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## **14 WILDE AVENUE KILLARNEY HEIGHTS**

### **STATEMENT OF ENVIRONMENTAL EFFECTS FOR ALTERATIONS AND ADDITIONS TO A DWELLING**



Report prepared for  
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## **1. Introduction**

- 1.1 This is a statement of environmental effects for alterations and additions to an existing dwelling and construction of an in-ground pool at 14 Wilde Avenue, Killarney Heights.

The report describes how the application addresses and satisfies the objectives and standards of the Warringah Local Environmental Plan 2011, the Warringah Development Control Plan 2011 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).

- 1.2 This statement of environmental effects has been prepared with reference to the following:

- ◆ Survey prepared by TSS Total Surveying Solutions
- ◆ Site visit
- ◆ DA Plans prepared by Dragonfly Architects
- ◆ BASIX Certificate

- 1.3 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents and the streetscape and results in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.



## 2. The site and its locality

- 2.1 The subject site is located on the eastern side of the Wilde Avenue, approximately 30 metres north of its intersection with Ballina Avenue in Killarney Heights. The site is legally described as Lot 269 DP 215538.
- 2.2 It is a rectangular shaped lot with front and rear boundaries of 18.29 metres and side boundaries of 38.1 metres. The lot has an area of 696.7m<sup>2</sup>. A drainage easement runs across the length of the rear boundary.
- 2.3 The site is currently occupied by a one storey brick dwelling with a tile roof. The site is set within a residential lot and informal landscaped grounds and is level.
- 2.4 The property is surrounded by detached residential dwellings in all directions. It is located in close proximity to shops and services at both Killarney Heights and Forestville shops.



**Figure 1. The site and it's immediate surrounds**



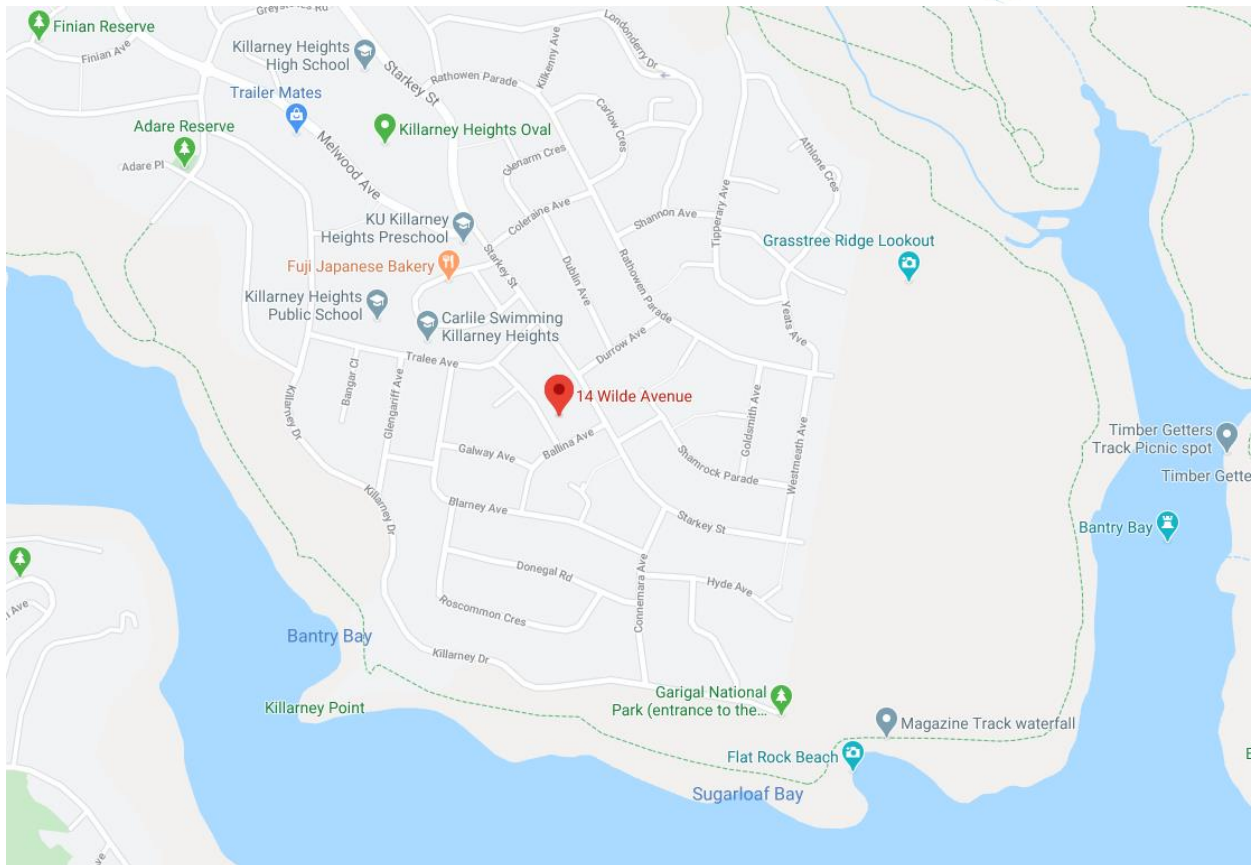


Figure 2. The site within the locality

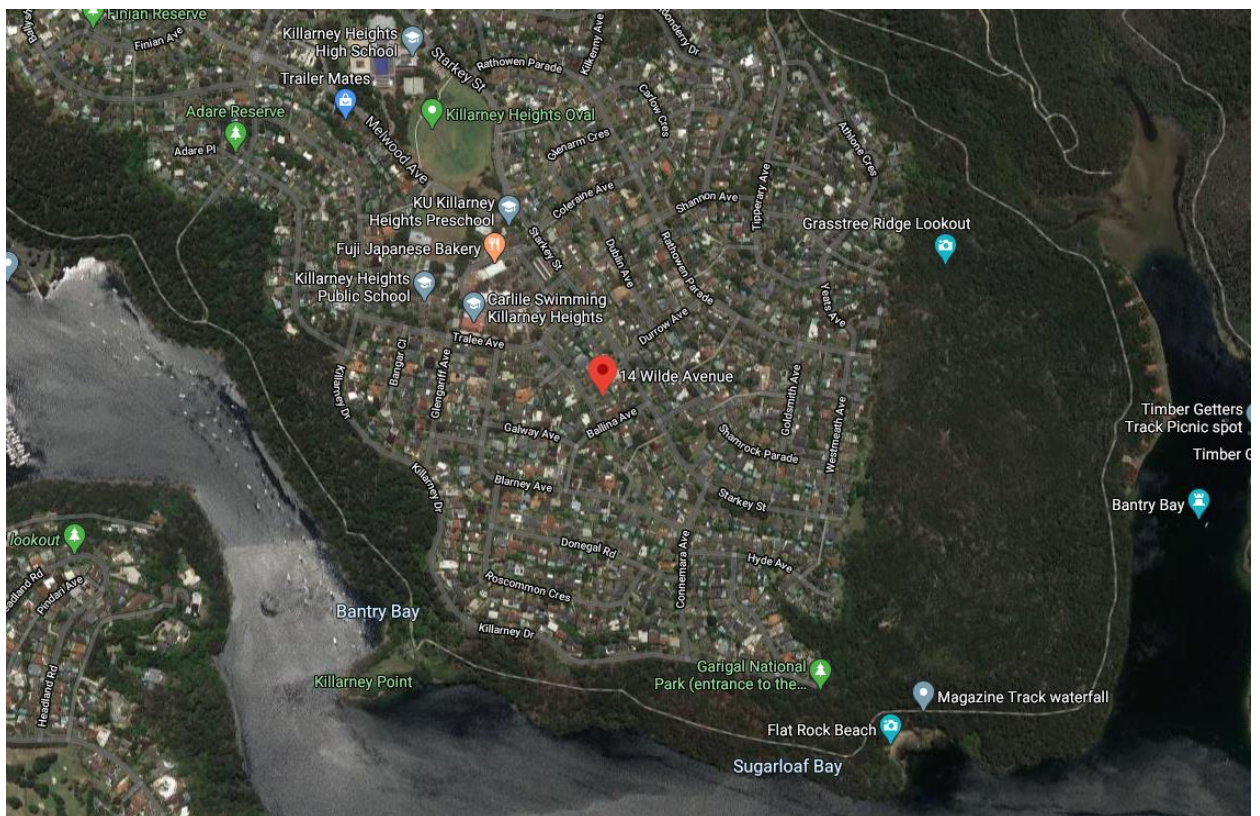


Figure 3. Aerial image of the site within the locality



### 3. Site Photos



Figure 4. The existing dwelling viewed from Wilde Avenue



Figure 5. Location of proposed new front porch.





**Figure 6. Rear yard and location of proposed pool**



**Figure 7. The rear of the existing dwelling**

## 4. Proposed Development

The proposed development is for alterations and additions to the existing dwelling, including a front porch, rear addition and new swimming pool in the rear yard.

The proposed alterations and additions remain consistent with the streetscape and the locality. The proposal is consistent with the objectives of Council controls and remains in keeping with neighbouring development.

The alterations and additions to the dwelling will be made up as follows:

### Ground Floor

- Construction of a new entry porch and study at the front of the site
- Construction of a new master bedroom with walk in robe and ensuite at the rear on the northern side
- New roofed rear deck with 2 x skylights
- Internal alterations to open up living, kitchen and dining space
- New bifold door to open onto rear deck
- Skylight in bathroom

### Swimming Pool

- 36 KL inground swimming pool in northern corner of site with dimensions of 3m x 8m and a maximum depth of 1.8 metres.
- Timber decking on south and western sides connecting with dwelling.
- Removal of one small tree



Figure 8. Location of pool with tree to be removed.



## **5. Statutory Framework**

### **5.1 State Environmental Planning Policies**

#### **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of the standard instrument LEP relating to the preservation of trees and vegetation.

The aims of this Policy are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The development proposes the removal of only one small tree.

The proposal is considered consistent with the SEPP for the following reasons:

- the subject site is not mapped as land with high biodiversity value,
- the vegetation removal does not exceed the biodiversity offsets scheme threshold,
- the vegetation proposed for removal does not form part of a heritage item and the site is not located in a heritage conservation area, and
- the vegetation proposed for removal does not form part of an Aboriginal object and the site is not located in an Aboriginal place of heritage significance.

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

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

## 5.2 Warringah Local Environment Plan 2011

### Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Warringah Local Environment Plan 2011.

The proposed development is for alterations and additions to an existing dwelling and dwelling houses are a permissible land use in the R2 Zone.



**Figure 9. Extract from Warringah LEP zoning map**

### Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

### Lot Size

The subject site is mapped with a minimum subdivision lot size 600m<sup>2</sup>. The existing lot comprises a compliant area of 696.7m<sup>2</sup> and no subdivision is proposed.



### **Height of Buildings**

The LEP restricts the height of any development on the subject site to 8.5 metres.

The existing single storey dwelling will be retained with single storey additions proposed. The rear addition has a maximum height of 4 metres and the front addition 4.45 metres, which are easily compliant with the development standard.

### **Heritage**

The property is not a heritage item, located within a heritage conservation area or located near any heritage items which will be impacted by the proposed development.

### **Acid Sulfate Soils**

The site is not located in an area nominated as Acid Sulfate soils.

### **Earthworks**

Minor earthworks are proposed to allow construction of the proposed alterations and additions and swimming pool. All works will be undertaken in accordance with engineering details and relevant conditions of consent.

### **Development on Sloping Land**

The site is located in the area nominated the LEP maps as Area A <5. The site does not pose any unusual risk and the works are considered to hold no risk. Accordingly, a Geotech report is not required in this instance.

## **5.3 Warringah Development Control Plan 2011**

The relevant sections of the Warringah DCP 2011 are addressed below.

### **Part B General Controls**

#### **Wall Heights**

A maximum wall height of 7.2 metres is permitted by the DCP.

The development proposes a maximum wall height of 3.06 metres, which is easily compliant.

### **Side Building Envelope**

The DCP requires a side boundary envelope of 4m/45°.

The single storey development proposes no variation to the building envelope control and easily sits within the limitations.

### **Side Boundary Setbacks**

Side setbacks of 900mm are permitted on the subject site.

The rear addition retains a 900mm setback to the northern boundary.

The swimming pool has a 1 metre setback to the water line.

### **Front Setback**

A front setback of 6.5 metres is required on the site. The new porch and study propose a setback of 11.32 metres.

### **Rear Setback**

The DCP requires a rear building setback of 6 metres on the site. The rear addition sits with a 6 metre setback.

The pool has a 1.5 metre setback which is appropriate for the inground structure. We note it also sits clear of the easement which runs along the rear boundary.

## **Part C Siting Factors**

### **Traffic Access and safety**

No change is proposed to the existing driveway and crossover.

### **Parking**

No change is proposed to the existing compliant parking with a garage and stacked space available.

### **Stormwater**

The proposed alterations and additions will be connected to the existing drainage infrastructure on the site which drains to the easement at the rear of the site.



### **Erosion and Sedimentation**

All Council controls and conditions of consent will be complied with in the construction works. Appropriate devices will be used during the construction process to ensure no issues arise with regard to erosion and sedimentation.

### **Excavation and Landfill**

Minor earthworks are proposed to allow for the proposed construction works to take place.

### **Demolition and Construction**

The proposed alterations and additions will involve minor demolition works as detailed above and in the attached plan set.

All demolition and construction works will be undertaken as required by Council controls and compliant with any relevant conditions of consent.

### **Waste Management**

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible which is detailed in the accompanying Waste Management Plan.

## **Part D Design**

### **Landscaping and Open space and bush land setting**

The DCP requires 40% landscaping on the site which is equivalent to 278.68m<sup>2</sup> for the site area of 696.7m<sup>2</sup>. The proposed development will retain a compliant landscaped area of 308.29m<sup>2</sup>.

### **Private open space**

The DCP requires a minimum private open space area of 60m<sup>2</sup> (with minimum dimensions of 5 metres).

The site nominates a compliant private open space area in the rear yard, for the enjoyment of the residents.

## **Noise**

The development is appropriate and will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

## **Access to sunlight**

At least 50% of the private open space of the subject site and the adjoining dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP. There will be no additional shadows on neighbouring sites as a result of the small additions proposed.

Ample solar access is also retained for the subject site.

## **Views**

A site visit has been undertaken and it is concluded that no significant views will be impacted as a result of the proposed development.

## **Privacy**

Privacy will be retained for neighbours with ample setbacks and no direct overlooking into any key living areas.

In particular the pool is located in the rear corner of the yard with ample setback for landscaping and with no immediate impact on neighbours a result of existing vegetation and the siting of their dwelling.

## **Building Bulk**

The proposed alterations and additions are single storey and minimal. The addition of the porch at the front of the site will add interest to the dwelling which alleviates nay bulk. The dwelling will retain a complementary scale to neighbouring sites.

## **Building Colours and Materials**

The proposed building materials include a tiled roof and rendered walls, hardwood decking and a Colourbond metal roof.

All materials and finishes are complementary to the residential surrounds and consistent with a modern finish.

## **Roofs**

The proposed new roof structures are complementary to the existing.



### **Glare & Reflection**

Materials have been chosen to ensure no glare or reflection issues.

### **Side and Rear Fences**

No change is proposed to existing side and rear fencing.

### **Swimming Pool and Spa Pools**

The pool is appropriately located in the rear yard and not in close proximity to any tree to be retained.

Compliant pool fencing is proposed.

### **Site Facilities**

The existing dwelling has appropriate waste, recycling areas and drying facilities.

### **Safety and Security**

An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of the safety and security.

### **Conservation of Energy and Water**

The design has achieved a BASIX Certificate which accompanies the application.

## **Part E - The Natural Environment**

### **Preservation of Trees or Bushland Vegetation**

This application seeks a vegetation clearing permit for the removal of one small tree which is of limited value. The removal of this tree is not to the detriment of the objectives of retaining the bushland and vegetation of the locality.

### **Wildlife Corridors**

There will be no impact on any valued wildlife as a result of the proposed dwelling.

### **Native Vegetation**

The site is not identified on the DCP Native Vegetation Map.

**Retaining unique Environmental Factors**

The development will have no impact on any unique environmental factors in the area.

**Waterways and Riparian Lands**

There will be no impact on waterways or riparian lands in the locality.

**Landslip Risk**

The site is located in the area nominated the LEP maps Area A slope <5 and no additional information is required at this stage.

## 6. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

### **The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations**

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Warringah LEP and DCP.

The development is permissible in the zone.

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

#### 6.1. Context and Setting

*What is the relationship to the region and local context in 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?*

These matters have been discussed in detail in the body of the statement.

*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?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The development is appropriate and will have negligible impact on adjacent properties.



## **6.2. 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 proposed development will retain existing compliant parking and access to the site.

## **6.3. Public domain**

The proposed development will have a positive impact on the public domain as the proposal is consistent with the character and streetscape of the residential area.

## **6.4. Utilities**

There will be no impact on the site, which is already serviced.

## **6.5. Flora and fauna**

There will be no impact.

## **6.6. Waste**

There will be no impact.

## **6.7. Natural hazards**

The site is affected by slip. No additional information is required for the low level works proposed in the Area A <5 zone.

## **6.8. Economic impact in the locality**

There will be no impact, other than the possibility of a small amount of employment during construction.

## 6.9. **Site design and internal design**

*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 proposed development is highly appropriate to the site with regard to all of the above factors. The development fits well within the context of the surrounds and is an appropriate scale, well-suited to its residential locality.

*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. Additionally finishes, building materials and all facilities will be compliant with all relevant Council controls.

## 6.10. **Construction**

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

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

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

### **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 development constraints.

*Are the site attributes conducive to development?*

The site is appropriate for the alterations and additions proposed.

#### **Any submissions received in accordance with this Act or the regulations**

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

#### **The public interest**

It is considered that the proposal is in the public interest as it allows for appropriate use of an existing residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.



## **7. Conclusions**

- 7.1 The proposed development for alterations and additions to the existing dwelling at 14 Wilde Avenue, Killarney Heights is appropriate considering all State and Council controls.
- 7.2 When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 7.3 Considering all of the circumstances, the development is considered worthy of Council's consent.