



**Statement of  
Environmental  
Effects  
at  
2 Monserra Road,  
Allambie Heights  
NSW 2100  
For  
Nathan Brown**

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**RAPID PLANS**

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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

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## **1 INTRODUCTION**

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 2 Monserra Road in Allambie Heights.

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.

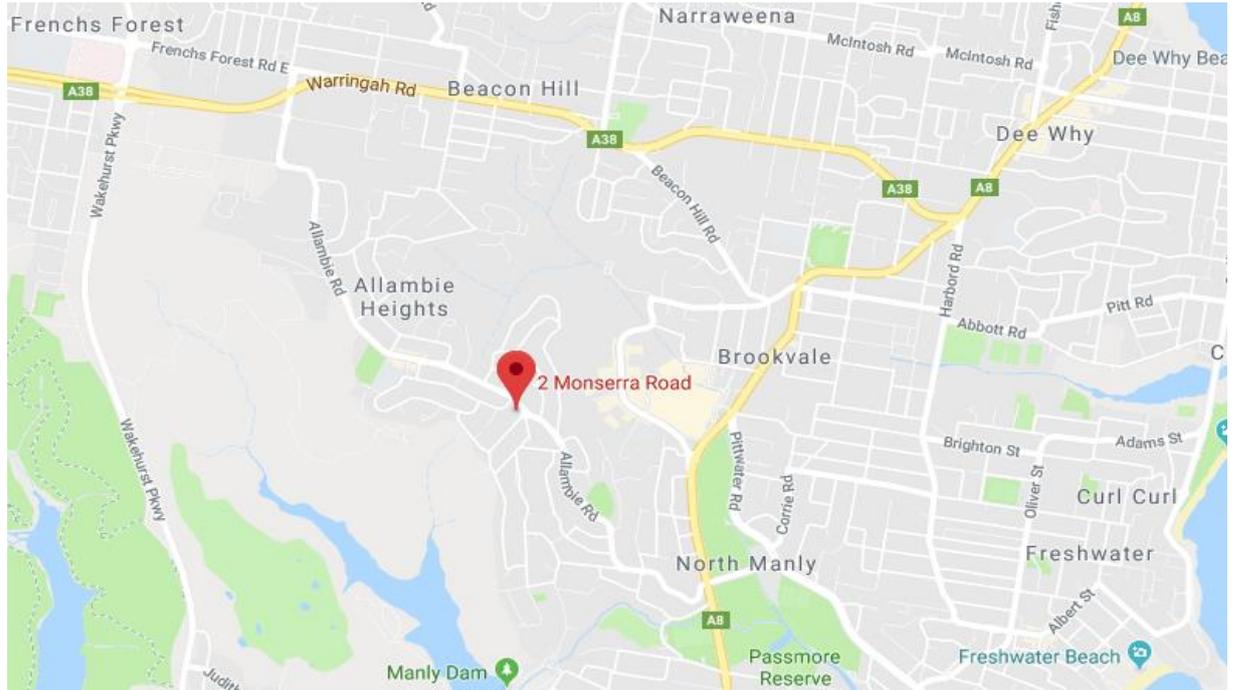
## 2 THE EXISTING BUILDING

### 2.1 Site

The residence is located on the north western side of Monserra Road in the residential neighbourhood of Allambie Heights.

Site Address: No 2 Monserra 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

Lot 15 Section 10 DP.207145 known as 2 Monserra 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 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 an existing one 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 one storey dwelling with parking under.

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

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

## **2.8 Existing Landscaping**

The landscaping to the existing property consists of shrubs along the front boundary with grass extending to the dwelling. To the rear yard there is a medium sized native tree with lawn areas around the rear boundary. 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 building will become a double storey building with expanded car parking under. The appearance & bulk of the building is to be improved throughout the development with the dated appearance to be modernised to be in keeping with surrounding properties. The proposed works provide refurbished & expanded internal areas, new garage with workshop & store, new front entry, new side & rear additions, new front & rear decks, new upper floor addition, new pool & new flat roof with new metal roof sheeting. A new driveway & front boundary fencing is proposed for improved access & streetscape.

The proposal is in sympathy with the existing residence improving the scale and character of a house and the garden suburb.

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

**Externally the proposal encompasses:**

- New garage block & masonry walls
- New ground floor walls at front, rear & sides of the dwelling
- Replace garage & section of drive to accommodate 2 vehicles
- New rear decks & pool area
- New 1<sup>st</sup> floor walls with front & rear decks
- New low-pitched sheet metal roof with high fascia
- Render existing exterior walls
- New driveway
- New front boundary fence

**Internally the proposal encompasses:**

- New lower ground floor workshop, store & expanded garage
- New internal elevator
- New ground floor office, store, bathrooms & laundry
- New 1<sup>st</sup> floor bedrooms, bathrooms & living areas

#### ***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 improving the bulk of the dwelling that is fitting for the Allambie Heights area. The owner is looking to modernise the overall look of the house & maintain certain key components of the existing dwelling by reconfiguring & adding internal areas to be more usable for the owner's family. A new office & bathroom is required on the ground floor which extends over the existing garage area. A new garage is also required to maintain parking requirements with additional storage & a workshop added by excavating under the existing dwelling. The design maximizes the existing dwelling & available area of land whilst improving the bulk. The proposed development maintains the northern 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:

Render exterior brickwork to ground floor

New vertical cladding to upper floor addition

Alloy windows & doors to all elevations

Roofing in colour bond custom orb medium to dark colour

Timber decks painted & tiled

Concrete pool & pool deck with glass handrails

### **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	693.6 sq m	-
GFA (Gross Floor Area)	358.58 sq m	-
Height	8.359m	8.5m
Built upon area	398.09 sq m	416.16 sq m
Landscaping	295.51 sq m	277.44 sq m

### 3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	6.5m	6.5m
Rear Set Back	6.755m	6.0m
Side Set Back	1.634m south 2.0m north	0.9m

The front setback of the residence will remain consistent with the existing dwelling & adjacent properties. A concession is requested for the access stairs to the front deck as they are for circulation only & maintains the openness of the property.

The side setback of the new work of the residence aligns with the existing exterior walls on the southern side & substantial setback on the northern side for the dwelling & pool to avoid the sewer.

A concession is requested for an encroachment over the 4m side boundary envelope to the front of the upper floor of the dwelling. The design for the eastern end of the upper floor addition is to match in with the remainder of the upper floor addition & provides a floor level that matches in with the existing lower floor as well minimum floor to ceiling heights to the upper floor with a low pitched flat roof to keep height down as possible to reduce height & bulk as well as being clear of the height limit & side setbacks. Only the front of the upper floor encroaches over the side boundary envelope due to the existing topography sloping down to the front of the property as well as the built form of the existing dwelling. The design allows for adequate solar

access to neighbouring properties with only minimal shadowing in the early morning to the southern property & a vacant lot to the north that is currently used as a reserve. It is in our opinion that the objectives under WDCP2011 for side boundary envelope have been achieved.

### ***3.8 Access and Traffic***

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Monserra Road is to be removed with a new concrete drive proposed to be perpendicular to the kerb for improved access & to accommodate a minimum of 2 vehicles to maintain the Council parking provision & provide 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 2 Monserra 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 many of the windows using raised windows sills for privacy. The cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new rear deck & pool areas do not directly impact neighbouring properties.

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

The site slopes from the west to east. 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 which will maintain sunlight to the open space areas on the southerly adjacent property.

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

Acoustic privacy has been maintained across the development. The rendered masonry & cladded walls with the timber framed & concrete floors on the property act as a buffer to noise as well as careful 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 new roofed areas will 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. This property is located on the high side of the street.

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

2 Monserra Road adjoins a public reserve to the north of the property. The public reserve is a passive recreation area & the proposed alterations and additions will not impact the 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.

## **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**

The living spaces have timber floors with clad and rendered walls. The outdoor areas are to be tiled 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 & 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 as well as window awnings.

#### ***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 a timber, masonry and 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 to the house shall be thermally insulated in the ceiling with R1.08 75mm foil backed blanket, R1.7 to the exterior walls & batts and where necessary to the party 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.

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

Allambie Heights is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 2 Monserra Road is a good example of this in that it has its car parking in the proposed garage minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties. The new sections to the side, rear & upper portions of the house follows 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 house.

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

No. 2 Monserra Road, Allambie Heights is shown in Landslip Category B on Northern Beaches 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 pool area. The new drive is to be constructed on grade with minimal disturbance of soil.

#### ***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. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

#### ***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 has a pitched sheet metal roof with the proposal to utilize the existing roof form to the rear of the property under this proposal. A low-pitched hi-tensile sheet metal roof with high fascia's is proposed to the upper floor addition.

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

A distinctive feature of the Allambie Heights house is that the walls are constructed from masonry. The design incorporates rendering these walls into the new works with new rendered & cladded exterior walls proposed to create a seamless finish to the property.

#### ***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 2 Monserra Road are to be constructed in alloy. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

#### **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 proposes a new garage in the existing garage location under the dwelling with a lowered finished floor for improved head height & a new concrete drive with parking available for 2 vehicles. Included with the carport is a workshop & storage room with rear yard access.

#### **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**

A new masonry & horizontal slat fence is proposed to the front of the property as well as new pool safety barriers around the proposed pool to the rear.

#### **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 with additional planting required around the proposed pool area which would increase planted areas in the rear yard.

## **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 2 Monserra

Road are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Allambie Heights. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry & cladded walls, timber & 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 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	Rendered masonry & cladded stud	Paint	By Owner
6.1.2 Gutter	Colorbond	Medium to Dark	By Owner
6.1.3 Veranda Posts	Timber	Paint	By Owner
6.1.4 Door frame	Alloy	Paint	By Owner
6.1.5 Door	Timber/Alloy & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond	Medium to Dark	By Owner