



**Statement of
Environmental
Effects
at
1 Allambie Road,
Allambie Heights
NSW 2100
For
David Watkins**

RAPID PLANS

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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	6
3.3	Purpose for the additions	7
3.4	Materials and finishes proposed to be used	7
3.5	Height	7
3.6	Site Controls	8
3.7	Setbacks and Siting	8
3.8	Access and Traffic	10
3.9	Privacy, Views and Outlook	10
3.10	Solar Access and Overshadowing	10
3.11	Acoustic Privacy	11
3.12	Water Management	11
3.13	On-Site Detention	11
4	ENERGY EFFICIENCY	11
4.1	Orientation	11
4.2	Passive Solar Heating	11
4.3	Passive Cooling	11
4.4	Natural light	12
4.5	Insulation and Thermal Mass	12
4.6	Waste Management	12
4.7	Siting and Setback	12
4.8	Development on Sloping Land	12
4.9	Building Form	13
4.10	Roof Form	13
4.11	Walls	13
4.12	Windows and Doors	13
4.13	Garages and Carports	14
4.14	Colour Scheme	14
4.15	Fences and Gates	14
4.16	Garden Elements	14
5	CONCLUSION	14
5.1	Summary	14
6	APPENDIX 1 – Schedules	15
6.1	Schedule of finishes	15
6.1.1	Wall	15
6.1.2	Gutter	15
6.1.3	Veranda Posts	15
6.1.4	Door frame	15
6.1.5	Door	15
6.1.6	Window	15
6.1.7	Roofing	15

1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 1 Allambie 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 western side of Allambie Road in the residential neighbourhood of Allambie Heights.

Site Address: No 1 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

Lot 2 DP.855598 known as 1 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 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 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 single storey dwelling with concrete parking area to the front.

2.7 Existing off-street parking

There is parking available for multiple cars under the existing carport & on the existing concrete drive off Kentwell Road. There is no necessity for street parking.

2.8 Existing Landscaping

The landscaping to the existing property consists of scattered native street trees along Kentwell Road & Allambie Road. There are small native trees along the eastern & western boundaries with grassed areas between the dwelling & the boundaries. 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 remain a single storey building with car parking to the Kentwell Road frontage. 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 internal areas, new front entry, new front decks, new side addition to western elevation & new pitched sheet metal roof. A new carport is proposed to replace the existing for improved parking facilities as well as removing part of the drive area & replacing with a pervious surface to provide ample landscape open space area for the property along with a storage room under the front deck.

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 masonry walls & footings to the new sub-floor & storage area
- New ground floor walls to western addition to the dwelling
- New eastern front entry & stairs
- New front carport to replace existing
- New southern deck &, stairs & pergola
- New pitched sheet metal roof
- Demolish part of existing drive & return as grassed area

Internally the proposal encompasses:

- New store under southern deck
- New ground floor reconfiguration & refurbishment of all rooms
- New bedrooms, master, Ensuite, walk in robe, living & dining 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 & refurbishing internal areas to be more usable for the owner's family. New bedrooms are required on the ground floor which uses the existing deck & paved areas. A new replacement carport is also required to maintain parking requirements. 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.

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:

Masonry footings & storeroom to sub-floor to match existing

Alloy windows & doors to all elevations

Roofing in colour bond sheet metal medium to dark colour

Timber decks, stairs & pergola stained/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
Site Area	511.3 sq m	-
GFA (Gross Floor Area)	196.02 sq m	-
Height	6.42m	8.5m
Built upon area	374.67 sq m	306.78 sq m
Landscaping	136.63 sq m	204.52 sq m

A concession is requested for the landscape open area being less than the 40% guideline under WDCP2011. The proposed landscaped area of 27% is an increase of the existing landscaped area of 20%. The 7% increase has been achieved by removing excessive paved areas & part of the drive to provide additional grassed areas onsite. Due to the current location of the existing dwelling in relation to the side & front boundaries as well as the site area of 511m² being less than the standard sized block for the Allambie Heights area, it is difficult to achieve 40% landscaped area without compromising the usable area for the dwelling require for the owners family. Planted areas along the front boundaries have been improved with the removal of paved areas which would improve the streetscape & habitats for wildlife by providing grassed areas & low-lying shrubs. As the front yard areas are the only grassed areas on the property, due to the dwelling pushed to the northern side of the block, the recreational opportunities for the owners are improved with greater usable yard areas that aid infiltration of stormwater.

3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back Allambie Road	1.095m (Ex. dwelling) 3.71m (Prop. Entry deck) 0.93m (Prop. Entry deck)	3.5m
Front Set Back Kentwell Road	6.27m (Ex. dwelling) 7.43m (Prop. Addition west)	6.5m
Side Set Back West	0.91m & 1.099m	0.9m

Side Set Back North	0.95m & 1.12m	0.9m
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The front setbacks of the residence will remain consistent with the existing dwelling & adjacent properties.

A concession is requested for the eastern front setback encroachment largely due to the existing topography. The proposed deck proposes to cover a protruding rock outcrop of unusable land to allow for usable deck area off the living room. Currently there is pedestrian access stairs leading down from Allambie Road to access the side door through the laundry area. The deck area will be completely screened by the heavily vegetated nature strip with a large triangular section of Council land screening the house.

A concession is requested for a slight encroachment to the southern front setback for a portion of the deck area. The intention of the deck is to cover part of the protruding rock face that cuts across the house east to west as shown in the photo below with the rock indicated by the red arrow.



The encroachment is for the articulation area to access the deck via the stairs from the ground level below. Both decks allow for a sense of openness as deck areas above the rock to allow for access & circulation in areas that are unusable. This would also not impact deep soil planting onsite. The deck areas allow for casual

surveillance of the street with the streetscapes vastly improved. It is in our opinion that the improvements achieve the objectives outlined in WDCP2011 Part B7.

The location of the new carport is setback further from the front boundary than the existing carport which improves the openness of the property. Reasonable view sharing is not impacted as the proposed decks do not obscure view lines from neighbouring dwellings

The side setbacks of the new work of the residence conforms with the side setback requirements.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing drive access to Allambie Road is to be maintained. The western & eastern sides of the internal drive are proposed for removal with a new carport straight in off the street for improved 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 1 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 the proposed northern windows to use raised window sills to assist in privacy & the substantial separation to the dwelling to the west. The cladded stud walls provide a barrier to the neighbours on the adjacent boundaries and the new deck areas does not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes from the north to south. 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 westerly adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The cladded walls and timber 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.

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 aspect.

4.2 Passive Solar Heating

The living spaces have timber floors and cladded walls. The outdoor areas are to be 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.

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.

4.4 Natural light

Large open windows and doors to the north & west 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 frame 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 R1.45 75mm foil backed blanket, R1.7 batts to the exterior walls 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 off Kentwell Road. 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. 1 Allambie Road is a good example of this in that it has its car parking in the proposed carport minimizing cars parked on the street. The siting of the house is offset to the northern side of the block & neighbouring properties with the entry to be maintained. The new sections to the side & front areas 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. 1 Allambie 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 tiered 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 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 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.

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 tiled roof with the proposal to replace the roof with a pitched sheet metal roof extending over the entire structure. A new carport roof is proposed to the front of the property off Kentwell Road over part of the existing drive.

4.11 Walls

A distinctive feature of the Allambie Heights house is that the walls are constructed from cladded timber frame. The design incorporates these walls into the new works with all exterior walls to be cladded 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 1 Allambie 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 carport over the existing carport location & concrete drive with a new concrete drive side extension with parking available for 2 vehicles. Included with the carport is a storage room with carport 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

Fences & gates are to be maintained for this development except for a new 1650mm high vertical timber front boundary fence.

4.16 Garden Elements

The garden areas are to be maintained where possible promoting the concept of a garden suburb. There are several trees to be removed on the western side of the property to make way for the addition with additional tree & hedge planting in the front yard facing Kentwell Road to 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 changes to 1 Allambie 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. Cladded 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	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 & glass	Paint	By Owner
6.1.6 Window	Alloy & glass	Paint	By Owner
6.1.7 Roofing	Colour Bond	Medium to Dark	By Owner