

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**PROJECT**  
**PROPOSED CONSTRUCTION OF A SECONDARY DWELLING**

**PROPERTY**  
**22 RATHOWEN PARADE, KILLARNEY HEIGHTS**

**CLIENT**  
**JENNIFER NGU AND WILLIAM LAM**

**JOB NO 21-34**

**DATED 23 July 2021**

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The logo for RK DESIGNS is located in the bottom right corner. It consists of a solid yellow square. Inside the square, the letters "RK" are written in a large, bold, white sans-serif font. Below "RK", the word "DESIGNS" is written in a smaller, white, all-caps sans-serif font.

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## **1.0 INTRODUCTION**

The purpose of this submission is to enlighten Council on some of the thoughts behind the design development of the proposed new secondary dwelling the proprietors wish to construct on the property at 22 Rathowen Parade, Killarney Heights

This presentation also outlines the design mechanisms implemented to ensure that the impact of the proposal on the adjoining amenity is lessened.

## 2.0 THE SITE AND EXISTING BUILDING

The property is located at 22 Rathowen Parade, Killarney Heights LOT 28 DP 215008 on the corner of Rathowen Pde and Kilkenny Avenue. The block of land is approximately 704.4 sqm in site area, faces south on Rathowen Parade and east on Kilkenny Avenue. The site has a fall towards the northern (rear) boundary.

A two- storey dwelling exists on the property. There is a vehicle crossing on Kilkenny Avenue and a driveway which runs along the northern boundary that leads into the garage.

Refer to Image 1 and 2.



Image 1: 22 Rathowen Parade

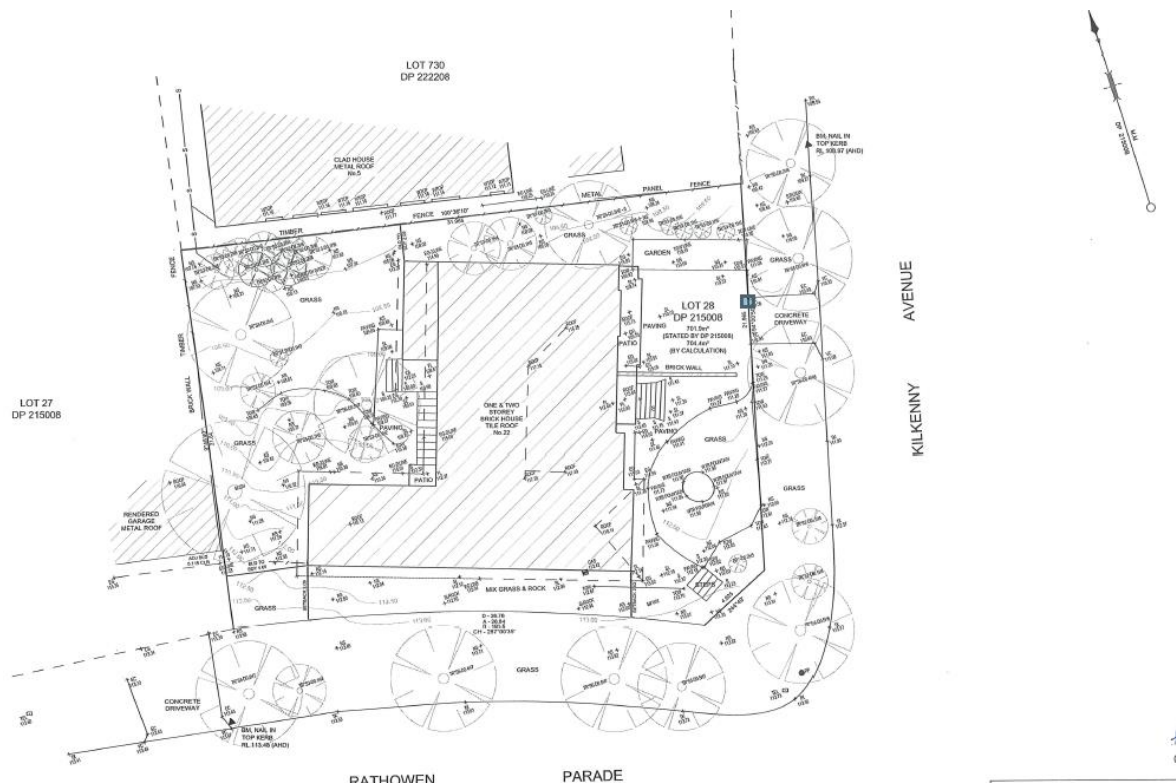


Image 2: Survey plan



### **3.0 EXISTING STREETScape**

To the immediate west of the subject property, at 22 Rathowen Parade, Killarney Heights a two- storey rendered dwelling exists with metal roof.



Image 3. Rathowen Parade, Killarney Heights

To the immediate north of the subject property at 5 Kilkenny Avenue, Killarney Heights is a weatherboard dwelling with metal roof.



Image 4. 5 Kilkenny Avenue, Killarney Heights



To the east of the subject property across the road at 24 Kilkenny Avenue, Killarney Heights is a double- storey brick dwelling with tile roof.



Image 5. 24 Kilkenny Avenue, Killarney Heights

To the south of the subject property across the road at 15 Rathowen Parade, Killarney Heights is a double storey brick dwelling with tile roof.



Image 6. 24 Kilkenny Avenue, Killarney Heights



The remainder of Rathowen Parade is an amalgamation of one and two- storey dwellings in a wide range of architectural styles, character, materials, finishes, bulk and scale. Refer to Photograph No 5 and 6.



Image 7. Rathowen Parade, Killarney Heights



Image 8. Rathowen Parade, Killarney Heights

#### **4.0 THE PROPOSAL**

**Object:**

The proprietors of 22 Rathowen Parade requested RK Designs to propose a secondary dwelling that will cater for and compliment the needs and lifestyle of two families. We are of the opinion that this was adequately carried out in our proposal presently before Council.

**Privacy:**

The private entry has been created to give a sense of intimacy to the secondary dwelling. The living area and the balcony are designed and positioned facing the rear of the property creating the private space for the family. As a result, the secondary dwelling is provided with a functional, well located area of private space, accessible from the living area. Also, it does not have any adverse impact on the adjoining building 8 Kilkenny Avenue. This is because the balcony has more than the requested setback from the rear boundary and there are a number of trees which obscure the view towards the adjoining property.

Further, the privacy issue is resolved through the positioning of openings. Openings of the proposed secondary dwelling do not overlook to existing openings of surrounding building 20 Rathowen Parade from the west of the subject property. The window of the habitable room faces the garage of 20 Rathowen Parade but it does not overlook to the main dwelling.

**Amenity:**

Habitable areas including living, kitchen and dining area are facing the north point of the site. The highlight windows will allow the space to achieve sufficient penetration of daylight and cross ventilation into the building.

The simple open plan of the secondary dwelling generates a compact yet pleasant space for users. This coupled with the high raked ceiling in the living area that creates a very spacious and healthy space.

**Context consideration:**

The form and finishes of the proposed secondary dwelling also reflect the surrounding characteristics of the existing streetscape. It had adopted the architectural style of a double skillion roof with a similar colour tone of the surrounding. Furthermore, the addition of a secondary dwelling will also satisfy the need for affordable rental housing demand of the area with high amenity for residents.

## **5.0 COMPLIANCE WITH THE WARRINGAH DCP 2011 AND WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011**

The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

### **WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011**

Zone R2 low density residential

#### **1 Objectives of zone**

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.

#### **2 Permitted without consent**

Home-based child care; Home occupations

#### **3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Group homes; Health consulting rooms; Home businesses; Hospitals; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; **Secondary dwellings**; Tank-based aquaculture; Veterinary hospitals

#### **4 Prohibited**

Any development not specified in item 2 or 3

Therefore, the development is permissible with consent.



## **5.1 BUILDING COLOURS AND MATERIALS**

The requirements of Northern Beaches Council, the Warringah Development Control Plan 2011, compliance with the Development Control Plan are as follows.

### **OBJECTIVES**

- To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.

### **REQUIREMENTS**

- In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.
- The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.
- The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.
- The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Finishes Schedule

## **5.2 FLOOR AREA**

The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

(9) Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater:

- (a) 60 square metres,
- (b) 11% of the total floor area of the principal dwelling.

Proposed floor area = 60 sqm

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet.

### **5.3 BUILDING HEIGHT**

The requirements of the Northern Beaches Council, the Warringah Local Environmental Plan 2011 and the subject proposal's compliance with the Local Environmental Plan are outlined as follows.

Allowable height - 8.5 metres to the highest point of the roof.

Proposed height - 6.3 metres maximum to the highest point of the roof.

The proposed building is one storey in height with 10 and 5 -degree pitched colourbond roof.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Architectural Drawings.



#### **5.4 VARIATION OF SIDE BOUNDARY ENVELOPE**

Objective:

- To ensure that development does not become visually dominant by virtue of its height and bulk.
- To ensure adequate light, solar access and privacy by providing spatial separation between buildings.
- To ensure that development responds to the topography of the site.

The overall bulk and scale of the proposed secondary dwelling will appropriately maintain the neighbour's amenity and will not have any unreasonable loss of solar access for the subject site and neighbouring properties.

The proposed property will have an adequate solar access and light as the roof has been designed to ensure natural light access to the dwelling is maximised via installing skylights. Having skylights and highlight windows will not only just let in more natural light but also, will create a much more open feeling of spaces, seeing the sky through a high ceiling gives it the illusion of being part of an outdoor space.

In the context of the steep topography, the impacts are described as minors. The space underneath the secondary dwelling will be used for storage purposes. As a result, there are no adverse amenity impacts such as overshadowing or view loss associated with the proposed variation to the side boundary envelope, when considering the site context. The proposed sitting of all new built form on the site has been carefully considered to ensure that all significant landscape elements are retained and remain visually prominent.

Furthermore, the secondary dwelling is complying with the maximum height limit and with the maximum wall height. The maximum required wall height is 7.2m and the maximum proposed wall height is 6m (Refer to the architectural drawings).

Therefore, it is considered that these objectives are particular to the circumstances of the site and support the proposed variation to the side boundary envelope standard. The proposal promotes good design and amenity and as such there is no planning purpose in strictly upholding the development standard.

## **5.5 LANDSCAPED AREA**

The requirements of Northern Beaches Council, the Warringah Development Control Plan 2011, compliance with the Development Control Plan are as follows.

**SITE AREA = 704.4**

### **LANDSCAPED AREA**

Required Landscaping = 40 % of Site Area = 281.7sqm  
(Minimum landscape dimension not less than 1m)

Proposed Landscaped area = 282.8 sqm  
Proposed Landscaped area as % of Site Area = 40%.

Therefore, the proposal complies with the requirements of the Development Control Plan. Refer to the Area Calculation Sheet

## **5.6 BUILDING SETBACKS**

The requirements of Northern Beaches Council, the Warringah Development Control Plan 2011, compliance with the Development Control Plan are as follows.

### **Required setbacks**

Primary Front	-	6.5 metres
Side	-	0.9 metres
Rear	-	0.9 metres

### **Proposed setbacks**

Primary Front	-	6.5metres
Side	-	0.9 metres
Rear	-	1.5 metres

Therefore, the proposal does comply with the requirements of the Development Control Plan.



## **5.8 VEHICLE ACCESS AND PARKING**

The requirements of Northern Beaches Council Development Control Plan 2011, compliance with the Development Control Plan are as follows.

Provide 2 car spaces per dwelling equal to or greater than 125sqm

The proposal presently before Council has addressed the requirements for the vehicle access and parking. The existing garage conform to the DCP requirements in regard to location, setbacks, height, car spaces, width and length requirements of the car garage and the like.

Therefore, the proposal complies with the requirements of the Development Control Plan.

## **5.9 PRIVACY**

Refer the privacy issues addressed in Section 4.0 The Proposal of this Statement of Environmental Effects.

## **6.0 OTHER REQUIREMENTS**

The proposal presently before Council has also addressed other requirements such as privacy and car parking. Other items such as energy efficiency and sustainability, site/waste management, soil, water and waste management, site analysis and context, streetscape, materials and finishes, erosion and sediment control, drainage, landscaping and the like have also been addressed in detail in this development application. As a result, the proposal complies with the Development Control Plan requirements for all of these items.



## **7.0 CONCLUSION**

We, therefore, present before Council, a proposal that combines Council codes and regulations and the principles of these codes and regulations with our client's requirements and, at the same time, is in context with its surroundings.

We would appreciate Council reviewing all of the matters mentioned above and deliberate on the proposal in such a manner that will assist the proprietors to achieve their ultimate goals for their family residence and property in general.

We await your positive reply on this proposal and, in anticipation of your assistance, we wish to thank you on behalf of the proprietors for your efforts.

Should you require any further information, however, please do not hesitate to contact our office.

RK Designs

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