

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROPOSED ALTERATIONS AND ADDITIONS  
TO AN EXISTING RESIDENCE  
AT**

**17 MONSERRA RD, ALLAMBIE HEIGHTS 2100.**

LOT 2295    DP 752038

Prepared By    *JJ Drafting*

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## **1) Introduction**

This Statement of Environmental Effects accompanies documents prepared by JJ Drafting, job number 874/21, drawing numbers DA.01 to DA.15 dated February/21 to detail proposed alterations and additions to an existing residence at 17 Monserra Rd, Allambie Heights.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. As a result of this assessment, it is concluded that the development of the site in the manner proposed is acceptable and is worthy of support by Council.

In preparation of this document, consideration has been given to the following:

# *The Environmental Planning and Assessment Act 1979 as amended*

# *The Environmental Planning and Assessment regulation 2000*

# *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*

# *Warringah Local Environmental Plan 2011*

# *Warringah Development Control Plan 2011*

# *Warringah development Control Plan Map 2011*

## **2) Site Characteristics and Description**

The subject allotment is described as 17 Monserra Rd, Allambie Heights with a site area of 809.4sqm.

- The site is in R2 Low Density Residential.
- The site is not listed as heritage or in a conservation area.
- The site is not located in a bushfire area.
- The site is in area A of the slip zone.
- The site is not located in a flood zone.
- The site is not in an acid sulphate area.
- The property addresses Monserra Road to the North-West
- The site is currently developed with a single storey dwelling with timber cladding and a tiled gable roof. The property does not include a garage; only a concrete driveway to the South-West side of the boundary, and an inground pool to the rear North-East of the dwelling.
- The site falls from the front corner boundary (West) down towards the rear corner boundary (East) at approximately 2.62 m.
- Vegetation consists of mixed endemic and introduced species that surround the property with areas of lawn to the front and rear of the property.
- Front, side and rear setbacks vary throughout the streetscape and that of adjoining dwellings.

### **3) The Proposal**

#### **Description**

As detailed within the accompanying plans, the proposal seeks consent for alterations and additions to an existing dwelling. It provides compliance with the Warringah Development Control Plan 2011 and Warringah Local Environment Plan 2011.

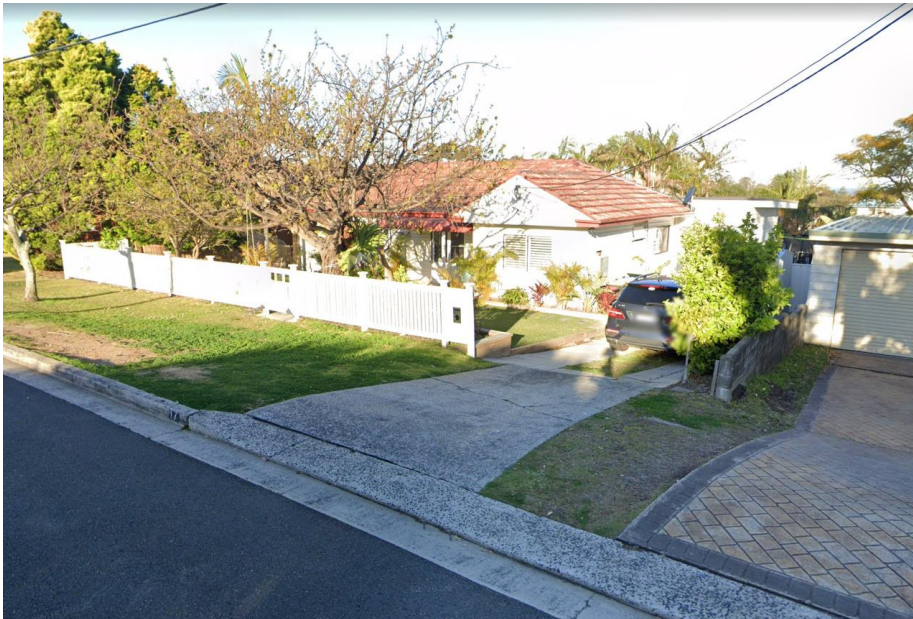
The proposed additions and alterations are to be divided into 2 stages as follows:

#### **Stage 1 - Ground Floor**

- As part of stage 1, the proposal seeks approval for a new carport with a gable colorbond roof to tie in with the existing dwelling on the South-West side.
- The proposal will also include a new storage area to be located between existing laundry and proposed carport, facing South-West. The storage will include an access door and a new ramp to the backyard (rear of the dwelling).
- New skillion colorbond roof over the proposed storage will tie in with the existing roof from one side and connect to the carport roof from the other side.
- Skylights will be added over the new roofs as to allow for daylighting in adjacent rooms in the existing dwelling.
- The existing Metal shed is to be demolished.
- The existing metal roof over the patio and a portion of the existing gable roof are to be demolished and replaced by a new colorbond gable roof.
- Remaining tiled gable roof is to be recladded with colorbond.
- Existing bay walls and windows facing the front of the dwelling are to be demolished; replaced by a timber framed wall and a new window.
- Existing wall in master bed is to be demolished; room to be used as a second lounge/playroom.
- New stairs to first floor addition will be added as part of stage 2.  
This will require a portion of the existing step (for the split level) to be demolished.

#### **Stage 2 - Proposed First Floor**

- The second stage of the proposal will include a first-floor addition to consist of a master bedroom with an ensuite, wardrobe space and a balcony facing South-East.
- The addition will be a lightweight construction with timber framed walls with selected cladding and a colorbond gable roof.
- New stairs with a void.
- New windows over the stairs to allow for more light to reach ground floor.
- New balustrade on proposed balcony to match existing.
- There will be no effect on neighbouring properties due to the proposed additions.
- Considerations has been given to bulk and form.



VIEW LOOKING NORTH-WEST.

#### **4) Zoning & Development Controls**

##### **4.1 Warringah Local Environmental Plan 2011**

The site is zoned R2 Low Density Residential under the provisions of the WLEP 2014. The proposed alterations and additions to the existing dwelling are permissible with the consent of council.

##### **4.2 Height of Building (LEP 4.3)**

The control for this parcel of land is a maximum of 8.5m.

Building height of the proposed addition will be 7.6m-----**COMPLIES.**

##### **4.3 General Principals of Warringah Development Control Plan 2011**

The proposed development responds to the characteristics of the site and the qualities of the surrounding neighbourhood in a sympathetic and positive manner.

#### **BUILT FORM CONTROLS**

##### **4.4 Wall Heights (DCP B1)**

The max. wall height is 7.2m

The maximum wall to the proposed first floor addition is below requirement. -----**COMPLIES**

##### **4.5 Side Boundary Envelope (DCP B3)**

The side building envelope control is a height plane of 4 metres along the side boundary and with a projection inward of 45 degrees.

The proposed addition **predominately complies** with the side building envelope control. However, only a very small portion of the carport roof eave contravenes the side building envelope to the South-West side of the dwelling on one elevation. It is requested that this slight non-compliance be supported as it will not affect adjoining property in loss of solar, privacy or view access.

##### **4.5 Side Boundary Setbacks (DCP B5)**

Warringah DCP control is a min. of 900mm.

The proposal provides predominant compliance with Warringah Development Control Plan 2011 side setbacks of min.900mm for the proposed first floor addition and storage.

However the proposed carport contravenes the requirement on the South-West side of the boundary. It is requested that this slight non-compliance be supported as there are no other spaces for the carport to be relocated and the existing property does not have a garage or a car parking space, other than the driveway.

Also the width of the space between the boundary and the existing dwelling is very limited to allow for the required 900mm setback.

In addition this will not affect adjoining properties in loss of solar, privacy or view access.

#### GROUND FLOOR LEVEL

South-West side boundary to proposed storage addition -----1034mm-----**COMPLIES.**  
South-West side boundary to proposed first floor addition -----5480mm-----**COMPLIES.**  
South-West side boundary to proposed carport -----100mm-----**NON-COMPLIANT.**  
North-East side boundary to proposed first floor addition -----6262mm----- **COMPLIES.**  
North-East side boundary to existing dwelling-----1100mm ----- **COMPLIES.**

#### **4.6 Front Boundary Setbacks (DCP B7)**

Warringah DCP control is a min. of 6.5m or an average of the adjoining properties.

Front setback to existing dwelling & carport----- 7.53mm ----- **COMPLIES.**  
Front setback to proposed first floor addition----- 8.78mm ----- **COMPLIES.**

#### **4.7 Rear Boundary Setbacks (DCP B9)**

Warringah DCP control is a min. of 6m.

Rear setback to existing dwelling-NO CHANGE ----- >6m ----- **COMPLIES.**  
Rear setback to proposed first floor addition----- 22.31m ----- **COMPLIES.**

#### DESIGN

#### **4.8 Landscaped Open Space (DCP D1)**

The minimum landscaped open space required is 40% of the site area.

Site area of this allotment is 809.4m<sup>2</sup> - -----40% control – 323.76m<sup>2</sup>

Existing landscaped open space area -----481.68m<sup>2</sup> ---59.5%.  
(areas more than 2.0m in any direction)

New landscaped open space area -----416.49m<sup>2</sup> ---51.5% --- **COMPLIES.**

#### **4.9 Private Open Space (DCP D2)**

Requirement is a total of 60sqm with a minimum dimension of 5m.

Existing private open space is located to the rear of the dwelling with an area of approx. 252.25m<sup>2</sup> which **COMPLIES.**

#### **4.10 Access to Sunlight (DCP D6)**

No loss of daylight to main living areas in adjacent dwellings will be experienced as a consequence of this proposal. Adjoining properties will receive a minimum of 3hours of solar access. **COMPLIES.**

#### **4.11 Views (DCP D7)**

Neighbours views will not be affected by the proposed additions.



#### **4.12 Privacy (DCP D8)**

There will be no loss of privacy, due to the proposed additions.

#### **4.13 Traffic , Access and safety – C2**

No change to the existing vehicular and pedestrian access.

#### **4.14 Parking Facilities – C3**

Control- Carports not to dominate façade. Parking to be in accordance with AS/NZS 2890.1

The proposed carport does not exceed 6m width as required by the DCP.

It is envisaged that the carport will sit unobtrusively within the streetscape.

#### **4.15 Stormwater – C4**

To be provided in accordance with councils stormwater drainage design guidelines.

The proposal provides for all collected stormwater to partially be drained to the existing rainwater tanks and the remainder to the existing kerb and gutter outlet.

### ***5) Matters for Consideration Under Section 79c of The Environmental Planning and Assessment Act, 1979***

#### **5.1 The provisions of any environmental planning instrument**

The proposal is subject to the provisions of the Warringah Development Control Plan 2011 and the relevant supporting Council Local plan. It is considered that the provisions of this environmental planning instrument have been satisfactorily addressed within this report and that the proposal achieves compliance with its provisions.

There are no other environmental planning instruments applying to the site.

#### **5.2 Any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority**

It is not considered that there are any draft environmental planning instruments applying to the site.

#### **5.3 Any development control plans**

The development has been designed to comply with the requirements of the Allambie Heights locality and the general principles of the Warringah Development Control 2011.

It is considered that the proposed design respects the desired character objectives of the WDCP 2011 and WLEP 2011 in that it reinforces the existing and new residential character of the area and is compatible with the existing uses in the vicinity.

#### **5.4 Any matter prescribed by the regulations that apply to the land to which the development relates**

No matters of relevance area raised regarding the proposed development.

**5.5 The likely impacts of that development, including environmental impacts on both the natural and built environments, and the social and economic impacts in the locality.**

It is considered that the proposal, which seeks consent for alterations and additions to an existing dwelling will not unreasonably impact upon the amenity of adjoining properties or upon the character of the surrounding area. It is considered that the resultant development is compatible with and will complement the character of the area.

The proposal is well designed having regard to the relevant provisions of the Warringah Development Control Plan 2011

**5.6 The suitability of the site for the development**

The subject land is in the low density residential R2 and the proposed development is permissible as category 1 and 10 development. The site is considered suitable for the proposed development. The proposal will provide for alterations and additions to an existing dwelling without having a detrimental impact on the amenity of the adjoining properties or any impact on the streetscape.

**5.7 Submissions made in accordance with this Act or the regulations**

This is a matter for Council in the consideration of this proposal.

**5.8 The public interest**

The proposal will not impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

**6) Conclusion**

The proposal which provides for alterations and additions will not have any detrimental impact on the adjoining properties or the locality. The proposal is in keeping with Council's aims and objectives for this locality. There will be no effect on local fauna and flora.

In scale, form and finishes, the proposal will have a positive effect on the lifestyle of its inhabitants and the visual amenity of its neighbours.

As the proposal will not have any significant impact on the environment, scenic quality of the area or the amenity of the adjoining allotments, the issue of Development Consent under the delegation of Council is requested.





View looking South-West onto existing driveway access.



Photo 1

Facing West from site entry on Monserra Road; showing location of proposed carport to attach to existing dwelling on that side.



Photo 2

Facing North-West; entry portico to be renovated.



Photo 3

Facing South-East; Rear of the dwelling.

# SCHEDULE OF EXTERIOR FINISHES

17 Monserra Rd, Allambie Heights

## **WALLS**

Ground Floor      Lightweight timber framing, with horizontal timber cladding to match existing. – Colour to match existing

First Floor      Lightweight timber framing, with horizontal timber cladding to match existing. – colour to match existing

**ROOF**      Colorbond roof, medium finish.

**WINDOW &  
DOOR FRAMES**      Powder-coated aluminium in colour to match existing.