



**Statement of  
Environmental  
Effects  
at  
193 Headland Road,  
North Curl Curl  
NSW 2099  
For  
Rob Warren**

---

**RAPID PLANS**

---

ABN:  
ADDRESS: PO Box 6193 French's Forest D.C 2086  
TELEPHONE: (02) 9905-5000  
FAX: (02) 9905-8865  
EMAIL: gregg@rapidplans.com.au  
Builders Lic No: 82661c

---

Issue 1.00  
Friday, June 28, 2019  
©RAPID PLANS

# TABLE OF CONTENTS

1	INTRODUCTION .....	3
2	THE EXISTING BUILDING .....	4
2.1	Site.....	4
2.2	Local Authority.....	4
2.3	Zoning.....	4
2.4	Planning Controls .....	4
2.5	Context and Streetscape.....	5
2.6	Existing Areas of the Dwelling .....	5
2.7	Existing off-street parking .....	5
2.8	Existing Landscaping .....	5
3	THE PROPOSAL .....	6
3.1	Features of the Proposal.....	6
3.2	Present and Future uses of the Residence .....	6
3.3	Purpose for the additions .....	6
3.4	Materials and finishes proposed to be used .....	7
3.5	Height .....	7
3.6	Site Controls .....	7
3.7	Setbacks and Siting .....	8
3.8	Access and Traffic.....	8
3.9	Privacy, Views and Outlook .....	8
3.10	Solar Access and Overshadowing .....	9
3.11	Acoustic Privacy .....	9
3.12	Water Management.....	9
3.13	On-Site Detention .....	9
4	ENERGY EFFICIENCY .....	9
4.1	Orientation .....	9
4.2	Passive Solar Heating.....	9
4.3	Passive Cooling.....	10
4.4	Natural light .....	10
4.5	Insulation and Thermal Mass.....	10
4.6	Waste Management.....	10
4.7	Siting and Setback .....	10
4.8	Development on Sloping Land.....	11
4.9	Building Form .....	11
4.10	Roof Form .....	11
4.11	Walls .....	11
4.12	Windows and Doors .....	11
4.13	Garages and Carports.....	12
4.14	Colour Scheme.....	12
4.15	Fences and Gates .....	12
4.16	Garden Elements.....	12
5	CONCLUSION .....	12
5.1	Summary .....	12
6	APPENDIX 1 – Schedules.....	13
6.1	Schedule of finishes .....	13
6.1.1	Wall .....	13
6.1.2	Gutter .....	13
6.1.3	Door frame .....	13
6.1.4	Door.....	13
6.1.5	Window .....	13
6.1.6	Roofing.....	13

## **1 INTRODUCTION**

This Statement of Environmental Effects accompanies the development application for the proposed alterations and additions at 193 Headland Road in North 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 Development Application 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.

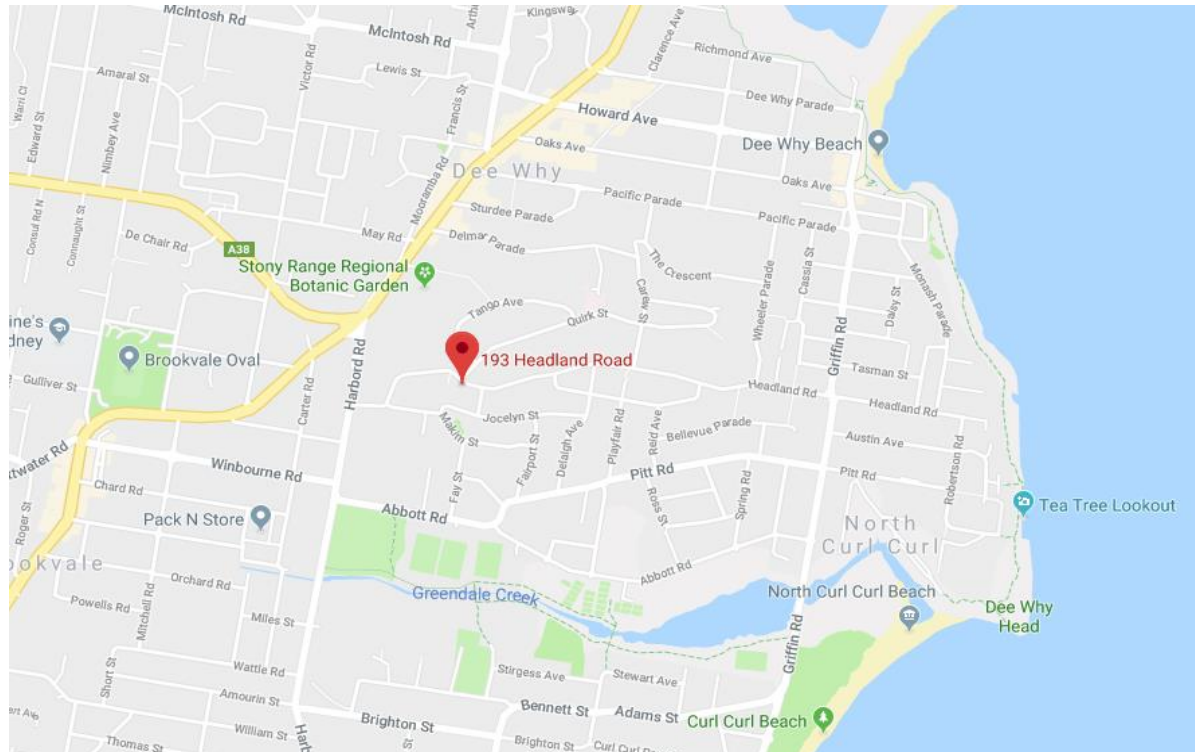
## 2 THE EXISTING BUILDING

### 2.1 Site

The residence is located on the southern side of Headland Road in the residential neighbourhood of North Curl Curl.

Site Address: No 193 Headland Road, North Curl Curl

#### LOCATION PLAN



### 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 3 DP.16078 known as 193 Headland Road, North Curl Curl, has a Zoning of R2 Low Density Residential. This property does not fall within a Conservation Area.

### 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

## **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 characterised by 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 two storey split level dwelling with housing directly opposite. 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. 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.

## **2.6 Existing Areas of the Dwelling**

The site has an existing two storey split level dwelling with concrete parking area to the front.

## **2.7 Existing off-street parking**

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

## **2.8 Existing Landscaping**

The landscaping to the existing property consists of small strip gardens to the front boundary with the small shrubs & plants with 3 small native trees. There are small strip gardens & small trees & shrubs in the south-west corner of the property with the rear yard sloping to the south east corner of the property with small shrubs & trees. The remaining areas are grassed. The existing landscaping is to be maintained where possible for this development.

### **3 THE PROPOSAL**

Visual character of the street will remain consistent with the local dwellings as one that maintains the garden suburb. The building will remain a double storey building with car parking to the front. The appearance & bulk of the building is to be maintained throughout the development to be in keeping with surrounding properties. The proposed works provide for an upper floor addition to the western side adding a new bedroom & refurbish the kitchen on the ground floor to cabinets & a beam to support the floor above along with a reconfigured bed & bath on the upper floor. A new window is also proposed to Bed 2.

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

#### ***3.1 Features of the Proposal***

**Externally the proposal encompasses:**

- New 1<sup>st</sup> floor walls western side of the dwelling
- New sheet metal roof over addition
- New external shade awning
- New windows to match existing

**Internally the proposal encompasses:**

- New kitchen overhead cabinets with beam for upper floor addition
- New 1<sup>st</sup> floor 3<sup>rd</sup> bedroom
- Reconfigure Bed 2 & bathroom to create a hallway to New Bed 3

#### ***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 areas for the residents whilst maintaining the bulk of the dwelling that is fitting for the North Curl Curl area. The owner is looking to make additions to the house & maintain certain key components of the existing dwelling by reconfiguring & refurbishing internal areas to be more usable for the owner's family. A new bedroom addition is required on the first floor

which uses part of the existing roof area over the ground floor. Bed 2 & the bathroom are to be refurbished to create a hallway through to new Bed 3 with a beam added below in the kitchen. A new window is proposed for the western wall of Bed 2 with a window awning over & the existing bath is to be refurbished & extended to include a bath. The design maximizes the existing dwelling & available area of land whilst maintaining the bulk. The proposed development maintains the southern aspect improving the lifestyle for the resident as well as making the residence much more 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 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:

Exterior cladded walls to match existing

Alloy windows to the north & western elevations

Roofing in colour bond to match existing

### **3.5 Height**

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

### **3.6 Site Controls**

<b>Proposed Development</b>	<b>Proposed</b>	<b>Allowable</b>
Site Area	543.8 sq m	-
GFA (Gross Floor Area)	178.17 sq m	-
Height	8.324m	8.5m
Built upon area	299.45 sq m	326.28 sq m
Landscaping	244.35 sq m	217.52 sq m

### **3.7 Setbacks and Siting**

<b>Proposed Development</b>	<b>Proposed</b>	<b>Allowable</b>
Front Set Back	6.630m (existing)	6.5m
Rear Set Back	12.356m (existing)	6.0m
Side Set Back	1.32m (existing)	0.9m

The front setback of the residence will remain consistent with the existing dwelling & adjacent properties. The location of the western upper floor addition is located above the existing ground floor building footprint which maintains the openness of the property.

A concession is requested for the south-western corner of the upper floor new addition being slightly over the side boundary envelope at the rear. This is due to the existing topography sloping away from the street &, as such, will not become visually dominant. The roof line is set lower than the adjacent upper floor roof to aid solar access & ample separation to the neighbouring dwelling. In addition, the new roof line slopes with the fall of the existing terrain to be in keeping with the existing built form. It is in our opinion that the objectives under WDCP2011 B3 Side Boundary Envelope have been achieved with this proposal.

### **3.8 Access and Traffic**

Due regard has been given to pedestrian and vehicular access. The proposal shows that the existing access to Headland Road is to be maintained with the driveway. 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 193 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 the proposed window to the bedroom addition having a high sill & does not directly impact neighbouring properties.



### ***3.10 Solar Access and Overshadowing***

The site slopes from the north to south. The location of the proposed addition has been carefully designed to maximize the northerly solar aspect with minimal impact on neighbour's properties. The bulk of the wall & roof shadowing will be existing with only a small shadow increase which will maintain sunlight to the open space areas on the westerly adjacent property.

### ***3.11 Acoustic Privacy***

Acoustic privacy has been maintained across the development. The cladded walls and timber floors on the property act as a buffer to noise as well as careful 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 the existing stormwater drainage system.

### ***3.13 On-Site Detention***

As per Warringah Council On-Site Stormwater Detention Technical Specification August 2012 alterations & additions for single residential dwellings will not require OSD.

## **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 dwelling as well as the northerly & easterly aspects.

### ***4.2 Passive Solar Heating***

The living spaces have timber floors and cladded walls. The outdoor areas are to be timber 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. A new window awning is proposed over W2 to assist in passive cooling.

### **4.4 *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.

### **4.5 *Insulation and Thermal Mass***

The development will be constructed from a cladded and timber frame 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 R1.24 75mm foil backed blanket, R1.7 to the external walls and where necessary to the party 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. 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***

North 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. 193 Headland Road is a good example of this in that it has its car parking on the existing hardstand minimizing cars parked on the street. The siting of the house is relevant to the shape of the block & neighbouring properties with the entry to be maintained. The new section to the western side of the house follows this design concept. There have been generous areas of ground dedicated to the planting of landscaped areas in both

the front and the rear areas of the house.

#### ***4.8 Development on Sloping Land***

No. 193 Headland Road, North Curl Curl is shown in Landslip Category B on Warringah Council Landslip map. In relation to Clause 6.4 of WLEP 2011, the proposed development has a low risk of landslide in relation to both property & life due to the flat grade & structural integrity of the site & dwelling. There is no detrimental impact of stormwater discharge as the proposal makes use of the existing stormwater system with the additional runoff feeding into the existing system. The development will not impact on or affect the existing subsurface flow conditions.

#### ***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 cladded with the new brick cavity walls to match. The new works have been designed to maintain the overall look of the building form & to create a modern design that suites the area.

#### ***4.10 Roof Form***

Roofs of this housing period are usually quite simple and accentuate the single and double storey scale of the house. The existing house has a sheet metal roof with the proposal to match the existing roof form under this proposal.

#### ***4.11 Walls***

A distinctive feature of the North Curl Curl house is that the walls are constructed from cladded timber frame. The design incorporates these walls into the new works to create a seamless 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 193 Headland Road are to be constructed in alloy to match existing. 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 allowed for the cars to drive to the front or down the side of the house. This development maintains the existing carport location & concrete drive with existing parking available for 2 vehicles.

#### ***4.14 Colour Scheme***

The colour scheme of the proposed addition will be in sympathy with the period of the original house.

Please refer to Appendix 1 for the Colour Scheme schedule

#### ***4.15 Fences and Gates***

Fences & gates are to be maintained for this development.

#### ***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 to maintain the existing 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 changes to 193 Headland Road 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. Cladded 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 2700 1996 COLOUR
6.1.1 Wall	Cladded	Paint	Match existing
6.1.2 Gutter	Colorbond	Paint	Match existing
6.1.3 Door frame	Timber	Paint	Match existing
6.1.4 Door	Timber	Paint	Match existing
6.1.5 Window	Alloy & glass	Paint	Match existing
6.1.6 Roofing	Colour Bond	Medium to Dark	Match existing