



**Statement of  
Environmental Effects  
for Section 96 Application  
at  
34 Robert Avenue,  
North Manly  
NSW 2100  
For  
Selena Mohr & Gerry Daly**

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**RAPID PLANS**

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## **1 INTRODUCTION**

This Modified Statement of Environmental Effects accompanies the Section 96 modification to development application for the proposed alterations and additions at 34 Robert Avenue in North Manly.

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

In formulating this Modified 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.

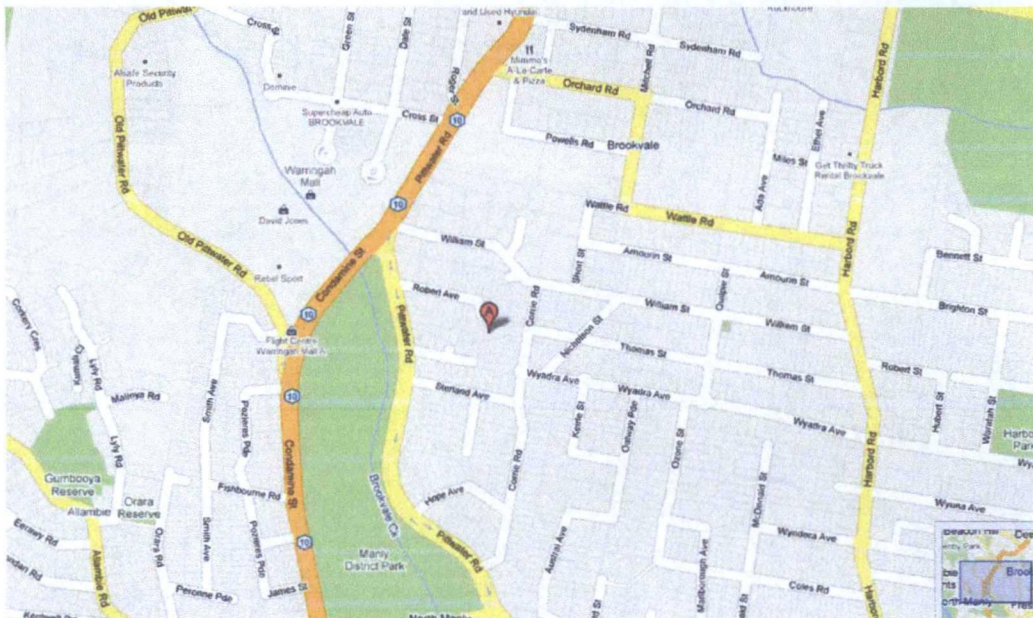
## 2 THE EXISTING BUILDING

### 2.1 Site

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

Site Address: No 34 Robert Avenue, North Manly

### LOCATION PLAN



### 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 35 DP 16602 known as 34 Robert Avenue, North Manly, 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

## ***2.1 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 characterized 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 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 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.

## ***2.2 Existing Areas of the Dwelling***

The site has an existing single storey dwelling & concrete parking area to the front.

## ***2.3 Existing off street parking***

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

## ***2.4 Existing Landscaping***

The existing landscaping to the property consists of large native 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 small lawn area with a large tree & avocado tree in the south east area & several palms in the south west corner of the property. The existing landscaping is to be maintained where possible for this development apart from several trees where the proposed carport is located to be removed

### **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 remain a single storey building. The appearance & bulk of the building is to be maintained throughout the development with the proposal to be in keeping with surrounding properties. The proposed works provide for a reduction in building works to replace the existing roman columns & timber beams with a steel beam with 2 posts to the existing front porch. The front porch is to remain open. The front extension off Bed 1 is proposed to be used for storage & not additional floor area to Bed 1 as previously approved. The carport is proposed to use a steel frame & to remain open on 3 sides as outlined in the original consent. The previously approved rear pergola is to have a sun tuff clad extension over the existing paved area adjacent to the laundry. The pool is to remain as previously approved with the addition of a rain tank to Basix requirements. The proposal is in sympathy with the existing residence & previously approved DA2014/0837 maintaining the scale and character of a house and the garden suburb.

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

**Externally the proposal encompasses:**

- New rendered brick veneer walls to rear of carport to match existing
- New steel frame & tiled roof to approved carport
- New sun tuff clad timber pergola adjacent to laundry
- New rain tank to Basix requirements

**Internally the proposal encompasses:**

- N/A

#### ***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 modified proposal provides better provision for outdoor areas for the residents whilst maintaining the bulk of the dwelling that is fitting for the North Manly area as well as reducing the cost of the overall build. The owner is looking to change the previously approved Bed 1 extension into lockable storage with access via a roller door from the rear of the carport & match the existing rendered brick veneer walls of the dwelling. To reduce cost the front porch is to be left open with a replacement of the posts & beams proposed. A new sun tuff clad timber pergola is proposed off the laundry for an additional shaded area of the rear of the dwelling. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the north-eastern aspect improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly as well as generally conforming to previously approved DA2014/0837.

### **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 with new brick to match

Alloy roller doors

Tiled roofing to carport to match dwelling roof with steel frame

Sun tuff clad timber pergola adjacent to laundry

### **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
Site Area	607 sq m	-
GFA (Gross Floor Area)	134.56 sq m	-
Height	4.2m	8.5m
Built upon area	58%	60%
Landscaping	42%	40%

### 3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	8.53m (dwelling) 1.35m (carport)	6.5m
Rear Set Back	9.28m (dwelling)	6.0m
Side Set Back	1.54m	0.9m

An exemption is requested for an encroachment to the front setback for the proposed carport due to the constricted location for the carport. The proposed carport would encroach no matter where you place the carport. Only the front NE corner of the proposed carport will encroach into the front setback. The proposed location provides a sense of openness to the front of the property as the carport is to be located to the eastern side of the property with the existing crossover, layback & drive to be demolished in place a landscaped garden areas. An exemption has been granted previously for the carport location. The property is located in a cul-de-sac with the proposed extensions maintaining the pattern of development in Roberts Avenue as well as improving the streetscape without detracting from neighbouring view lines. To the rear an exemption is requested for the proposed pool which is located partly in the rear setback area. The pool does not take up more than 50% of the rear setback area. An exemption has been granted previously for the pool.

### 3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows a new layback, crossover & drive access to Robert Avenue to Council & Engineering regulations. A new concrete drive is proposed to the front area of the property to access the proposed carport on the eastern side of property to allow for 2 vehicles on



site which maintains the Council parking provision & provides safe vehicle movements. 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 34 Robert Avenue has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed alterations & addition minimizes overlooking into neighbours' living areas and recreation space. Privacy, views & outlook have been maintained in accordance with the original approved DA number DA2014/0837.

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

The site slopes from the south to north. The location of the modified 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 as approved previously, with only a small shadow increase for the rear sun tuff clad pergola, which will maintain sunlight to the open space areas on the westerly & southerly adjacent property.

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

Acoustic privacy has been maintained in accordance with the original approved DA number: DA2014/0837. 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 a new rain tank as well as 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 & conforms 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***

Passive solar heating has been maintained in accordance with the original approved DA number: DA2014/0837.

### ***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. Passive cooling has been improved with the addition of a sun tuff roofed pergola to the rear of the dwelling to assist in shade.

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

Large open windows to the east & west enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months. Natural light has been maintained in accordance with the original approved DA number. DA2014/0837

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

The development will be constructed from a framed & rendered walls as well as a timber framed & concrete slab construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works house shall be thermally insulated in accordance with the Basix Certificate requirements & batts and where necessary to the party walls



The proposed development is located to the eastern side of the subject property & does not negatively impact the adjacent reserve. Access to the reserve is maintained & no vegetation is affected.

#### ***4.9 Development on Sloping Land***

No. 34 Robert Avenue, North Manly 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. The new drive is to be constructed on grade with minimal disturbance of soil.

#### ***4.10 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 wall facades are to be rendered masonry 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. Building form has been maintained in accordance with the original approved DA number: DA2014/0837

#### ***4.11 Roof Form***

Roofs of this housing period are usually quite simple and accentuate the single or double storey scale of the house. The existing house has a tiled roof with the proposal to utilize a similar tiled roof for the carport & a proposed sun tuff clad roof over the rear deck.

#### ***4.12 Walls***

A distinctive feature of the North Manly house is that the walls are constructed from rendered masonry. The design incorporates these walls into the new works to create a seamless finish to the property with several side walls removed for the carport in accordance with the original consent from Council.



#### ***4.13 Windows and Doors***

Windows & doors have been maintained in accordance with the existing dwelling.

#### ***4.14 Carports and Garages***

The freestanding houses in North Manly allowed for the cars to drive to the front or down the side of the house. This development proposes a new carport & concrete drive with parking available for a minimum of 2 vehicles in place of the existing parking space in accordance with the original approved DA number: DA2014/0837.

#### ***4.15 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

#### ***4.16 Fences and Gates***

Fences & gates are to be maintained for this development apart from a pool safety barrier to BCA & Australian Standards

#### ***4.17 Garden Elements***

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Several trees are proposed to be removed in the location of the proposed carport & pool area with additional planting to the front boundary area to maintain & enhance 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 modified 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 and local community. Rendered masonry walls, concrete 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 Modified Development Application to DA2014/0837.

## 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	Render	Match existing	Match existing
6.1.2 Gutter	Colorbond	Match existing	Match existing
6.1.3 Door frame	Alloy	Paint	Match existing
6.1.4 Roller Door	Alloy	Paint	By Owner
6.1.5 Roofing	Tile & Sun Tuff	Medium to Dark	Match existing-medium to dark