



**Modified Statement of  
Environmental  
Effects  
at  
92 & 94 Allambie Road,  
Allambie Heights  
NSW 2100  
For  
Brian Mills**

---

**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  
Tuesday, December 15, 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 .....	8
3.5	Height .....	8
3.6	Site Controls .....	10
3.7	Setbacks and Siting .....	11
3.8	Access and Traffic .....	11
3.9	Privacy, Views and Outlook .....	11
3.10	Solar Access and Overshadowing .....	12
3.11	Acoustic Privacy .....	12
3.12	Water Management .....	12
3.13	Aboriginal Heritage Assessment .....	12
3.14	Development of Land Adjoining Public Space .....	13
4	ENERGY EFFICIENCY .....	13
4.1	Orientation .....	13
4.2	Passive Solar Heating .....	13
4.3	Passive Cooling .....	14
4.4	Natural light .....	14
4.5	Insulation and Thermal Mass .....	14
4.6	Waste Management .....	14
4.7	Siting and Setback .....	15
4.8	Development on Sloping Land .....	15
4.9	Building Form .....	15
4.10	Roof Form .....	15
4.11	Walls .....	16
4.12	Windows and Doors .....	16
4.13	Garages and Carports .....	16
4.14	Colour Scheme .....	17
4.15	Fences and Gates .....	17
4.16	Garden Elements .....	17
5	CONCLUSION .....	17
5.1	Summary .....	17
6	APPENDIX 1 – Schedules .....	18
6.1	Schedule of finishes .....	18
6.1.1	Wall .....	18
6.1.2	Gutter .....	18
6.1.3	Door frame .....	18
6.1.4	Door .....	18
6.1.5	Window .....	18
6.1.6	Roofing .....	18

## **1 INTRODUCTION**

This modified Statement of Environmental Effects accompanies the development application for the proposed consolidation of lots as well as alterations and additions at 92 & 94 Allambie Road in Allambie Heights approved under DA2018/1453.

This statement seeks to express that the modified 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 northern side of Allambie Road in the residential neighbourhood of Allambie Heights.

Site Address: No 92 & 94 Allambie 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

Lots 2183 & 2184 in DP.752038 known as 92 & 94 Allambie 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 buildings are 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 on No. 92 Allambie Road is currently a two storey veterinary clinic with the property on No.94 Allambie Road is currently an existing single storey dwelling 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 two storey veterinary clinic & a single level dwelling with concrete parking area to the front.

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

There is parking available for multiple cars on the existing concrete parking area to the front of No.92 Allambie Road with No.94 making use of an entry off Allambie Road with parking in the front yard & an entry off Kirra Road with parking on the existing concrete drive & in the existing carport. There is no necessity for street parking.

## ***2.8 Existing Landscaping***

The landscaping to the existing property at No.92 consists of strip gardens with small plants & shrubs around the veterinary parking lot with grassed areas down the eastern side & to the rear of the building. On No.94 there is a small hedged strip garden fronting Allambie Road with grassed areas in the SW corner & on the northern side of the dwelling. 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 veterinary building will remain a double storey building with car parking to the front. The building at No.94 will remain largely be maintained apart from squaring off the SW corner by removing the deck area & adding a new staff entry. The appearance & bulk of the buildings are to be largely maintained throughout the development with the addition linking the 2 buildings to be in keeping with surrounding properties.

The approved proposed works under DA2018/1453 provide refurbished internal areas to both buildings. The additions to No.92 include a new front entry addition, new rear addition with internal access stairs to the upper floor to act as a sound barrier to adjoining properties, convert the front storeroom to a cat ward & a new laundry/store room with ramp linking to the adjacent building. No.94 has an addition to the south-western corner & a new front entry with new sheet metal roof over. A consolidation of the existing lots is included with this application.

The modified proposal consists of a proposed elevator to connect the 2 levels of the veterinary clinic to allow for accessibility and easier circulation between stories. A small addition to the rear corner of the approved addition to align the proposed wall with the existing wall to allow for the elevator shaft location. The approved stairs are to be modified to turn the lower run to make way for the elevator.

The proposal is in sympathy with the existing buildings & original approval under DA2018/1453 maintaining the scale and character of a house and the garden suburb.

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

**Externally the approved proposal encompasses:**

- New ground floor walls to the front additions of both buildings & new rear walls to the rear addition for No.92
- New ground floor walls linking the 2 buildings
- New external stairs for side & rear access
- New sheet metal roof over No.94 front addition & infill addition between buildings
- New alloy windows & doors to BCA & Australian Standards

**Externally the modified proposal encompasses:**

- Moving the approved external wall of the rear addition to the veterinary clinic to align with the existing wall
- New elevator shaft walls extending vertically with new roof
- Additional native vegetation in accordance with Item 9 of the approval consent

**Internally the approved proposal encompasses:**

- New ground floor reconfiguration & refurbishment of all rooms to both buildings
- New rear internal stairs to No.92
- New timber floor to match existing FFL's
- New timber framed ramp linking each buildings existing FFL's

**Internally the modified proposal encompasses:**

- New elevator & lift shaft
- Modified internal stairs
- Extend landing on first floor to enter/exit the lift

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

The present use of the buildings is as a detached private residence & veterinary clinic on its own title and this proposal aims to consolidate the 2 lots into one & combine the two buildings into one veterinary clinic on its own title.

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

The new approved proposal provides better provision for a larger veterinary clinic to service the Northern Beaches area for the owner whilst generally maintaining the bulk of the buildings that are fitting for the Allambie Heights area. The owner is looking to modernise the internal areas & maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the veterinary practice. The design maximizes the existing buildings & available area

of land whilst maintaining the bulk from the streetscape. The proposed development maintains the south-eastern aspect improving the layout of the veterinary business as well as making the building much more energy efficient and environmentally friendly. The modified proposal aims to improve circulation between the 2 stories of the veterinary clinic by adding an elevator & modifying the internal stairs. Additional native vegetation has been added in accordance with Consent item 9 of the Notice of Determination.

### **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:

Rendered exterior brickwork to match existing for No.92

Cladded first floor walls for lift shaft with metal roof for No.92

Cladded timber framed walls to match existing for No.94

Alloy windows & doors to all elevations

Roofing in colour bond custom orb medium to dark colour

Timber stairs painted

### **3.5 *Height***

The height of the new development will not exceed the 8.5m height limit.





### 3.6 Site Controls

Proposed Development	Proposed	Allowable
Total Site Area	1616.4 sq m	-
GFA (Gross Floor Area)	551.61 sq m	-
Height	7.46m	8.5m
Height Elevator	6.0m	8.5m
Built upon area	984.65 sq m	969.84 sq m
Landscaping	631.75 sq m	645.56 sq m

A concession is requested for the landscaped open space being 1% below the minimum 40% landscape open space. The landscaped area has been maintained with the existing built form as well as the approved DA2018/1453 with the design aiming to maintain the streetscape & work with the existing built environment. The vegetation is largely maintained with grassed areas & concrete paved areas used for the No.92 addition with no removal of vegetation. A small garden bed is removed on No.94 for the front addition with no substantial trees impacted. The proposal maintains existing vegetation including the rock outcrops along the southern side of No.94 that contain aboriginal carvings that are to be protected during construction along with additional vegetation proposed to the corner of Allambie Road & Kirra Road intersection front setback area. Privacy is improved between the adjacent buildings as a rear room, passage way & internal stairs are proposed for No.92 to provide a sound break to neighbouring properties. The service function of the building is improved with a laundry linking the buildings together & using mainly paved areas as well as maintaining most of the grassed areas to allow for infiltration of stormwater along with the proposed elevator under this modification. These combined allow for this proposal to achieve the objectives under WDCP2011 D1 Landscaped Open Space & Bushland Setting as well as in keeping with the approval under DA2018/1453.

### 3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Primary Front Set Back	18.19m (No.92) 6.5m (No.94)	6.5m
Secondary Front Set Back	8.89m	3.5m
Side Set Back North	1.86m (No.92) 7.79m (No.94)	0.9m
Side Set Back East	0.91m	0.9m

The primary & secondary front setbacks of the buildings will remain consistent with the existing buildings, adjacent properties & original approval under DA2018/1453. The side setback of the new work of the residence is clear of the side setbacks & are for low use areas.

### 3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Allambie Road is to be maintained with the drive and parking areas. This development maintains the existing number of staff, without the need to accommodate additional spaces, to maintain the Council provision & provide safe vehicle movements. The existing carport is to be maintained at No.94 which will increase the parking spaces by 2-3 cars & the proposed development will have no detrimental impact on traffic flow. Access & traffic is in keeping with approval under DA2018/1453.

### 3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposal at No 92 & 94 Allambie 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 2 of the new windows for No.94 facing the street & the new window for No.92 in a hallway which is a low traffic area. The rendered masonry & cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new additions do not directly impact neighbouring

properties. Privacy, views & outlook is in keeping with approval under DA2018/1453.

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

The site slopes from the east to west. 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 to the public reserve on the easterly adjacent property which will maintain sunlight to the adjacent residential properties. Solar access & overshadowing is minimal & does not adversely impact neighbouring properties & is in keeping with approval under DA2018/1453.

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

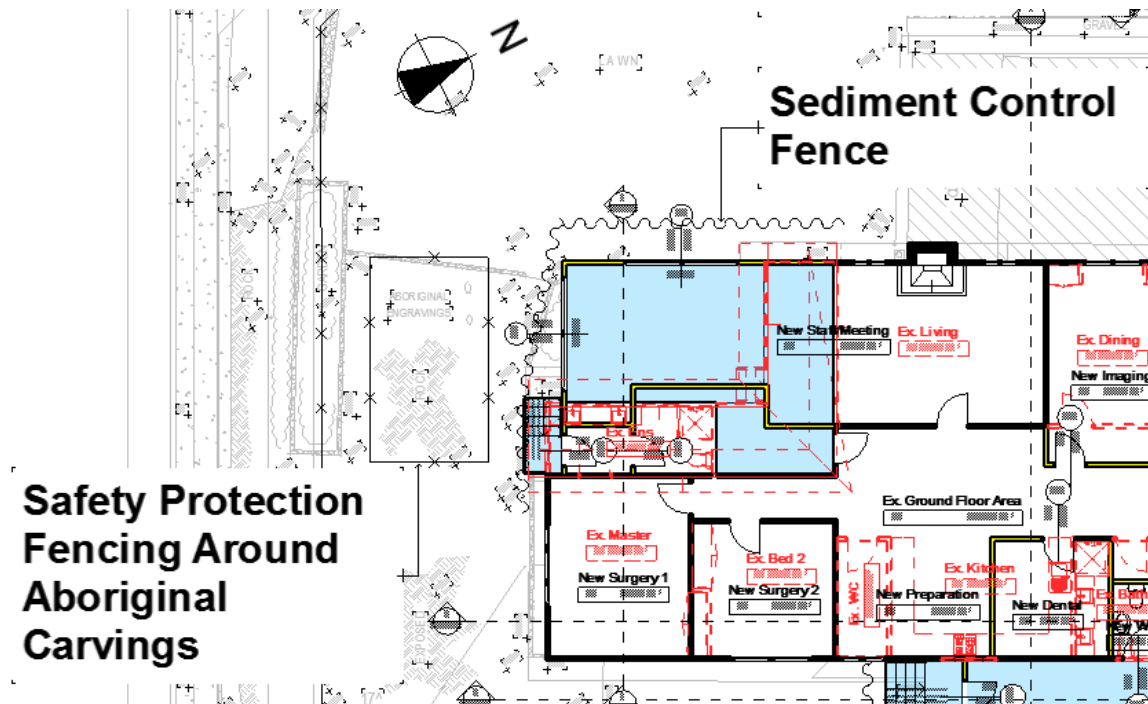
Acoustic privacy has been maintained across the development. The rendered masonry & cladded walls along with the timber floors on the property act as a buffer to noise as well as careful planting. The rear addition of No.92 contains an internal stairwell, hallway & room that doubles as a sound break to the adjacent northerly neighbour & will reduce noise. It is considered that this development imposes minimal noise impact to neighbours. Acoustic privacy is in keeping with approval under DA2018/1453 with the proposed elevator being internal with no mechanicals externally.

### ***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. Water management is in keeping with approval under DA2018/1453.

### ***3.13 Aboriginal Heritage Assessment***

To the southern side of No.94 Aboriginal Engravings are located in an exposed rock outcrop. The proposal involves an addition that uses an existing garden area & does not impede onto this engraving site. The builder is to install protection around the engraving site, & is to be kept clear at all times, with protection fencing to remain for the course of the development. The existing parking area & drive for No.94 will be maintained under this proposal. Aboriginal heritage assessment is in keeping with approval under DA2018/1453 with the proposed modified works on the northern side of the development away from carvings.



### ***3.14 Development of Land Adjoining Public Space***

92 & 94 Allambie Road adjoins a public reserve to the eastern side of the property. The public reserve is a passive recreation area & the proposed minor alterations and additions will not impact the eastern side boundary and continues to maintain views to & from the public space. The proposal will maintain the public use and access, landscape character & enjoyment of the park/bushland for future use & allows for the objectives under WDCP Part E7 to be met & is in keeping with approval under DA2018/1453

## **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 southerly & easterly aspects.

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

The rooms have timber floors with cladded timber stud and rendered masonry walls. The outdoor parking area is concrete & the existing deck is timber 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. Passive solar heating is in keeping with approval under DA2018/1453.

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

Overhangs have been designed to prevent the sun from entering the building 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 improved aluminium doors & windows with pyrolytic low-e glass are to be used to assist in passive cooling. Passive cooling is in keeping with approval under DA2018/1453.

### ***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. Natural light is in keeping with approval under DA2018/1453.

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

The development will be constructed from a cladded & masonry wall with frame construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the building. The new works to the building shall be thermally insulated in the ceiling with R1.45 & R1.74 75mm foil backed blankets & R1.7 batts to the new exterior walls and where necessary to the new party walls. Insulation & thermal mass is in keeping with approval under DA2018/1453.

### ***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 of No.92. 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. Waste management is in keeping with approval under DA2018/1453.

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

Allambie Heights is noted for the uniformity and the site coverage siting. Most buildings are free standing with the car access to the front or down one side. 92 & 94 Allambie Road is a good example of this in that it has its car parking on the existing concrete parking area (No.92) & the existing drive & carport (No.94) minimizing cars parked on the street. The siting of the buildings is relevant to the shape of the block & neighbouring properties which are to be largely maintained under this proposal. The new additions to the buildings follow 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 property. The modified proposal is to the rear northern elevation with no adverse impact to siting & setback for the subject & neighbouring properties.

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

No. 92 & 94 Allambie Road, Allambie Heights is shown in Landslip Category A: >5 degrees slope 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 wall facades are to be cladded & rendered 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 as the service the veterinary clinic functions internally. Under the modification the walls are aligned for the northern addition with to improve the building form & to be in keeping with approval under DA2018/1453

#### ***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 (No.94) has a tiled pitched roof & a metal deck roof with the proposal to utilize the existing roof form to the front of the property under this proposal. No. 92 has a pitched sheet metal roof with the

additions to match the existing. A low-pitched sheet metal roof is proposed to the infill addition linking the two buildings so as to limit height & overshadowing as well as blending in with the existing built form. This modification has the lift overrun extending out of the upper floor roof slightly that will be flashed & blended into the existing roof.

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

A distinctive feature of the Allambie Heights house at No.94 is that the new walls are constructed from cladded timber frame to match existing. No.92 walls are constructed rendered masonry to the lower & cladded timber frame to the upper floor with the proposed additions to match existing. The design incorporates these walls into the new works with all exterior walls to provide a seamless finish to the property. This modification aligns the northern addition walls of the veterinary clinic to allow for the elevator.

#### ***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 92 & 94 Allambie Road are to be constructed in alloy to match existing. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners. Windows & doors are in keeping with approval under DA2018/1453.

#### ***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 an existing carport on the western elevation as well as an existing concrete drive that is to be maintained for this proposal. The existing concrete parking area for No.92 & 94 are to be maintained & will provide additional parking to the veterinary clinic as well as being in keeping with approval under DA2018/1453.



#### **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.

#### **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 which maintains planted areas throughout the property & to maintain the streetscape. Additional native planting is proposed to the front setback area of the SW corner of the property in accordance with Item 9 of the approval consent.

### **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 92 & 94 Allambie Road are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Allambie Heights & approval under DA2018/1453. The proposed design solution provides a private business that is both architecturally and environmentally responsive to the needs of the site and local community. The proposed elevator, masonry & cladded walls, timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this veterinary clinic. 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 modified proposal will impose minimal impact and request that council support the modification Development Application DA2018/1453.

## 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	Rendered Masonry & Cladded Timber Stud	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Door frame	Alloy	Paint	Match existing
6.1.4 Door	Timber/Alloy & glass	Paint	Match existing
6.1.5 Window	Alloy & glass	Paint	Match existing
6.1.6 Roofing	Colour Bond	Medium to Dark	Match existing