



**Statement of
Modification
1 DONEGAL ROAD, KILLARNEY HEIGHTS
NSW
For
Nick and Irene Thill**

RAPID PLANS

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1 INTRODUCTION

This Statement of Modification accompanies the Development Application Modification for the proposed alterations and additions that have not yet been commenced at 1 Donegal Road in Killarney Heights. The proposed modified works seek to adjust approved windows and lower the previously approved roof.

This statement seeks to express that the proposal complies with Council's Ordinances and has compliance with the Council's objectives.

In formulating this Modified Development Application careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, and the unique character of the streetscape and the nature of the surrounding area.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the South side of 1 DONEGAL ROAD, KILLARNEY HEIGHTS.

Site Address: No 1 DONEGAL ROAD, KILLARNEY HEIGHTS

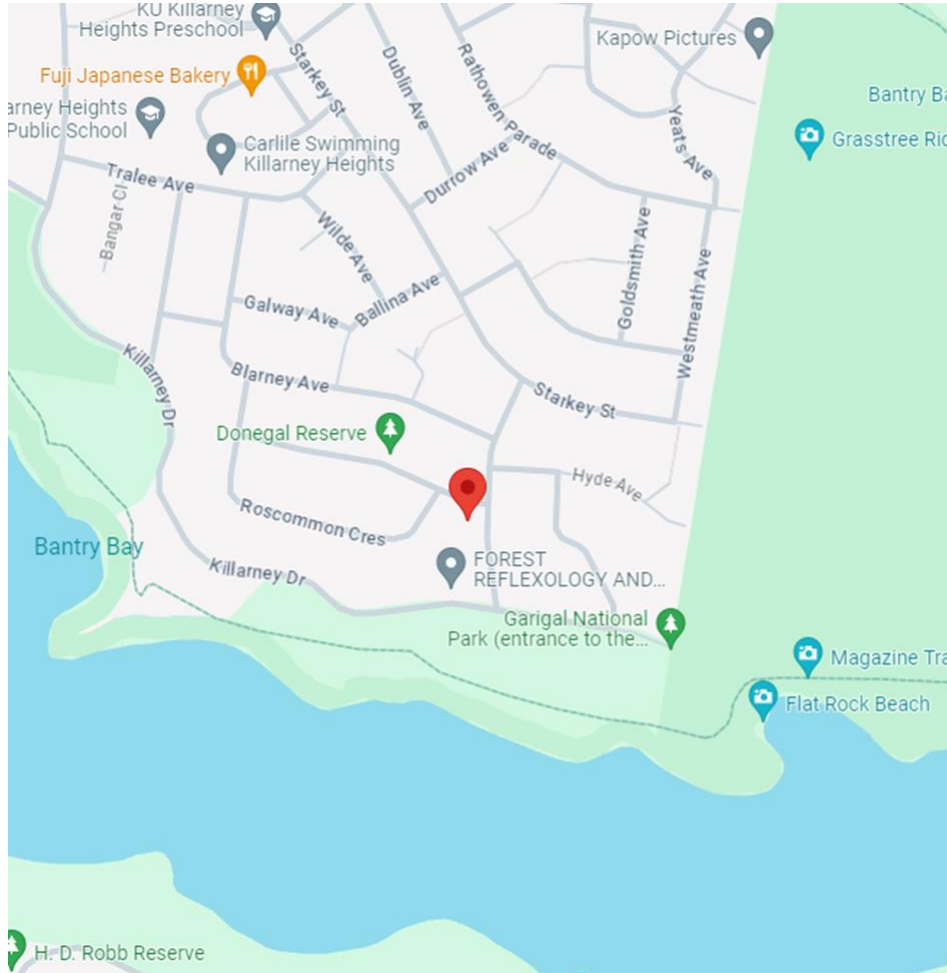


FIGURE 1: LOCATION PLAN 1 DONEGAL ROAD, KILLARNEY HEIGHTS. ¹ Source Google Maps.

2.2 Local Authority

The local authority for this site is:
 Northern Beaches Council (Warringah)
 Civic Centre 725 Pittwater Road
 Dee Why NSW 2099
 DX 9118 Dee Why
 Telephone: 9942 2111

¹ Location Map;

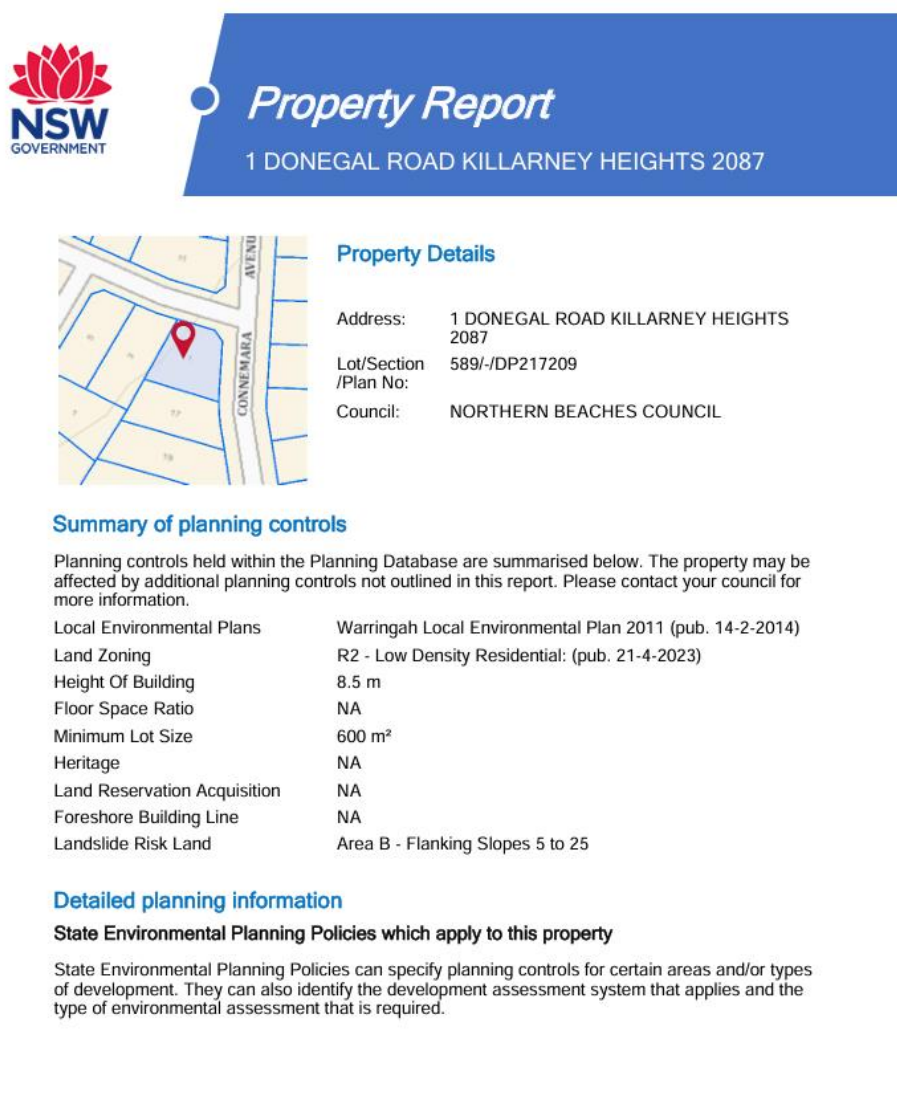
<<https://www.google.com/maps/place/1+Donegal+Rd,+Killarney+Heights+NSW+2087/@-33.7803005,151.2181652,16z/data=!3m1!4b1!4m6!3m5!1s0x6b12a96fe927fe45:0x25d6f63192b4c27e!8m2!3d-33.780305!4d151.2207401!16s%2F%2F11c2hmpd5?authuser=0&entry=ttu>>.

2.3 Zoning

Lot 589 DP.217209 known as 1 DONEGAL ROAD, KILLARNEY HEIGHTS, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

2.4 Planning Controls

Planning controls used for the assessment of this Development Application are:
Warringah Local Environment Plan 2011
Warringah Development Control Plan 2011



NSW GOVERNMENT

Property Report

1 DONEGAL ROAD KILLARNEY HEIGHTS 2087

Property Details

Address: 1 DONEGAL ROAD KILLARNEY HEIGHTS 2087
Lot/Section /Plan No: 589/-/DP217209
Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Land Zoning	R2 - Low Density Residential: (pub. 21-4-2023)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	600 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Landslide Risk Land	Area B - Flanking Slopes 5 to 25

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

FIGURE 2: Property report; 1 DONEGAL ROAD, KILLARNEY HEIGHTS,² Source Spacial Viewer DoIPE.

² DoPIE, Planning Portal <chrome-

extension://efaidnbmninnibpcapjcgclcfindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/54db2162-f3f9-4d19-ac03-fe8d803db40b.pdf>.

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb characterised by property trees, small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing two-storey dwelling with housing directly opposite. The property is located on the low side of Donegal Street with views to the south-east over the residential areas of Killarney Heights.

Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing. The locality is considered a low-density R2 area. An important characteristic and element of Killarney Heights significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



FIGURE 3: Street View, 1 DONEGAL ROAD, KILLARNEY HEIGHTS. Source Realestate.com.³

2.6 Existing Areas of the Dwelling

The site has an existing two-storey dwelling accessed via a front pathway to the existing garage to the front of the dwelling and an existing concrete driveway.

³ Realestate.com <<https://www.realestate.com.au/property/1-donegal-rd-killarney-heights-nsw-2087/>>.

2.7 Existing off-street parking

There is parking available for 1 car in the existing garage.

2.8 Existing Landscaping

The landscaping to the existing property consists of a site sloping up from the rear of the boundary to the front of the site with scattered small shrubs, trees & grass. To the rear yard there is an existing flat grassed area to the rear yard. The existing landscaping is to be maintained where possible for this development.



FIGURE 4: Aerial View, 1 DONEGAL ROAD, KILLARNEY HEIGHTS. Source Northern Beaches Council.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a two-storey building with new proposed upper floor addition above the existing garage and new addition to the existing deck area. The existing driveway remains for compliant access and improved amenity and is in keeping with the neighbouring properties. The appearance of the building is to be improved throughout the development with the dated appearance to be modernised and additions proposed to provide increased amenity and project longevity. The proposed modified works seek to adjust previously approved windows and lower the approved roof.

The proposed works provide increased articulation to the dwelling through its modest additions and new roof lines, this increases visual interest and improves the built form of the existing dwelling from the public domain and neighbouring properties, helping to maintain the bulk and scale. This is considered in sympathy with the prevailing streetscape.

3.1 Features of the Proposal

Externally the proposal encompasses:

- Lower approved roof by 300mm
- Adjust previously approved windows

Internally the proposal encompasses:

- Lower ceiling to accommodate roof

3.2 Present and Future uses of the Residence

The present use of the residence is as a detached private residence on its own title, and this will **not** change with the proposal.

3.3 Purpose for the additions

The new modified works are being proposed to ensure minimum view loss from the Master Bedroom as a result of the new lower roof. This maintains the southern aspect the owners currently enjoy whilst ensuring no privacy impacts on neighbouring properties.

3.4 Materials and finishes proposed to be used

Remains unchanged under this modification: Materials proposed to be used externally, are new, weatherproof, durable and aesthetically pleasing, reflecting and fitting in general with the existing built environment and surrounding materials and reflecting the existing materials and design of the existing residence.

External materials used, and colours selected for finishing to new works are generally matching existing or sympathetic to the existing materials, comprising of:

Cladded timber frame walls to the upper floor additions.

Alloy windows & doors to all elevations

Roofing in tile to match existing.

3.5 Height

Remains unchanged under this modification: The height of the new development is 6.809m and will not exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	735.50 sq m	-
GFA (Gross Floor Area New)	198.86 sq m	-
GFA (Gross Floor Existing)	239.89 sq m	-
Height	6.809 m	8.5m
Existing Impervious area	431.18sq m	441.3 sq m
Proposed Impervious area	436.18 sq m	441.3 sq m

The proposal enhances the amenity of the site by providing safer access while maintaining the off-street parking and improved garden areas. The addition of a new upper floor additions provides articulation and visual relief of the front of the property under this proposal. The proposed works to the front of the property will increase the amenity of the dwelling while maintaining the streetscape to the adjacent properties. The existing and improved vegetation provides privacy between neighbouring properties, this also reduces traffic noise from the road. The proposed landscaped

area is, in our opinion, a reasonable outcome as the existing areas is generally maintained or improved under this proposal.

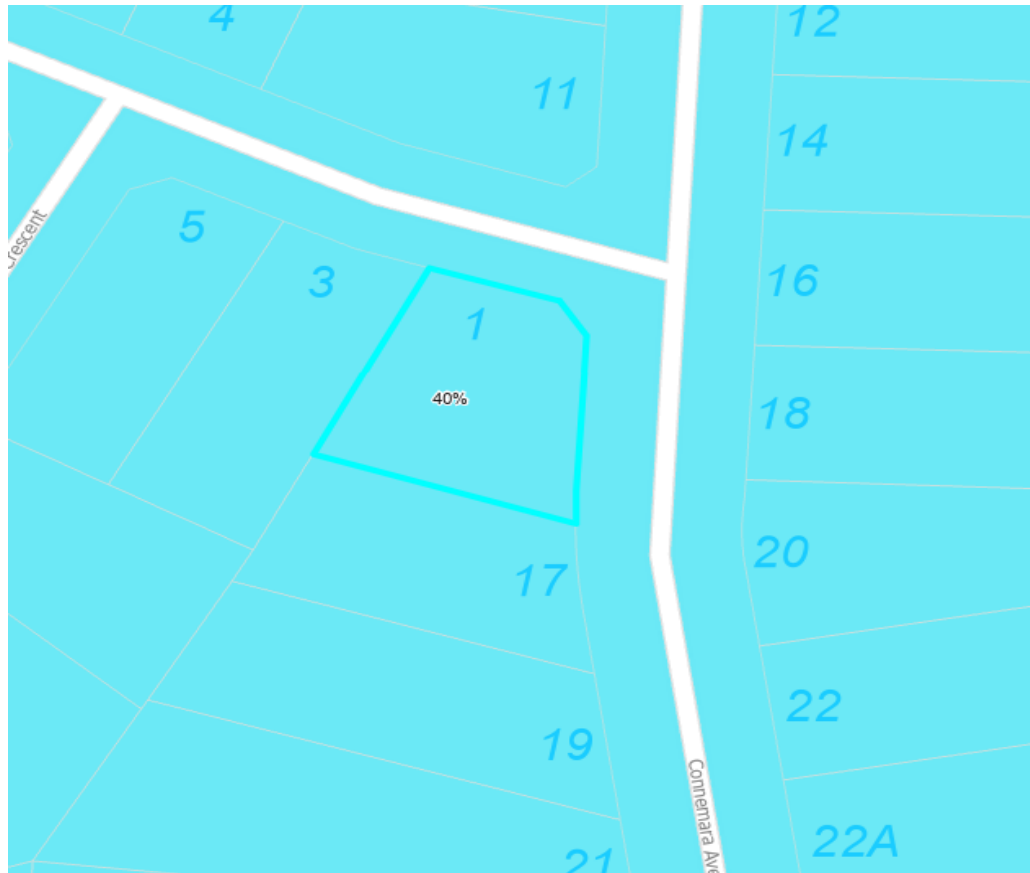


FIGURE 5: Landscape Open Space map, 1 DONEGAL ROAD, KILLARNEY HEIGHTS. Source Northern Beaches Council.

The proposed works to the existing ground and upper floor of the dwelling are well articulated from the streetscape and do not dominate the façade. It is our opinion that the new upper floor additions are reasonable, considering the location of the existing garage and built form and existing terrain, with the proposal achieving the objectives outlined in WDCP2011.⁴

3.7 Setbacks and Siting

Proposed Development Proposed Allowable

Front Set Back	9.323m	6.5m
Secondary front Set Back	3.924m	6.0m
Side Set Back West	1.295m	0.9m

⁴ Northern Beaches Council DCP;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

Side Set Back South	2.265m	0.9m
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Remains unchanged under this modification: The setbacks of the residence will remain generally consistent with the existing adjacent properties along Donegal Road.

The pattern of development along Donegal Road shows a semi-irregular pattern of development with various sizes of housing. (Figure 6) The orientation of the dwellings in a north south direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally consistent with the existing dwelling and the dwellings either side to provide a consistent pattern of development in relation to front setback.



FIGURE 6: Aerial View, 1 DONEGAL ROAD, KILLARNEY HEIGHTS. Source Northern Beaches Council.⁵

⁵ Northern Beaches Council, Ariel View map;

The proposed works provide visual continuity with the existing access within the front setback area. With the dwelling being largely set back from the front boundary a safer new access deck to provide improved access to the rear entry and maintains existing garden areas, this allows for a sense of openness to the front setback area. As the property was built some years ago, the proposal provides an improved quality of streetscape in line with surrounding developments.

3.8 Access and Traffic

Remains unchanged under this modification:

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently off-street parking to 1 Donegal Road. The proposal will maintain the garage, existing driveway and crossover. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

Remains unchanged under this modification:

The positioning of windows and open space in the proposed residence at No 1 Donegal Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows proposed. The additions will be substantially separated from the neighbouring dwelling for privacy. The timber framed and cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

Minor reduction in shadow under this modification:

The site slopes up from the rear to the front of the site. The location of the proposed additions has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing or land on the neighbours existing roof, with a shadow increase that complies with councils' controls, and which will maintain sunlight to the open space

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

areas on the adjacent property.

3.11 Acoustic Privacy

Remains unchanged under this modification:

Acoustic privacy has been maintained across the development. The timber framed and cladded walls with timber floors act as a buffer to noise as well as existing planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Remains unchanged under this modification:

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into the existing stormwater drainage system and piped to the street gutter.

3.13 On-Site Detention

Remains unchanged under this modification:

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012, alterations & additions for single residential dwellings will not require OSD.⁶

4 ENERGY EFFICIENCY

Remains unchanged under this modification:

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

Remains unchanged under this modification:

The living spaces have been designed to make maximum use of the existing dwelling

⁶ Northern beaches Council, Engineering Specifications; <<https://www.northernbeaches.nsw.gov.au/planning-and-development/permits-and-certification/engineering-specifications>>.

as well as the northerly aspect.

4.2 Passive Solar Heating

Remains unchanged under this modification:

The living spaces have timber floors with timber framed and cladded walls. The outdoor areas are to be timber board to promote heating during the winter months. Materials that have a high thermal mass have been proposed to maximize the heating potential of the sun. This is to reduce the need to use active systems for the heating of the living spaces.

4.3 Passive Cooling

Remains unchanged under this modification:

Overhangs have been designed to prevent the sun from entering the house during the summer months & to provide compliance with Basix certificate. There is the potential for cross ventilation cooling with the sliding open doors and windows maximizing the north-easterly breezes. As per the Basix Certificate improved aluminium doors & windows are to be used to assist in passive cooling.

4.4 Natural light

Remains unchanged under this modification:

Large open windows and doors to the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

Remains unchanged under this modification:

The development will be constructed from timber framed and cladded construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket and insulation batts⁷ to the exterior walls and where necessary to the existing walls.

⁷ Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

4.6 Waste Management

Remains unchanged under this modification:

This proposal promotes waste minimization and would have minimal impact on existing waste management strategies. Ample space for the separation and temporary storage of waste and recycling bins has been allowed in the side yard. Household effluent will be disposed of to Sydney Water requirements.⁸ During construction onsite sedimentary controls, including hay bales and filter barriers, will be used to prevent stormwater pollution. On site sorting of construction waste will ensure maximum recycling occurs.

4.7 Siting and Setback

Remains unchanged under this modification:

Most houses are free standing with the car access to the front or down one side. 1 Donegal Road is a good example of this in that it has its car parking in the existing garage. The existing garage reduces the cars parked on the street and maintains the current parking requirements. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be improved. The new works to the front & upper floor of the house follows this design concept. There have been generous areas of ground dedicated to the existing landscaped areas in both the front and the rear areas of the property.

4.8 Development on Sloping Land

Remains unchanged under this modification:

No. 1 DONEGAL ROAD, KILLARNEY HEIGHTS is shown in Landslip Category B (Figure 7) on Northern Beaches Council Landslip map⁹. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system & piped to the street gutter.

⁸ Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

⁹ Northern Beaches Council, Land slip map,; <<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

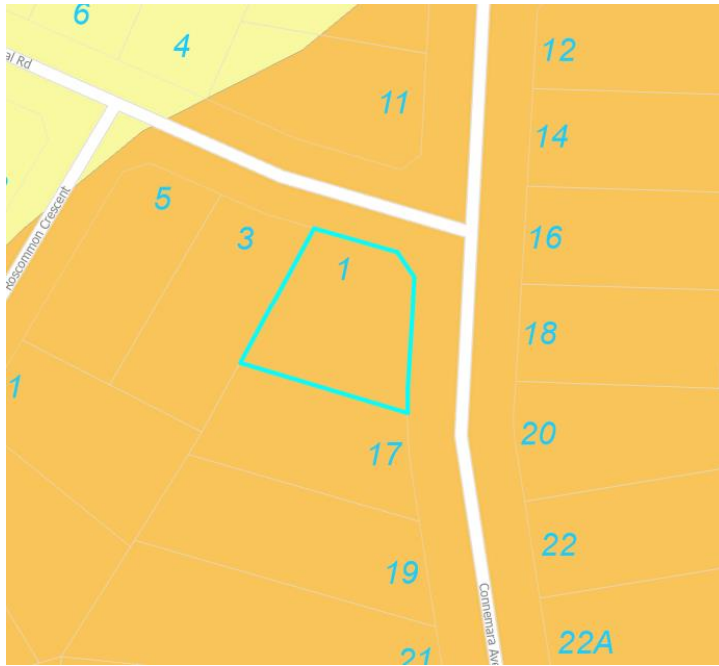


FIGURE 7: Land Slip Maps, 1 DONEGAL ROAD, KILLARNEY HEIGHTS. Source NB Council.

4.9 SEPP Resilience and hazards (Coastal Management)

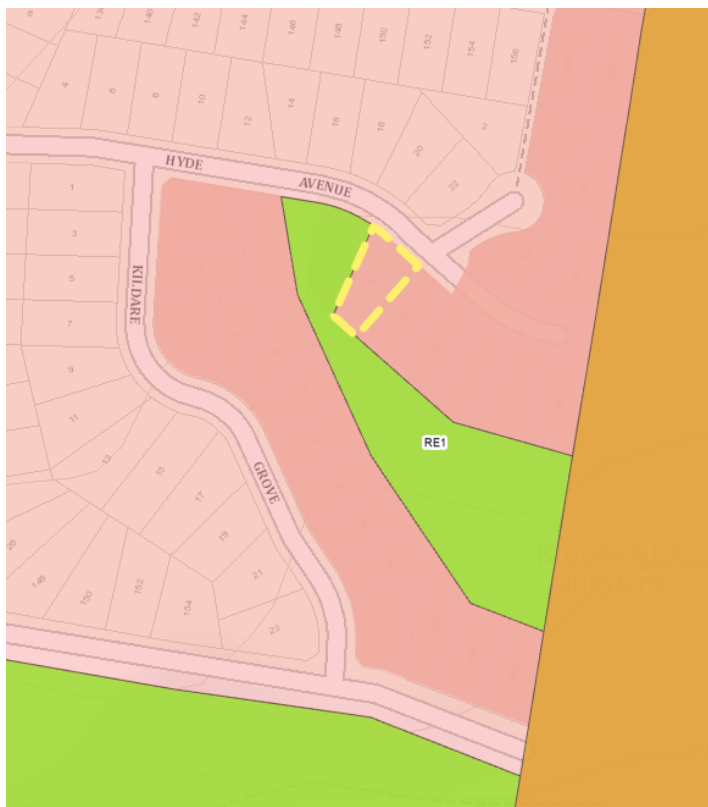


FIGURE 8: NB Council, Coastal Management SEPP Map, 1 DONEGAL ROAD, KILLARNEY HEIGHTS. NSW Dept. of Planning.¹⁰

¹⁰ NSW Government, Coastal management map; <<https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>>.

Chapter 2 Coastal management

Part 2.1 Preliminary

2.1 Aim of Chapter

The aim of this Chapter is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by—

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

This Statement of Environmental Effects indicates that the development is of a minor nature and will not have a detrimental effect on coastal management, in essence the proposed works extends the existing elements of the building with minor additions and alterations proposed to provide for improved amenity, longevity and sustainability of the dwelling. This being consistent with the objects of the SEPP outlined above.

4.10 Bush Fire Prone land

Remains unchanged under this modification: 1 DONEGAL ROAD, KILLARNEY HEIGHTS is not located within a Bushfire Area. (Figure 9).



FIGURE 9: Bushfire Zone Map – 1 DONEGAL ROAD, KILLARNEY HEIGHTS.¹¹

¹¹ NB Council, Bushfire Map:

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

4.11 Building Form

With the exception of a reduced roof height the proposal remains unchanged under this modification:

Residential buildings in Killarney Heights are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be brick, timber framed and cladded to the dwelling. The new works have been designed to improve the overall look of the building form & to create a modern design that suites the area.

4.12 Roof Form

Remains unchanged under this modification:

The existing house has a pitched roof that is proposed to be extended with a new pitched roof to new works with roofing to match existing under this proposal.

4.13 Walls

Remains unchanged under this modification:

A distinctive feature of the Killarney Heights house is that the walls are constructed from timber framing. The design incorporates these walls into the new works to the existing floors & the upper floor addition to use cladded timber frame for a lightweight construction option to create a seamless modern finish to the property.

4.14 Windows and Doors

Change to windows under this modification:

A variety of window shapes and sizes can be found in the Killarney Heights area. These individualize each of the homes giving each a unique character. Windows are typically rectangular in shape and are of a vertical proportion. Bay windows are also used although sliding, double hung and casement types are more typical. Windows and doors are usually made from alloy or timber and are invariably painted.

The proposed sliding windows and doors at 1 DONEGAL ROAD, KILLARNEY HEIGHTS are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.15 Garages and Carports

Remains unchanged under this modification:

The freestanding houses in Killarney Heights allowed for the cars to drive to the front or down the side of the house. This development maintains the existing garage, concrete drive and crossover.

4.16 Colour Scheme

Remains unchanged under this modification:

The colour scheme of the proposed addition will be in sympathy with the existing streetscape and contemporary style of construction.

Please refer to Appendix 1 for the Colour Scheme schedule

4.17 Fences and Gates

Remains unchanged under this modification:

Side & rear fences are to be maintained for this development.

4.18 Garden Elements

Remains unchanged under this modification:

The garden areas are to be maintained where possible promoting the concept of a garden suburb. Substantial planting & grassed areas existing to the front areas of the yard assisting in enhancing the streetscape. These are to be maintained under this development.

5 CONCLUSION

5.1 Summary

These proposed modifications are considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 1 Donegal Road are sympathetic and consistent with the existing approved DA and the character of the surrounding streetscape and residential density of Killarney Heights. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 100 1996 COLOUR
Wall	Timber frame & cladded stud	Paint	By Owner
Gutter	Colorbond	Medium to Dark	By Owner
Deck Posts	Alloy/Steel	Paint	By Owner
Door frame	Alloy-Timber	Paint	By Owner
Door	Timber & glass	Paint	By Owner
Window	Alloy/Timber & glass	Paint	By Owner
Roofing	Existing	Medium to Dark	By Owner