

## **MODIFICATION TO DEVELOPMENT APPLICATION**

NORTHERN BEACHES COUNCIL  
(PREVIOUSLY WARRINGAH COUNCIL )

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

### **5 KILLALA AVE KILLARNEY HEIGHTS**

LOT 2  
SECTION 86  
DP 758566

#### **PLEASE NOTE:**

The following statement has been amended from the approved DA application (DA 2020/ 0084). The proposed new work does not change the design intent of the original application. Amendments have been made to Section 1.4 I Description of Proposed Works and Comments in Support of Application

STATEMENT OF ENVIRONMENTAL EFFECTS  
5 KILLALA AVE, KILLARNEY HEIGHTS 2087

## SITE:

5 Killala Ave Killarney Heights  
LOT 2  
SECTION 86  
DP 758566  
Site Area 700.3 m<sup>2</sup>

## SUMMARY OF PLANNING CONTROLS:

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Local Environmental Plans Land Zoning	R2 - Low Density Residential: (pub. 9-12-2011)
Height Of Building	8.5m
Floor Space Ratio	NA
Minimum Lot Size	600 m <sup>2</sup>
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Foreshore Building Line Landslide Risk Land	Area B - Flanking Slopes 5 to 25



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This document has been prepared with reference to the:

- Warringah Local Environment Plan 2011
- Warringah Development Control Plan

## **1.0 PRELIMINARIES**

### **1.1 SITE DESCRIPTION**

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This report presents the environmental impacts and likely effects of the proposed alterations and additions at 5 Killala Ave, Killarney Heights.

The building located at 5 Killala Ave is a residential home. There was no previous usage of the property other than residential.

The existing building is a 2 storey Brick house and a tiled roof. There are 3 bedrooms and 2 bathrooms with an additional Bathroom and laundry in the basement. The home has an existing swimming pool. On the Western boundary is a carport, which encroach on the 900mm side setback. To the south is a deck which covers a paved patio below. To the north there is a existing deck and cross over with a driveway to a garage under the deck.

The site is sloped from north to south with a change in level of approximately 1.5m across the site.

### **1.2 THE LOCALITY**

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The subject site is located in the Warringah locality, specifically 500 east of Warringah Rd. Killala Ave meets Melwood Ave to the East which takes you to schools and Warringah Road.

### **1.3 DESCRIPTION OF NEIGHBOURING PROPERTIES**

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The neighbourhood is characterised primarily by low density residential development. Killala Ave itself is a mixture of original 1 and 2 storey brick homes built from mid to late 20th century. They present a mix of styles, colours and materials.



STATEMENT OF ENVIRONMENTAL EFFECTS  
5 KILLALA AVE, KILLARNEY HEIGHTS 2087



5 Killala Ave Street view



5 Killala Ave Rear view



STATEMENT OF ENVIRONMENTAL EFFECTS  
5 KILLALA AVE, KILLARNEY HEIGHTS 2087



7 Killala Ave Street view



3 Killala Ave Street view

## 1.4 DESCRIPTION OF PROPOSED WORKS

The following work has been approved as part of the current DA2020/0084:

The proposed work to 3 Killala Ave involves removal of internal and external walls to the rear and the SW corner of the house is extended to the south.

The kitchen is relocated to the SW to allow for better access to the deck through new doors. The lower level is reconfigured to make better use of the space and easier access to the rear outdoor living areas.

New external stairs are proposed from the garden to the upper terrace. New paving and decking is proposed around the existing pool

A new tiled roof will join seamlessly with the existing part of the roof over the new kitchen area. Over the rear deck a pergola will provide shelter from the weather.

Finally the 2 garage doors to the front of the property will be replaced with one single door.

The proposed modification seeks approval for amendments to the Ground Floor and South Elevation as follows:

- Demolition of existing walls (shown dotted in DA01)
- Revised layout to ground floor area including:
  - A new living area
  - Revised laundry location
  - A new study
  - Bathroom to remain as per DA approval
- Location of proposed exterior wall to remain as per DA approval
- New door openings in South Elevation in response to new floor plan (See DA02)



## 2.0 WARRINGAH LOCAL ENVIRONMENT PLAN 2011

### PART 1 PRELIMINARY

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Aim of Plan: *This Plan aims to make local environmental planning provisions for land in This Plan aims to make local environmental planning provisions for land in Warringah in accordance with the relevant standard environmental planning instrument under section 33A of the Act.*

### PART 2 PERMITTED OR PROHIBITED DEVELOPMENT

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Land use zone: R2 Low Density Residential.

### PART 3 EXEMPT AND COMPLYING DEVELOPMENT

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This section does not apply to this site.

### PART 4 PRINCIPAL DEVELOPMENT STANDARDS

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#### 4.1 LOT SIZE MAP – 600 m<sup>2</sup>

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The subject property has a site area of 700.3 m<sup>2</sup>. There is to be no change to the lot size.

#### 4.2 RURAL SUBDIVISION LOT

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This section does not apply to this site.

#### 4.3 HEIGHT OF BUILDINGS

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The subject property has a maximum building height control of 8.5 metres on the Height of Buildings Map. The proposed new roof and the existing roof complies with this standard

#### 4.4 FLOOR SPACE RATIO

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Not adopted

4.5-4.6

Not applicable

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## **PART 5 MISCELLANEOUS PROVISIONS**

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PART 5.1 - 5.9A, 5.11, 5.12, 5.13

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Not applicable

### **5.10 HERITAGE CONSERVATION**

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The subject property does not fall within a heritage conservation area nor is it a heritage item. Therefore, heritage conservation does not apply to the site.

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## **PART 6 ADDITIONAL LOCAL PROVISIONS**

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### **6.1 ACID SULPHATE SOILS**

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The subject property is not located in a Acid Sulphate Soils area

6.2-6.9

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NOT APPLICABLE

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## **PART 7 DEE WHY TOWN CENTRE**

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NOT APPLICABLE

## WARRINGAH LOCAL ENVIRONMENT PLAN 2011 COMPLIANCE TABLE

Provision	Standard/ Control	Comply	Comment
Min Allotment Size	600m2	YES	Site is 700.3m2
Building Height	4.3- 8.5m	YES	
Floor Space ratio	4.4	NA	
Land Reservation Acquisition	5.1	NA / YES	
Heritage	5.10	NA	
Foreshore Building Line		NA	
Acid Sulfate Soils	6.1	NA / yes	
Earthworks	6.2	Yes	Only minor works proposed
Development on sloping land	6.4		Area B - Flanking Slopes 5 to 25

## 3.0 WARRINGAH DEVELOPMENT CONTROL PLAN

### PART A INTRODUCTION

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The subject property falls within the development control plan.

Objectives: 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.

### PART B BUILT FORM CONTROL

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#### B1 Wall Height

Maximum wall height of 7.2. The extension to rear has a maximum wall height of 4.6m

#### B2 Number of Storeys

No proposed change to the number of storeys

#### B3 Side Boundary Envelope

Side Boundary Envelope control is 4m. The property complies with the standard, the eave in the SW corner of the proposed extension does extend into the building envelope. This is partially caused due to the boundary tapering at this point. The wall is setback from the boundary a minimum of 1.42m from the boundary (greater than the 900mm required )and aligns with existing building. The nature of adjoining development and the shape of sites is such that no sense of enclosure will result and appropriate separation will remain.

#### B4 Site Coverage - NA

#### B5 Side Boundary Setbacks

Side boundary setback control is 900mm. The proposed extension is a at a minimum 1.42m from the boundary and the deck is a minimum 1.13m and therefore the proposed works complies with the setback

#### B7 Front Boundary Setbacks

No change to existing front setbacks

#### B9 Rear Boundary Setback

The rear boundary setback control is 6m. The rear addition to the property is setback on the western side 7.4m and the eastern side 11.8m.therefore complies with the control.

### PART C SITING FACTORS

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#### C1 Subdivision NA

#### C2 Traffic, Access & Safety

No change to the location of the vehicle crossing or pedestrian access.

#### C3 Parking Facility

The existing double garage remains and as per Appendix 1, 2 parking spaces are provided for.



**C4 Stormwater**

Complies - see attached stormwater plan.

**C5 Erosion & Sedimentation**

Appropriate Erosion & Sedimentation Controls will be in place. Refer to plan

**C6 Building over or adjacent to constructed council drainage easements**

NA

**C7 Excavation and Landfill**

All excavated area will be constructed to ensure geological stability and will be constructed in accordance with engineer's recommendations to ensure no adverse impact on adjoining land.

**C8 Demolition and Construction see Waste Management Plan**

**C9 Waste Management**

The proposed holding area as shown on the plan is the existing front driveway and lawn and is easily accessible for collection from Killala Ave. See Waste Management Plan

## **PART D Design**

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**D1 Landscape Open Space and Bushland Setting**

COMPLIES WITH REQUIREMENTS

MINIMUM REQUIRED LANDSCAPED OPEN SPACE = 40% x 700m<sup>2</sup> = 280m<sup>2</sup>

Proposed Landscaped area = 281.5 m<sup>2</sup> (refer to landscape Calcs plan)

**D2 Private Open Space**

Minimum required private open space is 60m<sup>2</sup> minimum dimension of 5m

This proposal includes a new open plan kitchen/ and dining area which has a terrace 25m<sup>2</sup> off the space with stairs linking to backyard and swimming pool with a total area of 217.7m<sup>2</sup>. There is also a grassed area to the front of the property which is 85m<sup>2</sup>

**D3 Noise**

NA

**D4 Electromagnetic Radiation**

NA

**D6 Access to Sunlight**

The design for this project has taken into account the specific environmental factors for this site including prevailing breezes and solar access. The existing house has north facing living room and the kitchen and dining are on the southern side of the house with direct access to the backyard and pool. In the proposed design, we have increased the glazing on the southern facade to get as much light into the space as possible. The kitchen is located along the western wall of the living space to block the western sun.. The insulation, hydraulic and electrical fittings and fixtures will be selected to meet energy and water efficiency requirements. A BASIX certificate has been included in this submission. The proposed design seeks to ensure sunlight access for neighbouring properties. 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. Refer to attached shadow diagrams.

**D7 Views NA**

#### D8 Privacy

The new kitchen primarily looks over the roof of No 7 Killala ave out to distant district views and the view to neighbours open space is limited.

From the deck a privacy on the western side would provide screening to N07

#### D9 Building Bulk

The proposed building sits mostly within the 4m building envelope control and therefore complies with objectives. It also complies with the maximum building height of 8.5m.

#### B10 Building Colours and Materials

The proposed materials and finishes will match and be in keeping with the existing building. The additions will be clad in weatherboard as shown on the plans. The weatherboards will be a The new section of roof will match the existing roof

#### D11 Roofs

The new roof design will be in keeping with the existing hip and valley roof. A new vergola is proposed over the rear terrace to provide shelter from the weather

#### D12 Glare and Reflection Complies with requirements

#### D13 Front fences and front walls

No proposed front fence or wall

#### D14 Site Facilities NA

#### D15 Side and Rear Fences

No change proposed

#### D16 Swimming Pools and Spas

No proposed change to existing pool

#### D17 Tennis Courts NA

#### D18 Accessibility

The proposed design encourages safe access for both pedestrians and vehicles

#### D19 Site Consolidation in the R3 and IN1 Zone

NA

#### D20 Safety and Security

Complies with requirements

#### D21 Provision and Location of Utility Services

Existing utility services will be retained

#### D22 Conservation of Energy and Water

The proposed design complies with BASIX and has been designed to minimise energy and water consumption. The design for this project has taken into account the specific environmental factors for this site including prevailing breezes, daylight and solar access.

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## COMMENTS IN SUPPORT OF APPLICATION

The following comments were prepared in support of the current approved DA2020/0084:

The proposed renovation has been designed to retain as much of the existing house as possible as well as avoiding adding a second storey.

My clients love the unique character of their existing home and also believe that renovating is more environmentally sustainable than demolishing and rebuilding. We will use less new material and labour as well as reducing landfill from excavation.

Retaining the existing house can be kinder to the environment but it also creates constraints for the designer. With the retained SW corner and the minor extension of the house being the closest point to the boundary it has caused a minor non compliance with the building envelope requirements. As the setback is more than required then required and there is little if no impact to the neighbours we seek this to be seen favourably by council. From the street, the streetscape will be retained.

We continue to match the existing house style in the rear extension. The existing floor plan has been opened up to improve the light and air flow as well as improve the connection between the house and the large back lawn and pool.

The proposed renovation is modest in its scale but provides the occupants with the usability, space and security the current home is lacking in.

The following comments have been prepared in support of the proposed modification:

The proposed modification includes minor changes to the Ground Floor planning and South Elevation in the approved Development Application (DA2020/0084). The proposed modification does not change the approved building envelope, the revision to window and door openings results in a minor change to the elevation and does not change the impact on neighbouring properties. It is requested that Council approve the application as submitted.