



**Statement of  
Environmental  
Effects  
at  
10/92a Mona Vale Road,  
Warriewood  
NSW 2103  
For  
Bob Wilson**

---

**RAPID PLANS**

---

ABN:  
ADDRESS: PO Box 6193 French's Forest D.C 2086  
TELEPHONE: (02) 9905-5000  
FAX: (02) 9905-8865  
EMAIL: gregg@rapidplans.com.au  
Builders Lic No: 82661c

---

Issue 1.00  
Thursday, February 20, 2020  
©RAPID PLANS

# TABLE OF CONTENTS

1	INTRODUCTION .....	3
2	THE EXISTING BUILDING .....	4
2.1	Site .....	4
2.2	Local Authority .....	4
2.3	Zoning .....	4
2.4	Planning Controls .....	4
2.5	Context and Streetscape .....	5
2.6	Existing Areas of the Dwelling .....	5
2.7	Existing off-street parking .....	5
2.8	Existing Landscaping .....	5
3	THE PROPOSAL .....	6
3.1	Features of the Proposal .....	6
3.2	Present and Future uses of the Residence .....	7
3.3	Purpose for the additions .....	7
3.4	Materials and finishes proposed to be used .....	7
3.5	Use .....	7
3.6	Height .....	8
3.7	Site Controls .....	8
3.8	Setbacks and Siting .....	9
3.9	Access and Traffic .....	9
3.10	Privacy, Views and Outlook .....	9
3.11	Solar Access and Overshadowing .....	9
3.12	Acoustic Privacy .....	9
3.13	Water Management .....	9
3.14	Flood .....	10
4	ENERGY EFFICIENCY .....	10
4.1	Orientation .....	10
4.2	Passive Solar Heating .....	11
4.3	Passive Cooling .....	11
4.4	Natural light .....	11
4.5	Waste Management .....	11
4.6	Siting and Setback .....	11
4.7	Development on Sloping Land .....	12
4.8	Building Form .....	12
4.9	Roof Form .....	12
4.10	Walls .....	12
4.11	Windows and Doors .....	12
4.12	Garages and Carports .....	13
4.13	Colour Scheme .....	13
5	CONCLUSION .....	13
5.1	Summary .....	13
6	APPENDIX 1 – Schedules .....	14
6.1	Schedule of finishes .....	14
6.1.1	Internal Wall .....	14
6.1.2	New floors .....	14
6.1.3	Internal Door frame .....	14

## **1 INTRODUCTION**

This Statement of Environmental Effects accompanies the development application for the proposed change of use with internal alterations at 10/92a Mona Vale Road in Warriewood.

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.

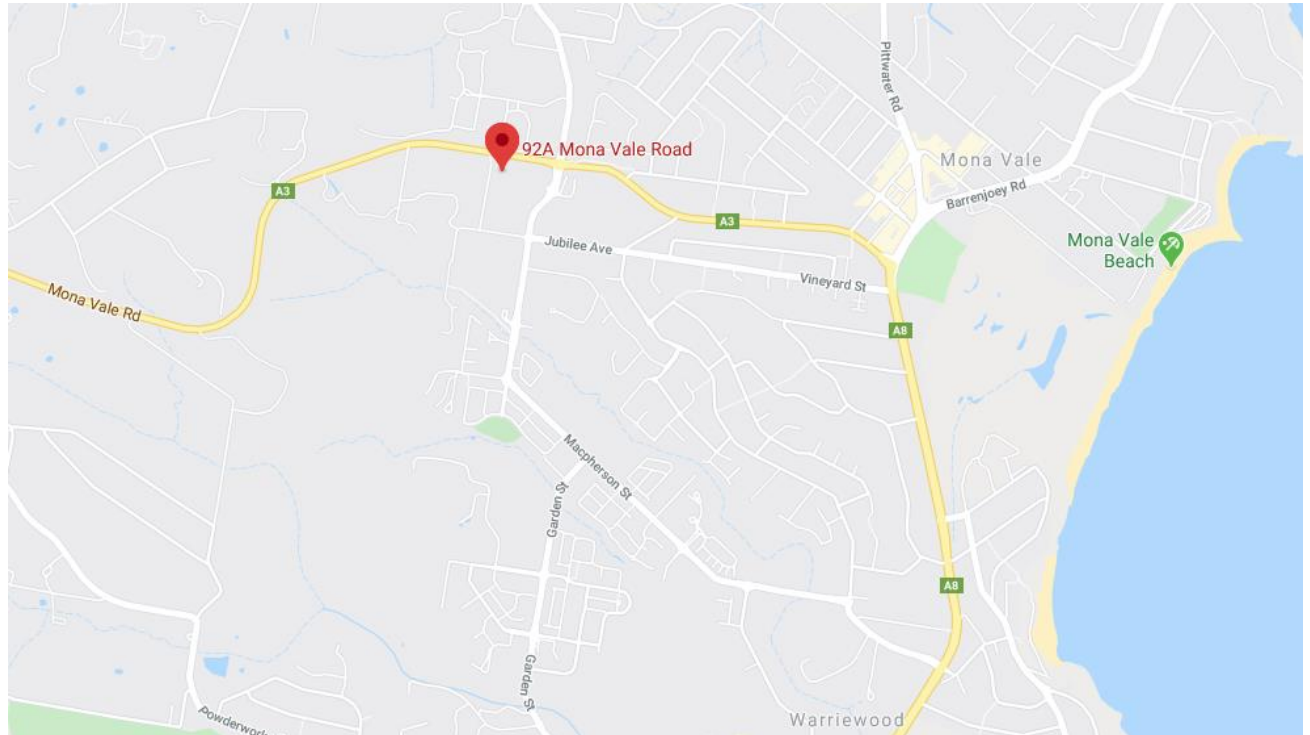
## 2 THE EXISTING BUILDING

### 2.1 Site

The commercial building is located on the southern side of Mona Vale Road in the commercial precinct portion of Warriewood Valley.

Site Address: No 10/92a Mona Vale Road, Warriewood

#### LOCATION PLAN



### 2.2 Local Authority

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

### 2.3 Zoning

Lot 10 S.P.57385 known as 10/92a Mona Vale Road, Warriewood, has a Zoning of B7 Business Park. This property does not fall within a Conservation Area.

### 2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:  
Pittwater Local Environment Plan 2014  
Pittwater Development Control Plan 21

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

The commercial property is situated in a commercial park that is bounded by Mona Vale Road to the north, Kennards Storage to the east, Jubilee Avenue to the south & Daydream Street to the west with vehicular access from Jubilee Ave & Daydream St. 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 two storey commercial building with other businesses opposite. Commercial premises in the street are mainly single and multi-storey development.

The locality is considered a commercial area. An important characteristic and element of Warriewood significance as a garden suburb is the garden setting of its properties, and the flow of garden space around and between its commercial buildings.

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

The site has an existing two storey commercial building with concrete parking area to the front.

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

There is 4 parking spots available for multiple vehicles and in the existing loading dock & a car space on the existing concrete drive. There is no necessity for street parking.

## ***2.8 Existing Landscaping***

The landscaping to the existing property consists of small strip gardens & small trees & shrubs wrapping along all boundaries as well as through the centre of the business park. The existing landscaping is to be maintained for this development.

### **3 THE PROPOSAL**

Visual character of the street will remain consistent with the local businesses as one that maintains the garden suburb. The commercial building will remain a double storey building with car parking to the front. The appearance & bulk of the building is to be maintained throughout the development to be modernised to be in keeping with surrounding properties. The proposed works provide a change of use for the premises as a funeral home & mortuary along with refurbished internal office & store areas. The internal works on the ground floor include a new box lift to the rear corner, a new disabled WC, new bathroom & a refrigerated area to the rear of the building for storage. The first floor proposes office space to the front, a kitchen & a WC. The existing mezzanine is to be removed with a new mezzanine & stairs constructed to the front.

The proposal is in sympathy with the existing premises including a funeral home maintaining the scale and character of a commercial building and the garden suburb.

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

##### **Externally the proposal encompasses:**

- Change of Use to Funeral Home & Mortuary
- New signage to the front of the building

##### **Internally the proposal encompasses:**

- New ground floor bathroom, disabled WC, refrigerator, mortuary and screened receiving doc
- New box lift between ground & first floors
- New 1<sup>st</sup> floor WC, kitchen & office floor space
- New mezzanine storage & stairs

##### **Business operations encompass:**

- Number of Employees = 3
- Hours of Business 8am-5pm Monday to Friday
- Occasional after-hours delivery
- Funeral viewings 2 per week
- Existing 4 car spaces maintained. Funeral & delivery vehicles to be parked in the loading bay

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

The present use of the residence is as an attached business premises on strata title and this will **not** change with the proposal.

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

The new proposal provides provision for working areas for the occupants whilst maintaining the bulk of the building that is fitting for the Warriewood business park. The owner is to maintain key components of the existing building as well as reconfiguring & refurbishing internal areas to be more usable for the funeral business. The reconfiguration is required to allow for appropriate preparations prior to the funerals as well as office space for administration of the business. The design maximizes the existing building & available floor area whilst maintaining the bulk. The proposed development maintains the northern & southern aspects improving the internal work areas for the business.

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

Materials proposed to be used internally, are new, 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 premises.

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

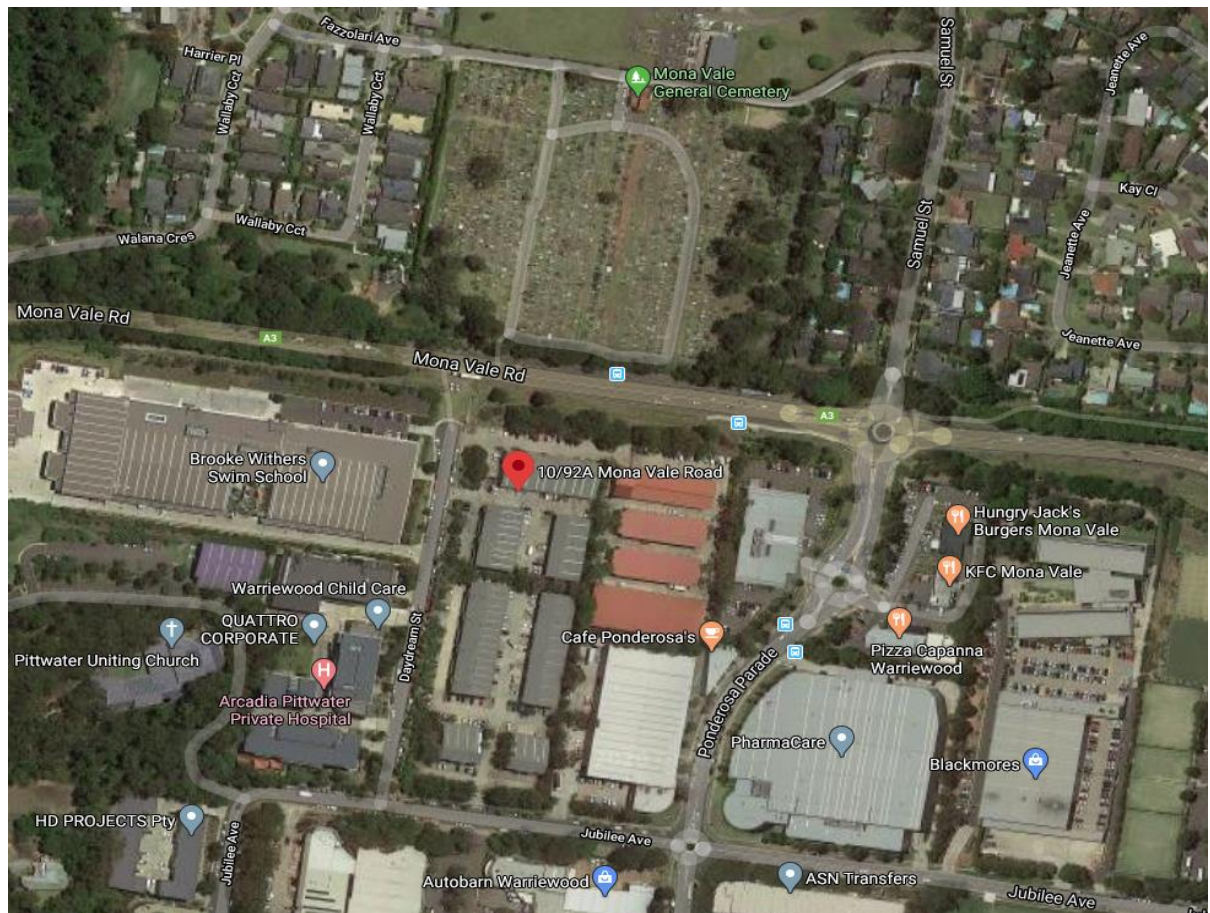
Steel framing to 1<sup>st</sup> & mezzanine floors

Timber framed walls & raised battened floor to offices at front of 1<sup>st</sup> floor

Waterproofing & tiling to west areas

### ***3.5 Use***

Under PLEP 2013 Zone B7 Business Park a Funeral home is permitted with consent. The business employs several people that operate the office & discreet funeral operations. The business proposes improved internal facilities to meet the day to day needs of the workers in a functional & safe work environment. The use of this premises is appropriate as the Business Park accommodates a funeral home & is opposite to Mona Vale Cemetery with easy access for family members for viewing purposes.



### 3.6 Height

The height of the new development is internal will not exceed the existing height.

### 3.7 Site Controls

Proposed Development	Proposed	Allowable
Site Area	8,802 sq m	Existing
GFA (Gross Floor Area)	303.60 sq m	-
Height	Existing	Existing
Built upon area	Existing	Existing
Landscaping	Existing	Existing

The height & landscaping is maintained for this development. The gross floor area is proposed to be reduced from 310.91m<sup>2</sup> down to 303.60m<sup>2</sup>.



### ***3.8 Setbacks and Siting***

<b>Proposed Development</b>	<b>Proposed</b>	<b>Allowable</b>
Front Set Back	Existing	Existing
Rear Set Back	Existing	Existing
Side Set Back	Existing	Existing

The setbacks of the premises will remain consistent with the existing dwelling & adjacent properties.

### ***3.9 Access and Traffic***

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access is to be maintained with the drive and entry/exit doors to provide safe pedestrian & vehicle movements. The proposed development will have no detrimental impact on traffic flow. Transfers, deliveries and the receiving of deceased will be within the premises, out of public view, in the internal screened loading doc.

### ***3.10 Privacy, Views and Outlook***

Privacy, views & outlook are all maintained with this application as all works are internal & do not adversely impact the business park & surrounding area.

### ***3.11 Solar Access and Overshadowing***

Solar access & overshadowing are maintained with this application as all works are internal & do not adversely impact the business park & surrounding area.

### ***3.12 Acoustic Privacy***

Acoustic privacy has been maintained across the development. The existing masonry exterior walls & concrete tilt panel common wall with concrete floors on the property act as a buffer to noise. It is considered that this development imposes minimal noise impact to neighbours.

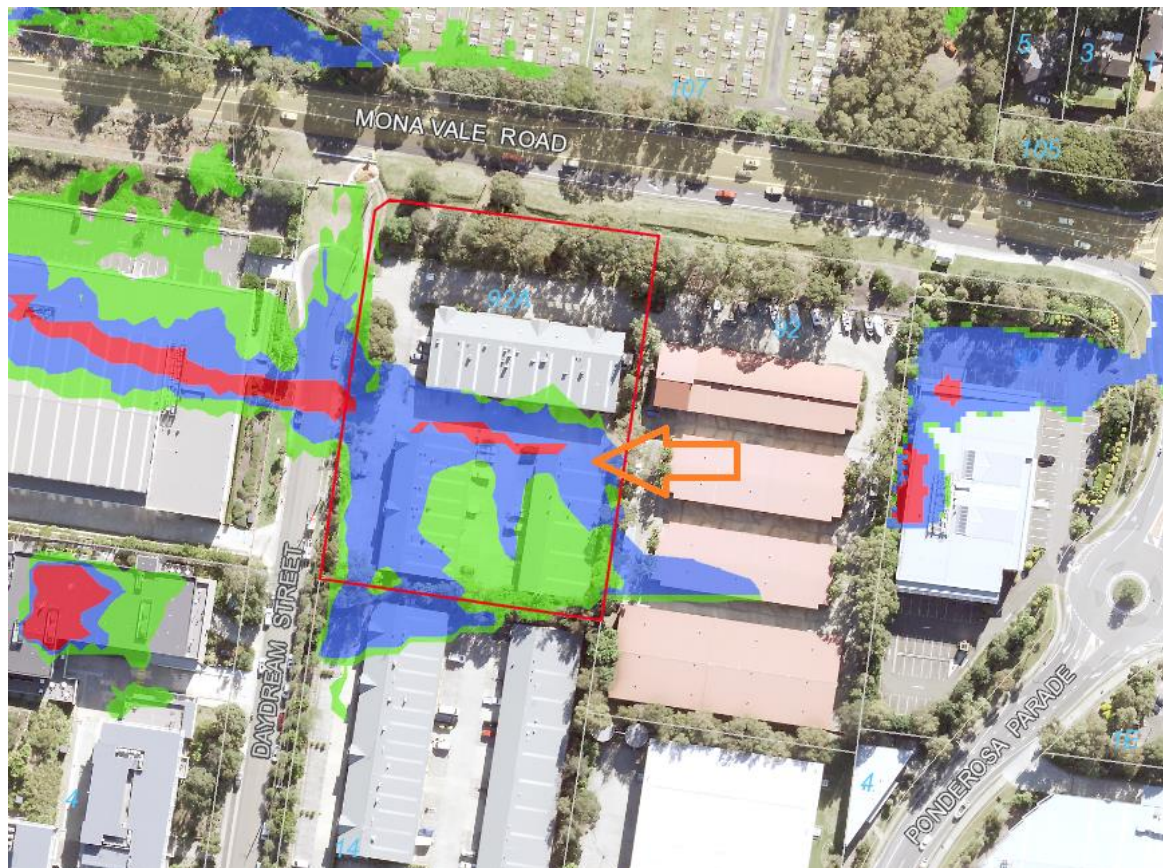
### ***3.13 Water Management***

Appropriate water management measures have been adopted in this development. Stormwater from existing roofed areas will be fed into the existing stormwater

drainage system.

### **3.14 Flood**

Although the property falls within flood mapping on Northern Beaches mapping (see below with subject property indicated with orange arrow), the proposed works are all internal. The rear of the property is right on the edge of zoning with the proposal having no adverse impacts that would impact flooding for the surrounding businesses.



## **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 office spaces have been designed to make maximum use of the existing building & orientated to the windows at the front of the building to make use of natural light & the westerly aspect.

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

The ground floor spaces have concrete floors, the first floor & mezzanine to have steel framed floors brick & concrete walls. The heavy-duty construction promotes 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 reduce the use of active systems for the heating where possible.

## ***4.3 Passive Cooling***

Overhangs have been designed to prevent the sun from entering the dwelling during the summer months. There is the potential for ventilation cooling with the open doors and windows to the western elevation maximizing the breezes to assist in passive cooling.

## ***4.4 Natural light***

Large open windows and doors to the west enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

## ***4.5 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 loading dock area. Effluent will be disposed of to Sydney Water requirements. During construction onsite sedimentary controls will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

## ***4.6 Siting and Setback***

Warriewood is noted for the uniformity and the site coverage within the business parks. Most business premises are attached with the car access to common parking areas. 10/92a Mona Vale Road is a good example of this in that it has its car parking on the existing car space & in the loading dock minimizing cars parked on the street. The siting of the building is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new internal sections to business follow this design concept.

#### ***4.7 Development on Sloping Land***

No. 10/92a Mona Vale Road, Warriewood is not shown on Northern Beaches Council Geotechnical Hazard map. In relation to PLEP 2013, 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. The new drive is to be constructed on grade with minimal disturbance of soil.

#### ***4.8 Building Form***

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

#### ***4.9 Roof Form***

Roofs of this style of business park are usually quite simple and accentuate the double storey scale of the property. The existing building has a pitched sheet metal roof with the proposal to maintain the existing roof structure.

#### ***4.10 Walls***

A distinctive feature of the Warriewood business park is that the exterior walls are constructed from masonry. The design maintains these walls into the application to create a seamless finish to the property. Signage is to be added to the front façade with company details installed above the existing windows

#### ***4.11 Windows and Doors***

A variety of window shapes and sizes can be found in the Warriewood 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.

There are no proposed exterior windows and doors at 10/92a Mona Vale Road.

There is an internal window to be installed at the void behind the top of the roller door at the end of the steel framed floor. Care has been taken not to create privacy issues with neighbouring properties & maintain ample natural light & airflow for the owners.

#### ***4.12 Garages and Carports***

This development maintains the loading dock area with parking for several funeral vehicles.

#### ***4.13 Colour Scheme***

The colour scheme of the proposed additions will be in sympathy with the existing building.

Please refer to Appendix 1 for the Colour Scheme schedule

### **5 CONCLUSION**

#### ***5.1 Summary***

This proposal is considered suitable for the site and provides a balance between business workspace, amenity and outdoor space. The proposed changes to 10/92a Mona Vale Road are sympathetic and consistent with the existing character of the surrounding streetscape and business park density of Warriewood. The proposed design solution provides a business premises that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry exterior walls with timber framed internal walls, concrete & steel floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this business. 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 Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 2700 1996 COLOUR
6.1.1 Internal Wall	Gyprock clad timber stud	Paint	By Owner
6.1.2 New floors	Steel framed	Paint	By Owner
6.1.3 Internal Door frame	Alloy	Paint	By Owner