



**Modified Statement of  
Environmental  
Effects  
at  
1 Phyllis Street,  
Curl Curl  
NSW 2096  
For  
Jeremy Coleman  
DA2013/1038**

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**RAPID PLANS**

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## **INTRODUCTION**

This Statement of Environmental Effects accompanies the modified development application for the proposed alterations and additions at 1 Phyllis Street in Curl Curl.

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 for DA2013/1038 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.

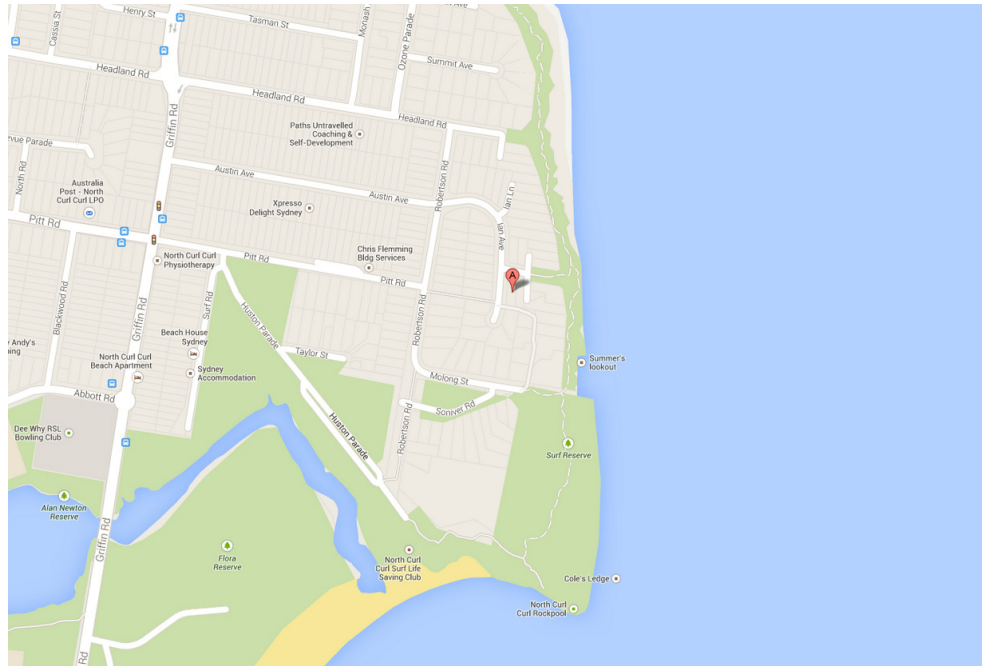
# 1 THE EXISTING BUILDING

## 1.1 Site

The residence is located on the corner of Phyllis Street & Ian Avenue in the residential neighbourhood of Curl Curl.

Site Address: No 1 Phyllis Street, Curl Curl

### LOCATION PLAN



## 1.2 Local Authority

The local authority for this site is:  
Warringah Council, Civic Centre, 725 Pittwater Street,  
Dee Why NSW 2099  
DX 9118 Dee Why  
Telephone: 9942 2111

## 1.3 Zoning

Lot 32 DP 16602 known as 1 Phyllis Street, Curl Curl, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

## 1.4 Planning Controls

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

### ***1.1 Context and Streetscape***

The house is situated on the corner of Ian Avenue & Phyllis Street that has panoramic ocean views.

The street presents as typical of the garden suburb characterised by property trees small shrubs and street trees.

The property is an existing two storey dwelling with an existing garage/basement level and an existing detached single storey garage to the rear fronting onto Ian Avenue.

Houses in the street are mainly single and double storey of varying periods with a mix of period homes & modern architectural style housing.

The locality is considered a low density area.

### ***1.2 Existing Areas of the Dwelling***

The property is an existing two storey dwelling with an existing garage/basement level and an existing detached single storey garage to the rear fronting onto Ian Avenue.

### ***1.3 Existing off street parking***

There is parking available for multiple cars in the existing garages & on the existing concrete drive. There is no necessity for street parking.

### ***1.4 Existing Landscaping***

There is minimal area dedicated to landscaping at present. There are a few small to medium sized shrubs and trees fronting onto Phyllis Street and a small tiered lawned area to the rear of the property.

## 2 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. This proposal is to accompany the approved proposal for approved DA2013/1038. There is to be a slight modification to the northern elevation facing Phyllis Street which comprises of an extension to the existing and previously approved deck under DA2013/1038 to the ground floor front entry, removal of previously approved columns to ground floor entry, new portion of lawned area to front entry and a new masonry wall extension to previously approved front fence. In addition part of the existing fencing along Ian Avenue will be removed and replaced with masonry fencing to match the existing.

The proposal is in sympathy with the existing residence & approved DA2013/1038 maintaining the scale and character of a house and the garden suburb.

### ***2.1 Features of the Proposal***

**Externally the proposal encompasses:**

- Remove previously approved structural piers and replace with timber posts to northern elevation.
- Remove previously approved front gate and extend previously approved masonry wall to northern elevation
- Remove previously approved front entrance path partially and replace with tiered lawned area
- Minor extension to existing front deck
- Minor extension to proposed front deck

**Internally the proposal encompasses:**

- N/A

### ***2.2 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.

## **2.3 Purpose for the additions**

The owner is looking to make a slight modification to the previously approved DA2013/1038 whilst the visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. Overall the alterations and additions to the original DA application has proposed to suit the owners needs and to improve site access from the primary frontage. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk that is fitting for the area. The proposed development maintains the existing aspect & improving the lifestyle for the resident as well as making the residence much more energy efficient and environmentally friendly.

## **2.4 Materials and finishes proposed to be used**

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:

- Masonry walls to match existing and previously approved DA2013/1038
- Timber deck to match in with previously approved DA2013/1038

## **2.5 Height**

The height of the new development will not exceed the 8.5m height limit.

## **2.6 Site Controls**

<b>Proposed Development</b>	<b>Proposed</b>	<b>Allowable</b>
Site Area	481.3 sq m	-
GFA (Gross Floor Area)	192.46 sq m	-
Height	9.502m Existing	8.5m
Built upon area	80.04m <sup>2</sup>	288.78 sq m
Landscaping	401.26m <sup>2</sup>	192.52 sq m

## **2.7 Setbacks and Siting**

<b>Proposed Development</b>	<b>Proposed</b>	<b>Allowable</b>
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Front Set Back	5.312m Existing	6.5m
Rear Set Back	1.188m Existing	6.0m
Side Set Back	0.498m Existing	0.9m

The proposed landscaped area does not achieve the D1 Landscaped Open Space area calculation of 40% set within the DCP. The previously approved DA2013/1038 had a 15% landscaped area and this proposal has added a further 2% landscaped area to bring the total to 17%. This will assist in achieving such objectives as enhancing the streetscape, topographical features and habitat for wildlife as well as expands the amount of outdoor recreational opportunities for its occupants.

The minor extension to the existing front deck will encroach the B7 6.5m Front Boundary Setback of the DCP. It has been designed to extend in line with the established front setback set by the existing ground floor external wall in order to maintain a sense of openness, maintain a visual continuity and pattern of buildings and landscape elements. It will also protect and enhance the visual quality of streetscapes and public spaces.

## **2.8 Access and Traffic**

Due regard has been given to pedestrian and vehicular access. This modification shows that access to Phyllis Street & Ian Avenue is to be maintained with the existing and not altered to suit this proposed modification.

## **2.9 Privacy, Views and Outlook**

The existing front deck extension and extension to the proposed deck both fronting onto Phyllis Street will have minimal impact on the adjacent No.3 Phyllis Street dwelling as they will not overlook directly onto neighbouring adjoining windows and will maintain view lines from adjoining properties as the works are minor alterations and additions.



### ***2.10 Solar Access and Overshadowing***

The existing front deck extension and extension to the proposed deck both fronting onto Phyllis Street will have minimal impact on the adjacent No.3 Phyllis Street as most of the shadow is to be maintained as per the previously approved DA2013/1038.

### ***2.11 Acoustic Privacy***

Acoustic privacy has been maintained across the development. The brick veneer and timber floors on the property act as a buffer to noise as well as existing on site vegetation. It is considered that this development imposes minimal noise impact to neighbours. The acoustic privacy is in keeping with the original approved DA2013/1038.

### ***2.12 Water Management***

Appropriate water management measures have been adopted in this development. Stormwater from previously approved roofed areas will be fed into the existing stormwater drainage system as well as into the proposed tank and piped to the street gutter. Water management is in keeping with the original approved DA No. DA2013/1038.

### **3 ENERGY EFFICIENCY**

Energy conservation is an important feature in the design of this development.

Careful consideration has been given to promote sustainable design.

#### **3.1 Orientation**

The living spaces have been designed to make maximum use of the existing dwelling as well as the northerly & easterly aspects.

#### **3.2 Passive Solar Heating**

The living spaces have timber floors and brick veneer walls. The outdoor areas are to be timber & paved 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. Passive solar heating is in keeping with the original approved DA No. DA2013/1038.

#### **3.3 Passive Cooling**

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. Passive cooling is to be in keeping with the original approved DA No. DA2013/1038.

#### **3.4 Natural light**

Large open windows and doors to the north enable the living spaces to have generous amounts of sun during the winter months and natural light during the summer months. Natural light is to be maintained with the previously approved DA application DA2013/1038 .

#### **3.5 Insulation and Thermal Mass**

The development will be constructed from a full brick and concrete slab construction. As well as providing for acoustic requirements this construction provides a good thermal mass for the house. The entire house shall be thermally insulated in accordance with the previously approved DA No. DA2013/1038.

### **3.6 Waste Management**

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 front yard. Household effluent will be disposed of to Sydney Water requirements. 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. Waste management is in keeping with the original approved DA No. DA2013/1038.

### **3.7 Siting and Setback**

Curl Curl is noted for the uniformity and the site coverage siting. Most houses are free standing with the car access to the front or down one side. 1 Phyllis Street is a good example of this as it has existing garage access down the eastern boundary from Phyllis Street and a rear detached single storey garage fronting onto Ian Avenue. Overall the siting of the house is relevant to the shape of the block & neighbouring properties with these entries to be maintained and not altered for this proposal. Siting & setback is in keeping with the original approved DA No. DA2013/1038.

### **3.8 Development on Sloping Land**

No. 1 Phyllis Street, Curl Curl is shown in Landslip Categories A & B on Warringah Council Landslip map. The slight modifications will not impact significantly on the previously approved DA No. DA2013/1038. A geotechnical assessment will support this modified development application.

### **3.9 Building Form**

Residential buildings in Curl Curl are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed.

The new works have been designed to maintain the overall look of the building form & to create a modern design that suites the area & are in accordance with the original approved DA No. DA2013/1038.

### **3.10 Roof Form**

All roofs are to be maintained with the previously approved DA No. DA2013/1038.

### **3.11 Walls**

All walls are to be maintained with the previously approved DA No. DA2013/1038. The only exception is for a new portion of masonry fencing to be extended along the previously approved masonry front fence fronting onto Phyllis street and a new portion of masonry fencing to match in with the existing masonry fencing along the Ian Avenue frontage that will replace the existing steel sheet fencing.

### **3.12 Windows and Doors**

A variety of window shapes and sizes can be found in the Curl Curl 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.

All windows and doors are to be maintained with the previously approved DA No. DA2013/1038.

### **3.13 Garages and Carports**

The freestanding houses in Curl Curl allowed for the cars to drive to the front or down the side of the house. The proposed garage is in keeping with the original approved DA No. DA2013/1038 with parking available for 2 vehicles.

### **3.14 Colour Scheme**

The colour scheme of the proposed addition will be in sympathy with the period of the original house and with the previously approved DA No. DA2013/1038.

Please refer to Appendix 1 for the Colour Scheme schedule

### **3.15 Fences and Gates**

Fences & gates are to be maintained for this development with the original approved DA No. DA2013/1038 with exception to a new portion of masonry fencing to be extended along the previously approved masonry front fence fronting onto Phyllis street and a new portion of masonry fencing to match in with the existing masonry fencing along the Ian Avenue frontage that will replace the existing steel sheet fencing .

### **3.16 Garden Elements**

The garden areas are to be maintained where possible promoting the concept of a garden suburb. No substantial trees are to be affected with the streetscape maintained. Garden elements are to be in keeping with the original approved DA No.DA2013/1038 with additional landscaped area to be added with this DA modification to the landscaped area fronting onto Phyllis Street.

## **4 CONCLUSION**

### **4.1 Summary**

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed changes to 1 Phyllis Street are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of Curl Curl as well as the originally approved DA No. DA2013/1038. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. We consider that the minor alterations and additions in this proposal will impose minimal impact and request that council support the Modified Development Application.

## **5 APPENDIX 1 – Schedules**

### **5.1 Schedule of finishes**

Schedule of Exterior Materials, Finish and Colours

<b>EXTERIOR ELEMENT</b>	<b>MATERIAL</b>	<b>FINISH</b>	<b>AS 2700 1996 COLOUR</b>
<b>5.1.1 Deck</b>	Timber	Paint	By Owner