



## **205 HEADLAND ROAD NORTH CURL CURL**

**STATEMENT OF ENVIRONMENTAL EFFECTS  
FOR ALTERATIONS AND ADDITIONS  
TO AN EXISTING DWELLING**



Report prepared for  
**Kim and Marco Carlon**  
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## **1. Introduction**

**1.1** This is a statement of environmental effects for alterations and additions to the existing dwelling at 205 Headland Road, North Curl Curl. The proposed development is for minor alterations and additions to the existing dwelling and a new pool and landscape works in the rear yard.

**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 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
- Survey prepared by DA Surveys
- Architectural drawings and BASIX Certificate prepared by Action Plans
- Stormwater Management Plan prepared by Northern Beaches Consulting
- Geotechnical report prepared by Ascent Geotechnical Engineering

**1.4** The proposed alterations and additions are consistent with the objectives of all Council controls, considerate of neighbouring residents and will result 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, no. 205 Headland Road, is located on the southern side of Headland Road approximately 90 metres west of its intersection with Quirk Street in North Curl Curl. The site is legally described as Lot A DP 364385.
- 2.2** It is an irregular shaped lot with a front boundary to Headland Road of 12.637m. The lot has an area of 727.2m<sup>2</sup> and slopes from north to south (from the front yard on Headland Road to the South).
- 2.3** The existing dwelling is a two-storey clad brick residence with lower ground floor backyard and an attached secondary dwelling at the front of the property.
- 2.4** The property is surrounded by detached residential dwellings in all directions. The property is immediately opposite St Luke's Grammar School to the north. The site is located in close proximity to Delmar Private Hospital to north east, and North Curl Curl Beach to the south east.



Figure 1. Aerial Image of the subject site



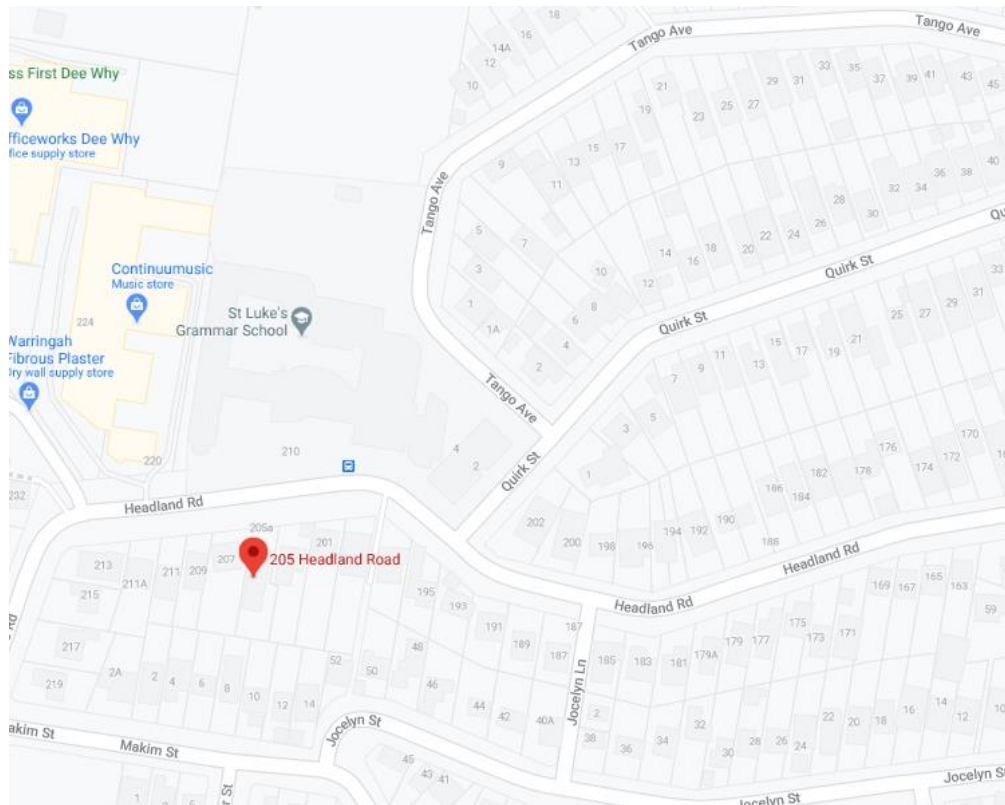


Figure 2. The site within the locality



Figure 3. Aerial Image of the site within the locality



### 3. Site Photos



Figure 4: The existing dwelling, viewed from Headland Road



Figure 5: The existing decking to be removed





**Figure 6: Rear yard looking south**



**Figure 7: Proposed pool location**

## 4. Proposed Development

- 4.1 The proposed development is for minor alterations and additions to the existing dwelling and the construction of a pool and associated landscape works in the rear yard.
- 4.2 The development remains consistent with the desired character for the locality while providing the residents with an improved dwelling and a more accessible and usable backyard. It is generally consistent with Council controls and ensures privacy, views and solar access are maintained for surrounding properties and the subject site.
- 4.3 The alterations and additions to the dwelling will be made up as follows:

### Lower Ground Floor

- Demolish existing decking.
- New windows on eastern elevation
- New fireplace
- New wine cellar
- Remediate existing wet bar

### Ground Floor Plan

- New windows as shown on plans
- Removal of some internal walls and reconfiguring floor plan:
  - New master bedroom, ensuite and WIR proposed where balcony and study currently is.
  - New wardrobe and study space in Bed 1 and Bed 2
  - New linen cupboard
  - New Bathroom where existing ensuite and WIR for Bed 1
  - New hallway connecting from stairs
  - Removal of existing bath for proposed laundry area
  - New cupboard located east of Bed 3
  - Remediation of stairs adjacent to proposed laundry space

### First floor

- Re-tile existing balcony
- Glass installation on north elevation

### Site works

- Demolition of exiting decking and sheds within the rear yard area
- Construction of 1.8m deep L-shaped pool (48,000 litres)
- Paving around pool area



- New shed
- New pedestrian access on eastern side boundary
- New water tank (eastern side boundary)
- New front boundary fence
- Widening of existing driveway

## **5. Statutory Framework**

### **5.1 State Environmental Planning Policies**

#### **State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004**

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

#### **State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017**

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 replaces the repealed provisions of clause 5.9 of the standard instrument LEP relating to the preservation of trees and vegetation.

The aims of this Policy are to protect the biodiversity values of trees and other vegetation, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

The development remains consistent with the provisions of the SEPP as it is located within the footprint of the existing dwelling and does not propose the removal of any trees.



## 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 2013.

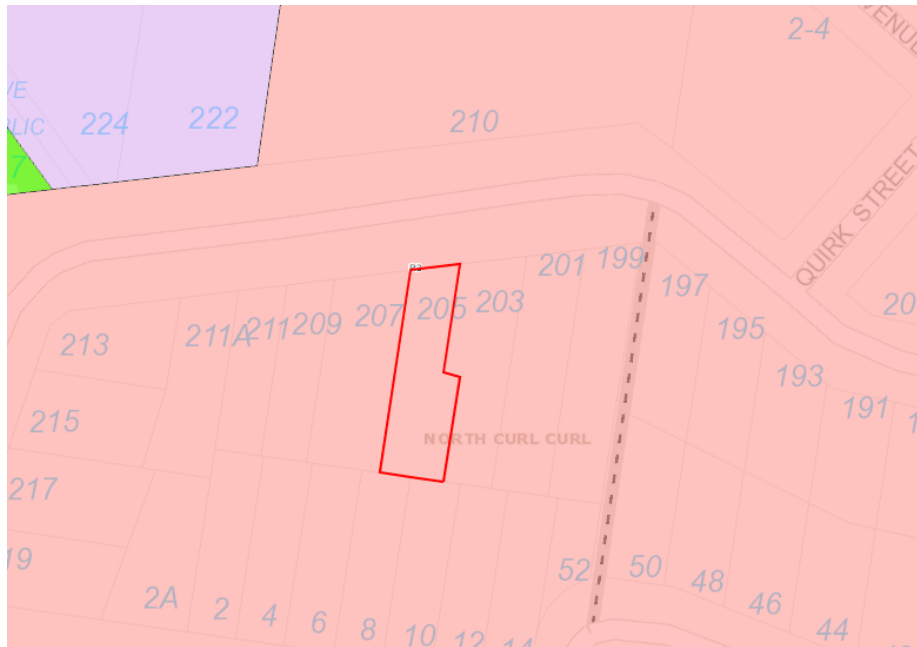


Figure 7: Extract from Warringah LEP 2011 Zoning Map

The proposed development is for alterations and additions to the existing dwelling house and associated pool and landscape works are permissible with development consent in the R2 zone.

### Height of Buildings

The LEP restricts the height of any development on the subject site to 8.5 metres. The proposed development results in no change to the existing approved height. All new works are located below the 8.5 metre height limit being internal works and within the rear yard.

### Heritage Conservation

The site is not a heritage item, located within a heritage conservation area or located in proximity to a heritage item.

**Acid Sulfate soils**

Not applicable to the site.

**Earthworks**

Earthworks are proposed for the development of the pool and associated landscaping works. All works will be undertaken in accordance with engineering specifications, Councils controls and any consent conditions. A geotechnical assessment report is attached.



### 5.3 Warringah Development Control Plan

The relevant sections of the DCP are addressed below.

#### **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 General Controls**

##### **Wall Heights**

The proposed development does not alter the existing compliant wall heights.

##### **Side Building Envelope**

The site requires a side boundary envelope of 5m/45°. The works proposed do not alter the height of the building and any variation out of the building envelope would be pre-existing and would not result in any new negative impacts to surrounding neighbours.

##### **Side Boundary Setbacks**

Side setbacks of 900mm are permitted on the subject site. Existing side boundaries are retained and are easily compliant with required setbacks as illustrated on the DA plan set. The western boundary setback is 1031mm and eastern boundary setback is 1408 mm.

##### **Front Setback**

A front setback of 6.5 metres is required on the site. No change is proposed to the existing approved setback.

##### **Rear Setback**

A rear building setback of 6 metres is required on the site. The existing dwelling and deck retain a 13.925 metre rear setback. The proposed pool sits within rear setback. This is consistent with the DCP which permits pools and associated landscape works within up to 50% of the rear setback area.

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

##### **Traffic Access and safety**

The driveway to the existing carport is proposed to be widened to improve access.

##### **Parking Facilities**

No changes are proposed to the existing compliant parking.

**Stormwater**

The proposed alterations and additions will be connected to Council's existing stormwater system.

**Erosion and Sedimentation**

Erosion and sediment control measures will be implemented in accordance with best practice and any conditions of consent

**Excavation and Landfill**

Earthworks will be compliant with Council controls and will be undertaken subject to fulfilment of requirements of geotechnical recommendations.

**Demolition and Construction**

The proposed alterations and additions will involve some demolition works. 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 existing dwelling has appropriate waste storage areas, with waste to be collected by Council's regular service.

**Part D Design****Landscaping and Open space and bush land setting**

The DCP requires 40% landscaping on the site which is equivalent to 290.88m<sup>2</sup> for the site area of 727.2m<sup>2</sup>. The existing site achieves a landscaped area of 227.49m<sup>2</sup> or 31%. The proposed development changes landscaped area to 236.99m<sup>2</sup> or 33% which is an increase on the existing landscaped area.

In addition, we note that if all green space including space with a lesser width to be included, an area of 38% would be achieved ensuring that the natural drainage on site is improved. The landscape setting of the site is maintained and improved, and the overall appearance will be green, and in character with the location.



**Private open space**

Private open space proposed is 220.55m<sup>2</sup> predominantly provided in the rear yard, compliant with the DCP.

**Noise**

The development is appropriate and will not result in noise levels inappropriate to a 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 dwellings are required to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21 by this clause DCP. Solar access impacts are maintained at an appropriate level with negligible impacts as a result of the proposed development.

**Views**

A site inspection of the subject site has been undertaken it is considered there are no significant views or water views impacted by the development or apparent in the location.

**Privacy**

Privacy will be retained for neighbours with ample setbacks and no direct overlooking into any key living areas. The surrounding dwellings are well setback and there is existing landscaping which aids in ensuring that privacy is maximised.

**Building Bulk**

The proposed alterations and additions will not add to the bulk of the existing dwelling with works being primarily internal and a pool in the rear yard.

**Building Colours and Materials**

The proposed alterations and additions will be designed to match the existing colour scheme of the house.

**Roofs**

The proposed alterations and additions will not change the existing roof design.

**Glare & Reflection**

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

**Front Fences and Front Walls**

The proposed new front fence is to include a pedestrian and sliding gate to match existing streetscape. This is a positive addition in this location, where the school traffic and patrons result in negative privacy impacts without screening. Given the location, and topography, the height and detail of the fencing is appropriate to ensure residential amenity.

**Site Facilities**

The existing dwelling has appropriate waste, recycling areas and drying facilities.

**Side and Rear Fences**

No changes proposed to side and rear fences.

**Swimming Pools and Spa Pools**

The proposed pool will be compliant with all regulations. A rear setback to the water line of 2.201m is provided. A side setback to the waterline to the west of 1.55 metres - 3.14 metres is provided.

**Safety and Security**

An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of the safety and security.

**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**

No trees are to be removed or be detrimentally impacted as a result of the proposed development.

**Prescribed Vegetation**

The alterations and additions will not negatively impact any prescribed vegetation.

**Retaining unique Environmental Factors**

The development will have no impact on any unique environmental factors in the area.

**Landslip Risk**

The site is located in the area nominated in the LEP maps as Area B – 5 to 25 degrees. The proposal does not include any significant excavation and will have a minimal impact in regard to landslip risk. A geotechnical Report is included with this application.

## 6. 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:

### **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.

### **The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economical impacts in the locality**

#### 6.1 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 alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

## **6.2 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.

## **6.3 Public domain**

There will be no impact.

## **6.4 Utilities**

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

## **6.5 Flora and fauna**

There will be no impact.

## **6.6 Waste**

There will be no impact.

## **6.7 Natural hazards**

The site is not recognised as being in a natural hazard zone.

## **6.8 Economic impact in the locality**

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



## **6.9 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 regards to all of the above factors. The development fits well within the context of the surrounds and the proposed development 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 and all relevant Council controls.

## **6.10 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.

## **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.

**Are the site attributes conducive to development?**

The site is appropriate for the proposed development.

**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.

**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.

## **7. Conclusions**

- 7.1** The proposed development for alterations and additions to the existing dwelling at 205 Headland Road, North Curl Curl is appropriate considering all State and Council controls.
- 7.2** 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.
- 7.3** Considering all the issues, the development is considered worthy of Council's consent.