



Statement of Modification & Statement of Environmental Effects

ALTERATIONS AND ADDITIONS TO A DWELLING
23 BENNETT STREET, CURL CURL

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Introduction

This statement of Environmental Effects has been prepared by Site Specific Designs for Wayne and Louise Hall seeking approval of the development proposal for additions and alterations at 23 Bennett Street, Curl Curl.

This statement addresses planning issues associated with the Environmental Planning and Assessment Act 1979 and associated regulations. This statement demonstrates the proposed development meets the objectives of relevant provisions of the Warringah

Environmental Planning Policy 55, Basix and Infrastructure, and the SEPP Resilience and Hazards.

The proposed modification relates to changing the approved single skillion roof over the first floor to two skillion roofs. It also includes modification to some of the windows and the addition of clerestory windows. The new roof design creates a reduction in height to the streetfront, reducing the bulk and scale from the public domain.

PROPOSED DEVELOPMENT

It is proposed to remove the roof and extend the first floor towards the street, build a new double carport and modify the existing dwelling with the works to include:

- - Relocation of the entry to the front of the house with a new entry deck and roof.
 - Removal of single car garage and extension of the Living room into this area.
 - New double carport and driveway
 - Raised dining room floor to match existing floor level
 - Modified internal stair with new Laundry below and relocated bathroom
 - First floor addition with modified existing layout to include new Rumpus room
 - New ground and first floor roofs.
 - New cladding to home

The proposal is for a first-floor addition which will create a 4 Bedroom home with Study, 3 Bathrooms, Laundry, Kitchen, Living and Dining room, Rumpus room and a covered outdoor deck. A new double carport and entry will accommodate safer pedestrian access to the house setbacks enhancing the modulation of the design. The existing Living and Dining space are proposed to be extended on the ground floor, to allow for level access to the covered alfresco.



Artist Impression of the proposal from Bennett street

SITE DESCRIPTION

Lot 3 DP226412, 23 Bennett Street, Curl Curl, NSW 2096.

The site is located on the Northern side of the street and is zoned R2 low density residential.

The block is rectangular in shape with a width of 15.24m at the street, and with a depth of 36.575m. It has a relatively flat front yard facing the street with a gentle fall of 0.5m to the house a further 160mm to the rear Northern boundary.

The existing house is positioned on the front centre of the site and has an established garden along the front boundary. There is an existing covered deck at the Northern, rear side of the Eastern boundaries in the backyard.

The site is burdened along the Northern Boundary by the sewer line.

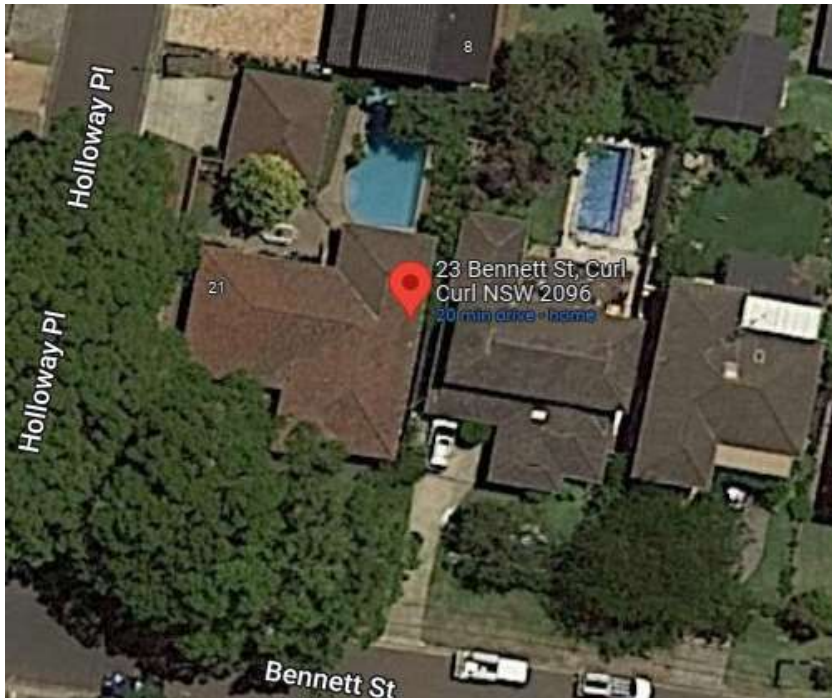


Image of Bennett Road courtesy of Google Earth Satellite Maps

LOCALITY

The locality comprises predominantly one and two-storey detached dwellings, with many renovated homes, in a variety of styles from modern, contemporary houses to more traditional Beach cottages.

34 and 32 Bennett Street Curl Curl



30 Bennett Street Curl Curl

CHARACTER AS VIEWED FROM A PUBLIC SPACE

The proposed carport and new entry have been designed with large floating flat roofs in front of the existing house, with a deep covered entry deck and various wall planes to create a sense of for safety and security, whilst also adding a strong horizontal element to the street front – reducing the bulk and scale of the built form.

WARRINGAH LEP AND DCP NUMERIC CONTROLS SUMMARY TABLE

Zone R2	Low density residential	Site Area 557.2m2 (450m2 required)	
Codes	Required	Proposed	Compliance
Building Height	8.5m	8.2m	Yes
Wall Height	7.2m	7.6m	No
Envelope	5m and 45'	Varies, see elevations	No
Front Setback	6.5m	7.77m House 6.0m Carport	No
Side Setback	0.9m	1.285m & 0.85m	House -Yes Carport-No
Rear Setback	6.0m	9.61m	Yes
Landscaping (Bushland)	40% (222.88m2)	33.4% (186.4m2)	No
Carparking	2	2	Yes
Private Open Space	60m2	132m2	Yes
Landslip Area	A	A	Yes

DISCUSSION OF COMPLIANCE AREAS

- Warringah LEP 2011

4.3 HEIGHT OF BUILDINGS

- (1) *The objectives of this clause are as follows:*
- (a) *to ensure that buildings are compatible with the height and scale of surrounding and nearby development*
 - (c) *adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
 - (d) *impact of development when viewed from public places such as parks and reserves, roads and community facilities.*
- (2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*
- (2A) *If the Height of Buildings Map specifies, in relation to any land shown on that map, a Reduced Level for any building on that land, any such building is not to exceed the*

Proposal - Maximum Height is 8.5m, proposed development maximum height is 8.2m – complies

6.1 ACID SULFATE SOILS

The objective of this clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage.

- (2) *Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulfate Soils Map as being of the class specified for those works.*
- (6) *Despite subclause (2), development consent is not required under this clause to carry out any works if:*
- (a) *the works involve the disturbance of less than 1 tonne of soil, and*
 - (b) *the works are not likely to lower the watertable.*

Proposal - Class 5, Acid Sulphate – RL 5.33m AHD, and no proposed work will lower the water due to the minimal excavation and flat site.

6.4 DEVELOPMENT ON SLOPING LAND

- (1) *The objectives of this clause are as follows:*
- (a) *to avoid significant adverse impacts on development and on properties in the vicinity of development sites resulting from landslides originating either on or near sloping*
 - (b) *to ensure the impacts of storm water runoff from development on or near sloping land are minimised so as to not adversely affect the stability of the subject and*
 - (c) *to ensure subsurface flows are not adversely affected by development so as to not impact on the stability of existing or adjoining land.*

- (2) *This clause applies to land shown as Area A, Area B, Area C, Area D and Area E on the Landslip Risk Map.*

Proposal - Area A, with existing gently sloping topography. The excavation for the carport is less than -0.5m next to the boundary, so will have minimal impact to existing structures and neighbouring properties

B1 Wall Heights

Objectives

- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*
- *To ensure development is generally beneath the existing [tree](#) canopy level.*
- *To provide a reasonable sharing of views to and from public and private properties.*
- *To minimise the impact of development on adjoining or nearby properties.*
- *To ensure that development responds to site topography and to discourage excavation of the natural landform.*
- *To provide sufficient scope for innovative roof pitch and variation in roof design.*

Proposal - The new maximum wall height is 7.6m but this is for only a small portion of the wall on the eastern façade due to the sloping nature of the roof. The average wall height is compliant at 6.85m. The development proposal is generally below the tree canopy, has minimal impact on neighbouring homes and utilises an innovative series of roof pitches to reduce the bulk and scale of the home.

B3 Side Boundary Envelopes

Objectives

- *To ensure that development does not become visually dominant by virtue of its height and bulk.*
- *To ensure adequate light, solar access and privacy by providing spatial separation between*
- *To ensure that development responds to the topography of the site.*

Proposal - 5m and 45 degree – The new first floor addition with new roof will add minimal bulk to the development with existing side walls setbacks retained.

There is a small wall area on the eastern side that breeches the envelope however this is an existing wall that has been extended for the new skillion roof that has a minimal pitching point of 2.45m and a roof pitch of 15°. (see East elevation)

The proposed new additional skillion roof sloping from the South facade reduces the height and bulk softening the bulk and scale when viewed from the street. (Refer to the Perspective page 1).

The existing established hedge along the street boundary and the large tree in the neighbouring yard will also add to reducing the perceived bulk from the street. (Refer Cover page photo)

The additional shadows to the neighbouring home at number 25 are in the late afternoon, which already occurs due to the location of the existing first floor and existing roof shape.

Although not numerically compliant, the design meets the objectives of the control for side boundary envelope by retaining the spatial separation, keeping access to light to neighbouring homes.



B5 Side Boundary Setbacks

Objectives

- To provide opportunities for deep soil landscape areas.
- To ensure that development does not become visually dominant.
- To ensure that the scale and bulk of buildings is minimised.
- To provide adequate separation between buildings to ensure a reasonable level of privacy, amenity and solar access is maintained.
- To provide reasonable sharing of views to and from public and private properties.

Proposal - The Boundary setback required is 0.9m, proposed new development has setbacks of 1.147m(West) and 1.16m(East) – complies house. The carport wall is proposed to have a 0.85m setback, which does not comply.

Introducing the single storey double carport in front of the two-storey addition minimises the bulk and scale of the addition. Being a single storey, open carport structure it reduces the impact of the two storey dwelling behind reducing the bulk and scale of the development when viewed from the street

The carport is located near the Western boundary, on the Southern façade and so adds no additional over shadowing to the neighbouring dwellings or primary open spaces. It still allows for planting between the proposed structure and the boundary to not only soften the built form but provide additional privacy.

The neighbouring home has its primary private open space facing the North, not South on the opposite corner of the site, so the amenity of the neighbour is retained.

Although not numerically compliant, the carport design meets the objectives of the control for side boundary setbacks by retaining the spatial separation of the existing home, reducing the bulk and scale and not impacting views or solar access.

B7 Front Boundary Setbacks

Objectives

- *To create a sense of openness.*
- *To protect and enhance the visual quality of streetscapes and public spaces.*
- *To achieve reasonable view sharing.*

Proposal –

The new proposed carport has a proposed front boundary setback of 6.0m. Although this is just in front of the 6.5m required setback the open carport structure, combined with additional modulation along this front façade with wall setbacks, and variety of roof heights the structure appears lighter.

The area in front of the house has been left open and landscaped, and allows for 61% of this area to have deep soil landscaping to soften the built form from the street. The vertical blade walls add interest to the facade and create an inviting entry to the home.

The retained large area of deep soil planting and established trees/shrubs within the street front maintains the visual pattern of built and landscape spaces within the front yards of homes along the street.

Although not numerically compliant, the design meets the objectives of the control for front boundary setbacks by creating a sense of openness within the front yard, retaining the visual integrity of the street front with the architecturally strong forms and elements.



Artist Impression of the proposal from the Bennett street front

B9 Rear Boundary Setbacks

Objectives

- *To ensure opportunities for deep soil landscape areas are maintained.*
- *To create a sense of openness in rear yards.*
- *To maintain the existing visual continuity and pattern of buildings, rear gardens and landscape elements.*

Proposal

There is an existing inground pool in the backyard with minimal paving to the western boundary to be removed. There is a large level lawn and garden area of 95m², which can accommodate soft landscaping and recreational needs for the occupants of the home.

By retaining the covered pergola, it not only aids in shading the large expanse of glass, but reduces the bulk of the existing first floor from the rear yards of the dwelling and neighbouring dwellings.

For the current property – 6m required. The proposed development has a 9.6m setback – complies.

C2 Traffic, Access & Safety

Objectives

To minimise:

- a) traffic hazards;
- b) vehicles queuing on public roads
- c) the number of vehicle crossings in a street;
- d) traffic, pedestrian and cyclist conflict;
- e) interference with public transport facilities; and
- f) the loss of “on street” kerbside parking.

Proposal – It is proposed to widen the driveway and build a 2 car carport to replace the existing under sized single car garage. This increases off street parking, and provides a safer access for pedestrians with a new street facing entry at the front of the home.

The site itself is located within walking distance of Freshwater Senior Campus, and the football and netball playing fields of Curl Curl.

During the week and on weekends the street area in front of the home and neighbouring homes is filled with parked cars using the street parking for school and sporting events. This makes parking on the street very difficult with the school kids taking up the street parking during the week and the families on the weekends.

Also being within 1.5km of breaking surf, having the cars undercover is also important for protection and maintenance of the vehicles.

C3 Parking Facilities

Objectives

- To help meet the transport needs of the Warringah community
- To encourage healthy active lifestyles and help reduce reliance on private motor vehicles
- To provide convenience and safety for bicycle users

Proposal – 2 car spaces are provided- complies

C4 Stormwater

Requirements

Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.

The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management for Development Policy.

Proposal – The new coverage is predominantly at the front of the site for the new carport and driveway being 31.3m², however there is a reduced paved area at the back of 6m². This equates to a total increase of 25.3m² and being in a flood zone requires no OSD.

After a year of consultation with neighbouring homes to the North and to the East, no easement option could be reached. The Development Application was approved with a stormwater plan prepared by Amuna civil engineers, who engaged with council during the application process to provide an alternate solution. The Stormwater Plans from Amuna Civil Engineers have been updated to allow for the new lower roof at the front of the home, and follow the same alternate solution concept with charged lines and a raised stilling pit on the front boundary that was approved with the original Development Application DA2024/0555.

C7 Excavation and Landfill

Objectives

- *To ensure any land excavation or fill work will not have an adverse effect upon the visual and natural environment or adjoining and adjacent properties.*
- *To require that excavation and landfill does not create airborne pollution.*
- *To preserve the integrity of the physical environment.*
- *To maintain and enhance visual and scenic quality.*

Proposal - The proposal is in Landslip Area A, and following the flow chart from council does not require a Geotechnical report – complies

C8 Demolition & Construction + C9 Waste Management

Requirements

1. *All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the [Waste Management Guidelines](#) and all relevant Development Applications must be accompanied by a [Waste Management Plan](#).*

Proposal - Plan provided for recycled content and site management, refer DA08 – complies

D1 Landscape Open Space

Objectives

- To enable planting to maintain and enhance the streetscape.
- To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
- To provide for landscaped open space with dimensions that are sufficient to enable the establishment of low lying shrubs, medium high shrubs and canopy trees of a size and density to mitigate the height, bulk and scale of the building.
- To enhance privacy between buildings.
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
- To provide space for service functions, including clothes drying.
- To facilitate water management, including on-site detention and infiltration of stormwater.

Proposal - Although the proposal reduces the existing landscaped area it increases the connections to the garden area at the front and rear of the home. Numerically the new proposed landscape area is under the 40% requirement at 33.5%.

The proposal includes an increased driveway width to accommodate the double carport and a new front deck which will decrease the front landscape area by 31.3m². The existing established landscaping including the tree discussed in the AIA report will remain with the front landscape area being 61.1%, providing landscaped open space to accommodate a variety of planting to soften the building bulk from the street. In the backyard there is an area of paving to be removed to increase the soft landscape area and provide an area for more landscape screening along the boundary.

The objectives are seen to be met with enhanced planting, and enhanced privacy between neighbours. The proposal also maintains and improves the existing water management of the site.

23 Bennett Street backyard photos



D2 Private Open Space

Objectives

- To ensure that all residential development is provided with functional, well located areas of private open space.
- To ensure that private open space is integrated with, and directly accessible from, the living area of dwellings.
- To minimise any adverse impact of private open space on adjoining buildings and their associated private open spaces.
- To ensure that private open space receives sufficient solar access and privacy.

Proposal

- There is a large open backyard area that can be used for recreational purposes, flowing directly from primary living spaces. The existing landscape gardens along the Northern and Eastern rear boundaries helps to increase privacy between neighbouring private outdoor

38m² of deck + 95m² yard,
complies

D6 Access to Sunlight

Objectives

- *To ensure that reasonable access to sunlight is maintained.*
- *To encourage innovative design solutions to improve the urban environment and public open space*
- *To promote passive solar design and the use of solar energy*

Proposal - The proposal is primarily for the new ground floor double carport and relocated entry, and the first floor addition with new two skillion roof design. The new roof design allows for better access to solar energy for the new solar panels due to the steeper roof pitch while the lower roof on the first floor reduces the bulk and over shadowing at the front of the home and for neighbouring properties.

The roof bulk of the existing gable roof already creates overshadowing to neighbouring dwellings in the morning and afternoon due to the long North-South orientation of the site.

The morning shadows mainly fall in the front yard and within the road reserve in front of number 21, and will maintain the primary access to sunlight in the primary backyards of the homes. The afternoon shadows also fall mainly in the front yard and road reserve, but this time in front of number 25.

Again, primary access to sunlight for the neighbouring homes is retained in the backyard and primary recreational areas.

The three hours required to neighbouring dwellings is achieved with the proposal, as shown on the Winter Shadow Diagrams DA07.

The new additional first floor areas face South, and by adding louvred windows to this façade creates the ability for natural ventilation to be achieved, particularly in the common circulation area.

By utilising these solar passive design techniques along with new increased insulation within walls and the roofs, the design can produce a comfortable, sun filled primary Living zone.

D7 Views

Objectives

- To allow for the reasonable sharing of views.
- To encourage innovative design solutions to improve the urban environment.
- To ensure existing canopy trees have priority over views.

Proposal - There are no views on or across the site for neighbouring dwellings as it is a flat topography - complies

D8 Privacy

Objectives

- *To ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours.*
- *To encourage innovative design solutions to improve the urban environment.*
- *To provide personal and property security for occupants and visitors.*

Proposal - The majority of the modified or new windows face the North or South, and so do not overlook neighbouring properties. The modified and new windows that face the side boundaries, East and West are predominantly frosted, or have high sill heights to maintain privacy and prevent overlooking into neighbouring yards.

D9 Building Bulk

- *To encourage good design and innovative architecture to improve the urban environment.*
- *To minimise the visual impact of development when viewed from adjoining properties, streets, waterways and land zoned for public recreation purposes.*

Proposal - The proposal has a variety of setbacks both at the front and back of the house, which add a great sense of depth and modulation to these facades. The variety of wall and roof planes at the front, combined with large eaves produces deep shadows that soften the built form from the public and private domain. The new roof form with this modification lowers the roof height at the front of the home, reducing the bulk and height of the development from the street and is compatible with the neighbouring properties.

D10 Building Colours and Materials

Objectives

- To ensure the colours and materials of new or altered buildings and structures are sympathetic to the surrounding natural and built environment.

Proposal - The selection of coastal colours and materials are consistent within the neighbourhood, and will complement the existing home, harmonizing with the landscape, and enhancing the existing streetscape. The requirement for natural tones that allow the vegetation to take front stage is reflected in the proposed development.

D11 Roofs

Objectives

- To encourage innovative design solutions to improve the urban environment.
- Roofs are to be designed to complement the local skyline.
- Roofs are to be designed to conceal plant and equipment.

Proposal - There are multiple roof heights in the proposed roof design on the ground floor and with the modifications on the first floor additions, whilst also having a reduced front setback with the carport and entry addition, bulk and scale to the street front has been reduced. This is reflective of neighbouring dwellings and will sit harmoniously within the skyline of the street.

D13 Front Fences and Front Walls

Objectives

- To ensure that fencing, terracing and retaining walls are compatible with the existing streetscape character while creating visual interest in the public domain.
- To encourage innovative design solutions to improve the urban environment.
- To avoid a 'walled in' streetscape.

Proposal - New fence and landscaping proposed at the front to hide the raised stormwater pit is required. The fence proposed will be under 1m, with integrated landscaping complying with the objectives.

PART E – The Natural Environment

E1 Preservation of Trees or Bushland

Objectives

- To protect and enhance the urban forest of the Northern Beaches.
- To effectively manage the risks that come with an established urban forest through professional management of trees.
- To minimise soil erosion and to improve air quality, water quality, carbon sequestration, storm water retention, energy conservation and noise reduction.
- To protect, enhance [bushland](#) that provides habitat for locally native plant and animal species, threatened species populations and endangered ecological communities.
- To promote the retention and planting of trees which will help enable plant and animal communities to survive in the long-term.
- To protect and enhance the scenic value and character that trees and/or [bushland](#) vegetation provide.

Proposal - The works are in the vicinity of four trees on the site. As part of the application an Arboricultural Impact Assessment report has been prepared by Chantelle Hughes of Treeism dated updated in October 2025. Three of the four trees assessed are exempt species in the WDCP with the Bottlebrush at the front of the property with the proposed new driveway and entry stair falling within the Tree Protection Zone (TPZ) of this tree. The TPZ area affected is only minor at 4.7%, and so the health of the tree is deemed not to be impacted by the proposed works.

E11 Flood Prone Land

Objectives

- Protection of people.
- Protection of the natural environment.
- Protection of private and public infrastructure and assets.

Proposal

A Flood Risk Management Plan has been submitted as part of the submission by Taylor Consulting Engineers, dated 15th October 2025.

The report identifies the site as being in the Dee Why and Curl Curl Lagoons Floodplain Risk Management Study 2005 and being affected by the 1 in 100 year and Probable Maximum Flood events. The report identifies the site to be in a Medium Flood Risk precinct with a flood storage hydraulic category and an on site response for evacuation. The maximum Flood Planning Level (FPL) is identified as 5.79m AHD, and Probable Maximum Flood Level (PMF) of 5.79m AHD.

The proposal is for 30m² ground floor additions within the existing external walls proposed to be at RL 5.71m AHD. This raised floor level within the existing garage and new Dining space is to match the existing ground floor level, where as the proposed new carport level is at RL 5.33m AHD, above the 1:100 year flood level of 5.29 AHD. The first floor level additions will be at the existing floor level of RL 8.51m AHD.

The report mentions the expected major flood event to be of relatively low velocity coming from Curl Curl Lagoon, and discusses the triggers and emergency response and the owners responsibilities. The report concludes that the proposal will result in no net loss of flood storage on the site in all events up to the 1% AEP and states all new building elements below the PMF to be constructed of flood compatible materials.

The design is deemed to comply with the requirements set out by council for residential construction in a medium risk flood zone.

CONCLUSION

The proposed Modified development request is for partial demolition of the house and construction of a new double carport, modified ground floor, increased first floor, a modified entry and all with new roofs. The proposal has been thoughtfully designed to improve the amenity for the owners whilst making a positive contribution to the existing streetscape.

The proposal has considered the neighbouring dwellings in the design to maintain amenity, solar access and privacy, and provides a design that is consistent in character within the locality.

The proposal satisfies council's controls, achieves the aims and objectives of these controls and is suitable for approval on town planning grounds.