



7 ROSS STREET NORTH CURL CURL

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR DEMOLITION WORKS
AND CONSTRUCTION OF A DWELLING HOUSE**



Report prepared for
Icon Homes
July 2025

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1. Introduction

- 1.1 This is a statement of environmental effects for demolition of the existing dwelling and outbuildings and construction of a new two storey dwelling at 7 Ross Street, North Curl Curl.
- 1.2 The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, 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).
- 1.3 This statement of environmental effects has been prepared with reference to the following:
 - Site visit
 - Site Survey prepared by Donovan Associates
 - DA Plans prepared by Accurate Design & Drafting for Icon Homes
 - Landscape Plan prepared by Accurate Design and Drafting
 - Stormwater Plans prepared by VNK Consulting Pty Ltd
 - Council's Flood Information Report
 - Flood Impact Assessment Report prepared by VNK Consulting Pty Ltd
 - BASIX Certificate
 - Waste Management Plan
- 1.4 The proposed development is compliant with the objectives of all Council controls, considerate of neighbouring residents 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 western side of Ross Street, approximately 90 metres south of Pitt Road. It is legally described as Lot 33 DP 15141 and is known as 7 Ross Street, North Curl Curl.
- 2.2 It is a rectangular shaped lot with front and rear boundaries (east and west) of 15.24 metres and side boundaries (north and south) of 33.565 metres. It has frontage to and vehicular access from Ross Street and comprises an area of 511.5m².
- 2.3 The site is currently occupied by a single storey clad dwelling with a tile roof, and a single storey outbuilding in the rear yard. The site has a gentle slope away from the street frontage to the west. A sewerage easement runs in an east-west direction on the southern side of the property.
- 2.4 The site is surrounded to the north, east and south by detached residential development comprising a mixture of one and two storey dwellings.
- 2.5 Curl Curl North Public School is located nearby to the east (rear) of the site. The Dee Why shopping and services precinct is located in close proximity to the north west. Transport is also available on Pitt Road.

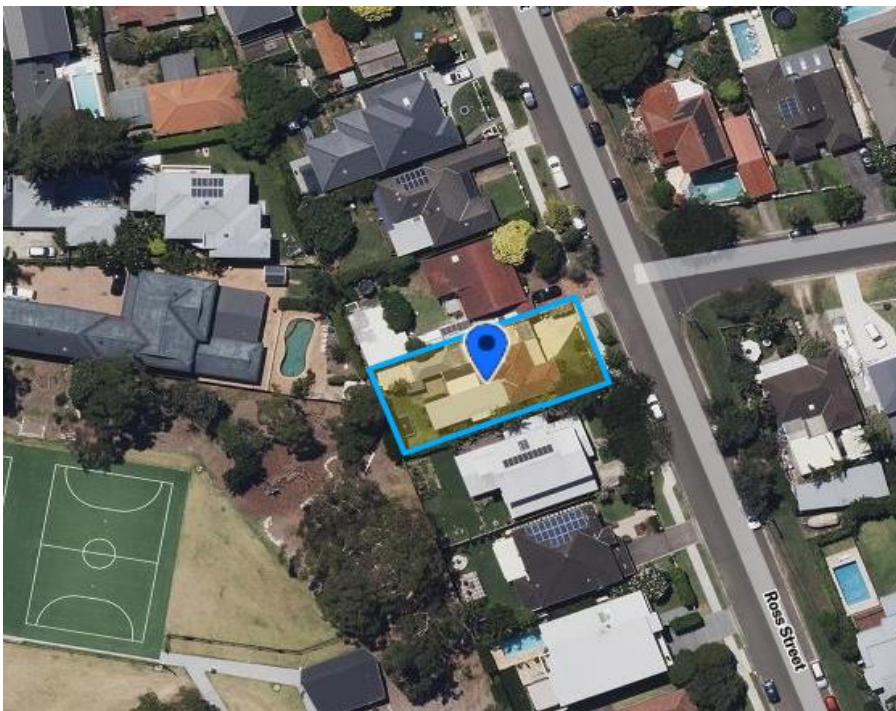


Figure 1. Aerial image of the subject site



Figure 2. The site within the locality

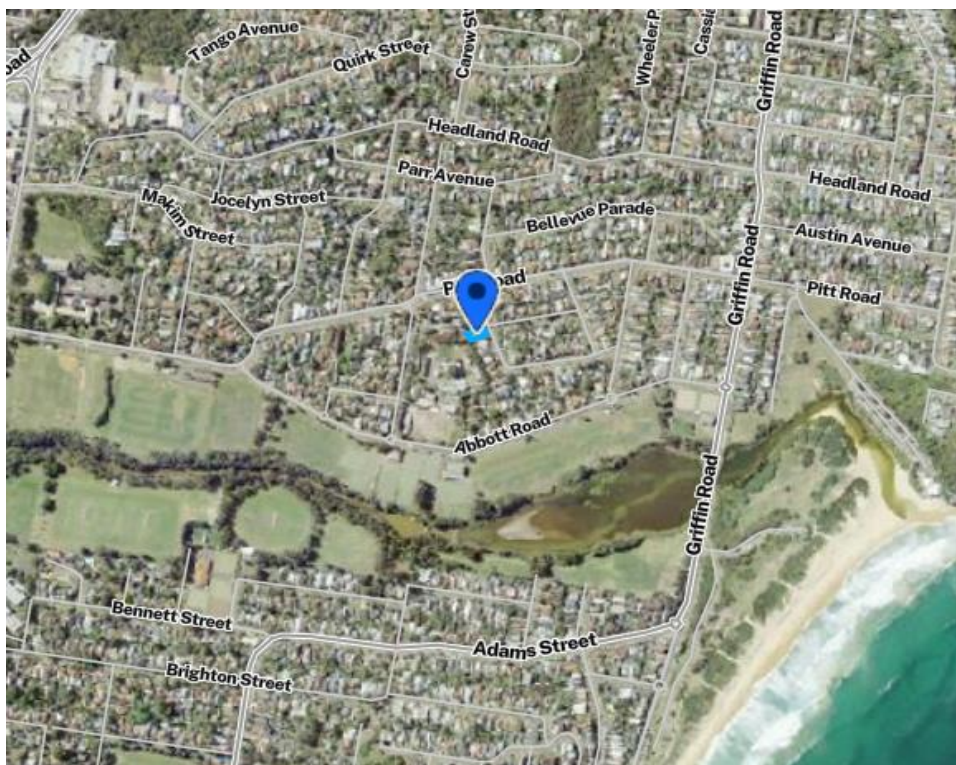


Figure 3. Aerial image of the site within the locality

3. Site Photos



Figure 4. The existing dwelling, looking west from Ross Street



Figure 5. The front elevation of the existing dwelling, looking south west



Figure 6. The rear of the existing dwelling and outbuilding, looking north east



Figure 7. The southern boundary, looking east



Figure 8. The adjoining dwelling to the north, looking north west from the subject site



Figure 9. The neighbouring dwelling to the south, looking south east from the rear yard

4. Proposed Development

- 4.1 The proposed development is for the demolition of the existing dwelling and associated structures, and the construction of a new two storey dwelling.
- 4.2 The proposed new dwelling has been designed to ensure that it compliments and improves the existing streetscape, maintaining a scale consistent with new and existing dwellings in the locality.
- 4.3 The proposed development includes the following:

Demolition works to include the removal of:

- Existing dwelling, including rear deck and paving,
- Driveway, garage, storage area and spa,
- Rear outbuilding and front yard shed,
- Front and north side fence.

Construction of new dwelling:

Ground floor

- Front Porch
- Guest room with walk-in robe and ensuite
- Powder room
- Office with robe
- Laundry with external access and mudroom
- Kitchen with butler's pantry
- Meals/Sitting/Family areas with fireplace
- Entry and hall
- Stair access to first floor
- Alfresco area
- Double garage and new driveway

First floor

- Master bedroom with ensuite/WIR
- Bedrooms 2, 3 and 4 with WIRs
- Activity room with balcony

- Bathroom
- Balcony off bedroom 4
- Stair access from ground level

4.4 The proposed design has taken into consideration the location of neighbouring dwellings, including existing window openings and private open space areas.

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Sustainable Buildings) 2022

Schedule 1 of SEPP (Sustainable Buildings) 2022 sets out the standards for thermal performance and energy requirements for BASIX development in NSW. The proposal is BASIX development (as defined by the EPA Regulation 2021), and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Biodiversity & Conservation) 2021

Chapter 2 Vegetation in Non-Rural Areas

Chapter 2 of the SEPP aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. Although the development results in some tree removal, it remains consistent with the provisions of the SEPP.

The proposed development results in the removal of existing trees (exempt species) on the southern side and at the front of the property, however, this is necessary in order to accommodate the proposed demolition and construction works. Suitable replacement vegetation is identified in the submitted Landscape Plan.

State Environmental Planning Policy (Resilience & Hazards) 2021

Chapter 2 Coastal Management

The site is mapped as 'Coastal Environment Area' by State Environmental Planning Policy (Resilience and Hazards) 2021 (see Figure 10 below), accordingly the consent authority must consider clause 2.10 and 2.12 of the SEPP.

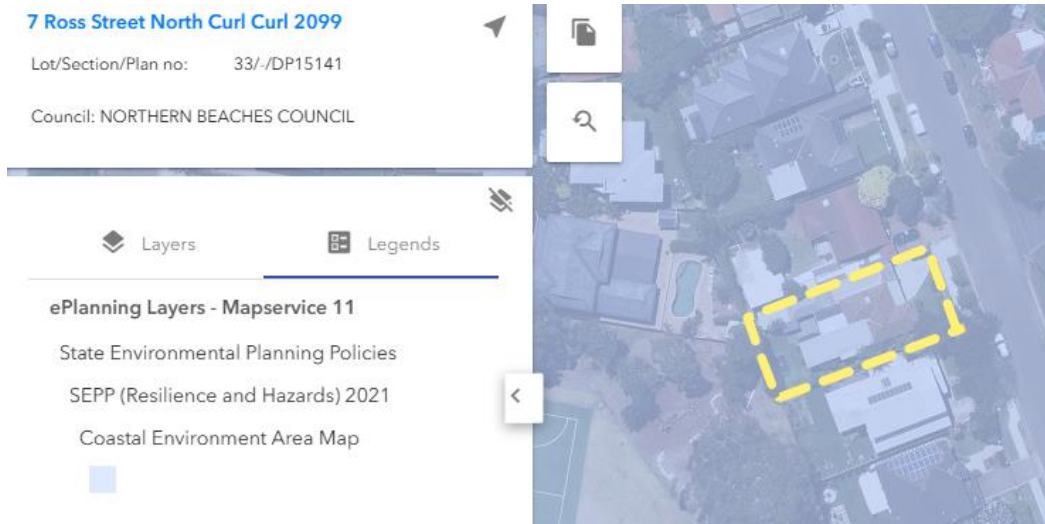


Figure 10. Extract – SEPP (Resilience and Hazards) 2021

2.10 Development on land within the coastal environment area

(1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:

(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,

The proposed development is located on an existing residential lot and an already disturbed portion of the site. It will not impact upon the biophysical, hydrological or ecological environments.

(b) coastal environmental values and natural coastal processes,

There will be no impact on environmental values or natural coastal processes.

(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,

The proposal will not result in a decrease to water quality leaving the site.

(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,

There will be no impact on marine or native vegetation, habitats, headlands or rock platforms.

(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,

The proposed development will not result in any change to the existing access to and along the foreshore and beach.

(f) Aboriginal cultural heritage, practices and places,

The location of the proposed development is highly disturbed, there will be no impacts on Aboriginal cultural heritage, practices and places.

(g) the use of the surf zone.

There will be no impact on the surf zone.

2.12 Development in coastal zone generally—development not to increase risk of coastal hazards

Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

The development will not increase the risk of coastal hazards on the subject site.

Chapter 4 Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

5.2 Warringah Local Environmental Plan 2011

The relevant clauses of the Warringah Local Environmental Plan 2011 are addressed below.

Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Warringah Local Environmental Plan 2011. The proposed development is for a new dwelling, which is permissible with development consent in the R2 zone.

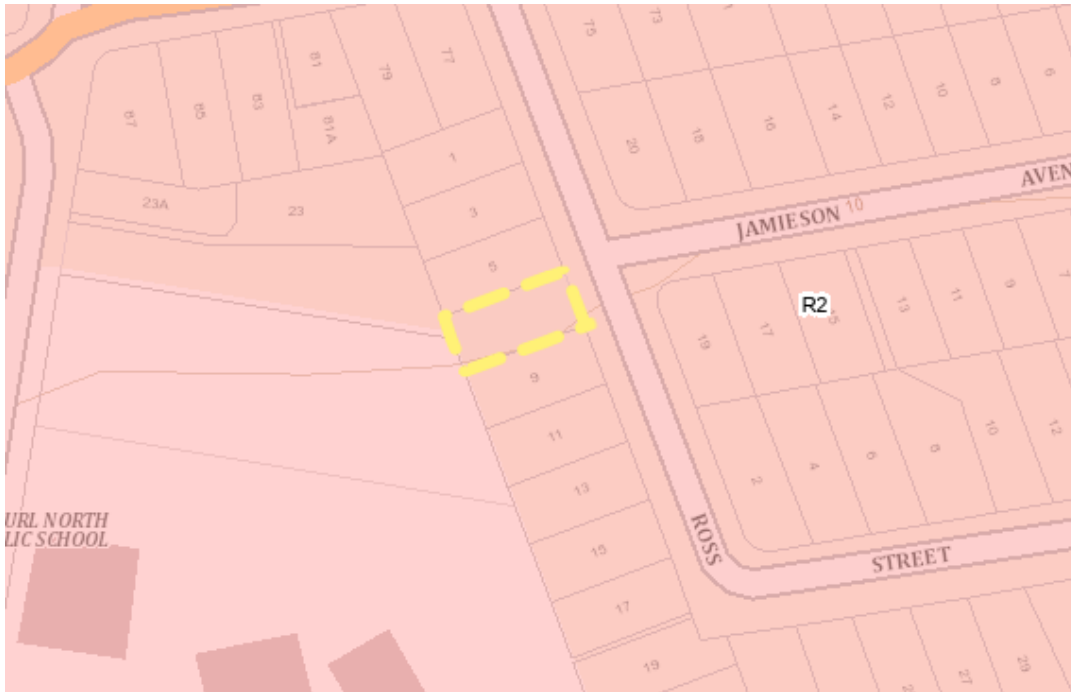


Figure 11. Extract from Warringah LEP 2011 Zoning Map

Demolition

Demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the new dwelling.

Minimum Lot Size

The site is mapped with a minimum lot size of 450m². The subject site comprises an area of 511.5m² and therefore exceeds this numerical minimum. Further subdivision of the lot is not proposed.

Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The development proposes a compliant maximum building height of 8.226 metres.

Floor Space Ratio

The site is not identified on the floor space ratio map.

Heritage Conservation

The property is not a heritage item, located within a heritage conservation area or located in close proximity to any heritage items.

Flood Planning

The subject site is identified as low and medium risk precincts on the Northern Beaches Council Flood Hazard Map, see Figure 12 below.



Figure 12. Extract from NBC Flood Hazard Map

The flood information report provided with this application, identifies that the site has a maximum flood planning level (FPL) of 10.95 metres AHD. The development proposes a compliant minimum floor level of 10.95 metres AHD to the habitable floor space of the dwelling, as illustrated within the attached DA Plan set. A Flood Impact Report, prepared by VNK Consulting Pty Ltd, is attached.

Acid Sulfate Soils

The site is located in an area nominated as Class 5 on the Acid Sulfate soils map. Site disturbance will be minimal and will not alter the water table.

Earthworks

Minor earthworks are proposed to prepare the site for construction of the new dwelling. Standard erosion and sediment control measures will be implemented, and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

Development on Sloping Land

The site is located in the area nominated on the LEP maps as Area A – < 5. As such the consent authority must be satisfied that:

- (a) the application for development has been assessed for the risk associated with landslides in relation to both property and life, and*
- (b) the development will not cause significant detrimental impacts because of stormwater discharge from the development site, and*
- (c) the development will not impact on or affect the existing subsurface flow conditions.*

Due to the low-level risk within Area A, no additional details are required at DA stage.

5.3 Warringah Development Control Plan

The relevant sections of the DCP are addressed below.

Part A Introduction

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social, and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Part B Built Form Controls

Wall Heights

A maximum wall height of 7.2 metres is permitted by the DCP and the development proposes a compliant maximum wall height of 6.424 metres on the northern side and 6.596 metres on the southern side of the dwelling.

Side Boundary Envelope

The site requires a side boundary envelope of 5m/45°. The development proposes a built form within the side boundary envelope, as illustrated within the attached DA Plan set.

Side Boundary Setbacks

Side setbacks of 900mm are required by the DCP and the new dwelling proposes compliant side setbacks as follows:

Ground floor level

North – 900mm (to garage)

South – 3.13m

First floor level

North – 1.55m

South – 3.13m

Front Setback

A front setback of 6.5 metres is required by the DCP.

A minor variation to this development standard is sought as part of the development proposal. The proposed encroachment relates to the roofed porch at ground level which projects forward with a front setback of 6 metres. This represents a 0.5m or 8% variation to the required control of 6.5 metres.

The proposed garage exceeds this numerical requirement, being setback 8.09 metres to provide sufficient separation to the street frontage and maintain consistency with the existing setbacks upon adjoining lots. This includes the recently constructed two storey dwelling that adjoins the subject site to the north, which has a 6 metre setback to the front porch.

A variation to the front boundary setback is considered reasonable as the development will not result in any detrimental amenity or visual issues for neighbouring dwellings, maintains visual continuity, and remains consistent with the objectives of the control, despite the variation, as addressed below:

- *To create a sense of openness.*

The proposed encroachment is very minor in nature. It relates to an 'open', and single storey building element, being a ground level roofed porch, which comprises approximately 50% of the building frontage width. Despite the encroachment to a 6 metre setback, the development as a whole retains a sense of openness within the front setback area and is considered consistent with neighbouring development in Ross Street.



Figure 13. The recently constructed dwelling with a 6 metre setback to the front porch at No. 5 Ross Street

- *To maintain the visual continuity and pattern of building and landscape elements.*

There is no distinctive or prevailing setback pattern of dwellings along this part of Ross Street. Despite the minor encroachment for an open building element, the proposal does maintain visual continuity with adjoining and surrounding development within Ross Street. To further soften the dwellings street presentation, the proposal includes a large turfed front lawn with selective plantings as demonstrated on the submitted Landscape Plan.

- *To protect and enhance the visual quality of streetscapes and public spaces.*

The development as proposed is considered aesthetically pleasing, with modulation and articulation to the façade, to enhance and form a positive contribution to the visual quality of Ross Street. The proposed porch will provide for visual articulation to reduce the perceived bulk of the dwelling and will improve the visual quality of the streetscape.

- *To achieve reasonable view sharing.*

Reasonable view sharing is maintained.

Rear Setback

A rear setback of 6 metres is required by the DCP. A compliant rear setback of 7.016 metres is proposed to the covered alfresco area.

Part C Siting Factors

Traffic, access and safety

The subject site currently gains vehicular access from Ross Street. This will be maintained and upgraded to facilitate improved access to the new double garage.

Parking facilities

A double garage is proposed within the new dwelling. The garage door has a compliant width of 4.81 metres and internal garage space of 5.68 metres.

Stormwater

The subject lot drains away from the street and is proposed to connect to Council's existing stormwater system. A stormwater plan is provided with the development application.

Excavation and Landfill

Minor earthworks are proposed as a part of the application to provide a level foundation for the dwelling, footings and new driveway access.

Standard erosion and sediment control measures will be implemented, and any engineering specifications and conditions of consent adhered to, to ensure best practice procedures are followed.

Demolition and Construction

The proposed development includes demolition of the existing dwelling and other associated structures on the site. 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.

The design includes appropriate waste storage areas on the external northern wall of the building, with waste to be collected by Councils regular service.

Part D Design

Landscaped open space and bushland setting

The DCP requires 40% (204.6m²) of landscaped area on the site. The development proposes a compliant landscaped area of 45.48% or 232.64 m².

Private open space

Private open space area in excess of 60m² will be retained in the rear yard, with minimum dimensions exceeding 5 metres. Direct access is provided from a living area of the dwelling.

Noise

The development will not result in noise levels inappropriate to the 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 dwelling are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this DCP Clause.

The following observations are made of the shadow diagrams included with this application:

9am – The development will result in shadowing over the rear yard and southern side of the subject site, also to the rear yard and northern side of No. 9 Ross Street.

12pm – The development will result in minor shadows over the rear yard and southern side of the subject site and to the northern side of No. 9 Ross Street.

3pm – The development will result in shadowing to the southern side of the subject site and to the northern side and front yard of No. 9 Ross Street.

It is concluded that the private open space of the subject site and the adjoining properties maintain compliant solar access, with direct sunlight available to more than 50% of the rear yard for a minimum 3 hours between 9am and 3pm.

Views

A site visit has been undertaken and no views will be impacted by the proposed development.

Privacy

Privacy will be retained for neighbours with the design being considerate of window placement and configuration of upper-level rooms (bedrooms and bathrooms). Key living areas are provided on the ground floor and windows have been appropriately located.

Building Bulk

The proposed development incorporates articulation and openings to alleviate bulk. The design is also of a scale consistent with surrounding residential dwellings in North Curl

Curl, and the works will result in a contemporary and complementary addition to the site and Ross Street.

Building Colours and Materials

The proposed building materials include horizontal clad weatherboard and Colourbond roofing. All materials and finishes are complementary to the residential surrounds and are consistent with a modern finish.

Colours are detailed in the colours and materials schedule.

Roofs

The development proposes a 15° pitched Colourbond roof to the new dwelling, with eaves for shading, consistent with existing development in the locality.

Glare & Reflection

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

Side and Rear Fences

New compliant fencing is proposed along the southern and western property boundaries.

Site Facilities

Appropriate waste, recycling areas and drying facilities are proposed as part of the dwelling design.

Safety and Security

The proposed dwelling will improve safety and security features of the site, allowing for casual surveillance of the street and safer access to the site and dwelling.

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

The proposal involves the removal of exempt tree species within the site, and additional planting, refer to the attached DA Plan set and Landscape Plan for more detailed information.

Prescribed Vegetation

The subject site is not mapped as native vegetation, High Conservation Habitat or Wildlife Corridor.

Retaining unique Environmental Features

No unique environmental features will be impacted by the proposal.

Landslip Risk

The site is located in the area nominated on the LEP maps as Area A <5°.

Due to the low-level risk within Area A, no additional details are required at DA stage.

6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Warringah LEP 2011 and the Warringah DCP 2011.

	Standard	Proposed	Compliance
Warringah LEP 2011			
Lot Size	450m ²	511.5m ²	Yes – no change
Building Height	8.5 metres	8.226 metres	Yes
Floor Space Ratio	Not identified	-	-
Warringah DCP 2011			
Wall Height	7.2 metres	6.424m (north) 6.596m (south)	Yes
Number of Stories	Not identified		
Side Boundary Envelope	5 metres / 45 degrees	Complies	Yes
Site Coverage	Not identified		
Side Boundary Setbacks	0.9 metres	<u>Ground floor</u> 900mm (north – to garage) 3.13m (south) <u>Upper level</u> 1.55m (north) 3.13m (south)	Yes Yes Yes Yes
Front Boundary Setback	6.5 metres	6m to porch at ground level and balcony at upper floor level 8.09m to garage	Compliance with objectives achieved Yes
Rear Boundary Setbacks	6 metres	7.016m	Yes
Parking	2 spaces	2 spaces in double garage	Yes
Landscaped Open Space and Bushland Setting	40% of lot area (204.6m ² for site area)	45.48% (232.64m ²)	Yes
Private Open Space	60m ²	Complies	Yes

	Standard	Proposed	Compliance
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	Complies	Yes

7.0 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:

7.1 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 R2 zone.

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

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, appendices and attached specialist reports.

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 new dwelling has been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

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?*

No conflict or issues will arise as a result of the proposed development.

Public domain

The proposed development will not impact the public domain.

Utilities

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

Flora and fauna

We have been advised that the trees proposed to be removed are exempt. Refer to the attached Landscape Plan for details of new planting throughout the site.

Waste

There will be no impact.

Natural hazards

The site is mapped as being impacted by flood and a Flood Impact Study is attached to this development application package.

Economic impact in the locality

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

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 appropriate to the site with regard to all of the above factors. The development fits well within the context of the surrounds and is well suited to the residential surrounds.

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.

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.

7.3 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 and is highly conducive to the proposed dwelling.

Are the site attributes conducive to development?

The site is appropriate for the proposed dwelling.

7.4 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.

7.5 The public interest

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

8.0 Conclusions

- 8.1 The proposed development for the demolition of the existing dwelling and outbuilding and the construction of a new dwelling at 7 Ross Street, North Curl Curl is appropriate considering all State and Council controls.
- 8.2 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.
- 8.3 Considering all the issues, the development is considered worthy of Council's consent.

Planner Declaration

This report was prepared by:

Senior Planner: Susan May-Roberts

Report Version: Final

Document Control Table

Document Purpose:	Statement of Environmental Effects	
Date	Prepared by	Approved by
08/07/2025	Susan May-Roberts Senior Planner	Sarah McNeilly Director

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