

**STATEMENT OF  
ENVIRONMENTAL EFFECTS**

**PROPOSED DWELLING ALTERATIONS AND ADDITIONS**

**15 PLAYFAIR ROAD, NORTH CURL CURL**

**On behalf of  
Mr & Mrs Benny**

**8<sup>th</sup> January 2025**

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## **STATEMENT OF ENVIRONMENTAL EFFECTS**

### **Dwelling Alterations and Additions**

**15 Playfair Road, North Curl Curl**

**Prepared under instructions from  
Building Design & Technology Pty Ltd**

**Minto Planning Services Pty Ltd ABN 68 091 465 271**  
Town Planning Consultants  
PO Box 424  
Berowra NSW 2081  
Tel: (02) 9875 4788  
Email: [planning@mintoplanning.com.au](mailto:planning@mintoplanning.com.au)

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## 1. INTRODUCTION

This Statement of Environmental Effects accompanies a Development Application lodged on behalf of Mr & Mrs Benny. The proposal seeks approval for the construction of dwelling alterations and additions upon land identified as Lot 369 and Lot 23 in DP 13900 which is known as 15 Playfair Road, North Curl Curl.

By way of background, it is advised that Development Application 2018/0700 was approved by the Council on the 3/8/2018. That application approved Alterations & Additions to the existing dwelling. Those alterations and additions provided for a first floor addition. It is advised that the owners no longer wish to proceed with the approved first floor addition.

In consideration of this application reference has been made to:

- *Environmental Planning & Assessment Act 1979, as amended.*
- *Warringah Local Environmental Plan 2011*
- *Warringah Development Control Plan*

Additional information to support this application includes:

- Survey Plan prepared by SDG P/L, Ref. No. 9297, Rev. A and dated 6/1/25.
- Architectural Plans prepared by Building Design & Technology Pty Ltd, Project No. 202426, Revision A and dated 12/12/2024.
- Stormwater Plan & OSD Checklist prepared by Hydracor Consulting Engineers, Project No. GO160285, Issue A and dated 11/12/2024.
- Flood Investigation Report prepared by Hydracor Consulting Engineers, Document No. GO160285\_FS, Version 2.0 and dated 11/12/2024.
- BASIX Certificate No. A1777402 and dated 12/12/2024.
- Waste Management Plan dated 12/12/2024.

This Statement describes the subject site and the surrounding area, together with the relevant planning controls and policies relating to the site and the type of development proposed. It provides an assessment of the proposed development against the heads of consideration as set out in Section 4.15(1) of the Environmental Planning and Assessment Act 1979.

As a result of that assessment, it is concluded that the development of the site in the manner proposed is considered to be acceptable and is worthy of the support of the Council.

## 2. THE SITE

The subject site currently comprises a single allotment of land identified as Lot 23 in DP 13900 and which is known as 15 Playfair Road, North Curl Curl.

The subject site is generally rectangular in shape and is located on the eastern side of Playfair Road to the north of its intersection with Pitt Road.

The subject site has a frontage width to Playfair Road of 21.34m and a maximum site depth of 46.25m. The site area is 863.8m<sup>2</sup>.



Site Location Map

The subject site is a gently sloping allotment having a fall from the street frontage (RL 16.75) towards the rear yard (RL14.75). A Council stormwater line dissects the front portion of the site and it is proposed to discharge all collected stormwater into this existing system.

The subject site is currently occupied by a single storey clad dwelling house with tiled roof. The existing dwelling is located towards the front portion of the allotment. A detached clad garage with metal roof is located to the southeast of the site and adjacent to the side boundary. A detached clad studio is located at the rear of the garage.

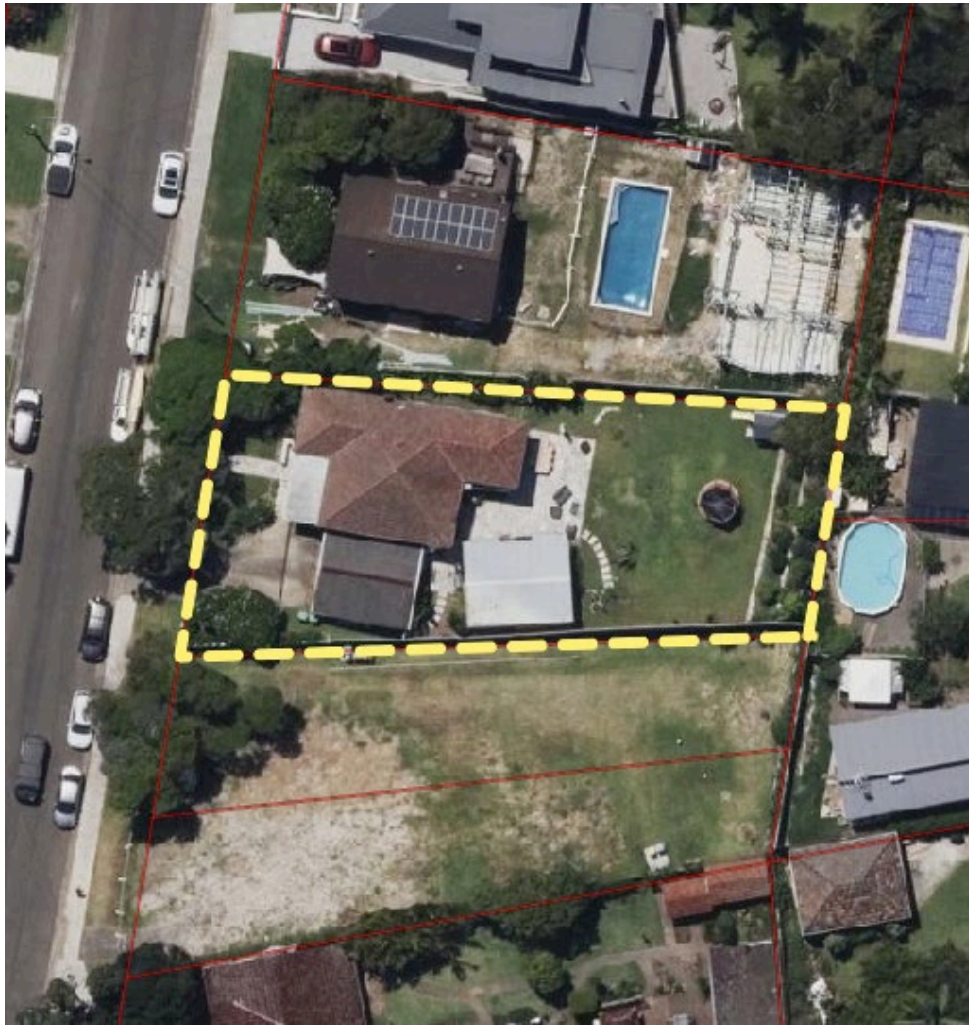
Vehicular access to the site is by way of an existing concrete crossing and driveway which provides access to the detached garage. A picket fence is erected along the street frontage and is proposed to be retained as part of this application.

The subject property is not heritage listed and is not considered to have any heritage significance which would be impacted by the proposed development.

The site is characterized by informal landscaped gardens including screen planting adjacent to the front boundary. There is one tree within the front yard and a tree within the Council's road reserve. The proposal does not have any impact on existing protected trees.



**The subject property as viewed from the street**



An aerial view of the subject site

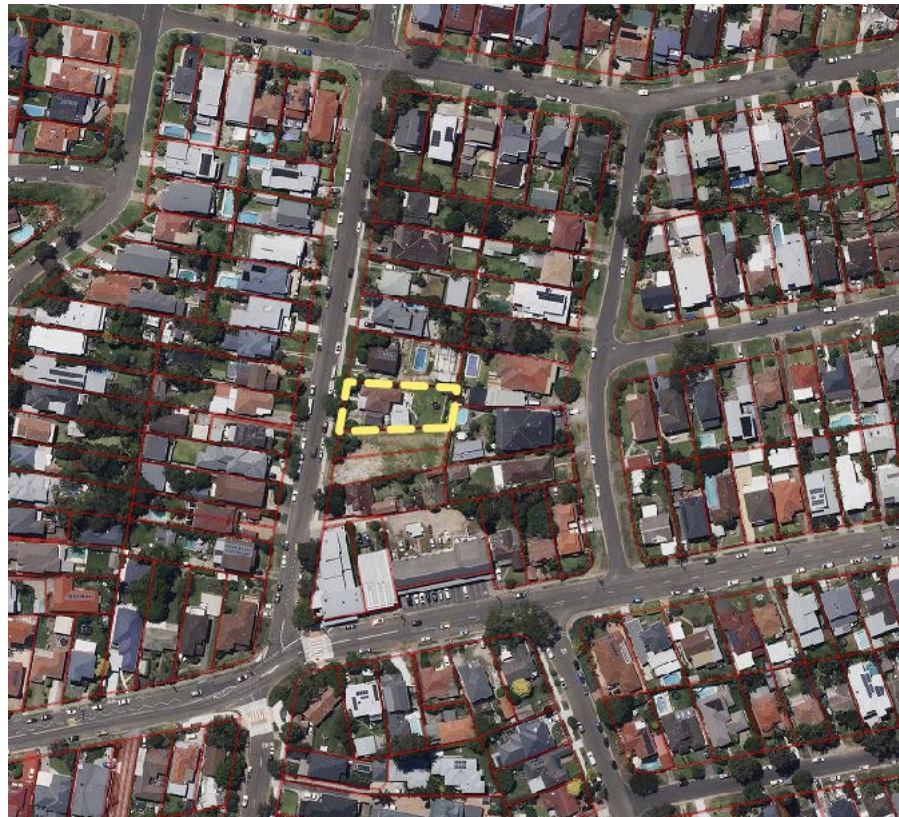
### **3. THE SURROUNDING ENVIRONMENT**

The area surrounding the subject site is residential in character and supports a variety of housing styles and sizes erected on allotments which are generally consistent in size with the subject site.

Nearby residential development typically comprises of single dwelling development comprising of original and modern dwelling houses.

The site is located in proximity to local shops and public open space.

The sites relationship with its surrounding properties is depicted in the following aerial photograph.



**An aerial view of the subject and adjoining properties**

There are no other features of the locality which it is considered are relevant to this assessment.

#### 4. THE PROPOSAL

The proposal seeks approval for the demolition of the existing detached studio followed by the construction of alterations and additions to the existing dwelling house.

The rear portion of the existing dwelling is to be demolished and a new single storey addition provided. The additions maintain a setback of at least 1.61m to the sites northern side boundary and at least 0.99m to the southern side boundary.

The resultant dwelling upon completion of the proposed works will comprise the following:

Entry, four bedrooms (Bed 1 with WIR and ensuite), games room, study, kitchen, dining/family room, laundry and double garage.

A tiled patio and hardstand area is to be provided to the rear portion of the addition.

The proposal does not result in any changes to the existing vehicular access and driveway.

The proposal has also been designed so as to comply with the requirements of BASIX. In this regard an assessment of the proposal against the requirements of BASIX has been undertaken and the resultant BASIX Certification forms part of the information accompanying this application.

A detailed plan for the disposal of stormwater has been prepared by Hydracor Consulting Engineers and forms part of the accompanying documentation. The proposal provides for collected stormwater to be discharged to the existing Council stormwater trunk drainage line.

The proposal results in the following development indices:

**Site Area:** 863.80m<sup>2</sup>

**Landscaped Area:** 407.5m<sup>2</sup> or 47.18%

## 5. ZONING AND DEVELOPMENT CONTROLS

The proposed development is identified as development permissible with the consent of Council under the provisions of the Environmental Planning and Assessment Act 1979 and the Warringah Local Environmental Plan 2011.

The following is an assessment of the proposal against the relevant provisions of the Act and all of the relevant planning instruments and policies of Northern Beaches Council.

### 5.1 Planning for Bushfire Protection

The subject site is not identified as comprising bushfire prone land on Council's Bushfire Prone Lands Map.

Therefore, the provisions of Planning for Bushfire Protection do not apply to the subject site.



Extract from Council Bushfire Prone Land Map

### 5.2 Warringah Local Environmental Plan 2011

The subject land is zoned R2 - Low Density Residential under the provisions of the Warringah Local Environmental Plan 2011.

The objectives for development within the R2 zone are:

- *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.



Extract from Council Zoning Map

Under the R2 Low Density Residential zone a range of uses including that of a *dwelling house* is permissible with the consent of the Council.

The proposal which seeks approval for the construction of dwelling alterations and additions upon the site is considered to be consistent with the above objectives and is development permissible with the consent of the Council.

The following provisions of the Warringah Local Environmental Plan 2011 are considered to be applicable to the subject site.

#### **Clause 4.3 - Height of Buildings**

The subject site is located within Building Height Area “I” and is therefore subject to a maximum building height control of 8.5m.

The proposal as detailed on the accompanying plans has a maximum building of 8.105m which complies with this requirement.

The proposal is therefore considered to satisfy the requirements of Clause 4.3 of the LEP.



Extract of Council Height of Buildings Map

#### **Clause 4.4 - Floor Space Ratio**

There is no FSR control applicable to the subject site.

#### **Clause 5.10 - Heritage Conservation**

The subject site is not identified as comprising a heritage item and is not considered to have any heritage significance which would prevent the subject application.

The site is not located within a Heritage Conservation Area and does not adjoin any identified heritage items.

#### **Clause 6.2 - Earthworks**

The proposed works involve earthworks necessary for the excavation of a footings and associated works. It is considered that the extent of earthworks is minimal and is unlikely to cause disruption to the natural harmony of the site. It is my opinion that the proposal satisfies the objective of this clause.

#### **Clause 6.4 - Development on sloping land**

The subject site is located within landslip risk area 'A' and no further information is required. The proposal complies with this clause.

## **Summary**

There are no other provisions of the Warringah LEP which it is considered are relevant to the proposal.

It is my opinion based upon this assessment that the proposal is compliant with the aims, objectives and the prescriptive requirements of the Warringah LEP and is therefore permissible upon the subject site with the consent of the Council.

### 5.3 Warringah Development Control Plan

Council's Development Control Plan applies to all forms of development. An assessment of the proposal against the applicable provisions of the DCP has been undertaken and the following comments are made.

#### **Part B - Built Form Controls**

The following is an assessment of the applicable prescriptive requirements of the DCP as they apply to the proposal.

Control	Requirement	Proposal	Compliance
B1 - Wall Height	<ul style="list-style-type: none"><li>Maximum of 7.2m measured to the underside of the ceiling</li></ul>	<ul style="list-style-type: none"><li>Refer to Plans - Approximately 5.0m</li></ul>	Yes
B3 - Side Boundary Envelope	<ul style="list-style-type: none"><li>Development must be sited within a building envelope determined by projecting planes at 45 degrees from a height of 5m.</li></ul>	<ul style="list-style-type: none"><li>Refer to Plans</li></ul>	Yes
B5 - Side Boundary Setbacks	<ul style="list-style-type: none"><li>900mm</li></ul>	<ul style="list-style-type: none"><li>Northwest - 1.61m</li><li>Southeast - 0.9m</li></ul>	Yes
B7 - Front Boundary Setbacks	<ul style="list-style-type: none"><li>6.5m</li></ul>	<ul style="list-style-type: none"><li>Existing front setback retained.</li></ul>	Yes
B9 - Rear Boundary Setbacks	<ul style="list-style-type: none"><li>6m</li></ul>	<ul style="list-style-type: none"><li>Setback of 14.075m provided.</li></ul>	Yes
D1 - Landscaped Open Space/ Bushland Setting	<ul style="list-style-type: none"><li>Minimum of 40% of site area</li></ul>	<ul style="list-style-type: none"><li>Landscaped area of 407.5m<sup>2</sup> or 47.18%.</li></ul>	Yes
D2 - Private Open Space	<ul style="list-style-type: none"><li>A minimum of 60m<sup>2</sup></li><li>Minimum dimension of 5m</li></ul>	<ul style="list-style-type: none"><li>&gt; 60m<sup>2</sup></li></ul>	Yes

The following is an assessment of the proposal against the performance based provisions of the DCP.

### **Part C - Siting Factors**

#### **C3 - Parking Facilities**

The proposal requires a total of 2 spaces to be provided on-site. The proposal provides for 2 spaces within the proposed which satisfy the minimum requirements of the DCP.

The proposal is therefore considered to satisfy this element of the DCP.

#### **C4 - Stormwater**

A detailed plan for the disposal of stormwater has been prepared by Hydracor Consulting Engineers and forms part of the accompanying documentation. The proposal provides for collected stormwater to be discharged to the existing Council stormwater trunk drainage line.

The proposal is therefore considered to satisfy this element of the DCP.

#### **C8 - Demolition and Construction**

A Waste Management Plan has been prepared for the site and forms part of the information accompanying this application and includes the proposed demolition and construction phases.

The proposal is therefore considered to satisfy this element of the DCP.

#### **C9 - Waste Management**

A Waste Management Plan has been prepared for the site and forms part of the information accompanying this application.

In addition to the above, it is considered that sufficient space is provided upon the site for the storage of the required waste containers in a location forward of the building line.

The proposal is therefore considered to satisfy this element of the DCP.

## **Part D - Design**

### **D6 - Access to Sunlight**

The proposed additions are single storey and as such shadow diagrams are not required.

The additions provide for living areas on the rear northeast elevation of the dwelling which will receive good solar access throughout the rear.

The proposal is therefore considered to satisfy this element of the DCP.

### **D7 - Views**

It is not considered that the proposal will impact the views of adjoining properties.

### **D8 - Privacy**

The objectives of this section of the DCP is to appropriately locate the siting and design of buildings to provide reasonable visual and acoustic privacy for residents and their neighbours and to ensure the rights to privacy are balanced with the public benefit of maintaining the streetscape character.

The proposal will not result in any privacy issues due to the single storey design, appropriate setbacks and orientation of the proposed additions.

It is considered that the proposal will not impact upon the privacy of adjoining properties.

### **D9 - Building Bulk**

The proposal is considered to comply with the building bulk requirements prescribed in Council's DCP for the following reasons:

1. The resultant dwelling is single storey and is compatible with the existing streetscape.
2. The proposed alterations and additions are sited within Council's height, building envelope and setback controls.
3. The proposal is well articulated on all facades to minimise bulk and scale as viewed from the adjoining properties.

It is not considered that the proposal will have a bulky appearance when viewed from the public domain.

#### **D10 - Building Colours and Materials**

Proposed colours and materials will minimise the visual impact of the development and complement the existing dwelling.

#### **D11 - Roofs**

The proposal includes new pitched metal roof for the dwelling.

It is considered that the proposal satisfies the objectives and requirements of this section of the DCP and will not result in any adverse impacts on the surrounding streetscape or locality.

#### **D14 - Site Facilities**

The proposal will result in an outcome whereby the subject site continues to provide for suitable site facilities in accordance with the requirements of the Council.

### **Part E - The Natural Environment**

#### **E1 - Preservation of Trees or Bushland Vegetation**

The proposed additions do not require the removal of nor have any impact on existing protected vegetation.

#### **E10 - Landslip Risk**

The subject site is located within landslip risk area 'A' and therefore, no additional information is required.

It is therefore considered that the requirements of this section of the DCP have been satisfied.

### **Conclusion**

The proposal is considered to achieve appropriate compliance with the aims and objectives of the Warringah Development Control Plan and is therefore worthy of the support of the Council.

## **6. SECTION 4.15(1) ASSESSMENT**

### **Environmental Planning Instruments - Section 4.15(1)(a)**

The subject site is zoned R2 Low Density Residential under the provisions of the Warringah Local Environmental Plan 2011. The proposed dwelling alterations and additions are permissible with the consent of Council. The proposal has been assessed against the objectives and provisions of both the Warringah LEP & DCP as detailed within this report. The proposal was found to satisfy the requirements of both policy documents.

### **Impacts of the Development - Section 4.15(1)(b)**

It is not considered that the proposal will result in any unreasonable detrimental impacts upon the amenity of the adjoining properties or upon the character of the surrounding area.

The proposed alterations and additions to the existing dwelling are considered to be of a design which is in keeping with the character of the surrounding area and the desired future characteristics identified for this locality.

### **Suitability of the Site - Section 4.15(1)(c)**

The subject site is zoned R2 Low Density Residential under the Warringah Local Environmental Plan. The proposed dwelling alterations and additions having a height less than 8.5m is permissible with the consent of Council.

The subject site currently comprises a single dwelling and is thus considered suitable for the proposed development.

## **7. CONCLUSION**

The proposed development is identified as development permissible with the consent of the Council under the terms of the Environmental Planning and Assessment Act 1979 and the Warringah LEP and has been assessed against the requirements of Section 4.15(1) of the Act, the Warringah LEP and DCP.

It is considered that this Statement of Environmental Effects has demonstrated that the proposal satisfies the aims and objectives as well as the prescriptive requirements of the above planning controls. It is considered that the proposal will not impact upon the amenity of adjoining properties or upon the character of the surrounding area.

It is therefore considered that the proposed dwelling alterations and additions upon property at 15 Playfair Road, North Curl Curl is worthy of the support of Council.

Andrew Minto  
Graduate Diploma (Urban & Regional Planning), Associate Diploma (Health & Building Surveying). MPIA.  
MINTO PLANNING SERVICES PTY LTD  
8<sup>th</sup> January 2025