



STATEMENT OF ENVIRONMENTAL EFFECTS

**FOR ALTERATIONS AND ADDITIONS TO EXISTING
DWELLING**

**LOCATED AT
22A Connemara Ave, KILLARNEY HTS
Being Lot 647 in D.P. 217209**

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1. INTRODUCTION

This Statement of Environmental Effects accompanies the architectural plans prepared by Elevate Design & Drafting, Project 0917, dated 10/10/21, sheets A00-A20. The proposal seeks approval for alterations and additions to the existing dwelling on the site identified as Lot 647 in D.P. 217209 and known as 22A Connemara Ave, Killarney Hts.

A Survey of the subject site is included with the application prepared by Urban Surveying, Ref: 21029, dated 16/12/21.

For the purposes of this assessment the following documents were considered to be relevant to this proposal:

- *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.*

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 considered to be acceptable and is worthy of the support of Northern Beaches Council.

2. SITE DESCRIPTION

The subject allotment is described as 22A Connemara Ave, Killarney Heights, being Lot 647 in D.P. 217209 and is zoned R2 Low Density Residential under the provisions of Warringah LEP 2011.

There are no identified hazards affecting this site.

The property is located on the north side of Connemara Ave.

The site is primarily regular in shape and has a total area of 780.2m². The site has a street frontage of 18.29m, with the north boundary length being 41.925m, and the south boundary length being 43.4m.

The site has a fall of approximately 1.45m from front to rear boundary, and a cross fall at the front boundary of 2.11m.

The site is currently developed with a single storey brick-veneer dwelling with a tile roof, and garage.

The site has vehicular access from Connemara Ave, which provides for a layback and crossing to an existing garage. The adjoining allotments are residential properties of a similar scale to that of the subject site. The site details and those of the neighbouring properties are indicated on the survey plan prepared by Base Surveying, Ref: 17-68, dated 11.7.2017, which accompanies the DA submission.

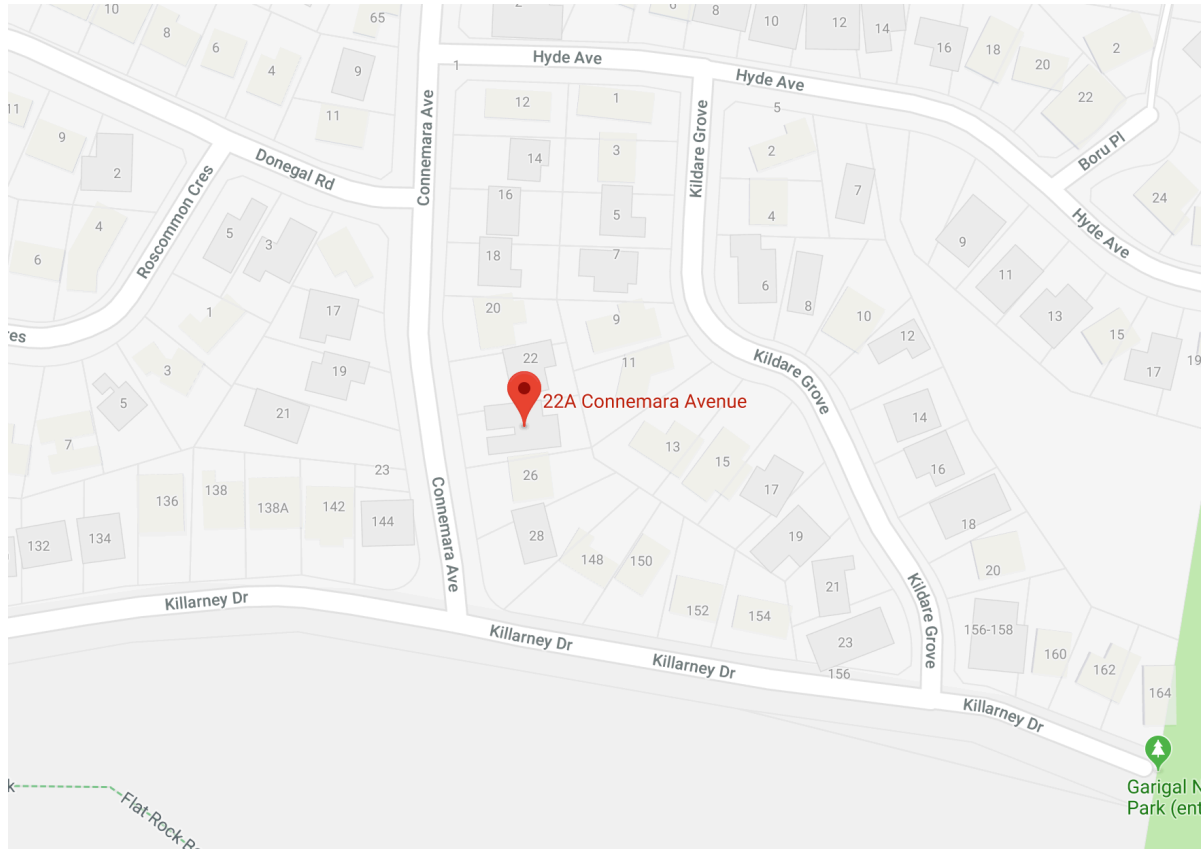


Fig 1: Site Location Map (Source – Google Maps)



Fig 2: 22A Connemara Ave – view from street



Fig 3: 22A Connemara Ave – view from rear



Fig 4: 22A Connemara Ave – Streetscape

3. THE SURROUNDING ENVIRONMENT

The subject property is located within a residential precinct which is characterised by a range of low density residential forms.

The general vicinity of the site is characterised by a mix of residential dwellings generally one and two storeys and of a variety of architectural styles. The varying age of development in the area has resulted in a mix of material and finishes, with the development in the area generally presenting a consistent setback to the public domain.

The relationship of the site to the surrounding environment is illustrated in the following aerial photograph.



Fig 5: Subject site and surrounding environment: (Source - SIX Maps)

4. PROPOSED DEVELOPMENT

As detailed within the accompanying plans, the proposal seeks to provide for alterations and additions to an existing dwelling, comprising of a modified and extended ground floor layout, new first floor, covered outdoor terrace, swimming pool, and modified front fence.

The proposal will not require the removal of any significant vegetation to accommodate the new works. One small tree is proposed to be removed, An arborist report prepared by Michael Shaw Consulting Arborist is included with this application

Landscape Design Statement: New landscape works will consist of primarily new lawn only, with the proposed modified front lawn and re-turfing the rear lawn. As the proposed works will have minimal change the existing landscaped area, a landscape design plan is considered not required.

The summary development indices for the proposal are as follows:

	Control	Proposed	Compliance
FSR	N/A	N/A	N/A
Building Height	8.5m.	6.88m	YES
Wall Height	7.2m.	5.77m	YES
Landscaped Open Space	40% of site or 312.08m2 minimum	39.17% or 305.6m2	Refer comments below
Front setback	6.5m	8.59 (existing)	YES
Side setbacks	0.9m	1.3m existing north, 0.0m existing south	N/A
Rear setback	6.0m	11.95m	YES
Side Boundary Envelope	4m then @ 45°	Refer elevations & Sections	YES

5. ZONING & DEVELOPMENT CONTROLS

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

The proposal has been designed to respect the water, thermal and energy standards required by BASIX. A BASIX Certificate has been provided to support the proposed works.

5.2 Warringah Local Environmental Plan 2011

The subject site is zoned R2 Low Density Residential under the provisions of the Warringah LEP 2011.

The proposed construction of alterations and additions to an existing dwelling house is permissible in the R2 zone with the consent of Council.

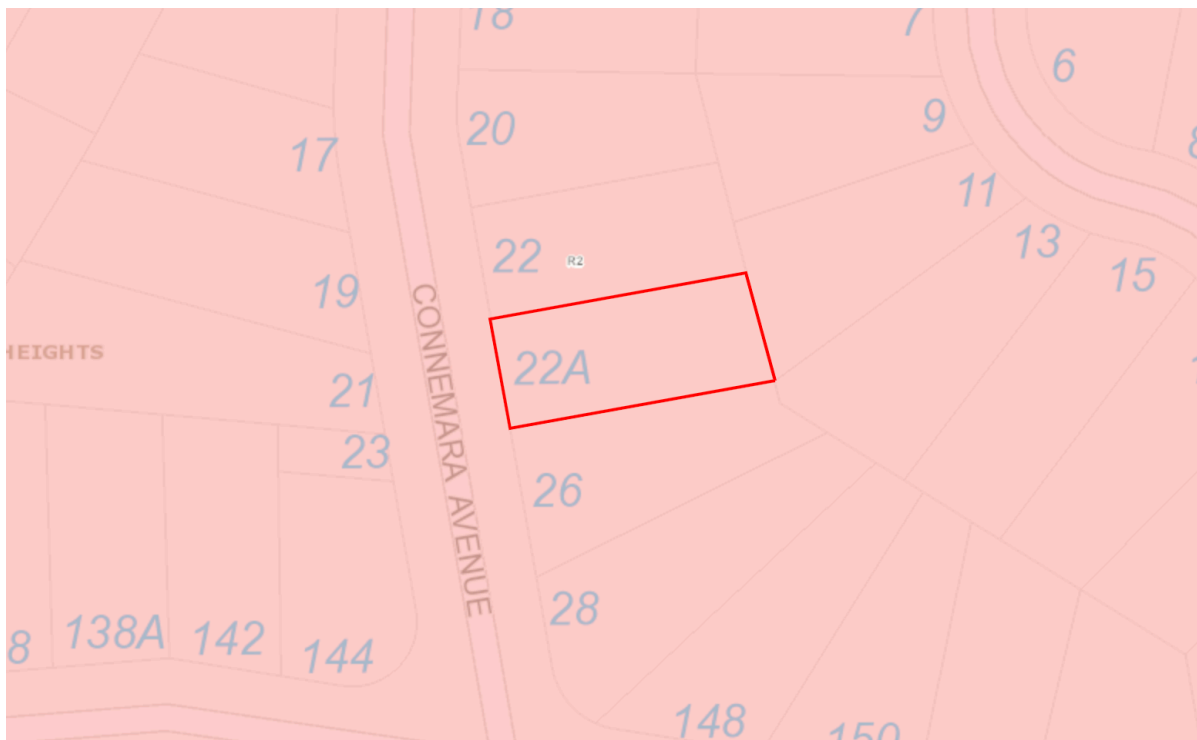


Fig 6: Extract of Warringah Local Environmental Plan 2011 zoning map

The development of and use of the land for residential purposes is consistent with the zone objectives, which are noted as:

- *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.*

It is considered that the proposal achieves these objectives for the following reasons:

- The proposal will be consistent with and complement the existing detached housing style within the locality.

- The proposed development respects the scale and form of other new development in the vicinity and therefore complements the locality.
- The proposal provides for alterations and additions to the existing dwelling, which will not have any significant or adverse impact on the neighbouring properties.
- The setbacks are compatible with the existing surrounding development
- The proposal does not have any adverse impact on long distance views

Warringah Local Environmental Plan 2011 Compliance Table

LEP Controls	Control	Proposed	Compliance
Clause 2.1 Land use zone R2 Low Density Residential	Dwelling houses are permissible in the zone with the consent of council.	Proposal seeks to provide alterations and additions to existing dwelling house.	YES
Clause 4.3 Building Height	The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map, being 8.5m.	The proposed alterations and additions provide for a height of up to 6.88m, which complies with this provision.	YES
Clause 4.4 Floor space ratio	N/A	N/A	N/A
Clause 6.2 Earthworks	Development is not to have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.	The proposal does not comprise any substantial excavation. The works will be carried out in accordance with the recommendations of the consulting Structural Engineer, and will therefore satisfy the provisions of this clause.	YES
Clause 6.4 Development on sloping land	to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping land	The site is identified as Area B on the Warringah Landslip Risk Map. A preliminary geotechnical report is provided with this submission. The proposed development will comply with recommendation by an engineer.	YES

5.3 Warringah Development Control Plan 2011

Warringah DCP 2011 provides the primary control for development within the locality. The design has been prepared to have regard for the numerical controls of Warringah DCP 2011, together with the design principles and guidelines detailed within the DCP.

The numerical requirements of the relevant areas of the DCP are summarized below as:

Warringah Development Control Plan 2011		
Part A.5 Objectives		
STANDARD REQUIRED	COMMENT	COMPLIANCE
The overriding objective of the DCP is to create and maintain a high level of environmental quality throughout Warringah. Development should result in an increased level of local amenity and environmental sustainability.	<p>The proposed alterations and additions to the existing dwelling are complementing to the existing style and character of the dwelling and the wider streetscape.</p> <p>The proposal will improve the existing dwelling's amenity and will have no adverse effect to adjoining dwellings.</p>	<p>YES</p> <p>YES</p>
Part B - Built Form Controls		
B1 Wall Heights: Walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).	The proposed development will have a maximum wall height of 5.77m and therefore complies with this control	YES
B3 Side Boundary Envelope: Buildings must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of 4 metres	As shown on the elevations and sections all of the proposed works fall within the building envelope.	YES
B3 Side Boundary Setbacks: Side Boundary Setbacks are to maintain a minimum setback from side boundaries of 0.9m	All existing ground floor side setbacks are to be maintained.	YES
B7 Front Boundary Setbacks: Front Boundary Setbacks are to maintain a minimum setback of 6.5m	The existing front setback of 8.59m is to be maintained	YES
B9 Rear Boundary Setbacks: Rear Boundary Setbacks are to maintain a minimum setback of 6.0m	The proposed development will have a rear setback of 11.17m	YES
Part C - Siting Factors		
C3 Parking Facilities: To provide adequate off street carparking. To site and design parking facilities (including garages) to have minimal visual impact on the street frontage or other public place.	As existing	YES

C4 Stormwater: Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.	The proposed alterations and additions will only result in a net increase of impervious area by 15m ² . A concept stormwater plans has been provided on sheet A07 of the architectural plans show all roof water drained to the street kerb via gravity. A new 2000L tank has been provided to comply with BASIX requirements	YES
C5 Erosion & Sedimentation: Erosion and Sediment Control Plan required	Erosion and Sediment control measures to be provided in accordance with Council's requirements. Refer sheet A02	YES
C7 Excavation & Fill: To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.	The site to the most part will remain in it's current form. Excavation from the pool will be reused onsite to level out the front lawn. Refer excavation and fill plan on sheet A02	YES
C8 Demolition & Construction:	Waste management measures to be employed	YES
C9 Waste Management:	Bin storage area available. A waste management plan is included with the submission. Refer sheet A02	YES
Part D - Design		
D1 Landscape Open Space & Bushland Setting: The required minimum area of landscaped open space is 40% of the site (780.2m ²), or 312.08m ² minimum.	The proposed landscape open space post development will result in a minor variation of 2% with a total landscape open space area of 305.6m ² (or 39.17%). However this is an increase of 19.2m ² from the existing landscape open space which is 286.4m ² . The proposed landscape open space will improve the site recreation area and is worth of Council's support.	(refer comment)
D2 Private Open Space: A total of 60m ² with minimum dimensions of 5 metres	The proposed Private Open Space post development will result in 257m ² .	YES
D3 Noise:	The new pool equipment will	YES

Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the NSW Industrial Noise Policy at the receiving boundary of residential and other noise sensitive land uses.	be located in a sound-proof enclosure which complies with Council and NSW Noise Policy requirements.	
D6 Access to Sunlight: At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.	The proposed development complies with this control, shadow diagrams are provided. The proposed 2 storey mass is located on the north side of the site, with only a single storey building element located on the south side. This results in vertically no change to the overshadowing on the southern neighbour	YES
D7 Views:	The proposed development will not impact any neighbouring view corridors	YES
D8 Privacy: To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.	The rear private open space will maintain existing 1.8m high boundary fencing. Privacy louvres are located on the north side of the master bedroom 1 st floor balcony.	YES
D9 Building Bulk: To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.	The proposed development is consistent with the surrounding neighbours and compliant with the building height and envelope controls	YES
D10 Building Colours and Materials: To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.	An external finishes schedule is provided and will remain sympathetic with the surrounding buildings	YES
D11 Roofs: Roofs should complement the roof pitch and forms of the existing buildings in the streetscape. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas. Roofing materials should not cause excessive glare and reflection.	The garage roof and a portion of the existing roof over the front bedrooms will remain with a pitch of 15°. The new roof structure proposed will maintain the existing 15° pitch. The new roof colour will not cause any glare, and be of a dark colour such as Colorbond Monument.	YES

<p>D13 Front Fences and Front Walls: Fences, including side fences, located within the street setback area are to be compatible with the existing streetscape character. Fences located within the front building setback area are to complement the existing streetscape character.</p>	<p>The site provides an existing solid rendered masonry wall varying between 0.9m – 1.3m. The existing piers are proposed to be extended up to 1.5m. New in-fill vertical battens are proposed to each bay, with a new pedestrian gate included. The proposed maximum fence height will remain consistent with the adjoining neighbour and general streetscape.</p>	<p>YES</p>
<p>D16 Swimming Pools and Spa Pools: Pools are not to be located in the front building setback.</p>	<p>The proposed new 40kL swimming pool is positioned in the rear yard with generous setbacks to the north and rear boundaries so that adequate landscape planting can be maintained. An arborist has assessed the pools location in relation to the existing tree to be maintained, and considers it suitable.</p>	<p>YES</p>
<p>Part E - The Natural Environment</p>		
<p>E1 Preservation of Trees or Bushland Vegetation:</p>	<p>The proposed development will see the removal of one small tree, and the retention of a large significant tree located in the rear yard. Tree protection measures will be following in accordance with the Arborist's recommendations.</p>	
<p>E10 Landslip Risk:</p>	<p>The site is identified as Area B on the Warringah Landslip Risk Map. A preliminary geotechnical report is provided with this submission. The proposed development will comply with recommendation by an engineer.</p>	<p>YES</p>

6 SECTION 79C(1) ASSESSMENT

6.0 Matters for Consideration Under Section 79c of The Environmental Planning and Assessment Act, 1979

6.1 The provisions of any environmental planning instrument

The proposal is subject to the provisions of the Warringah Local Environmental Plan 2011. 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.

6.2 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.

6.3 Any development control plan

The development has been designed to comply with the requirements of the WLEP 2011 and the controls of the Warringah Development Control Plan 2011 as detailed in this report.

It is considered that the proposed design respects the desired character objectives of these documents in that the proposal acknowledges the existing residential character of the area and is compatible with the existing uses in the vicinity.

6.4 Any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F

No matters of relevance are raised in regard to the proposed development.

6.5 Any matter prescribed by the regulations that apply to the land to which the development relates.

No matters of relevance are raised in regard to the proposed development.

6.6 Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979)

No matters of relevance are raised in regard to the proposed development.

6.7 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 the 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 considered to be well designed having regard to the relevant provisions of WLEP 2011 and Council's Codes and Policies, in particular the Warringah DCP 2011.

6.8 The suitability of the site for the development

The subject land is zoned R2 Low Density Residential and the proposed development is permissible in this zone with the consent of Council. The site is considered suitable for the proposed development.

6.9 Submissions made in accordance with this Act or the regulations

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

6.10 The public interest

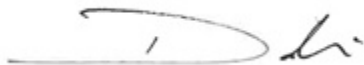
The proposal will not have a detrimental impact upon the environment, the character of the locality or upon the amenity of adjoining properties and is therefore considered to be within the public interest.

7. CONCLUSION

The proposed development is development permissible with the consent of the Council under the terms of the Environmental Planning and Assessment Act 1979 and has been assessed against the requirements of Section 79C(1) of the Act, Warringah Local Environmental Plan 2011, and Warringah Development Control Plan 2011.

It is considered that this Statement of Environmental Effects together with the architectural plans have demonstrated that the proposal satisfies the aims and objectives of the planning controls. Careful consideration has been made in relation to the adjoining properties and the surrounding environment.

As the proposed development 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.

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Elevate Design & Drafting
October 2021