

Dellview Design Pty Ltd

Statement of Environmental Effects

22 Monserra Road, Allambie Height

New Two Storey Dwelling with Granny Flat & Pool

November 2019

Report by Amanda Marshall
Director – Dellview Design Pty Ltd

Contents

Part 1 Introduction

- 1.1 Overview
- 1.2 Design Statement
- 1.3 Description of Site
- 1.4 Site Controls
- 1.5 Site Analysis

Part 2 Built Form Controls

- 2.1 B1 Wall Height
- 2.2 Number of Storeys
- 2.3 Side Boundary Envelope
- 2.4 Site Coverage
- 2.5 Side Boundary Setbacks
- 2.6 Merit Assessment of Side Boundary Setbacks
- 2.7 Front Boundary Setbacks
- 2.8 Merit assessment of front boundary setbacks
- 2.9 Rear Boundary Setbacks
- 2.10 Merit assessment of rear boundary setbacks
- 2.11 Foreshore Building Setback
- 2.12 National Parks Setback
- 2.13 Coastal Cliffs setback
- 2.14 Main Roads Setback

Part 3 Setting Factors

- 3.1 Subdivision
- 3.2 Traffic, Access and Safety
- 3.3 Parking Facilities
 - 3.3(A) Bicycle Parking and End of Trip Facilities
- 3.4 Stormwater
- 3.5 Erosion and Sedimentation
- 3.6 Building over or adjacent to Constructed Council Drainage Easements
- 3.7 Excavation and Landfill
- 3.8 Demolition and Construction
- 3.9 Waste Management

Part 4 Design

- 4.1 Landscaped Open Space and Bushland Setting
- 4.2 Private Open Space
- 4.3 Noise
- 4.4 Electromagnetic Radiation
- 4.6 Access to Sunlight
- 4.7 Views
- 4.8 Privacy
- 4.9 Building Bulk
- 4.10 Building Colours and Materials
- 4.11 Roofs
- 4.12 Glare and Reflection
- 4.13 Front Fences and Front Walls
- 4.14 Site Facilities
- 4.15 Side and Rear Fences
- 4.16 Swimming Pools and Spa Pools
- 4.17 Tennis Courts
- 4.18 Accessibility and Adaptability
- 4.19 Site Consolidation in the R3 and IN1 Zone
- 4.20 Safety and Security
- 4.21 Provision and Location of Utility Services
- 4.22 Conservation of Energy and Water
- 4.23 Signs

Part 5 The Natural Environment

- 5.1 Preservation of Trees or Bushland Vegetation
- 5.2 Prescribed Vegetation
- 5.3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat
- 5.4 Wildlife Corridors
- 5.5 Native Vegetation
- 5.6 Retaining unique environmental features
- 5.7 Development on land adjoining public open space
- 5.8 Waterways and Riparian Lands
- 5.9 Coastline Hazard
- 5.10 Landslip Risk
- 5.11 Flood Prone Land

Part 6 Conclusion

6.1 Conclusion

Part 7 Annexure 1 – LEP Clause 4.6 – Exceptions to Development Standards

7.1 LEP Clause 4.3

7.2 LEP Clause 4.6

Part 1 Introduction

Meeting with.. was held on the 25/06/2019 at 10:45:00, attendees for Council: . Attendees for applicant: Rainy Qiu,

1.1 Description of Site

The site is regular in shape with a frontage of 16.46m along Monserra Road and depth of 40.235m. The site has a combined surveyed area of 662.2m².

The site is located within the R2 low density residential zone and accommodates an existing single storey dwelling with an existing driveway that also acts as a car hardstand.

There is an existing tree, lawn and access paths within the front setback. Please see figure 1 on page 2 The rear setback contains an existing tree, lawn and rock outcrop. Please see figure 2 on page 2.

1.2Description of Site

The site is located in Monserra Road, Allambie Heights. The subject site and adjoining properties are orientated south-east and face Monserra Road.

There are views of the reserve when facing north-west. Please see figure 3 on page 2.



Figure 1



Figure 2



Figure

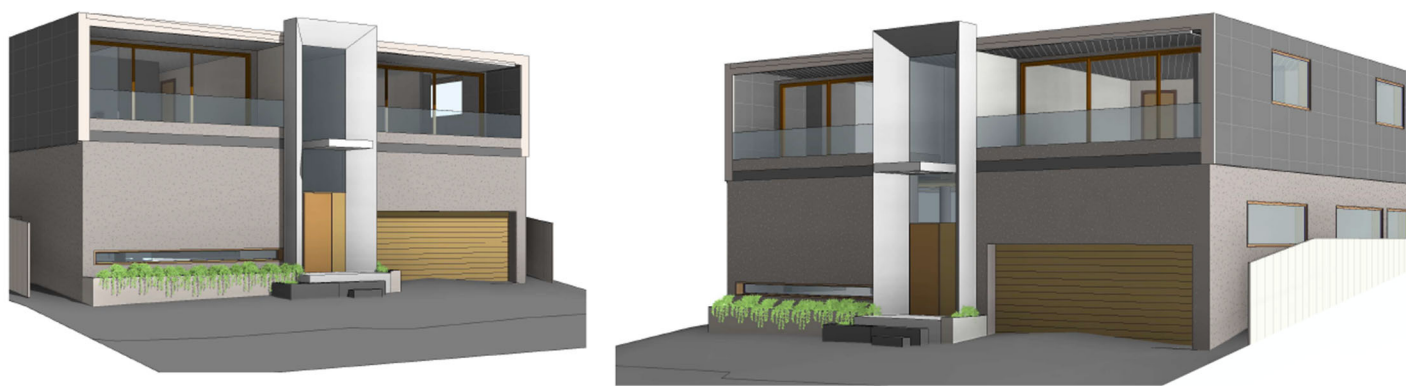


Figure 4

Part 2 Built Form Controls

Clause	Requirement	Existing	Proposed	Compliant
2.1 B1 Wall Height	7.2m	7.23m	8.6m	No* Please see LEP Clause 4.6 Variation
2.2 Number of Storeys	2	2	2	Yes
2.3 Side Boundary Envelope	4m at 45°	5.24m	10.030m	No* Please see LEP Clause 4.6 Variation
2.4 Site Coverage	40%	71.1%	40.5%	Yes
2.5 Side Boundary Setbacks	0.9m	Minimum of 1.329m	Minimum of 900m	Yes
2.6 Merit Assessment of Side Boundary Setbacks	N/A			
2.7 Front Boundary Setbacks	6.5m	10.671m	6.5m	Complies
2.8 Merit assessment of front boundary setbacks	N/A			
2.9 Rear Boundary Setbacks	6m	19.381m	6m	Complies
2.10 Merit assessment of rear boundary setbacks	N/A			
2.11 Foreshore Building Setback	N/A			
2.12 National Parks Setback	N/A			
2.13 Coastal Cliffs setback	N/A			
2.14 Main Roads Setback	N/A			

Part 3 Setting Factors

3.1 Subdivision

Not applicable.

3.2 Traffic, Access and Safety

The subject site is located off Monserra Road, Allambie Heights. The development leaves good sight distances maintained in all directions along the street.

3.3 Parking Facilities

C3 Parking Facilities	Existing	Proposed	Complies
1. The following design principles shall be met:			
<ul style="list-style-type: none">Garage doors and carports are to be integrated into the house design and to not dominate the façade. Parking is to be located within buildings or on site.	Parking is located on site within the front setback on an existing driveway that acts as a car hardstand.	The proposed contains two carparks that are wholly contained within the dwelling.	Compliant
<ul style="list-style-type: none">Laneways are to be used to provide rear access to carparking areas where possible;	Not applicable	Not applicable	Not applicable
<ul style="list-style-type: none">Carparking is to be provided partly or fully underground for apartment buildings and other large scale developments;	Not applicable	Not applicable	Not applicable
<ul style="list-style-type: none">Parking is to be located so that views of the street from front	No obstruction of view	No obstruction of view	Compliant

windows are not obscured; and			
<ul style="list-style-type: none"> Where garages and carports face the street, ensure that the garage or carport opening does not exceed 6 metres or 50% of the building width, whichever is the lesser. 	N/A	Less than 6m Total building width is 14.46m	Compliant
The following Australian Standards applied at the time the DCP was adopted: AS 2890.1:2004: Parking facilities - Off-street car parking.	Due to an existing low brushwood fence the existing parking spaces are non-compliant with AS 2890.1:2004: Parking facilities - Off-street car parking.	Demolition of the existing low brushwood fence and the instillation of wheel stops results in both spaces being able to meet the requirements of AS 2890.1:2004: Parking facilities - Off-street car parking as shown in A106.	Existing Non-Compliant Proposed Compliant

3.3(A) Bicycle Parking and End of Trip Facilities

Not applicable.

3.4 Stormwater

The proposed stormwater complies with the stormwater requirements. Please see Stormwater Management Plan lodged as part of this Development Application.

3.5 Erosion and Sedimentation

The proposed works comply with the Erosion and Sedimentation requirements. Please see Erosion and Sediment Control Plan lodged as part of this Development Application.

3.6 Building over or adjacent to Constructed Council Drainage Easements

Not applicable.

3.7 Excavation and Landfill

N/A

3.8 Demolition and Construction

Demolition and Construction are to be in accordance with applicable Australian Standards, including the handling, sorting and disposal of waste.

3.9 Waste Management

Please see Excavation and Landfill Plan lodged as part of this Development Application.

Part 4 Design

Part 4 Design	Existing	Proposed	Complies
4.1 Landscaped Open Space and Bushland Setting	71.1% 40% required	40.5% 40% required	Compliant
4.2 Private Open Space	Rear yard 339.2 m ² 35m2 with 3m depth	Rear yard 165m ² 35m2 with 3m depth	Compliant
4.3 Noise	Complies – no mechanical plant equipment	Complies – no mechanical plant equipment	Compliant
4.4 Electromagnetic Radiation	N/A	N/A	N/A
4.6 Access to Sunlight	Complies Please see shadow diagram.	Complies Please see shadow diagram.	Compliant
4.7 Views	Complies	Complies	Compliant
4.8 Privacy	Complies	Complies	Compliant
4.9 Building Bulk	Complies	Minor noncompliance	Please see LEP Clause 4.6 Variation
4.10 Building Colours and Materials	Dwelling – fiberboard painted white with a brown entry and tiled roof. Please see figure 2 on page 2.	Dwelling – grey render, dark grey aluminum cladding for first floor, silver white feature entry and oak door frames on the front façade and monument grey aluminum frames throughout. Please see figure 4 on page 3.	Compliant

4.11 Roofs	Complies	Complies The colour of roofing will not create glare	Compliant
4.12 Glare and Reflection	Complies	Complies Windows are to be recessed in and medium grey will be used for the roofing	Compliant
4.13 Front Fences and Front Walls	No fence	No fence	Compliant
4.14 Site Facilities	N/A	N/A	N/A
4.15 Side and Rear Fences	Complies All existing fences have a maximum of 1.8m high	Complies All existing fences have a maximum of 1.8m high	Compliant
4.16 Swimming Pools and Spa Pools	Non-compliant	Non-compliant Existing to remain	Existing Non-compliant Proposed Non-compliant
4.17 Tennis Courts	Half Court Compliant Rear fence Complies due to >1.5m setback	Half Court Compliant	Compliant
4.18 Accessibility and Adaptability	Complies	Complies	Compliant
4.19 Site Consolidation in the R3 and IN1 Zone	Not applicable		
4.20 Safety and Security	Entrance is visible from street and windows allow for casual surveillance of the street.	Entrance is visible from street and windows allow for casual surveillance of the street.	Compliant
4.21 Provision and Location of Utility Services	Existing services are adequately incorporated on site.	No major change to existing service locations.	Compliant
4.22 Conservation of Energy and Water	No current measures in place	3000L rainwater tank and fully compliant BASIX Certificate to	Compliant

		ensure conservation of energy and water	
4.23 Signs	Not applicable		

Part 5 The Natural Environment

5.1 Preservation of Trees or Bushland Vegetation

Complies – Only one nonnative tree is to be removed under this Development Application

5.2 Prescribed Vegetation

Complies – Natural vegetation to remain.

5.3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat

Complies – Natural vegetation to remain.

5.4 Wildlife Corridors

Complies – Natural vegetation to remain.

5.5 Native Vegetation

Complies – Natural vegetation to remain.

5.6 Retaining unique environmental features

Complies - Rock escarpment to be maintained

5.7 Development on land adjoining public open space

Complies – works on adjoining land are to be solely using natural materials and the appearance of the dwelling shall comply as it uses neutral tones and maintains the existing mature planting and rock escarpment.

5.8 Waterways and Riparian Lands

N/A

5.9 Coastline Hazard

N/A

5.10 Landslip Risk

N/A

5.11 Flood Prone Land

N/A

Part 6 Conclusion

6.1 Conclusion

The breach in height has been appropriately addressed and the circumstances assessed and has addressed the controls required. The proposal is largely compliant and will be sympathetic to the streetscape of Monserra Avenue and when viewed from the street.

Part 7 Annexure 1 – LEP Clause 4.6 – Exceptions to Development Standards

7.1 LEP Clause 4.3 - Exceedance of maximum 8.5m height of building

Please see LEP Clause 4.6 Variation lodged as a part of this Development Application. The LEP Clause 4.6 Variation demonstrates how the objectives of the building height development standard had appropriately been met by assessing the outcome of the

7.2 LEP Clause 4.6 - Exception to Development Standards

Please see attached as a part of this Development Application.