



Quattro Architecture  
ACN 150 198 842

**Sydney**  
Suite 129, Lifestyle Working  
117 Old Pittwater Road  
Brookvale NSW 2100

T 612 9091 0190

**Canberra**  
Unit 5 Kingston Warehouse  
74 Leichhardt Street  
Kingston ACT 2604

T 612 6239 4044

**Peter Hosking**  
Director (Registered Architect 6854)

[qarch.com.au](http://qarch.com.au)

## **STATEMENT OF ENVIRONMENTAL EFFECTS**

Alterations and Additions to an  
Existing Dwelling

**14 HEADLAND ROAD  
NORTH CURL CURL**

**NOTE:** This document is Copyright. Apart from any fair dealings for the purposes of private study, research, criticism or review, as permitted under the Copyright Act, no part may be reproduced in whole or in part, without the written permission of Quattro Architecture

# Statement of Environmental Effects

**ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING  
14 Headland Road, North Curl Curl**

Prepared under instructions from

**Duncan Grady**

By

**Quattro Architecture**  
November 2019

## **TABLE OF CONTENTS**

<b>1.0</b>	<b>INTRODUCTION</b>
<b>2.0</b>	<b>SITE DESCRIPTION AND LOCATION</b>
<b>3.0</b>	<b>DEVELOPMENT PROPOSAL</b>
<b>4.0</b>	<b>STATUTORY PLANNING FRAMEWORK</b>
4.1	General
4.2	Warringah Local Environmental Plan 2011
4.2.1	Zone and Zone Objectives
4.2.2	Height of Buildings
4.3	Warringah Development Control Plan
4.3.1	Wall Height
4.3.2	Number of Storeys
4.3.3	Side Boundary Envelope
4.3.4	Side Boundary Setbacks
4.3.5	Front Boundary Setbacks
4.3.6	Rear Boundary Setbacks
4.3.7	Parking Facilities
4.3.8	Stormwater
4.3.9	Landscaped Open Space
4.3.10	Private Open Space
4.3.11	Access to Sunlight
4.3.12	Views
4.3.13	Privacy
4.3.14	Building Bulk
4.3.15	Glare and Refection
4.3.16	Landslip Risk
4.4	Compliance Table
4.5	Matters for Consideration Pursuant to section 79C(1) of the EP&A Act
<b>5.0</b>	<b>CONCLUSION</b>

## 1.0 INTRODUCTION

This document has been prepared as a component of a development application proposing alterations and additions to the existing dwelling house located on the subject allotment.

In this regard the proposal involves the construction of a series of building improvements, including providing new treatment to front fence, new windows to the external terrace area, new pizza oven, new water feature landscape elements, new paving to pool area and pool fencing, new block and timber fencing, planter boxes, retractable awning and relocation of pool plant equipment. These works will not only significantly enhance the safety and amenity of the property but also enhance the streetscape presentation of the dwelling. In preparation of this document consideration has been given to the following:

- The Environmental Planning and Assessment Act, 1979 as amended ("The Act").
- The Environmental Planning and Assessment Regulation ("The Regulation").
- Warringah Local Environmental Plan 2011 ("The LEP").
- Warringah Development Control Plan ("The DCP").

Architectural drawings including floor plans, sections and elevations have been prepared in relation to the development proposed. The application is also accompanied by site analysis plan and schedule of finishes.

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works given the constraints imposed by site geometry, topography and the established built form circumstance.

The proposal succeeds when assessed against the Heads of Consideration pursuant to s79C of the Environmental Planning and Assessment Act, 1979 as amended. It is considered that the application, the subject of this document, succeeds on merit and is appropriate for the granting of consent.

## 2.0 SITE DESCRIPTION AND LOCATION

The site known as Lot 25, DP 12667, No. 14 Headland Road North Curl Curl is regular in shape accessed via a driveway from street level. The site has an area of 591 square metres with a frontage of 17.270 metres. An aerial photograph depicting the site and its surrounds is at Figure 1 below.



Source: Google Earth

**Figure 1** – Aerial Location Map

Standing upon the allotment is a 2 storey level dwelling house with pitched roof. An in-ground swimming pool is located at the rear of the property.

Surrounding development is characterised by 1, 2 and 3 storey detached dwelling houses in informal landscape settings with the spatial relationship of adjoining development maintaining reasonable levels of privacy and amenity between properties.

## 3.0 DEVELOPMENT PROPOSAL

The application proposes the construction of a series of building improvements including providing, new treatment to front fence, new windows to the external terrace area, new pizza oven, new water feature landscape elements, new paving to pool area and pool fencing, new block and timber fencing, planter boxes, retractable awning and relocation of pool plant equipment.

The scope of works is depicted on plans prepared by Quattro Architecture a reduced copy of which is attached and marked **ANNEXURE 1**.

The application is also accompanied by a schedule of external colours and finishes ensuring the proposed works compliment the design and detailing of the existing dwelling and will blend into the escarpment which forms a backdrop to the site. The proposed works do not require the removal of any trees or significant landscape features. All stormwater will be connected into the existing stormwater disposal system it being noted that no OSD is required given the extent of works proposed.

## **4.0 STATUTORY PLANNING FRAMEWORK**

### **4.1 General**

The following section of the report will assess the proposed development having regard to the statutory planning framework and matters for consideration pursuant to Section 79C of the Environmental Planning & Assessment Act, 1979 as amended. Those matters which are required to be addressed are outlined, and any steps to mitigate against any potential adverse environmental impacts are discussed below.

### **4.2 Warringah Local Environmental Plan 2011**

#### **4.2.1 Zone and Zone Objectives**

The subject property is zoned R2 Low Density Residential pursuant to the provisions of the Warringah Local Environmental Plan 2011 (WLEP). Dwelling houses are permitted with consent. The site is not heritage listed or located within a heritage conservation area.

The stated zone objectives 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.*

This report demonstrates that the development is permissible and not antipathetic to the zone objectives.

#### **4.2.2 Height of Buildings**

Pursuant to clause 4.3 WLEP the height of any building on the land shall not exceed 8.5 metres above existing ground level. The stated objectives of this clause are as follows:

- (a) to ensure that buildings are compatible with the height and scale of surrounding and nearby development,*
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access,*
- (c) to minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments,*
- (d) to manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

All proposed works sit comfortably below the 8.5 metre height control as depicted on the accompanying architectural plans. Further, the height and scale of the development will be entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of views, privacy or overshadowing.

Accordingly, council can be satisfied that the development complies with the 8.5 metre control and its underlying objectives.

#### **4.3 Warringah Development Control Plan**

The following built form controls apply to the subject development.



#### **4.3.1 Wall Height**

Pursuant to these provisions walls are not to exceed 7.2 metres from ground level (existing) to the underside of the ceiling on the uppermost floor of the building (excluding habitable areas wholly located within a roof space).

It has been determined that all works comply with the 7.2 metre wall height control.

#### **4.3.2 Number of Storeys**

The existing dwelling is 2 storey in height. This remains unchanged.

#### **4.3.3 Side Boundary Envelope**

This remains unchanged.

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

This remains unchanged.

#### **4.3.5 Front Boundary Setbacks**

This remains unchanged.

#### **4.3.7 Rear Boundary Setbacks**

This remains unchanged.

#### **4.3.8 Parking Facilities**

This remains unchanged.

#### **4.3.9 Stormwater**

As the additional impervious area does not exceed 50sqm no on-site stormwater detention is required. All stormwater will be connected to the existing drainage system.

#### **4.3.10 Landscaped Open Space**

Pursuant to these provisions a minimum 40% landscaped open space is to be provided. The proposal increases



landscape open space from 37% to 38% of the site area. Whilst not compliant with the control the development provides for “betterment” in terms of numerical compliance and an enhanced landscaped outcome at the front of the site. Strict compliance is unreasonable under the circumstances.

#### **4.3.11 Private Open Space**

The proposal maintains compliant areas of private open space which are of a size and dimension capable of accommodating both passive and active recreational activities. These areas receive compliant levels of solar access and amenity throughout the day.

#### **4.3.12 Access to Sunlight**

Pursuant to these provisions development is not to unreasonably reduce sunlight to surrounding properties. In the case of housing:

- Sunlight, to at least 50% of the principle private open spaces, is not to be reduced to less than 2 hours between 9am and 3pm on June 21, and
- Where overshadowing by existing structures and fences is greater than this, sunlight is not to be further reduced by development by more than 20%.

All adjoining properties will continue to receive at least 3 hours of solar access to at least 50% of their principle private open space areas on 21<sup>st</sup> June in strict accordance with Council’s solar access provisions.

#### **4.3.13 Views**

We have formed the considered opinion that the alterations and additions will maintain a view sharing scenario consistent with the principles established by the land and Environment Court of NSW in the matter of Tenacity Consulting v Warringah [2004] NSWLEC 140.

#### **4.3.14 Privacy**

The existing spatial relationship between adjoining development is maintained ensuring the maintenance of good levels of aural and visual privacy.

#### 4.3.15 Building Bulk

This remains unchanged.

#### 4.3.16 Glare and Refection

The proposed glazing will not give rise to any unacceptable glare or reflection.

### 4.4 Compliance Table

Site Area 591 m <sup>2</sup>	Control	Proposed	Compliance
Building Height	8.5m to ridge 7.2 to ceiling	As existing	NA
Front Building Setback	Min 6.5m	As existing	NA
Rear Building Setback	Min 6 metres	As existing	NA
Side Setback and Building Envelope	900mm 4 metres/ 45 degree envelope	As existing	NA
Landscaped Open Space	40% of Site Area	37% existing 38% proposed	NO Betterment achieved
Car parking	2 spaces	2 spaces	YES

### 4.5 Matters for Consideration Pursuant to Section 79C(1) of the Environmental Planning and Assessment Act 1979 as amended

The following matters are to be taken into consideration when assessing an application pursuant to section 79C of the Environmental Planning and Assessment Act 1979(as amended). Guidelines (*in italic*) to help identify the issues to be considered have been prepared by the Department of Urban Affairs and Planning. The relevant issues are:

#### **4.5.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations.**

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works given the constraints imposed by site geometry and topography and the established built form circumstance.

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

##### *Context and Setting*

i) *What is the relationship to the region and local context on 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?*

The height and scale of the proposed works will be entirely commensurate with that established by adjoining development and development generally within the sites visual catchment with no adverse residential amenity impacts in terms of visual bulk, views, privacy or overshadowing.

ii) *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?*

These matters have been discussed in detail earlier in this report. The works have been designed such that potential

impacts are minimal and within the scope of the built form controls.

#### *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?*

As existing no impact.

#### *Public domain*

The proposed development will have a positive aesthetic impact on the public domain.

#### *Utilities*

Existing utility services will adequately service the development.

#### *Flora and fauna*

The proposal does not require the removal of any flora or fauna.

#### *Waste collection*

Normal domestic waste collection applies.

#### *Economic impact in the locality*

The proposed development will not have any significant impact on economic factors within the area notwithstanding that it will generate short term employment opportunities through the construction period of the development.

#### *Site design and internal design*

i) *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?*

These matters have been discussed in detail earlier in this report. The potential impacts are considered to be minimal and within the scope of the general principles, desired future character and built form controls.

ii) *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 can comply with the provisions of the Building Code of Australia. The proposal complies with the relevant standards pertaining to health and safety and will not have any detrimental effect on the occupants.

### *Construction*

i) *What would be the impacts of construction activities in terms of:*

- *the environmental planning issues listed above?*
- *site safety?*

Normal site safety measures and procedures will ensure that no site safety or environmental impacts will arise during construction.

#### **4.5.3 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 or impossible development constraints. The site is well located with regards to public transport and utility services. The development will not cause excessive or unmanageable levels of transport demand.

*Are the site attributes conducive to development?*

The area of the site upon which the works are proposed is of moderate grade and adequate area. Having no identified physical or engineering constraints the site is suitable for the works proposed.

#### **4.5.4 Any submissions received in accordance with this Act or the regulations.**

It is envisaged that Council will appropriately consider any submissions received.

#### **4.5.5 The public interest.**

The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works given the constraints imposed by the sites geometry, topography and the established built form circumstance.

The development would not be contrary to the public interest.

## **5.0 CONCLUSION**

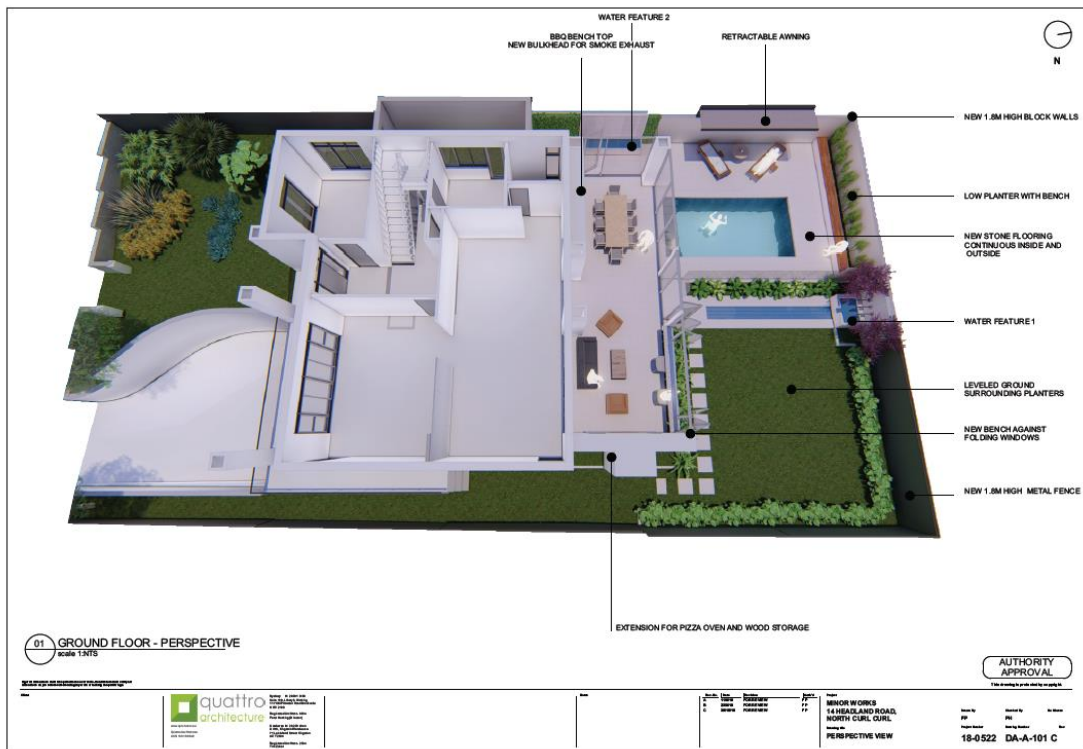
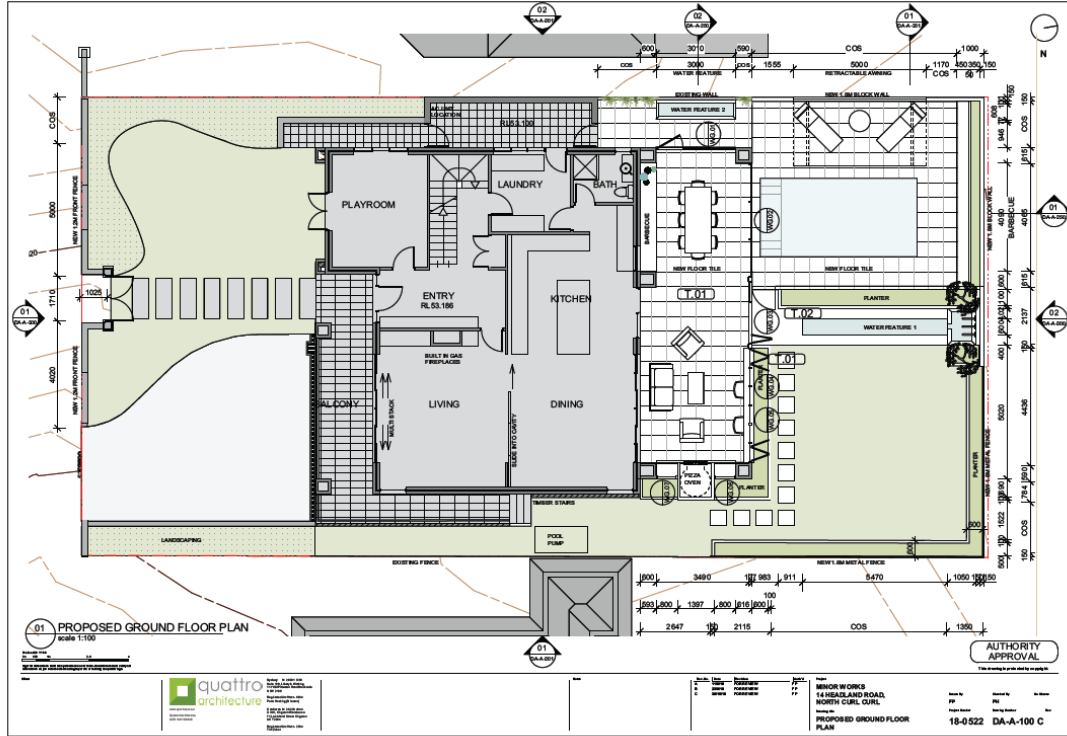
The proposed works are permissible and consistent with the intent of the built form controls as they are reasonably applied to the proposed works given the constraints imposed by the sites geometry, topography and the established built form circumstance.

Having given due consideration to the matters pursuant to Section 79C of the Environmental Planning and assessment Act, 1979 as amended, it is considered that there are no matters which would prevent Council from granting consent to this proposal in this instance.



# ANNEXURE 1

## Reduced Architectural Plans



The image displays a set of architectural drawings for a water feature project, organized into four main sections:

- 01 WATER FEATURE 1 - PLAN** (scale 1:50): A plan view showing a rectangular water feature with a central channel. Dimensions include a total width of 3000mm, a central channel width of 1000mm, and a depth of 5470mm. It includes a north arrow and a scale bar.
- 02 WATER FEATURE 1 - ELEVATION** (scale 1:50): An elevation view showing the water feature with two trees on either side. Dimensions include a total height of 1100mm, a water depth of 800mm, and a base width of 800mm.
- 03 WATER FEATURE 1 - SECTION** (scale 1:50): A cross-section view showing the water feature's profile. Dimensions include a total height of 1100mm, a water depth of 800mm, and a base width of 800mm.
- 04 WATER FEATURE 1 - RENDERS** (scale 1:50): Two photographs showing the water feature in context. The top photo shows the water feature with trees and a building in the background. The bottom photo shows the water feature with a building and a pool in the background.
- 05 WATER FEATURE 2 - PLAN** (scale 1:50): A plan view showing a rectangular water feature with a central channel. Dimensions include a total width of 3000mm, a central channel width of 1000mm, and a depth of 5470mm. It includes a north arrow and a scale bar.
- 06 WATER FEATURE 2 - ELEVATION** (scale 1:50): An elevation view showing the water feature with a stone wall and a green wall. Dimensions include a total height of 1100mm, a water depth of 800mm, and a base width of 800mm.
- 07 WATER FEATURE 2 - SECTION** (scale 1:50): A cross-section view showing the water feature's profile. Dimensions include a total height of 1100mm, a water depth of 800mm, and a base width of 800mm.
- 08 WATER FEATURE 2 - RENDERS** (scale 1:50): Two photographs showing the water feature in context. The top photo shows the water feature with a stone wall and a green wall. The bottom photo shows the water feature with a building and a pool in the background.

Additional details and notes include:

- NEW WATER FEATURE IN TERRACE DOOR AXIS**
- STONE FINISH ON CONCRETE SLAB**
- BACK FEATURE WALL DARK VERTICAL STONE**
- POWDER COATED TAPS**
- SYMMETRIC FEATURE TREES**
- NEW WATER FEATURE IN TERRACE DINING TABLE AXIS**
- STONE FINISH ON CONCRETE SLAB**
- GREEN WALL**
- WATER FLOWS DOWN TO A POND**

The drawings are signed and sealed by the architect, **quattro architecture**, with a date of 10/10/2023. The project is identified as **14 HEADLAND ROAD, NORTH CURL, CURL**, and the drawing is titled **DETAILS - WATER FEATURES**.

[illegible]

