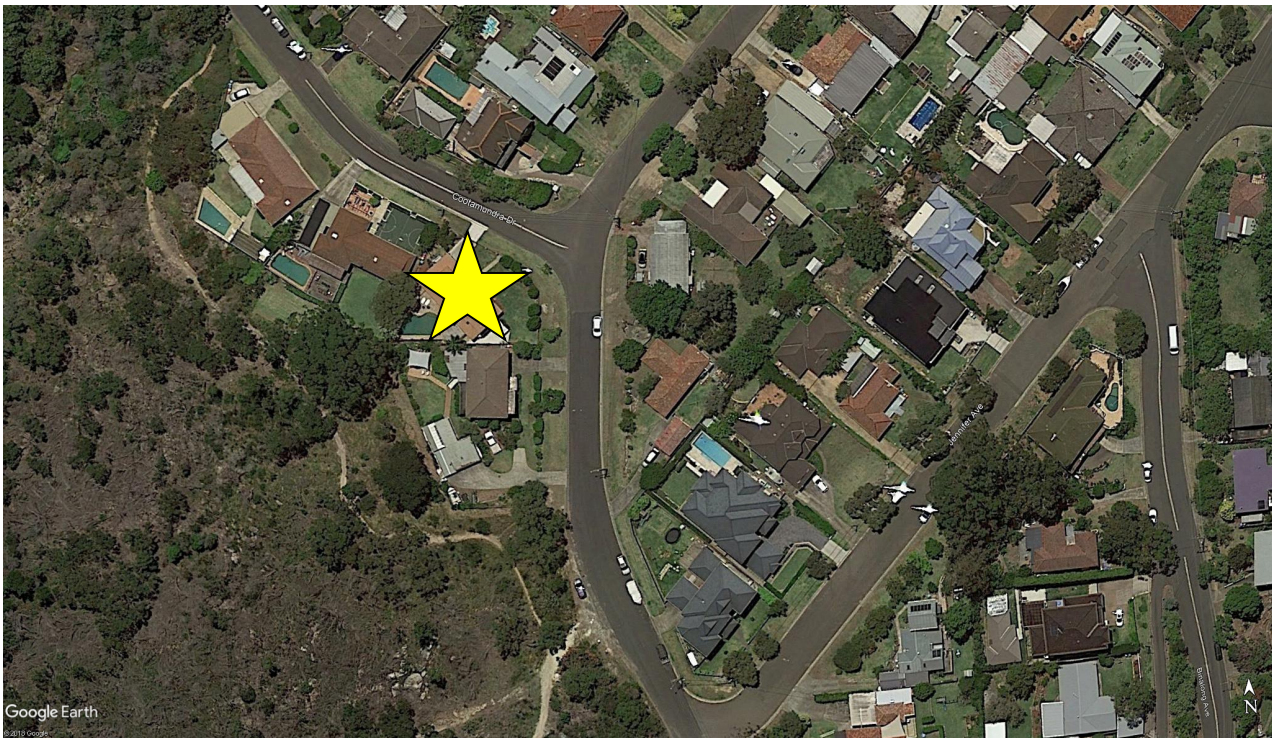
The site falls approximately 2.5-3.0 meters from the front of the property, northeast to the rear southwest part of the property.

The site is relatively regular in shape (corner lot) and has non-parallel boundaries.

The subject property contains an existing two storey residential dwelling with attached single car garaging at the north-western side of the home. The dwelling is of brick veneer construction with a tile roof and is located in the centre of the lot. The garage is accessed by a concrete driveway on the northern side of the property from Cootamundra Drive. The dwelling has covered, front and rear verandahs and a paved courtyard area at the rear overlooking Manly Warringah War memorial Park. The front and rear gardens are landscaped and consist of planters and open lawn areas. A swimming is located at the rear of the dwelling and a metal storage shed and concrete slab area is located adjacent to the dwelling on the southeast side.

### 3. The Surrounding Environment

The general vicinity of the site is characterised by single and two storey dwellings on similar sized allotments. Associated with the dwellings are a range of outbuildings and swimming pools. The proposed carport addition has been designed to minimise any impact on the adjoining properties or the subject site. There will be no view loss to any of the surrounding neighbours.



Aerial view of the site. (Source: Google earth)

#### 4. Current and Previous Uses

The site's previous and existing land uses / activities: Residential.

Adjoining properties land uses / activities: Residential.

#### 5. The Proposal

##### A) Description

The proposed development contains one (4) element:

1. Construct a Double carport with an incorporated storage shed.
2. New driveway crossing and layback to Monserra Road.
3. Internal alterations to the ground floor.
4. New window to first floor bedroom.

##### 1. Construct a double carport with an incorporated storage shed.

As detailed within the accompanying plans, it is proposed to construct a double carport with an incorporated storage shed adjacent to the existing dwelling in the south eastern part of the site facing Monserra Road.

The carport has been designed to significantly improve the site's parking facilities and provide off-street undercover parking for 2 cars with covered access for people from the carport to the existing front verandah and front entry point of the dwelling.

The storage shed at the rear of the carport is to provide a secure facility to store watercraft and sporting equipment such as paddle boards, kayaks & skis and bicycles to suit the applicant's

specific requirements and lifestyle. Locating the storage shed at the rear of the carport facilitates the ease of loading and unloading items kept in the shed.

The carport will be an open structure. The roof will be tiled to match the existing dwelling and supported on a steel frame and timber roof trusses. Fascias and gutters will match the existing dwelling. A panel lift door is to be installed between the columns at the front of the structure. The carport floor will be a new reinforced concrete slab.

The storage shed will be constructed of timber framed clad walls painted to match the existing dwelling. The shed is mostly located under the same roof as the carport, with a small section of low-pitched metal roof in one corner. The shed will be built over the existing concrete slab in this area.

The existing metal shed in this area will be removed and the rainwater tank relocated as shown on the plans.

## 2. New driveway crossing and layback to Monserra Road.

As detailed within the accompanying plans, it is proposed to construct a new driveway crossing and layback to Monserra Road at the new carport location. The driveway set out and grades are to comply Northern Beaches Council 'Normal Standard Vehicle Crossing' and Warringah Council 'Development Engineering Minor Works Specification'.

## 3. Internal alterations to the ground floor.

As detailed within the accompanying plans, it is proposed convert the existing garage on the ground floor to a bedroom, create a bathroom next to this bedroom and reconfigure the existing laundry and kitchen. Some internal walls in the existing kitchen and living areas will be removed. New windows will be installed in the proposed new bedroom and bathroom, the existing garage door will be part bricked up and a window installed. The windows and doors on the southwest elevation (rear terrace) will be reconfigured with new windows and doors will be installed.

## 4. New window to first floor bedroom.

A new window (W6) is to be installed in the first-floor bedroom at the northeast corner of the dwelling. the new window faces east/southeast and looks out over Monserra Road.

The proposed alterations and additions including the carport and storage shed addition will result in the following development indices:

Site Area	667.80.m <sup>2</sup>
Existing Site Coverage	147.83m <sup>2</sup>
Proposed Site Coverage	164.43m <sup>2</sup>
Existing Gross Floor Area	172.70m <sup>2</sup>
Proposed Gross Floor Area	189.51m <sup>2</sup>

Existing Landscaped Area 324.84m<sup>2</sup> (48.64%)

Proposed Landscaped Area 273.73m<sup>2</sup> (40.99%)

Site coverage areas above indicate the proportion of the site covered by buildings and structures.

The proposed alterations and additions have been designed to best accommodate the owner's specific requirements and align with the site conditions, while minimizing the impact on neighbours.

## **6. Zoning and Development Controls**

### **A) Warringah Local Environmental Plan 2011**

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2011.

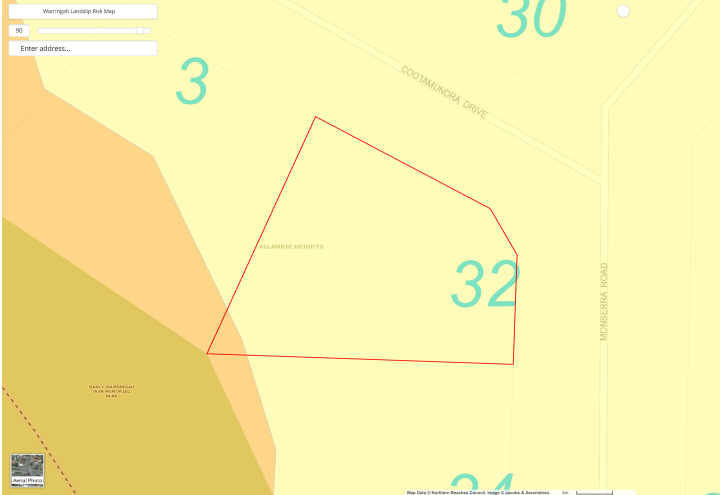
The proposed alterations and additions are considered to be permissible with the consent of Council.

### **B) Warringah Development Control Plan**

#### **Summary of Built Form Controls & Development Standards**

Objective	The overriding objective of this DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability.	The objective of the proposal is to upgrade the existing residence without compromising the amenity currently enjoyed by adjacent properties. The proposed alterations and additions have been carefully designed and located to maximise benefit for the occupants whilst minimizing impact in terms of bulk and scale. This will avoid issues in relation to overshadowing, overlooking and privacy.
Land Zone	R2 Low Density Residential	Single residential dwelling. Complying
Housing density	1 dwelling for 600m <sup>2</sup>	1 dwelling on 667.80m <sup>2</sup> existing and unchanged. Complying.
Building Height	8.5 metres	Proposed Carport and Storage Shed: 3.55 metres. Complying.



Landslip Risk	<p>Area A Plateau areas, ridge crests, major spur slopes, footslope areas; and beach, foredune and alluvial flats. Slope Angle less than 5 degrees (Majority of the site)</p> <p>Area B Flanking slopes. Slope Angle 5 to 25 degrees (Small section of the site in the southwest corner)</p>	 <p>Area A A geotechnical report not normally required.</p> <p>Area B Preliminary assessment of site conditions required to determine whether a geotechnical report is required.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> <li>1. No preliminary assessment of site conditions will be required in Areas B and D and no geotechnical reports will be required in Areas C and E if the proposed development does not involve any site, building or structural works.</li> </ol> <p><u>Comment:</u> All works on site that are involved in this application are located in Area A on the <i>Warringah LEP 2011 – Landslip Risk Map</i> which correlate to Landslip Risk Class A.</p> <p>The proposed carport and storage shed addition are of lightweight construction with minimal if any excavation or fill required.</p> <p>It is considered that a geotechnical report is not required.</p>
Landscape open space	<p>Open space 40% of site area. Minimum width 2m.</p>	<p>Existing landscape open space is 324.84m<sup>2</sup> or 48.64% of the site area. Proposed landscape open space is 273.73m<sup>2</sup> or 40.99% of the site area. Small increase in impervious area. Landscape Open Space Calculation Plans accompany this application. Complying</p>
Wall Height	7.2 metres	Proposed Carport and Storage Shed: 2.60 metres. Complying.

Side boundary envelope and side setback	45 degrees from 4 metres, minimum side setback 0.9 metres	Refer plans Side boundary envelope Complying. Side setbacks; Proposed Carport and Storage Shed: 0.95 metres (South) Complying.
Front building setback	6.5 metres	<p>Front Setback; Proposed Carport: 1.10 metres from front boundary at Monserra Road</p> <p><u>Comment:</u> The proposed garage will stand a minimum of 1100mm From Monserra Road and therefore does not comply with this control.</p> <p>The variation occurs as a result of the somewhat irregular configuration of the lot (corner lot) and the siting of the existing development.</p> <p>The objectives of the control are as follows:</p> <ul style="list-style-type: none"> <li>• To create a sense of openness.</li> <li>• To maintain the visual continuity and pattern of buildings and landscape elements.</li> <li>• To protect and enhance the visual quality of streetscapes and public spaces.</li> <li>• To achieve reasonable view sharing.</li> </ul> <p>The proposal will maintain a sense of openness to both Monserra Road and Cootamundra Drive. Whilst the proposed Carport varies the front setback control, the remainder, the remainder of the development maintains generous separation to the street.</p> <p>The existing plantings and lawn areas throughout the site are maintained, which assist in softening the build form of the development.</p> <p>The proposed carport has been designed with a low-pitched tile roof to meet in with the existing front verandah roof form and match the existing dwelling which assists with maintaining views from surrounding properties.</p> <p>The contemporary articulated façade of the new works will enhance the visual quality of the site when viewed from the public domain.</p> <p>The siting of the proposed carport is therefore considered worthy of support on merit.</p> <p>Complying</p>

		<p>Proposed Storage Shed: 7.10 metres from boundary at Monserra Road. Complying.</p> <p><b>Please refer to Appendix A at the end of this report for examples of parking structures located within the front building setback in the vicinity of the proposal.</b></p>
Rear building setback	6.0 metres	Not Applicable Complying.
Private open space	60m <sup>2</sup>	Ample private open space. Complying
Building Bulk	To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.	The proposed carport and storage shed are located in the southeast corner of the property and maintains good separation from the dwellings on adjoining land and does not significantly or detrimentally visually alter the streetscape. Complying.
Views	The development is to allow for reasonable sharing of views.	No views are affected by this development
Access to sun light	Development is not to unreasonably reduce sunlight to surrounding properties.	Access to sunlight for surrounding properties is not unreasonably compromised by this development. Shadow diagrams accompany the application.
Streetscape		Minimal impact to the existing streetscape.
Heritage items		The rear of the lot adjoins the Manly Warringah War Memorial Park which is a Landscape Heritage Item. The proposed works are minor and at the front of the lot, at road side. No heritage items are affected by this development.
Conservation areas		There are no conservation areas in the vicinity of this proposal.
Management of stormwater	Alterations and additions	Minor increase in impervious area. Stormwater into existing.
Access and parking	2 car spaces	<p>The site currently contains an existing single garage which will be removed; with a new double carport provided to the Monserra Road frontage.</p> <p>The proposed modest double carport is integrated into the design of the dwelling and will not dominate the facade of the dwelling</p> <p>The proposed parking will comply Australian Standards</p> <p>Complying.</p>



Construction site		The proposed development site has sufficient area for delivery and storing of building materials and construction tools and equipment with minimal adverse impact for road and pedestrian use.
Conservation of energy and water	Development is to make the most efficient use of energy and water.	The orientation and layout of the project make the best use of natural ventilation, daylight and sunlight. A Basix Certificate accompanies the application.
Bush Fire Prone Land	The property is located in Bushfire Prone Land Vegetation Category 1	A Bush Fire Hazard Assessment Report prepared by TFC The Fire Consultants accompanies this application
Flood Prone Land	The property is not located within a Flood Risk Planning Precinct.	
Acid Sulphate Soils	The property does not contain Acid Sulphate Soils	

## 7. Access and traffic

The site currently contains an existing single garage which will be removed; with a new double carport provided to the Monserra Road frontage. The proposal seeks to provide a new crossing and layback for access to the proposed new carport. The proposed access has been designed in accordance with Council's Vehicle Crossing Policy.

Onsite parking: 2 Vehicles - Complying.

## 8. Air and Noise

### Air:

The proposed work does not alter the existing air quality from that normally generated by domestic activities.

### Noise:

The proposed work will not cause undue noise generation during the period of construction or normal domestic activities following completion of the works.

## 9. Privacy, Views and Overshadowing

### A) Privacy

The proposal will not unduly afford opportunities to overlook the rear yards of the neighbouring properties. The proposed new window (W6) in the first-floor bedroom overlooks the new carport roof and the Monseera Road frontage.

The new and altered ground floor windows and doors look out to the pool area and courtyard of the subject lot.

## **B) Views**

The proposal will have minimal impact on the adjoining neighbour's views of the local district.

## **C) Overshadowing**

This proposal maintains access to sunlight to the living spaces within and spaces around the adjoining neighbour's properties.

Shadow diagrams accompany the application.

## **10. Flora and Fauna**

The proposal does not involve the removal of any trees or native vegetation within the lot. One small tree on the nature strip in Monserra Road will be removed to provide for the new driveway crossing.

The site is adjacent to the Manly Warringah War Memorial Park.

The site does not contain any native fauna habitat.

The proposal is for internal alterations and a lightweight shed and open carport structure only.

## **11. Energy, Soil and Water**

The orientation and layout of the project make the best use of natural ventilation, daylight and sunlight.

A Basix Certificate accompanies the application.

## **12. Waste**

A Waste Management Plan accompanies the application.

### 13. General

The proposed alterations and additions have been designed to meet the objectives and requirements of the planning instruments, codes and guidelines.

This has been achieved in spirit and intent.

The owners seek appraisal on the intent of the DCP and re-confirm the following points of merit:

- The proposed addition presents an aesthetic yet functional addition with minimal impact to the existing streetscape.
- Maintains generous outdoors areas.
- Increased amenity for the occupants.
- Negligible impact on neighbours.
- A largely compliant design providing increased amenity for the owners.

In submitting this design, the owners reiterate, that the aesthetic improvement of their land is fundamental to their aims.

The proposal will have no adverse effect on neighbouring properties and the applicant respectively requests that council consider this application favourably.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Airey', with a stylized flourish at the end.

Michael Airey

## Appendix A

**Examples of parking structures located within the front building setback in the vicinity of the proposal.**



9 Forbes Place, Allambie Heights



11 Roosevelt Avenue, Allambie Heights





26 Jenner Avenue, Allambie Heights



26 Jenner Avenue, Allambie Heights



7 Southern Cross Drive, Allambie Heights



6 Coolalie Place, Allambie Heights





21 Southern Cross Drive, Allambie Heights



49 Southern Cross Drive, Allambie Heights