

# STATEMENT OF ENVIRONMENTAL EFFECTS

FOR:

CONSTRUCTION OF A NEW PERGOLA, MINOR ALTERATIONS AND ADDITIONS TO EXISTING RESIDENCE, CONSTRUCTION OF A NEW PAVED AREA AND ASSOCIATED HARD AND SOFT LANDSCAPING WORKS.

AT

**44A Abbott Road, North Curl Curl, NSW 2099**

**LOT 62 IN DP1041819**

PREPARED FOR

**Mr & Mrs Johns  
October 2022**

BY

CONTOUR  
LANDSCAPE ARCHITECTURE

## **1. INTRODUCTION**

This Statement of Environmental Effects accompanies drawings dated 28th of September 2022 including Site Plan(C1), Roof Plan(C2), Floor Plan(C3), Section Sheet AA(C4), Section Sheet BB(C5), Site Calculations(C6), Sediment Control Plan(C7), Stormwater Drainage Plan(C8), Site Analysis(C9) Notification Plan(C10), Stormwater Door & Window Schedule(C11) and a site survey by C&A Surveyors for submission to Northern Beaches Council as a Development Application for the construction of a new pergola, alterations and additions to existing residence, construction of a new paved area and associated hard and soft landscaping works at 44A Abbott Road, North Curl Curl, NSW 2099.

This statement explains how the proposed development will address relevant controls and objectives contained within the following documents:

- Warringah Development Control Plan 2011
- Warringah Local Environmental Plan 2011

## **2. LEGAL DESCRIPTION**

The subject land that is 44A Abbott Road, North Curl Curl, NSW 2099. LOT 62 IN DP1041819 is situated on the northern side of Abbott Road. The property is a Two storey rendered residence. It has a pedestrian and vehicular access via a driveway from Abbott Road from the southern boundary of the property. The property is located within the R2 Low Density Residential Zone.

The development is consistent in size with the surrounding properties and will have minimal visual impact when viewed from the street and adjoining properties.

The subject land is generally rectangular with a total site area of 654m<sup>2</sup> by calculation.

### **2.1. PHYSICAL DESCRIPTION OF THE SITE/CURRENT LAND USE**

Currently erected on the site is a Two Storey rendered Residence. The property is generally flat. At the rear of the property there is private open space consisting of a lawn area, paved area, swimming pool, timber deck with pergola and perimeter planting. The open space to the south of the Residence consists of a level garden/lawn area with minimal fall. There is parking space and pedestrian path extending from the eastern boundary towards the centre of the property. A footpath on the western boundary connects the rear and front open spaces.

The neighbouring properties are of a similar size and lot shape to the subject Residence.

### **3. THE PROPOSED DEVELOPMENT**

#### **3.1. MINOR ALTERATIONS TO THE EXISTING DWELLING**

##### **3.2. Alterations to the Existing Dwelling**

- The ground floor of the Dwelling is to be extended towards the north of the residence by 1480mm in two areas to the east and west of the northern facade.
- The existing second story Juliet balcony shall be removed.
- All proposed exterior materials, finishes and construction style shall be consistent with the existing materials and building style.
- Existing footprint of the second floor shall remain unchanged.
- The internal alterations and additions shall have the following benefits,
  - Increasing functional interior space for residents, with minimal increase to the existing ground floor footprint of the Residence.
  - Greater connection of the interior and exterior space, providing improved amenity for the residents.

##### **3.3. Construction of Rear Pergola and Paved Alfresco**

- Proposed construction of a Pergola structure located at the rear of the property connected to the residence.
- Proposed construction of covered alfresco area, the proposed works shall be located within the footprint of the existing Cabana structure to be removed. Extended paving shall be installed to create alfresco doing area connected to there Dwelling.
- Materials and construction style shall be sympathetic to the existing and surrounding structure by replicating the building materials, finishes and colours used on the subject Residence.
- This pergola area shall provide improved recreational and private open space amenity for the owners, connecting the internal and external spaces.

### **3.4.ASSOCIATED HARD AND SOFT LANDSCAPING**

- The proposed development will include installation of new pool safety fencing at a height of 1.2m and compliant to AS1926.1-2012
- The proposed development shall include low masonry hob wall garden edging to create level functional spaces.
- All significant vegetation in the property shall be retained and enhanced by the development.
- Privacy screen planting shall be planted along the northern and western edges of the property to provide additional visual and aural privacy to residents and neighbours.

## **4. DEVELOPMENT CONTROLS**

### **4.1.ALTERATIONS TO EXISTING DWELLING**

The proposed construction works generally meet the controls and objectives as outlined in the Warringah Local Environmental Plan 2011 - Zone R2 Low Density Residential. The objectives of R2 Zoning are as follows:

- *To provide for the housing needs of the community within a low-density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that low density residential environments are characterised by landscaped settings that are in harmony with the natural environment of Warringah.*

Given the stated objectives of the Local Environmental Plan and Warringah Development Control Plan, this development is considered permissible.

This proposed development substantially increases amenity to the Residents with improved facilities and services with minimal impact on the surrounding local natural or developed areas.

The development will be carried out using best practices and constructed using high-quality materials.

## 5. SITE DEVELOPMENT COMPLIANCE

Warringah DCP 2011 D1 Landscaped Open Space and Bushland Setting objectives are as follows:

- To enable planting to maintain and enhance the streetscape.
  - *This development will not effect existing foliage visible from Abbott Road.*
- To conserve and enhance indigenous vegetation, topographical features and habitat for wildlife.
  - *The proposed development will not impact any native habitat or vegetation*
- 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.
  - *The proposed development does not significantly alter the dimensions of the existing landscaped open space, nor does it further limit the establishment of trees and shrubs.*
- To enhance privacy between buildings.
  - *This development will enhance the privacy between neighbouring structures*
- To accommodate appropriate outdoor recreational opportunities that meet the needs of the occupants.
  - *The proposed development will provide the owners with increased outdoor recreational opportunities in much greater capacity than the current situation*
- To provide space for service functions, including clothes drying
  - *The proposed development creates increased functional space for the occupants in much greater capacity than the current situation.*

The proposed site development does not meet the numerical requirements regarding the relevant minimum landscaped area as established by Warringah Council's DCP 2011 as shown below;

## LANDSCAPE CALCULATIONS IN ACCORDANCE WITH Warringah Development Control Plan - Part D - D1 Landscaped Open Space and Bushland Setting

• Site Area	654m <sup>2</sup>
• Required Landscaped Area (40%)	261.6m <sup>2</sup>
• Existing Landscape Area	123.23m <sup>2</sup> / 18.8%
• Proposed Landscaped Area	155.23m <sup>2</sup> / 23.73%

The existing Landscaped Area of the subject Property does not numerically comply with Council's controls. The proposed development shall increase the Landscaped Area of the site as noted above therefore providing a substantial improvement on the current situation.

The proposed development substantially meets the objectives of the Landscaped Area requirements.

Substantial effort has also been made in this proposal to upgrade and enhance the landscape areas, allowing the residents to engage with the landscaped areas of the property, meeting the objectives of the DCP and LEP.

We note the proposed works do not meet with the numeric requirements, but a substantial increase is achieved with the proposed works therefore should be supported by Council. The proposed works greatly increase the ability of the site to meet with the objectives of the policy, by way of improved plantings, gardens, lawns, shrubs or trees and that is available for use and enjoyment by the occupants of the building.

## 6. SUMMARY

The proposed development outlined in this document has been formulated as such to significantly improve the amenity of the subject property whilst being mindful of mitigating its impact on the privacy of neighbouring properties, the streetscape, the natural environment, and the character of the neighbourhood as a whole.

All works carried out will be undertaken with the highest standards for quality, material and finishes.

This proposal should be supported and approved by Council.