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## Statement of Environmental Effects

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Additions and Alterations to Cabana and Outdoor Spaces  
at

17 Drumcliff Avenue, Killarney Heights

*December 2021*  
02/2002/06

## Introduction

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Mrs E Pettit and Mr N Herlihy. The proposal seeks approval for alterations and additions to the cabana, pool surrounds and outdoor landscaping upon the land identified as Lot 9, Sec. 74, DP758566 and known as No. 17 Drumcliff Avenue, Killarney Heights.

In consideration of this application reference has been made to:

- *Environmental Planning & Assessment Act 1979, as amended*
- *Warringah Local Environment Plan 2011*
- *Warringah Development Control Plan 2011*
- *Northern Beaches Bush Fire Prone Land Map 2020*

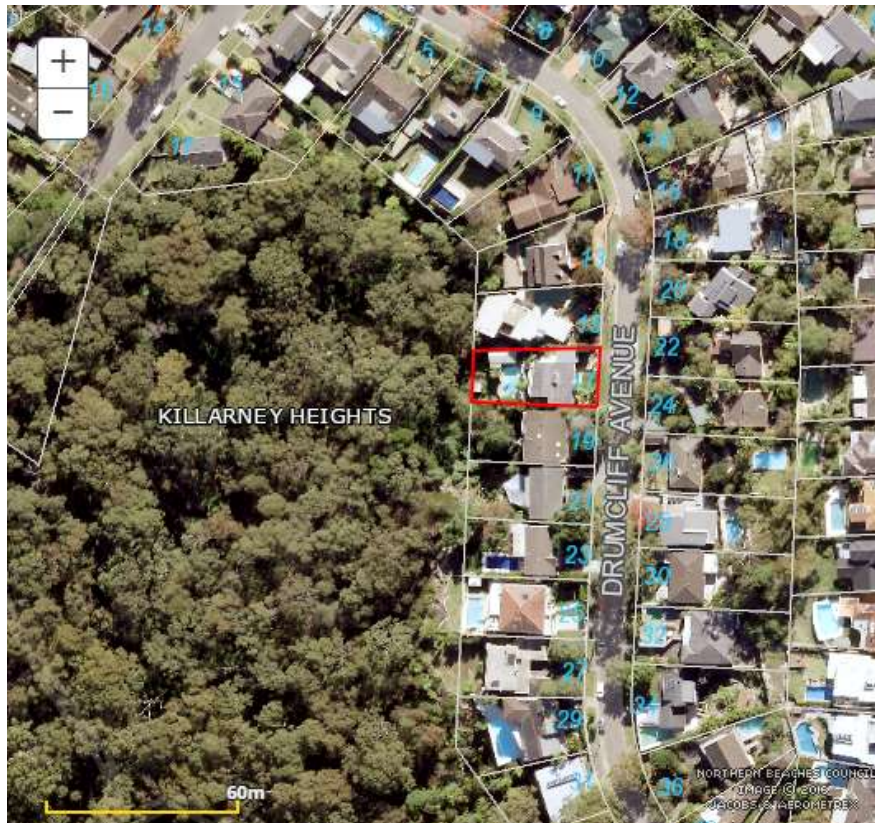
Additional information to support this application includes:

- Survey Plan with Boundary ID prepared by Detailed Surveys, Drawing. No. 1, Reference 001/18 and dated 06/09/2021
- Architectural Plans & Shadow Diagrams prepared by Gelder Group Architects, Project No. 2002, Drawing No. DA001-601, Issue B and dated 14.12.21.
- BASIX Certificate No. A422481\_02 and dated 14.12.21
- Bush Fire Assessment Report prepared by Clarke Dowdle & Associates; Ref GO: 24253, June 2021
- Preliminary Geotechnical Assessment by White Geotechnical Group, numbered J3516, dated 01/07/21
- Cost Summary Report
- Waste Management Plan

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 that 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 the Council.

## 1. The Site



Aerial photograph of the subject site  
(Source Northern Beaches Council)

The subject site is Lot 9, Section 74 in DP 758566 commonly known as No 17 Drumcliff Avenue, Killarney Heights. The subject site is zoned R2 Low Density Residential.

The site is a rectangular shaped block with the neighbours to the south sharing a 40m boundary. This southern neighbour occupies Lot 10, Sec. 74, DP 758566 (19 Drumcliff Ave) with a split-level blonde-brick dwelling with a tiled roof. The northern boundary, also 40m, is shared with a two-storey residence on Lot 8, Sec. 74, DP 758566 (15 Drumcliff Avenue). The western boundary is the rear boundary and is 16m in length. This boundary is adjacent to Garigal National Park sloping towards Middle Harbour. The subject site slopes steeply from the eastern boundary on Drumcliff Avenue towards the western boundary. The site area is 731m<sup>2</sup>.

The subject property contains an existing split-level residential dwelling with an attached carport. The dwelling is of brick veneer and timber frame construction with a tile roof and is located towards the front of the site. The carport is located on the northern side of the dwelling at the front of the site and is accessed by a concrete driveway from Drumcliff Avenue. The dwelling has a small front patio on the Drumcliff Avenue frontage and rear decks at the ground floor and first floor levels on the western

elevation. These decks were constructed under DA2018/1762. There is an inground swimming pool and a pool house/ cabana located towards the rear of the site. The rear garden consists mostly of lawn areas and rock outcrops.



Street view photograph of the subject site  
(Source Google Maps)

The development site is not within a Heritage Conservation area nor has any significant heritage properties in the near vicinity.

## 2. The Proposal

### General

This Statement of Environmental Effects has been prepared in support of a development application for the alteration of the terracing in the rear yard along with improvements to the pool surrounds and the cabana.

The existing terracing consists of stairs cut into the site's rock outcrops with occasional balustrades whilst the pool house is a timber frame construction with weatherboard cladding and a corrugated iron roof.

New terracing and stairs will allow for more convenient and safer access from the house to the pool and cabana whilst the cabana will be reconstructed to BAL-FZ requirements improving its safety and amenity. A slight expansion of the pool surround will also improve the safety of the site.

Although the cabana will be rebuilt, it will not alter its footprint in the direction of the adjacent side boundary thus ensuring no views are impinged upon and privacy is maintained.

Vehicular and pedestrian access to the property will remain unchanged. All existing boundary fences will remain.

The existing and proposed indices are:

Site area: 731m<sup>2</sup>

Existing pool surrounds (incl. pool): 69.31m<sup>2</sup>

Existing cabana footprint: 16.43m<sup>2</sup>

Proposed pool surrounds (incl. pool): 75.52m<sup>2</sup>

Proposed cabana footprint: 18.34m<sup>2</sup>

### 3. Zoning

#### Warringah Local Environment Plan (LEP) 2011

The subject site is zoned R2: Low Density Residential. Objectives of this zoning include:

- 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.

The proposed design, per the Warringah LEP, is permitted with the consent of council.

#### Warringah Development Control Plan (DCP) 2011

<b>PART B: BUILT FORM CONTROLS</b>		
<i>*Only relevant sections addressed</i>	<b>Requirement</b>	<b>Compliant?</b>
B1: Wall height	Max. 8.5m	Yes
B3: Side boundary envelope	Max. 4m above NGL	Yes
B5: Side boundary setbacks	Land zoned R2: Ancillary to a dwelling house; single storey outbuilding	Yes, no changes are made to the single storey outbuilding's setback from the side boundary
B9: Rear boundary setbacks	Area D: 6m	Yes
<b>PART C: SITING FACTORS</b>		
C8: Demolition and construction	Application includes waste management plan	Yes
C9: Waste management	Application includes waste management plan	Yes
<b>PART D: DESIGN</b>		
D1: Landscaped open space and bushland setting	40%	Yes, 40% of site area (731m <sup>2</sup> ) = 292m <sup>2</sup> Landscaped open space: 299.87m <sup>2</sup>
D2: Private open space	A total of 60m <sup>2</sup> with minimum dimensions of 5m	Yes, 70.86m <sup>2</sup>
D8: Privacy	Layout and orientation optimised	Yes, the orientation of the cabana is



	for privacy of occupants and neighbours	unchanged and no new windows are added to the cabana's façade adjacent to the neighbouring property.
D9: Building Bulk	Height and bulk are to be minimised, to be related to the topography.	Yes, only marginal increases are made to the scale of the cabana, predominantly due to a new skillion roof. The skillion slopes away from the adjacent property ensuring the scale does not impact the neighbours.
D10: Building Colours and materials	Sympathetic design to the surrounding environment	Yes, the new skillion roof takes cues from the existing residence. The colour palette and materials will be informed by the surrounding natural environment and the BAL-FZ requirements.
D11: Roofs	Roof designs are to be innovative and complementary to the local environment.	Yes, the new skillion roof takes cues from the existing residence.
D15: Side and rear fences		Yes, side and rear fences will remain unchanged.
<b>PART E: THE NATURAL ENVIRONMENT</b>		
E1: Preservation of Trees and Bushland Vegetation	To protect and enhance the urban forest of the Northern Beaches	Yes, changes to existing trees and vegetation will be minimal. Small alterations may occur in line with the NSW 10/50 vegetation clearing entitlement. The site is not in a wildlife corridor, native vegetation zone or high conservation habitat.
E10: Landslip risk	Area B: Preliminary geotechnical assessment	Geotechnical report attached.

### Northern Beaches Bush Fire Prone Land Map 2020

Per the Northern Beaches Bush Fire Prone Land Map 2020 (BFPLM), the subject site is considered to be within a 'vegetation buffer' zone. This translates to the subject site being within 100m of 'vegetation category 1'. A bush fire assessment report has been prepared in relation to this proposal and the proposed design complies with all requirements outlined by the report and its recommended level of compliance under AS 3959-2009.

## Summary

It is my opinion based upon this assessment that the proposal is compliant with the aims, objectives and the prescriptive requirements of the Warringah LEP and DCP and is therefore permissible upon the subject site with the consent of the Council.

## Conclusion

Following a review of the relevant planning controls, it is concluded that the proposed additions and alterations are consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts. The proposal is consistent in terms of bulk and scale with the adjacent dwellings as well as other developments in the area. The existing streetscape will be maintained by the proposal, which integrates built form and landscaped areas to provide a pleasant outlook for residents and visitors alike.

The proposed additions and alterations will not impact on significant view loss due to the nature of the proposal as well as its location. It is noted that the proposal is to be of a size and scale that is consistent with Council's controls.

The proposal fulfils the subject site's zoning potential and will not impact on views to and from significant sites or on existing significant view corridors.

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Gelder Group Architects recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.