



**Statement of
Environmental
Effects
165 Headland Road, North Curl Curl
NSW
For
Matthew Parrelli & Kate Kelso**

RAPID PLANS

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1 INTRODUCTION

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 165 Headland Road, North Curl Curl.

This statement seeks to express that the proposal complies with Council's Ordinances and provides compliance with the Council's objectives. This statement is pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act)¹.

In preparing this Development Application submission, careful consideration has been given to the sensitivity of the site, its relationship with surrounding properties, the unique character of the streetscape and the nature of the surrounding area. The proposed alteration and addition address the objectives and standards of the Warringah Local Environmental Plan 2011 ² (LEP), the Warringah Development Control Plan 2011 ³ (DCP)

This report demonstrates that the proposal is generally consistent with the relevant provisions of the State Environmental Planning Policy (BASIX), Warringah Local Environment Plan 2011, Warringah Development Control Plan 2011

This Statement of Environmental Effects and Development Application proposal is reasonable when assessed against council DCP and LEP. It will create a positive contribution to the streetscape and will result in improved amenity for the existing occupants, with minimal impact on the local amenity and environment.

Our recommendation would see an approval from Council for this development application subject to the councils review of this Statement of Environmental Effects.

¹Environmental Planning and Assessment Act 1979;
<http://classic.austlii.edu.au/au/legis/nsw/consol_act/epaaa1979389/>.

² Warringah Local Environmental Plan 2011;
< <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649>>.

³ Warringah Development Control Plan 2011;
<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/pages/plan/book.aspx?exhibit=DCP>>.

2 THE EXISTING BUILDING

2.1 Site

The residence is located on the South side of 165 Headland Road, North Curl Curl.
Site Address: No 165 Headland Road, North Curl Curl

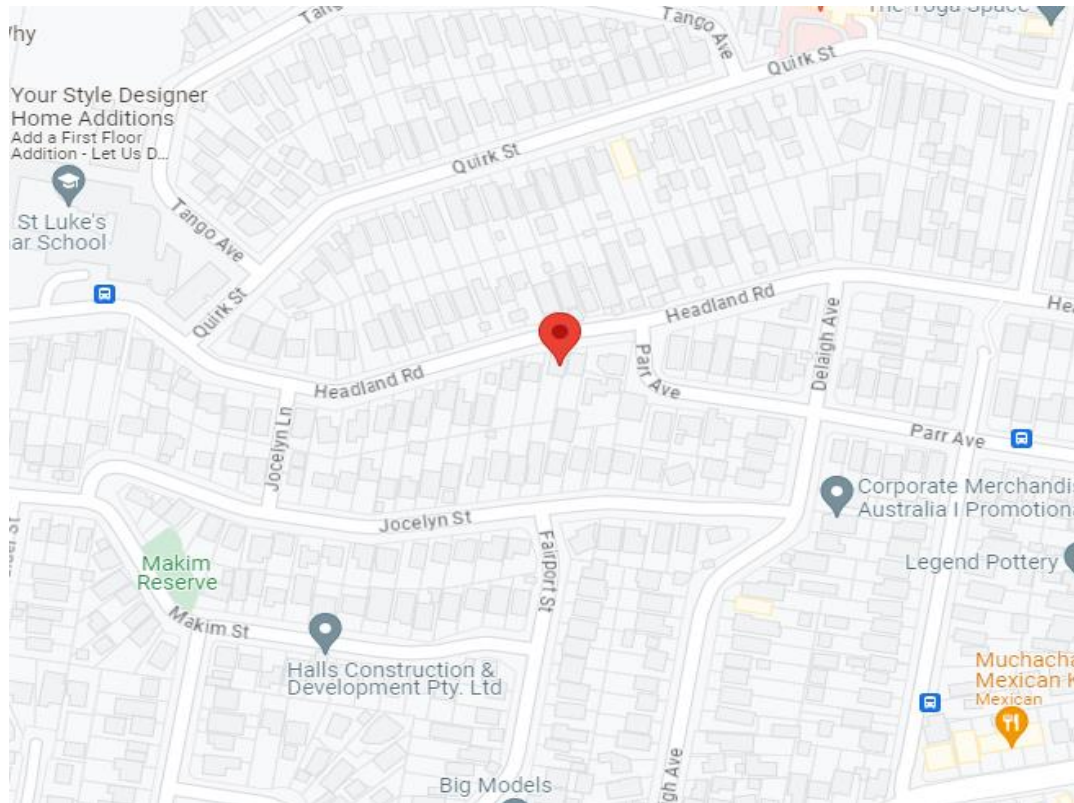


FIGURE 1: LOCATION PLAN 165 Headland Road, North Curl Curl. ⁴ Source Google Maps.

2.2 Local Authority

The local authority for this site is:
Northern Beaches Council (Warringah)
Civic Centre 725 Pittwater Road
Dee Why NSW 2099
DX 9118 Dee Why
Telephone: 9942 2111

2.3 Zoning

Lot 18 DP.16078 known as 165 Headland Road, North Curl Curl, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

⁴ Location Map; <<https://www.google.com/maps/place/165+Headland+Rd,+North+Curl+Curl+NSW+2099/@-33.760283,151.2863722,17z/data=!3m1!1e3!1s0x6b12aa8eaa121ddb:0x9ecb618649f9f2ab!8m2!3d-33.760283!4d151.2863722!16s%2Fg%2F11c2dstj25?entry=ttuj>>.

2.4 Planning Controls

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



Property Report

165 HEADLAND ROAD NORTH CURL CURL 2099



Property Details

Address: 165 HEADLAND ROAD NORTH CURL
CURL 2099
Lot/Section /Plan No: 18/-/DP16078
Council: NORTHERN BEACHES COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Warringah Local Environmental Plan 2011 (pub. 14-2-2014)
Land Zoning	R2 - Low Density Residential: (pub. 21-4-2023)
Height Of Building	8.5 m
Floor Space Ratio	NA
Minimum Lot Size	450 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Landslide Risk Land	Area B - Flanking Slopes 5 to 25

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

FIGURE 2: Property report; 165 Headland Road, North Curl Curl,⁵ Source Spatial Viewer DoIE.

⁵ DoIE, Planning Portal <chrome-

extension://efaidnbmnmbpcajpcglclefindmkaj/https://www.planningportal.nsw.gov.au/propertyreports/54db2162-f3f9-4d19-ac03-fe8d803db40b.pdf>.

2.5 Context and Streetscape

The house is situated in a street that is characterized by large trees and period homes. The street presents as typical of the garden suburb featuring property trees, small shrubs and street trees. The street trees are quite mature overhanging the avenue and the properties in the street have a mix of trees and small shrubs. The property is an existing single storey dwelling with housing directly opposite. The property is located on the low side of Headland Road with views to the south-east over the residential areas of North Curl Curl. The existing façade is somewhat outdated and scarcely vegetated front garden.

Houses in the area are mainly single and double storey of varying periods with a mix of period homes & new modern architectural style housing. The locality is considered a low-density R2 area. An important characteristic and element of North Curl Curl significance as a garden suburb is the garden setting of its houses, and the flow of garden space around and between its houses.



FIGURE 3: Street View, 165 Headland Road, North Curl Curl. Source Realestate.com.⁶

⁶ Realestate.com <<https://www.realestate.com.au/property/9-hyde-ave-killarney-heights-nsw-2087>>.

3 THE PROPOSAL

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The existing building will be demolished. The proposed works provide for a new 3-storey residence. In addition, a new swimming pool, front entry, driveway and garage are proposed.

The proposal is in sympathy with the existing neighbourhood maintaining the scale and character of a house and the garden suburb.

3.1 Features of the Proposal

Externally the proposal encompasses:

- New 3-storey dwelling
- New front garage and driveway
- New front entry
- New swimming pool
- New rear deck and alfresco area
- New vergola
- New upper floor deck
- New sheet metal roof with skylights
- New photovoltaic solar panels
- New landscaping

Internally the proposal encompasses:

- New lower ground floor guest bedroom, rumpus room, bathroom, laundry and wet bar
- New ground floor 3 bedrooms, ensuite and main bath, storage
- New 1st floor living, kitchen, butler's pantry, dining, office, media room, WC, storage
- New internal stairs

3.2 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.

3.3 Purpose for the additions

The new proposal provides better provision for sleeping, living and entertaining areas for the residents whilst modernising the external look of the dwelling, that is fitting for the North Curl Curl area. The owner is looking to provide a modern house to be more usable for the owners family. A new garage and drive is required to maintain parking requirements. The proposed development maintains the northern aspect, improving the lifestyle for the residents and providing a residence that is energy efficient and environmentally friendly.

3.4 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 area.

External materials used, and colours selected for finishing to new works are comprising of:

Cladded timber frame walls to the new dwelling.

Alloy windows & doors to all elevations

Roofing in colour bond medium to medium to dark colour.

3.5 Height

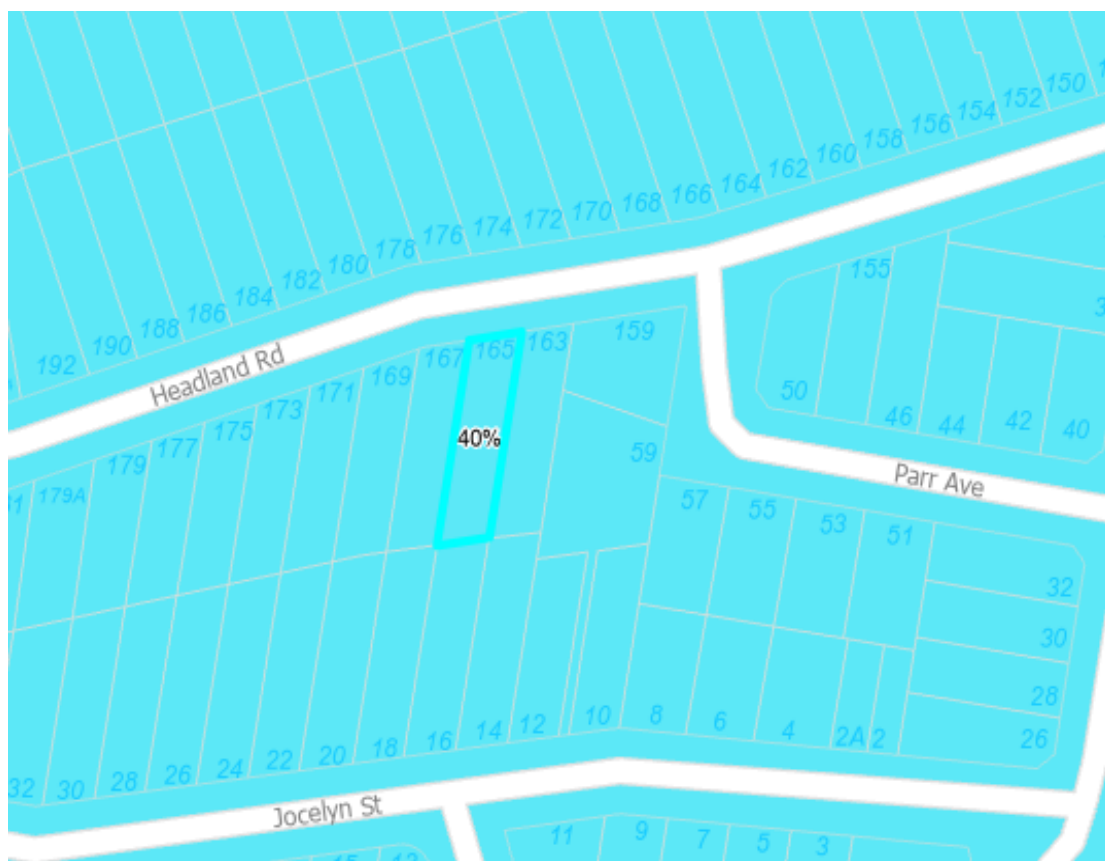
The height of the new development is 8.85m and will exceed the 8.5m height limit.

3.6 Site Controls

Proposed Development	Proposed	Allowable
Site Area	601.6 sq m	-
GFA (Gross Floor Area New)	320.14sq m	-
Height	8.779m	8.5m
Built Upon Area	59%	Max 60%
Landscaping	41%	Min 40%

The proposal enhances the amenity of the site by providing safer access while increasing the off-street parking and improved garden areas. The addition of a new garage combined with the new upper floor additions provide articulation and visual

relief of the front of the property under this proposal. The proposed works to the front of the property will increase the existing parking and improve the amenity of the dwelling while maintaining the streetscape to the adjacent properties. The existing and improved vegetation provides privacy between neighbouring properties, this also reduces traffic noise from the road. The proposed landscaped area is, in our opinion, a reasonable outcome as the existing areas is generally maintained or improved under this proposal.



3.7 Setbacks and Siting

Proposed Development	Proposed	Allowable
Front Set Back	NW CNR 5.737m NE CNR 7.492m	6.5m
Rear Set Back	23.523m	6.0m
Side Set Back West	0.906m	0.9m
Side Set Back East	0.911m	0.9m

The setbacks of the residence will remain generally consistent with the existing adjacent properties along Headland Road.

The pattern of development along Headland Road shows a semi-irregular pattern of development with various sizes of housing. (Figure 6) The orientation of the dwellings in a north south direction has relation to the road frontage and setback. With these points in mind, this application has a proposed front alignment that is generally consistent with the existing dwelling and the dwellings either side to provide a consistent pattern of development in relation to front setback.



FIGURE 6: Aerial View, 165 Headland Road, North Curl Curl. Source Northern Beaches Council.⁸

⁸ Northern Beaches Council, Ariel View map;

<<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx?id=116930>>.

With the points outlined above, a concession is requested for the location of the new northwestern edge of the garage addition into the front boundary setback. This is due to the location of the garage and the front yard having an angled front boundary and a sloping section up to the side boundary being unusable for access due to the location of the new garage on the site. The proposed works to the new garage will provide safer access, improved landscaped areas & improved circulation to the front of the property.

The proposed works provide visual continuity with the existing access within the front setback area. With the dwelling being largely set back from the front boundary in all other front areas, the new safer provides improved access to the entry and maintains existing garden areas, this allows for a sense of openness to the front setback area. View lines, ridge heights and the garden areas are in keeping with the neighbouring properties, with neighbours on either side enjoying an elevated position to make use of ocean views.

3.8 Access and Traffic

Due regard has been given to pedestrian and vehicular access. The proposal shows that there is currently limited existing off-street parking to Headland Road. The proposal will provide for a new garage and will replace the existing driveway. This will provide for two off street parking spaces increasing the available parking. The driveway and landscaped area is to be improved, along with parking provisions to provide safe vehicle movements. The proposed development will have no detrimental impact on traffic flow.

3.9 Privacy, Views and Outlook

The positioning of windows and open space in the proposed residence at No 165 Headland Road has minimal impact on the visual and acoustic privacy of adjoining properties. The siting and design of the proposed addition minimizes overlooking into neighbours' living areas and recreation space with minimal side windows proposed. The new dwelling will be substantially separated from the neighbouring dwelling for privacy. The timber framed and cladded walls provide a barrier to the neighbours on the adjacent boundaries and the new areas do not directly impact neighbouring properties.

3.10 Solar Access and Overshadowing

The site slopes up from the rear to the front of the site. The location of the new dwelling has been carefully designed to maximize the northerly solar aspect with compliant impact on neighbour's properties. The bulk of the wall & roof shadowing will be away from adjacent dwellings, with a shadow increase that complies with councils' controls, and which will maintain sunlight to the open space areas on the adjacent property.

3.11 Acoustic Privacy

Acoustic privacy has been maintained across the development. The timber framed and cladded walls with timber floors act as a buffer to noise as well as existing planting. It is considered that this development imposes minimal noise impact to neighbours.

3.12 Water Management

Appropriate water management measures have been adopted in this development. Stormwater from new roofed areas will be fed into a new stormwater drainage system. Refer to details provided by the Hydraulic Engineer included with this application.

3.13 On-Site Detention

Refer to OSD details provided by the Hydraulic Engineer included with this application. This property is located on the low side of the street and will make use of a proposed rain tank to conform to BASIX requirements.

4 ENERGY EFFICIENCY

Energy conservation is an important feature in the design of this development. Careful consideration has been given to promote sustainable design.

4.1 Orientation

The living spaces have been designed to make maximum use of the existing property as well as the northerly aspect.

4.2 Passive Solar Heating

The living spaces have timber floors with timber framed and cladded walls. The outdoor areas are to be timber board 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.

4.3 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. As per the Basix Certificate improved aluminium doors & windows are to be used to assist in passive cooling.

4.4 Natural light

Large open windows and doors to the living spaces to have generous amounts of sun during the winter months and natural light during the summer months.

4.5 Insulation and Thermal Mass

The development will be constructed from timber framed and cladded construction. As well as providing for acoustic and fire requirements this construction provides a good thermal mass for the house. The new works to the house shall be thermally insulated in the ceiling with foil backed blanket and insulation batts⁹ to the exterior walls and where necessary to the existing walls.

4.6 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.¹⁰ 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.

4.7 Siting and Setback

Most houses are free standing with the car access to the front or down one side. 165 Headland Road is a good example of this in that it has its car parking in the existing front carport. The proposed new garage reduces the cars parked on the street and

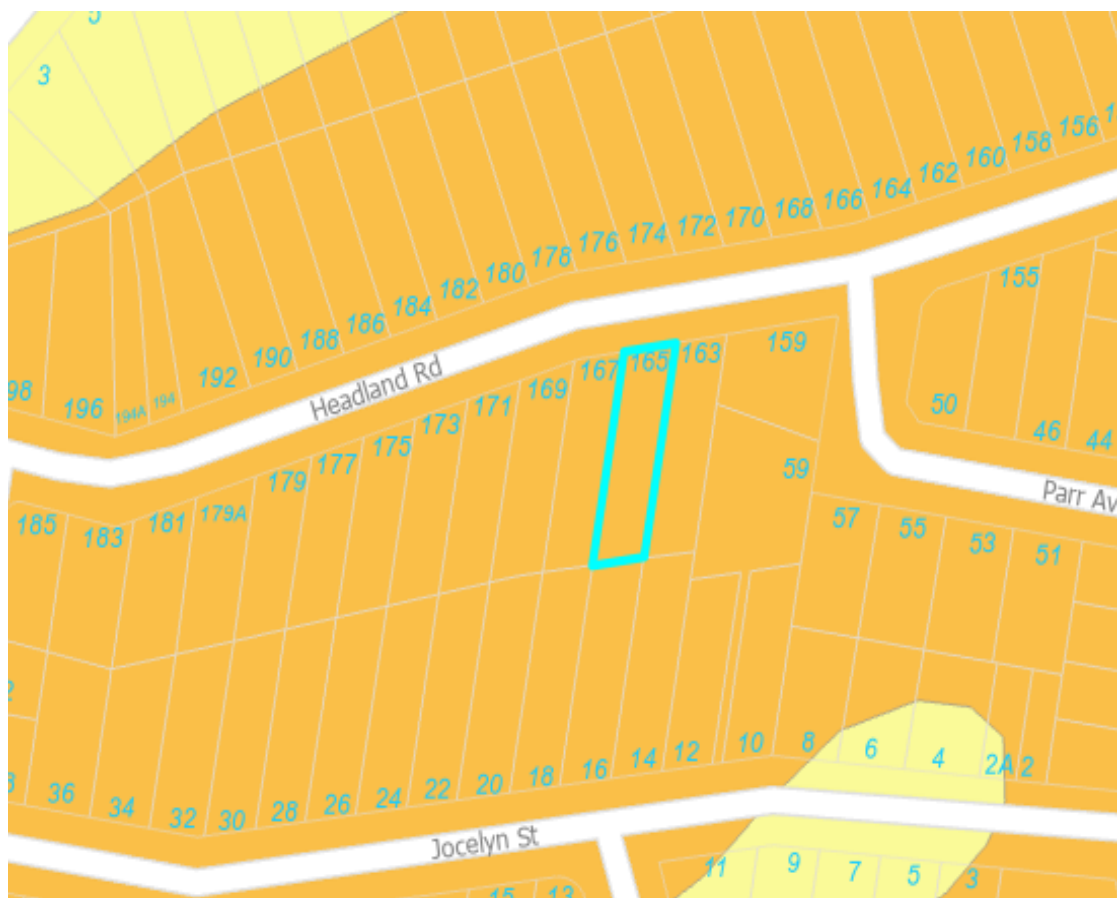
⁹ Energy.Gov, Types of insulation; <<https://www.energy.gov/energysaver/types-insulation>>.

¹⁰ Sydney Water Standards and Specification; <<https://www.sydneywater.com.au/plumbing-building-developing/provider-information/standards-specifications.html>>.

increases the current parking requirements. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be improved. The new dwelling follows this design concept. There have been generous areas of ground dedicated to the landscaped areas in both the front and the rear areas of the property.

4.8 Development on Sloping Land

No. 165 Headland Road, North Curl Curl is shown in Landslip Category 8 (Figure 7) on Northern Beaches Council Landslip map¹¹. There is no detrimental impact of stormwater discharge as the proposal makes use of a new stormwater system.



4.9 Building Form

Residential buildings in North Curl Curl are uniformly single and double storey and similar in bulk. They are similar in shape but remain individually designed. The wall facades are to be timber framed and clad to the dwelling. The new dwelling has been designed to create a modern design that suits the area.

4.10 Roof Form

A new timber framed, sheet metal roof provides a low pitch to limit height and overshadowing.

4.11 Walls

A distinctive feature of the North Curl Curl house is that the walls are constructed from timber framing. The design incorporates these walls into the new works for a lightweight construction option to create a seamless modern finish to the property.

4.12 Windows and Doors

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

The proposed sliding windows and doors at 165 Headland Road, North Curl Curl are to be constructed in alloy or timber. Care has been taken not to create privacy issues with neighbouring properties & provide ample natural light & airflow for the owners.

4.13 Garages and Carports

The freestanding houses in North Curl Curl allow for the cars to drive to the front or down the side of the house. This development proposes a new garage and concrete driveway with parking available for 2 vehicles. Included with the garage is rear storage and internal access to the house.

4.14 Colour Scheme

The colour scheme of the proposed addition will be in sympathy with other developments in the neighbourhood.

Please refer to Appendix 1 for the Colour Scheme schedule

4.15 Fences and Gates

New fences and gates are proposed for this development including a glass safety barrier for the pool enclosure.

4.16 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 additional planting required around the proposed pool area, rear boundary and front of the house which would increase planted areas on the property to enhance the streetscape.

5 CONCLUSION

5.1 Summary

This proposal is considered suitable for the site and provides a balance between low density living, amenity and outdoor space. The proposed new dwelling to 165 Headland Road, North Curl Curl are sympathetic and consistent with the existing character of the surrounding streetscape and residential density of North Curl Curl. The proposed design solution provides a private residence that is both architecturally and environmentally responsive to the needs of the site and local community. Masonry, Timber framed and clad walls, timber floors, window orientation, natural daylight and ventilation combine to greatly improve the immediate and future amenity of this residence. These factors work together to minimize the impact of the proposed development on adjoining properties and enhance the amenity of the surrounding area. We consider that the proposal will impose minimal impact and request that council support the Development Application.

6 APPENDIX 1 – Schedules

6.1 *Schedule of finishes*

Schedule of Exterior Materials, Finish and Colours

EXTERIOR ELEMENT	MATERIAL	FINISH	AS 100 1996 COLOUR
Wall	Timber frame & cladded	Paint	By Owner
Gutter	Colorbond	Medium to Dark	By Owner
Deck Posts	Alloy/Steel	Paint	By Owner
Door frame	Alloy-Timber	Paint	By Owner
Door	Timber & glass	Paint	By Owner
Window	Alloy/Timber & glass	Paint	By Owner
Roofing	Colour Bond	Medium to Dark	By Owner