



**Statement of  
Environmental  
Effects  
at  
18 Monserra Road,  
Allambie Heights  
NSW 2100  
For  
Mr & Mrs Martyn**

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**RAPID PLANS**

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## **1 INTRODUCTION**

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 18 Monserra Road in Allambie Heights.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

## 2 THE EXISTING BUILDING

### 2.1 Site

The residence is located on the southern side of Monserra Road in the residential neighbourhood of Allambie Heights.

Site Address: No 18 Monserra Road, Allambie Heights

#### LOCATION PLAN



### 2.2 Local Authority

The local authority for this site is:  
Northern Beaches Council (Warringah)  
Civic Centre, 725 Pittwater Road,  
Dee Why NSW 2099  
DX 9118 Dee Why  
Telephone: 9942 2111

### 2.3 Zoning

Lot 23 Section 10 DP.207145 known as 18 Monserra Road, Allambie Heights, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

### 2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:  
Warringah Local Environment Plan 2011  
Warringah Development Control Plan 2011

## ***2.5 Context and Streetscape***

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing single storey dwelling with parking under & with housing directly opposite. Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low-density area. An important characteristic and element of Allambie Heights significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.

## ***2.6 Existing Areas of the Dwelling***

The site has an existing single storey dwelling with parking under.

## ***2.7 Existing off-street parking***

There is parking available for multiple cars in the existing garage & on the existing concrete drive. There is no necessity for street parking.

## ***2.8 Existing Landscaping***

The landscaping to the existing property consists of grassed areas to the front with small shrubs & plants along the front & side boundaries with no substantial trees. To the rear yard there is a small palm on the northern side & strip gardens to the rear corners of the property. The existing landscaping is to be maintained where possible for this development.

### 3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will become a double storey building with existing car parking to remain. The appearance & bulk of the building is to be improved throughout the development with the dated appearance to be modernised to be in keeping with surrounding properties. The proposed works provide refurbished internal areas, new front entry deck addition, excavate & extend basement storage with internal stairs to the parking area, new northern side addition, new rear patio with pergola & awning over, new landscaped areas on the rear northern side, new pool fence, new metal roof sheeting on existing frame & a new upper floor addition with deck & sheet metal roof over.

The proposal is in sympathy with the existing residence maintaining the scale and character of a house and the garden suburb.

#### ***3.1 Features of the Proposal***

**Externally the proposal encompasses:**

- New basement, ground & 1<sup>st</sup> floor walls
- New rear patio, pergola & awning
- New pool fence & pool deck to southern side of existing pool
- New front entry deck addition
- New ground floor side addition with access stairs & grassed area behind
- New 1<sup>st</sup> floor wall addition
- New 1<sup>st</sup> floor front deck
- New sheet metal roof with skylights
- New sheet metal roofing replacing tiles on existing roof frame over ground

**Internally the proposal encompasses:**

- New ground floor reconfiguration & refurbishment of all rear rooms
- New kitchen, WC, laundry, wet room addition
- New internal stairs
- New doors & windows
- New 1<sup>st</sup> floor bed, Ensuite & bath

### ***3.2 Present and Future uses of the Residence***

The present use of the residence is as a detached private residence on its own title and this will **not** change with the proposal.

### ***3.3 Purpose for the additions***

The new proposal provides better provision for living & entertaining areas for the residents whilst improving the bulk of the dwelling that is fitting for the Allambie Heights area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new kitchen, WC, wet room & laundry is required on the ground floor which uses part of the existing laundry area with access from front & rear. A new patio replaces the old concrete area with a new pergola, awning & a new pool deck with pool fence improves the usable space for the rear yard areas. Internally, several walls are removed with beams added to open up the ground floor plan. To the parking level a rear storage is to be added with internal stairs to access the main living area from the garage. A new 'pop top' upper level parents' bedroom/retreat is required for an additional bedroom to the dwelling. The design maximizes the existing dwelling & available area of land whilst improving the bulk. The proposed development maintains the south-eastern aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

### ***3.4 Materials and finishes proposed to be used***

Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Cladded timber stud exterior walls to ground & 1<sup>st</sup> floors

Masonry & concrete block walls to basement storage addition

Alloy windows & doors to all elevations

Roofing in colour bond medium to dark colour

Timber pool deck painted/stained

Tiled patio & front deck

Timber pergola painted/stained

### **3.5 Height**

The ridge height of the new development will exceed the 8.5m height limit to the front. Refer to the Clause 4.6 Report included with this application.

### **3.6 Site Controls**

| <b>Proposed Development</b> | <b>Proposed</b> | <b>Allowable</b> |
|-----------------------------|-----------------|------------------|
| Site Area                   | 679.8 sq m      | -                |
| GFA (Gross Floor Area)      | 193.69 sq m     | -                |
| Height                      | 9.588m          | 8.5m             |
| Built upon area             | 433.46 sq m     | 407.88 sq m      |
| Landscaping                 | 246.34 sq m     | 271.92 sq m      |

A concession is requested for the landscaped area being slightly below the 40% guideline listed under WDCP2011. The proposed 36% is an increase of 5% in the existing impervious area with the removal of concrete paved areas in the northern rear corner of the rear yard to enable additional grass/planting to the property. The remaining areas are the existing pool surround, patio, dwelling footprint & concrete access drive. The remaining landscaped areas conserve existing vegetation & habitats for wildlife that provide established shrubs & plants that maintain privacy between the subject & neighbouring buildings. The existing & proposed landscaped areas provided allow for appropriate recreational opportunities with grassed areas added in areas to access the rear BBQ & pool areas that also double as clothes drying areas. The increase in landscaped areas improve water management by greater stormwater infiltration with reduced runoff from less impervious area on site. It is in our opinion that the objectives under WDCP2011 Part D1 Landscaped Open Space & Bushland Setting have been achieved with this proposal.

Please refer to the Clause 4.6 Report in relation to the height encroachment.



### 3.7 Setbacks and Siting

| Proposed Development | Proposed                             | Allowable |
|----------------------|--------------------------------------|-----------|
| Front Set Back       | 11.667m                              | 6.5m      |
| Rear Set Back        | 12.589m (dwelling)<br>7.775m (patio) | 6.0m      |
| Side Set Back        | 0.901m (north)<br>1.347m (south)     | 0.9m      |

The front setback of the residence will remain consistent with the existing dwelling & adjacent properties

The location of the new northern side addition is setback a minimum 0.9m from the side boundary which maintains the openness & circulation to the property.

The south side setback of the new work of the residence aligns with the existing exterior walls. A concession is requested for the proposed pool deck slightly within the rear & side setbacks as it incorporates the existing pool filter area & abuts the existing garage on the adjacent property to the south. There is substantial separation to adjacent dwelling with no privacy issues created.

### 3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Monserra Road is to be maintained with the drive. The proposed development will have no detrimental impact on traffic flow.

### 3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 18 Monserra Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with many of the windows facing front to back with the proposed 3 small side windows in low traffic areas & do not look directly into adjacent property rooms. The cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new upper front deck area does not directly impact to neighbouring properties with the upper addition located in the centre of the building footprint & away from side boundaries.

### ***3.10 Solar Access and Overshadowing***

The site slopes from the north-west to south-east. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the southerly adjacent property.

### ***3.11 Acoustic Privacy***

Acoustic privacy has been maintained across the development. The cladded walls and timber floors on the property act as a buffer to noise as well as careful planting. It is considered that this development imposes minimal noise impact to neighbours.

### ***3.12 Water Management***

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

### ***3.13 On-Site Detention***

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012 alterations & additions for single residential dwellings will not require OSD. This property is located on the high side of the street & will make use of a proposed rain tank to conform to Basix requirements.

## **4 ENERGY EFFICIENCY**

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

### ***4.1 Orientation***

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly & easterly aspects.

### ***4.2 Passive Solar Heating***

The living spaces have timber floors and cladded walls. The outdoor areas are to be tiled to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

### ***4.3 Passive Cooling***

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate several improved aluminium doors & windows are to use pyrolytic low-e glass to assist in passive cooling.

### ***4.4 Natural light***

Large open windows and doors to the north & east along with 4 skylights enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

### ***4.5 Insulation and Thermal Mass***

The development will be constructed internally from a cladded stud walls and timber framed floor construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with R1.74 75mm foil backed blanket & R1.7 batts to the external walls and where necessary to the party walls.

### ***4.6 Waste Management***

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the front yard. Household effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

### ***4.7 Siting and Setback***

Allambie Heights is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 18 Monserra Road is a good example of this in that it has its car parking in the existing garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new section to the rear of the house follows this design concept. There have been

generous areas of ground dedicated to the planting of landscaped areas in both the front and the rear areas of the house.

#### ***4.8 Development on Sloping Land***

No. 18 Monserra Road, Allambie Heights is shown in Landslip Category B on Warringah Council Landslip map. In relation to Clause 6.4 of WLEP 2011, the proposed development has a low risk of landslide in relation to both property & life due to the flat grade & structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter. The development will not impact on or affect the existing subsurface flow conditions due to minimal excavation for footings.

#### ***4.9 Building Form***

Residential buildings in Allambie Heights are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The new wall facades are to be cladded to match existing. The new works have been designed to maintain the overall look of the building form & to create a modern design that suites the area.

#### ***4.10 Roof Form***

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a tiled roof with the proposal to utilize the existing roof frame & replace with sheet metal with the new upper floor addition to have a pitched sheet metal roof under this proposal. A low-pitched metal roof is proposed over the northern side addition to limit height & overshadowing. A new pergola & awning is proposed over the new rear patio.

#### ***4.11 Walls***

A distinctive feature of the Allambie Heights house is that the walls are constructed from cladded timber stud. The design incorporates these walls into the new works with all exterior ground & 1<sup>st</sup> floor walls to be cladded to create a seamless finish to the property.

#### ***4.12 Windows and Doors***

A variety of window shapes and sizes can be found in the Allambie Heights area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 18 Monserra Road are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

#### ***4.13 Garages and Carports***

The freestanding houses in Allambie Heights allowed for the cars to drive to the front or down the side of the house. This development maintains the existing garage with parking available for 2 vehicles. Included with the existing garage is a new storage room under the house with internal access to the floor above.

#### ***4.14 Colour Scheme***

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

#### ***4.15 Fences and Gates***

Fences & gates are to be maintained for this development except for new side gates on the northern elevation & a new pool safety barrier to BCA & Australian Standards.

#### ***4.16 Garden Elements***

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with additional planting provided in the NW corner of the property which would increase planted areas in the rear yard. The front yard is to remain unchanged to maintain the streetscape.

## 5 CONCLUSION

### 5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 18 Monserra Road are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Allambie Heights. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Cladded walls, timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

## 6 APPENDIX 1 – Schedules

### 6.1 Schedule of finishes

Schedule of Exterior Materials, Finish and Colours

| EXTERIOR ELEMENT | MATERIAL       | FINISH         | AS 2700 1996 COLOUR |
|------------------|----------------|----------------|---------------------|
| 6.1.1 Wall       | Cladded        | Paint          | By Owner            |
| 6.1.2 Gutter     | Colorbond      | Medium to Dark | By Owner            |
| 6.1.3 Deck Posts | Timber         | Paint          | By Owner            |
| 6.1.4 Door frame | Alloy          | Paint          | By Owner            |
| 6.1.5 Door       | Timber & glass | Paint          | By Owner            |
| 6.1.6 Window     | Alloy & glass  | Paint          | By Owner            |
| 6.1.7 Roofing    | Colour Bond    | Medium to Dark | By Owner            |