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29th September 2020

The General Manager
Northern Beaches Council
Warringah Civic Centre,
725 Pittwater Road
DEE WHY NSW 2099

Dear Sir,

Re: **25 KILLARNEY DRIVE, KILLARNEY HEIGHTS
DA SUBMISSION**

We lodge this proposal on behalf of the registered proprietors for planning assessment and approval by Northern Beaches Council. This development application submission consists of the following documents:-

- a) Development drawings GA.01B, GA.02A, GA.03A & GA.04A
- b) Survey Plan – drawing no. 28812A01, Issue B prepared by Degotardi, Smith & Partners - Consulting Surveyors
- c) A4 Notification Plans
- d) Statement of Environmental Effects prepared by Leung Architects
- e) Arboricultural Impact Assessment Report, by Jacksons Nature Works
- f) Geotechnical Risk Assessment by Crozier Geotechnical Consultants
- g) Landscaped Open Space Area Calculation Plans
- h) Builder's Quotation
- i) Waste Management Plan (SWMMP)
- j) BASIX Certificate A389105 by BASIX Certificate Centre
- k) Stormwater Design Certificate by C.K. Engineering Services
- l) Schedule of Colours & Materials by Leung Architects
- m) DA Checklist, Owner's Consent Form & Declarations Form

Should there be any queries or additional information required, please do not hesitate to contact the undersigned.



Yours faithfully,
Leung Architects
Jeffrey Leung
Director

Statement of Environmental Effects

ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING

25 KILLARNEY DRIVE, KILLARNEY HEIGHTS

Prepared under instructions from

JEFF & LISA LEUNG

by

LEUNG ARCHITECTS

25 Killarney Drive, Killarney Heights

SEPTEMBER 2020

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1.1 INTRODUCTION

This document has been prepared as a component of a development application proposing the alterations and additions to the existing dwelling house located on the subject allotment.

Specifically the application proposes a new ground floor extension to the front of the dwelling, a minor roof extension, replacement of existing metal roof sheeting to the front of the dwelling.

In preparation of this document consideration has been given to the following:

- The Environmental Planning and Assessment Act, 1979 as amended ("The Act").
- The Environmental Planning and Assessment Regulation ("The Regulation").
- Warringah Local Environmental Plan 2011 ("The LEP").
- Warringah Development Control Plan 2011 ("The DCP").

Architectural drawings including floor plans, sections and elevations have been prepared in relation to the development proposed. The application is also accompanied by a survey and a site analysis plan.

The proposed works are permissible and compliant with the built form controls applicable to this form of development on this particular site having regard to the setbacks established by the existing dwelling. The proposal will not give rise to any streetscape or residential amenity consequences.

The proposal succeeds when assessed against the Heads of Consideration pursuant to s79C of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, succeeds on merit and is appropriate for the granting of consent.

2.0 SITE DESCRIPTION AND LOCATION

The site known as Lot 14, DP758566, No.25 Killarney Drive, in Killarney Heights is rectangular in shape. The site has a frontage of 18.29m and a depth of 44.9m, and a site area of 821.3 square metres. The site is identified as Area B on the Warringah Landslip Risk Map. The site is zoned under R2 Low Density Residential of the Warringah LEP2011.

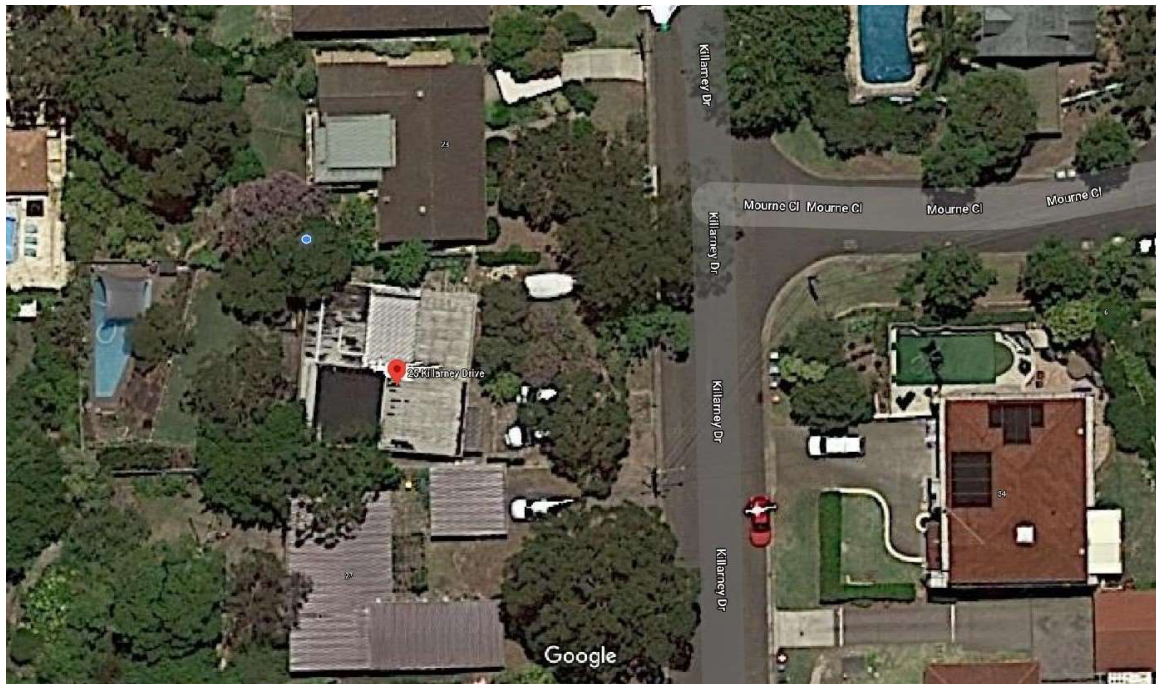


Figure 1: Aerial Location Map

Source: Google Maps

The subject property is occupied by a 1 & 2 storey brick residence with a flat metal roof & a skillion upper roof. The modest dwelling has been set back 9.1m from the front boundary.

The property to the South is occupied by a 1 & 2 storey brick residence with a tiled roof. The property to the North is occupied by a 1 & 2 storey brick residence with tiled, gabled roof.

3.0 DEVELOPMENT PROPOSAL

The scope of works is depicted on plans GA01B, GA02A, GA03A & GA04A a reduced copy of which is attached and marked **ANNEXURE 1**.

Ground Floor

The application proposes a new ground floor bedroom extension to the front & north side of the dwelling. A minor roof & eaves extension and a re-roof of the eastern flat roof as shown.

There will also be a partial demolition of the existing brick veneers walls to the front portion of the house subject to the new ground floor extension.

The proposed works do not require the removal of any trees or landscape features. There will be a minor reduction of landscaped area from the footprint of the new extension. All stormwater from the proposed addition will be connected to council's kerb & gutter stormwater system via gravity fed drainage to the street.

4.0 STATUTORY PLANNING ASSESSMENT

4.1 General

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 79C of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate any potential adverse environmental impacts are discussed below.

4.2 Warringah Local Environmental Plan 2011

4.2.1 Zone and Zone Objectives

The subject property is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environmental Plan 2011 (WLEP). Dwelling houses are permissible in the zone with consent.

The stated zone objectives are as follows:

- *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.*

This report demonstrates that the development is permissible and not antipathetic to the zone objectives.

4.2.2 Height of Buildings

Pursuant to clause 4.3 WLEP the height of any building on the land shall not exceed 8.5 metres above existing ground level. The stated objectives of this clause are as follows:

- (a) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) *to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
- (d) *to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

The existing dwelling has a maximum height of 7m. The proposed front extension has a maximum height of 4.5 metres. The height and scale of the development will be entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of view loss, visual bulk or overshadowing.

Accordingly, council can be satisfied that the development complies with the 8.5 metre control and its underlying objectives.

4.3 Warringah Development Control Plan

The following built form controls apply to the subject development.

4.3.1 Wall Height

Pursuant to these provisions 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 existing one & two storey dwelling is well under the DCP maximum wall height. – *Refer 4.4. Compliance Table.*

4.3.2 Number of Storeys

The existing dwelling presents as a 1 & 2 storey house. This proposal does not propose any additional storeys.

4.3.3 Side Boundary Envelope

Pursuant to these provisions 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.

The existing dwelling is compliant with the 45 degree plane and side boundary envelope. The proposed front & north-side ground floor extension also sits well under this side boundary envelope.

4.3.4 Side Boundary Setbacks

Pursuant to these provisions the development maintains a 900mm minimum setback from side boundaries. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences. Consent may be granted to allow a single storey outbuilding, carport, pergola or the like that to a minor extent does not comply with the requirements of this clause.

The proposed work at 1.5m lies well within the side boundary setback requirement of 900mm.

4.3.5 Front Boundary Setbacks

In accordance with this control a minimum front setback of 6.5 metres applies. The existing dwelling is set back 9.1m from the front boundary. The proposed works front ground floor extension is set back 9.07m, which lies well within the minimum setback controls.

4.3.6 Rear Boundary Setbacks

In accordance with this control a minimum setback of 6m to the rear boundary of the allotment applies. The proposed works lies well behind the minimum setback controls.

4.3.7 Parking Facilities

These provisions require the provision of 2 off-street car parking spaces located behind the front building alignment.

The subject site offers 2 existing off-street car parking spaces.

4.3.8 Stormwater

The proposed work complies with Northern Beaches Council guidelines & specifications for stormwater drainage. A proposed Stormwater Plan for the new extension works is included as part of this DA submission. Refer to Plan GA.03B and the Design Certificate provided by CK Engineering Services.

4.3.9 Landscaped Open Space

Pursuant to these provisions a minimum 40% landscaped open space is to be provided.

The site currently has a landscaped area as defined of 446.47m² representing 54.36% of the site area.

The proposal provides a minor reduction in landscaped area percentage of 50.3% (413.5m²) through the front & north-side ground floor extension works. The proposal still sits well above the minimum landscaped open space controls.

4.3.10 Private Open Space

The proposal maintains compliant areas of private open space which are of a size and dimension capable of accommodating both passive and active recreational activities. These areas receive good levels of solar access and amenity throughout the day.

4.3.11 Access to Sunlight

Pursuant to these provisions development is not to unreasonably reduce sunlight to surrounding properties. In the case of housing:

- Sunlight, to at least 50% of the principle private open spaces, is not to be reduced to less than 2 hours between 9am and 3pm on June 21, and
- Where overshadowing by existing structures and fences is greater than this, sunlight is not to be further reduced by development by more than 20%.

The proposed works will have no impact on access to sunlight or lead to overshadowing of adjoining private open space. An informal review of the DA plans has occurred with Duty Planner Max Duncan and the Architect – Jeff Leung. It was determined that no sun shadow diagrams would be lodged with the DA due to the minimal works and absence of any shadow cast on adjoining property. Should Council disagree, shadow diagrams can be provided.

4.3.12 Views

The proposal retains the existing views to, from and through the site and meets the objectives of the WDCP

4.3.13 Privacy

The proposed ground floor extension works do not present any significant modifications which impact on adjoining property privacy.

4.3.14 Building Bulk

The scale and massing of the existing dwelling is entirely commensurate with that of development within Killarney Drive and development within the sites visual catchment.

The proposed new works involving a front & side extension sits well within the front, side and building envelope controls of the WDCP.

4.3.15 Glare and Refection

The material for the new roof extension shall be in Colorbond steel and will take into account glare and reflection through the use of a colour in the medium and dark range.

4.3.16 Landslip Risk

The subject site is classified as Landslip "Area B". A Geotechnical Risk Assessment by Crozier Geotechnical Consultants is submitted as part of this DA Submission.

4.4 Compliance Table

Site Area 821.3sqm	Control	Existing	Proposed	Compliance
Building Height	8.5m to ridge 7.2m to ceiling	7m (max)	No change	YES
Front Building Setback	6.5m	10.36m	9.07m	YES
Rear Building Setback	6m	18.55m	No change	YES
Side Setback and Building Envelope	0.9m 4 metres/ 45 degree	1.18m	1.18m New works 1.5m	YES
Landscaped Open Space	40% of Site Area	446.47m ² 54.36% of Site Area	413.5m ² 50.3% of Site Area	YES
Car Parking	2 spaces	2 Spaces	No change	YES

4.5 Matters for Consideration Pursuant to Section 79C(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 79C of the Environmental Planning and Assessment Act 1979(as amended). Guidelines (*in italic*) to help identify the issues to be considered have been prepared by the Department of Urban Affairs and Planning. The relevant issues are:

4.5.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations.

The proposed works are permissible and compliant with the built form controls applicable to this form of development on this particular site.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Context and Setting

- i) *What is the relationship to the region and local context on terms of:*
- *the scenic qualities and features of the landscape?*
 - *the character and amenity of the locality and streetscape?*
 - *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
 - *the previous and existing land uses and activities in the locality?*

The existing dwelling sits well below the 8.5 metre height control. Further, the height and scale of the development will be entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

- ii) *What are the potential impacts on adjacent properties in terms of:*
- *relationship and compatibility of adjacent land uses?*
 - *sunlight access (overshadowing)?*
 - *visual and acoustic privacy?*
 - *views and vistas?*
 - *edge conditions such as boundary treatments and fencing?*

These matters have been discussed in detail earlier in this report. The works have been designed such that potential impacts are minimal and within the scope of the built form

controls.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
-
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

The proposal retains 2 compliant car parking spaces.

Public domain

The proposed development will have no adverse impact on the public domain.

Utilities

Existing utility services will adequately service the development.

Flora and fauna

The proposal does not require the removal of any flora or fauna. An Arborist report by Jacksons Nature Works is submitted as part of this DA submission.

Waste collection

Normal domestic waste collection applies to future dwelling house development.

Natural hazards

The subject site has a classification of Landslip Risk Class B. A Geotechnical Risk Assessment by Crozier Geotechnical Consultants is submitted as part of this DA submission.

Economic impact in the locality

The proposal will not have any significant impact on economic factors within the area notwithstanding that it will generate additional employment opportunities through the construction period of the development.

Site design and internal design

i) *Is the development design sensitive to environmental conditions and site attributes including:*

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*

- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The potential impacts are considered to be minimal and within the scope of the built form controls.

ii) *How would the development affect the health and safety of the occupants in terms of:*

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety.

Construction

i) *What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

4.5.2 The suitability of the site for the development.

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual or development constraints. The site is well located with regards to public transport and utility services. The development will not cause excessive or unmanageable levels of transport demand.

Are the site attributes conducive to development?

The site being of moderate grade, adequate area, and having no special physical or engineering constraints is suitable for the proposed development.

4.5.3 Any submissions received in accordance with this Act or the regulations.

It is envisaged that Council will appropriately consider any submissions received.

4.5.4 The public interest.

The proposed works are permissible and compliant with the built form controls applicable to this form of development on this particular site. The development would not be contrary to the public interest.

5.0 CONCLUSION

The proposed works are permissible and compliant with the built form controls applicable to this form of development on this particular site having regard to the front, rear and side setbacks established by the existing dwelling. The proposal will not give rise to any unacceptable streetscape or residential amenity consequences.

Having given due consideration to the matters pursuant to Section 79C of the Environmental Planning and assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.

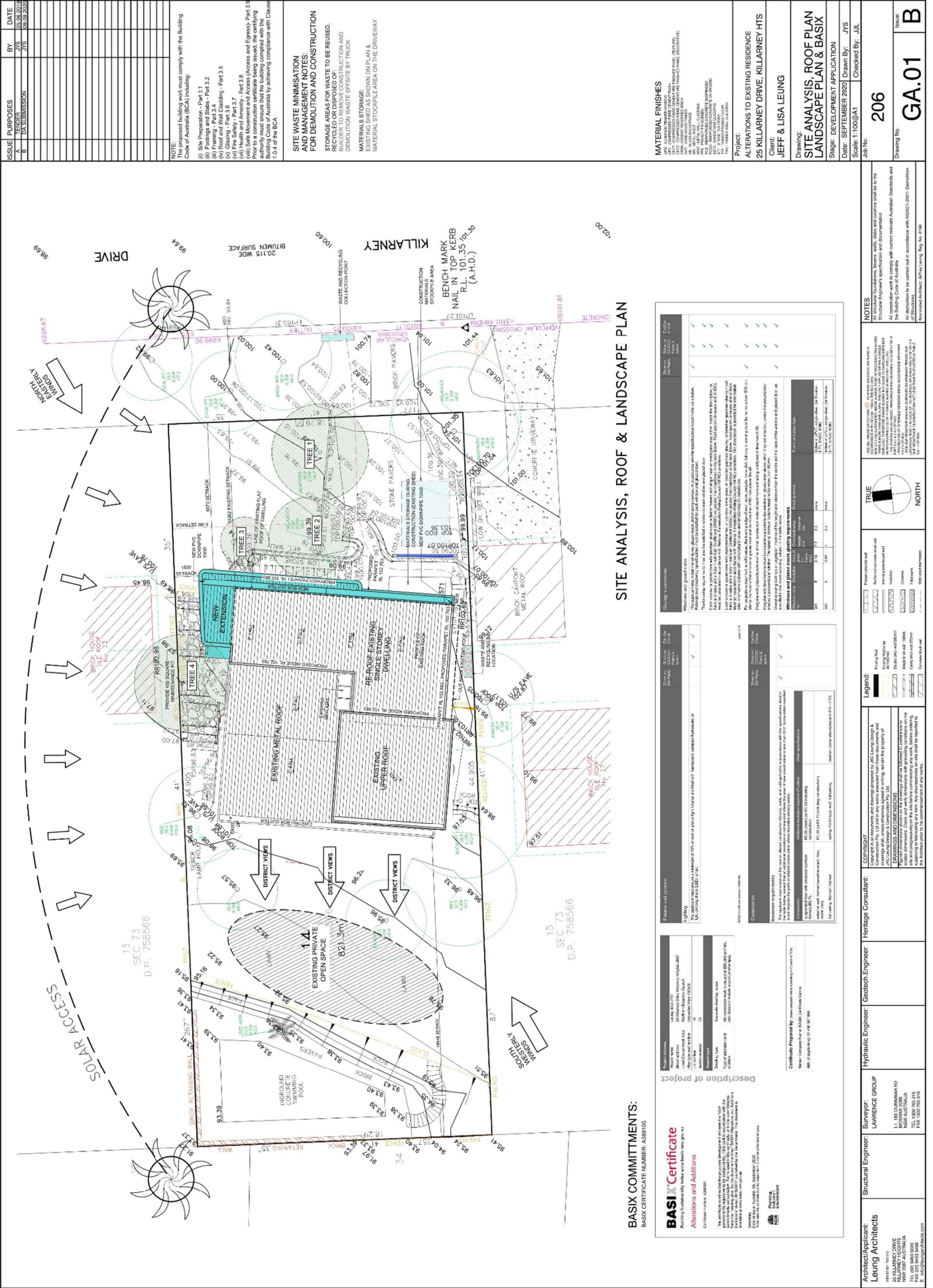
Leung Architects

A handwritten signature in black ink, appearing to read 'Jeffrey Leung', is positioned above the printed name and title.

Jeffrey Leung
Director

ANNEXURE 1

Reduced Architectural Plan



SITE ANALYSIS, ROOF & LANDSCAPE PLAN

ISSUE	PURPOSES	BY	DATE
1	ISSUANCE	JYS	19.09.2020
2	REVISION	JYS	19.09.2020
3	REVISION	JYS	19.09.2020
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100	REVISION	JYS	19.09.2020

<p>NOTE:</p> <p>The proposed building work must comply with the Building Code of Australia (BCA) including:</p> <ul style="list-style-type: none">(i) Site Preparation - Part 3.1(ii) Foundations - Part 3.2(iii) Framing - Part 3.4(iv) Roof and Wall Cladding - Part 3.5(v) Fire Safety - Part 3.7(vi) Health and Amenity - Part 3.8(vii) Access and Egress - Part 3.9(viii) Construction Certificate being issued, the certifying authority must ensure that the building complies with the BCA.(ix) The building must comply with the BCA by planning compliance with Clause 1.0.4 of the BCA.	<p>SITE WASTE MINIMISATION AND MANAGEMENT NOTES:</p> <p>STORAGE AREAS FOR WASTE TO BE REUSED, RECYCLED OR REUSED FOR CONSTRUCTION AND DEMOLITION WASTE OFFSITE BY TRUCK.</p> <p>MATERIALS STORAGE:</p> <p>EXISTING SHED AS SHOWN ON PLAN & MATERIAL STOCKPILE AREA ON THE DRIVEWAY</p>	<p>MATERIAL FINISHES</p> <p>APR. ALUMINUM FRAME WINDOW APR. ALUMINUM FRAME DOOR APR. ALUMINUM FRAME BALCONY APR. ALUMINUM FRAME TERRACE APR. ALUMINUM FRAME PORCH APR. ALUMINUM FRAME PATIO APR. ALUMINUM FRAME VERANDA APR. ALUMINUM FRAME PERGOLA APR. ALUMINUM FRAME GALLERY APR. ALUMINUM FRAME PORCH APR. ALUMINUM FRAME PATIO APR. ALUMINUM FRAME VERANDA APR. ALUMINUM FRAME PERGOLA APR. ALUMINUM FRAME GALLERY</p>	<p>Project:</p> <p>ALTERATIONS TO EXISTING RESIDENCE</p> <p>25 KILLARNEY DRIVE, KILLARNEY HTS</p> <p>Client:</p> <p>JEFF & LISA LEUNG</p>	<p>Drawing:</p> <p>SITE ANALYSIS, ROOF PLAN</p> <p>LANDSCAPE PLAN & BASIX</p> <p>Stage:</p> <p>DEVELOPMENT APPLICATION</p> <p>Date:</p> <p>SEPTEMBER 2020</p> <p>Drawn By:</p> <p>JYS</p> <p>Scale:</p> <p>1:100@A1</p> <p>Checked By:</p> <p>JYL</p>	<p>Job No:</p> <p>206</p> <p>Drawing No:</p> <p>GA.01</p> <p>Issue:</p> <p>B</p>
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<p>Architect/Applicant:</p> <p>Leung Architects</p> <p>25 KILLARNEY DRIVE KILLARNEY HTS KILLARNEY NSW 2585 PH: 02 9333 3333 E: leung@leungarchitects.com</p>	<p>Structural Engineer:</p> <p>LAWRENCE GROUP</p> <p>1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12, 1/13, 1/14, 1/15, 1/16, 1/17, 1/18, 1/19, 1/20, 1/21, 1/22, 1/23, 1/24, 1/25, 1/26, 1/27, 1/28, 1/29, 1/30, 1/31, 1/32, 1/33, 1/34, 1/35, 1/36, 1/37, 1/38, 1/39, 1/40, 1/41, 1/42, 1/43, 1/44, 1/45, 1/46, 1/47, 1/48, 1/49, 1/50, 1/51, 1/52, 1/53, 1/54, 1/55, 1/56, 1/57, 1/58, 1/59, 1/60, 1/61, 1/62, 1/63, 1/64, 1/65, 1/66, 1/67, 1/68, 1/69, 1/70, 1/71, 1/72, 1/73, 1/74, 1/75, 1/76, 1/77, 1/78, 1/79, 1/80, 1/81, 1/82, 1/83, 1/84, 1/85, 1/86, 1/87, 1/88, 1/89, 1/90, 1/91, 1/92, 1/93, 1/94, 1/95, 1/96, 1/97, 1/98, 1/99, 1/100, 1/101, 1/102, 1/103, 1/104, 1/105, 1/106, 1/107, 1/108, 1/109, 1/110, 1/111, 1/112, 1/113, 1/114, 1/115, 1/116, 1/117, 1/118, 1/119, 1/120, 1/121, 1/122, 1/123, 1/124, 1/125, 1/126, 1/127, 1/128, 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