

DEVELOPMENT APPLICATION

NORTHERN BEACHES COUNCIL
(PREVIOUSLY WARRINGAH COUNCIL)

STATEMENT OF ENVIRONMENTAL EFFECTS

5 KILLALA AVE KILLARNEY HEIGHTS

LOT 2
SECTION 86
DP 758566

SITE:

5 Killala Ave Killarney Heights
LOT 2
SECTION 86
DP 758566
Site Area 700.3 m²

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 ²
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

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

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

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 proposed work to 5 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.

2.0 WARRINGAH LOCAL ENVIRONMENT PLAN 2011

PART 1 PRELIMINARY

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

Land use zone: R2 Low Density Residential.

PART 3 EXEMPT AND COMPLYING DEVELOPMENT

This section does not apply to this site.

PART 4 PRINCIPAL DEVELOPMENT STANDARDS

4.1 LOT SIZE MAP – 600 m²

The subject property has a site area of 700.3 m². There is to be no change to the lot size.

4.2 RURAL SUBDIVISION LOT

This section does not apply to this site.

4.3 HEIGHT OF BUILDINGS

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

Not adopted

4.5-4.6

Not applicable

PART 5 MISCELLANEOUS PROVISIONS

PART 5.1 - 5.9A, 5.11, 5.12, 5.13

Not applicable

5.10 HERITAGE CONSERVATION

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.

PART 6 ADDITIONAL LOCAL PROVISIONS

6.1 ACID SULPHATE SOILS

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

6.2-6.9

NOT APPLICABLE

PART 7 DEE WHY TOWN CENTRE

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

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

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

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

D1 Landscape Open Space and Bushland Setting

COMPLIES WITH REQUIREMENTS

MINIMUM REQUIRED LANDSCAPED OPEN SPACE = 40% x 700m² = 280m²

Proposed Landscaped area = 281.5 m² (refer to landscape Calcs plan)

D2 Private Open Space

Minimum required private open space is 60m² minimum dimension of 5m

This proposal includes a new open plan kitchen/ and dining area which has a terrace 25m² off the space with stairs linking to backyard and swimming pool with a total area of 217.7m². There is also a grassed area to the front of the property which is 85m²

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.

COMMENTS IN SUPPORT OF APPLICATION

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.