



**Statement of
Environmental
Effects
at
34 Robert Avenue,
North Manly
NSW 2100
For
Selena Mohr**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 34 Robert Avenue, North Manly.

This statement seeks to express that the proposal complies with Council's Ordinances and provides compliance with the Council's objectives. This statement is pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In preparing this Development Application submission, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Warringah Local Environmental Plan 2011 ² (LEP), the Warringah Development Control Plan 2011 ³ (DCP)

This report demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Warringah Local Environment Plan 2011, Warringah Development Control Plan 2011

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

¹Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Warringah Local Environmental Plan 2011;
< <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>>.

³ Warringah Development Control Plan 2011;
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the southern side of Robert Avenue in the residential neighbourhood of North Manly.

Site Address: No 34 Robert Avenue, North Manly

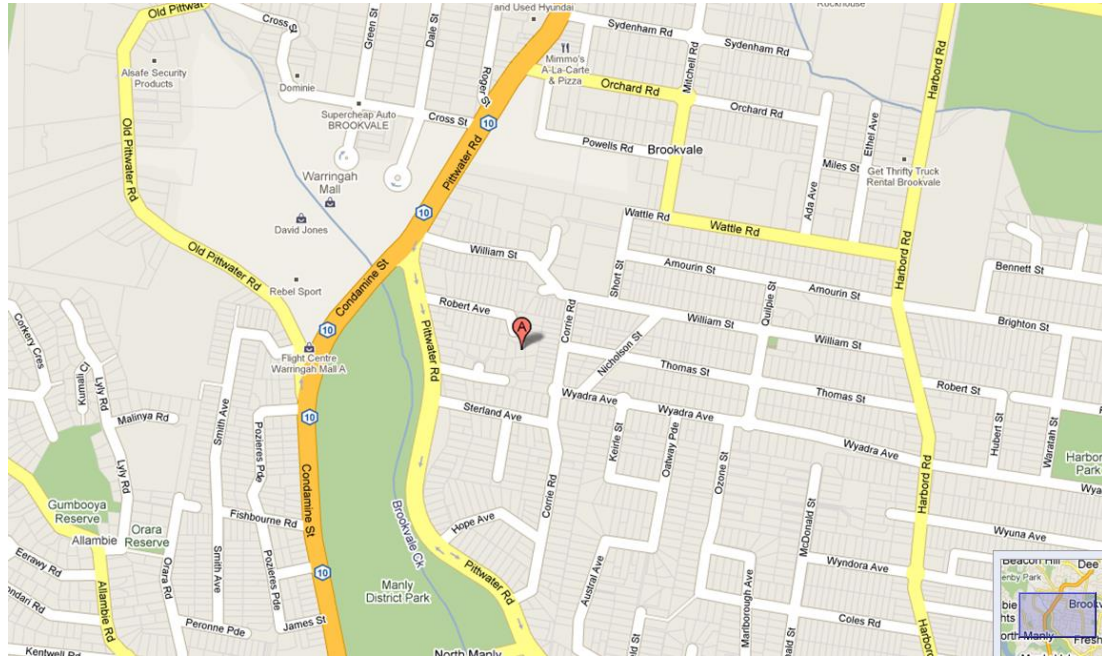


FIGURE 1: LOCATION PLAN – 34 Robert Ave North Manly

2.2 Local Authority

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

2.3 Zoning

Lot 18 DP 249823 known as 34 Robert Avenue, North Manly, has a Locality zoning of R2. This property does not fall within a Conservation Area.

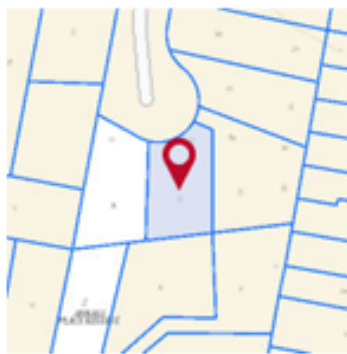
2.4 Planning Controls

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



Property Report

34 ROBERT AVENUE NORTH MANLY 2100



Property Details

Address: 34 ROBERT AVENUE NORTH MANLY 2100
Lot/Section /Plan No: 18/-/DP249823
Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Land Zoning	R2 - Low Density Residential: (pub. 9-12-2011)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	600 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Landslide Risk Land	Area A - Slope <5

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

FIGURE 2: Property report; 34 Robert Ave North Manly,⁴ Source Spatial Viewer DoIPE.

⁴ DoPIE, Planning Portal <<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>>.

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 to become a two-storey dwelling with housing directly opposite. Houses in the street are mainly single and double storey and of a similar period.

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



FIGURE 3: Street View, 34 Robert Ave North Manly. Source Google Street view.⁵

⁵ Google <<https://www.google.com/maps/place/34+Robert+Ave,+North+Manly+NSW+2100/@-33.7698625,151.2704526,3a,90y,163.44h,86.07t/data=!3m6!1e1!3m4!1s1zo9sns7T32tBJFBaa3svA!2e0!7i16384!8i8192!4m6!3m5!1s0x6b12aa5aee832a39:0xab4d6f4519b3626!8m2!3d-33.7700789!4d151.2705197!16s%2Fg%2F11c5ps4vf1>>.

2.6 Existing Areas of the Dwelling

The site has an existing one storey dwelling with an attached garage to the northern facade.

2.7 Existing off-street parking

There is parking available in the existing garage for two vehicles. There is no necessity for street parking.

2.8 Existing Landscaping

The existing landscaping to the property consists of existing trees & palms in the north east corner of the property as well as a stand of palms in the north east corner. The remainder of the front yard is lawn area. To the rear there is a lawn area and pool with existing planting to the southern boundaries of the property. The existing landscaping is to be maintained where possible for this development.

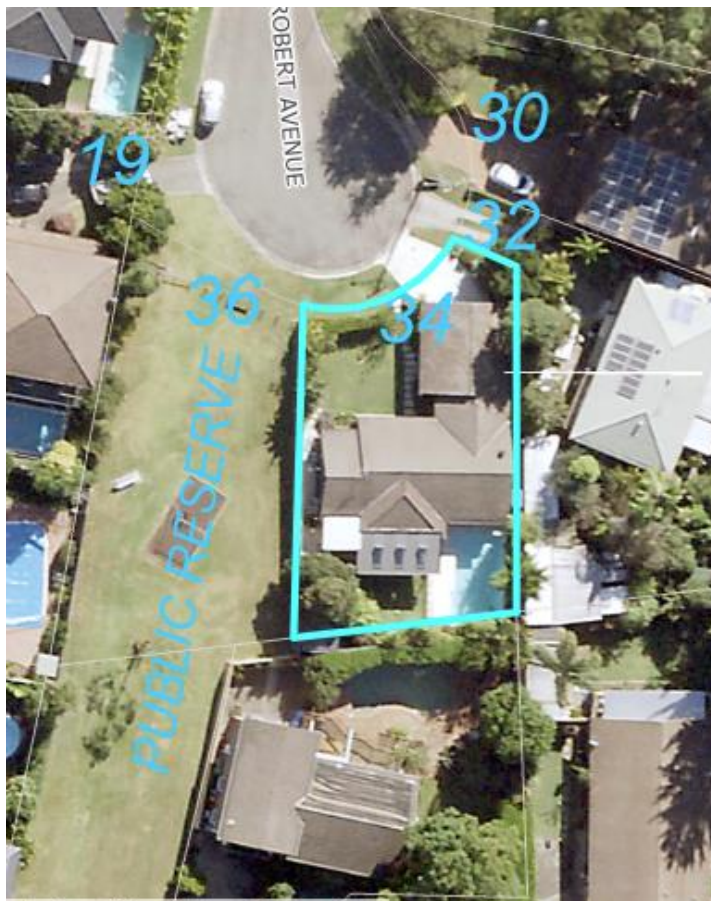


FIGURE 4: Ariel View, 34 Robert Ave North Manly. Source Northern Beaches Council.

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 two-storey building with new proposed upper floor addition and ground floor addition to the existing front entry and deck areas of the dwelling. The new entry provides for compliant access to the ground floor with the new deck and entry roof providing for improved amenity, and will be in keeping with the neighbouring properties. The appearance of the building is to be improved throughout the development with the dated appearance to be modernised and additions proposed to provide increased amenity and project longevity.

Existing Gable roofs are proposed to be removed with new flat roof styles proposed to the existing ground floor roof entry and rear deck with the new upper floor roof to be a pitched style roof making for a seamless finish. A new entry deck is proposed to provide safe covered access to the front door and improve the dwellings façade by providing increased articulation and visual relief from the public domain.

Ground floor additions will include an extension to the existing entry and decks with a new flat roof over to provide improved access to the front of the dwelling. A new deck is proposed to extend the existing rear deck with an extended roof over to provide increased private outdoor open space, this will further improve the amenity for the owners. New internal stairs are proposed to access the new upper floor areas and a refurbished laundry will be incorporated into the works.

Upper floor additions are proposed to the existing dwelling, this will incorporate a new master bedroom, wardrobe, ensuite, three new bedrooms and new bathroom and water closet will provide amenities for the new upper floor bedrooms.

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 front entry and deck with flat roof over
- New rear deck and roof to extend existing.
- New upper floor addition

Internally the proposal encompasses:

- New ground floor stairs
- New ground floor entry
- New ground floor laundry
- New upper floor bedrooms x3,
- New upper floor bathrooms & water closet
- New upper floor master bedroom, ensuite and WIR

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 the bulk of the dwelling is fitting for the surrounding area. The parking is to be maintained via the existing garage, whilst the new works maximize the northerly 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 framed walls

Alloy or timber windows & doors to all elevations

Roofing in colour bond custom orb

Timber decks.

3.5 Height

The height of the new development will not exceed the building envelope.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	607.1 sq m	-
GFA (Gross Floor Area)	259.42 sq m	-
Height	6.394m	8.5m
Impervious area	363.98 sq m	363.98 sq m
Pervious area	243.13 sq m	243.13 sq m

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	7.677m	6.5m
Rear Set Back	9.314m	6.0m
Side Set Back	1.796m	0.9m

The setbacks of the residence will remain compliant under this proposal.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Robert Avenue is to be maintained with the drive and pathways. It is anticipated that the proposed development will have no detrimental impact on traffic flow. The proposed development includes the provision of two garaged car spaces.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 34 Robert Avenue 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.

3.10 Solar Access and Overshadowing

The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with a shadow increase that complies with councils controls, and which will maintain sunlight to the open space areas on the adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The timber framed and cladded walls with timber floors act as a buffer to noise as well as existing 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 roofed areas is to be connected 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.⁶

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 Northerly aspect.

⁶ Northern beaches Council, Engineering Specifications; <<https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>>.

4.2 Passive Solar Heating

The living spaces have timber floors with timber framed and cladded walls. The outdoor areas are to be timber board 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. There is the potential for cross ventilation cooling with the windows & external doors maximizing the north-easterly breezes. Louvered windows in the new roof will assist in cooling the dwelling.

4.4 Natural light

Large open windows and doors to the north 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 from timber framed and cladded 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 foil backed blanket and insulation batts⁷ to the exterior walls and where necessary to the existing 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.

⁷ Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

4.7 Siting and Setback

North Manly is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access down one side or to the front. 34 Robert Avenue is a good example of this in that it has all its car parking to the front yard minimizing cars parked on the street. The siting of the house is relevant to the shape of the block, the driveway and entry is to be maintained. The new upper floor of the house follows this design concept. There have been generous areas of ground maintained as landscaped areas in both the front and the rear areas of the house.

4.8 Building Form

Residential buildings in North Manly are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The ground floor walls are to be entirely maintained throughout the development with a new upper floor following the external wall layout. Windows are entirely maintained in this proposal.

4.9 Roof Form

Roofs of this style of housing are usually quite simple and accentuate the single and double storey scale of the house. A new metal deck pitched roof which will complement the existing style of dwellings in the surrounding area.

4.10 Walls

The ground floor brick veneer walls are to be maintained with a new clad lightweight timber framed wall for the upper floor addition.

4.11 Windows and Doors

A variety of window shapes and sizes can be found in the North Manly 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 double hung and casement types are typical. Windows and doors are made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 34 Robert Ave are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners

4.12 Garages and Carports

The existing garage is to be maintained with parking available for 2 vehicles.

4.13 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

4.14 Fences and Gates

Fences & gates are to be maintained for this development.

4.15 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed areas existing to the front areas of the yard assisting in enhancing the streetscape. These are to be maintained under this development.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between medium density living, amenity and outdoor space. The proposed changes to 34 Robert Avenue are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of North Manly. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site, heritage issues and local community. Brick veneer & clad lightweight timber framed 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	Clad	By Owner	-
6.1.2 Gutter	Colorbond	By Owner	By Owner
6.1.3 Deck Posts	Timber	Paint	By Owner
6.1.4 Door frame	Alloy/Timber	Paint	By Owner
6.1.5 Door	Alloy/Timber	Paint	By Owner
6.1.6 Window	Alloy/Timber & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond	Custom Orb	By Owner