



## **Statement of Environmental Effects**

### **Alterations and Additions including a new pool at 60 Abbott Road, North Curl Curl NSW**

13 March 2020

Mr and Mrs Puhl,  
60 Abbott Street,  
North Curl Curl NSW

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## 1. Site description

The site is legally identified as Lot 2911 in DP 604131 (House number 60) and is located on the Northern side of Abbott Road. It has an area of 800.3m<sup>2</sup> and is generous in width of more than 20.0m. The site is generally flat in nature with a subtle fall to the street.

The site is currently occupied by a double story home with unique architectural features, sheet metal roofing, lightweight sheet wall cladding and well-established native gardens.

Neighbouring the site to the east is an existing two-storey residential dwelling, and to the west is the North Curl Curl Public school which is currently undergoing significant construction expansion works. Opposite the road to the South is the John Fisher Parklands incorporating netball courts, youth club and Curl Curl sports centre.

## 2. The proposal

The works involve minor extensions to the rear and rear side of the property to allow for more indoor/outdoor living toward the North facing backyard and more desirable provisions for a growing family of five. There is the addition of a new pool and spa along with associated paving and landscaping.

Works to the existing dwelling are as follows:

### *Ground Floor*

- Demolition of the existing compromised laundry and wet area provisions to allow for direct access from internal living zones out onto the back garden;
- Extension to bed 4/study to improve functionality with new combined compact laundry and bathroom facility;
- Reworked kitchen layout to provide for more space, improved functionality and spatial flow;
- New stacking sliding doors to the newly created living/breezeway space;
- New inground pool and spa.

### *First floor*

- Extension to bed 3 to allow for larger more functional bedroom and north facing balcony;
- Demolition of small east facing balcony which offered little use;
- New sliding door providing link to balcony.

All proposed works are to the rear and eastern side of the site and are not visible from the street. The extension adopts the side boundary setback of the existing dwelling and complies with the required side boundary envelope provisions.

Proposed colours and materials are in keeping with the existing dwelling and have been proposed to add texture and solid forms to complement the existing lightweight architecture of the home.

Roof forms are kept simple in design so as not to compete with the dominant architectural features which are typical of the original Architect's style.

### 3. Impacts

The impacts of the proposed works are minimal, if any.

Being located at the rear of the site, not visible from the street and designed to suit the site's orientation to the North and coastal setting bring with it logical solutions for a dwelling and its occupants who simply lacked engagement with the most sought after of North facing outdoor areas.

### 4. Site Photos



Existing Dwelling - Front Elevation



Existing Dwelling- Location of proposed pool area – looking North from first floor

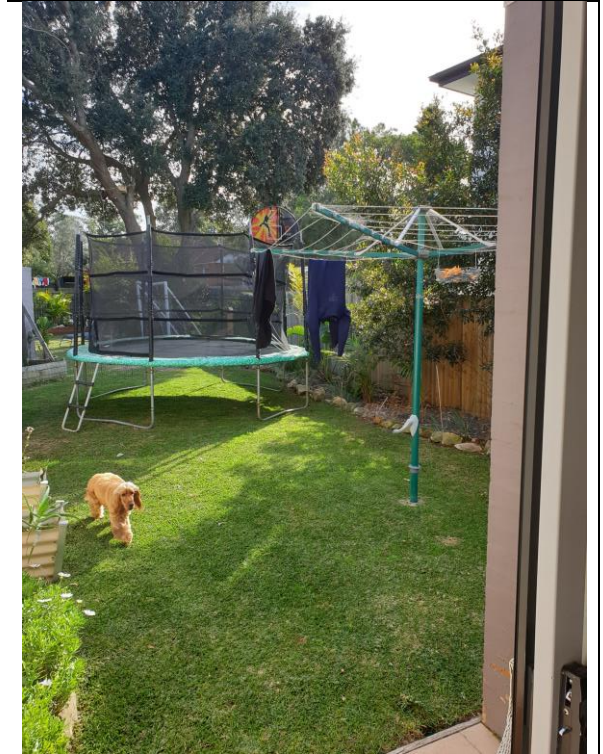


Existing Dwelling – Location of rear extension and pool area – looking South





Existing Bed 4 and Bed 3 to be extended



Proposed pool location – looking North



Existing Backyard – looking west



## 5. Planning Controls - LEP

The site falls under the *Warringah Local Environment Plan 2011* and the following development standards apply:

**Table 1 PART 4 - Principal Development Standards**

Control	Control	Complies
Zoning	R2 Low Density Residential	Yes
Minimum subdivision lot size	450m <sup>2</sup>	Yes
Max height of building	8.5m	Yes
Floor space ratio	N/A	N/A

**Table 2 PART 6 - Applicable additional local provisions**

Control	Control	Complies
Acid sulfate soils	<b>Class 5</b> Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the water table is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.	The Development is considered to be minor in nature and therefore a preliminary assessment for acid sulfate soils has not been submitted with the application.
Flood planning	<b>Low risk</b>  The summary of the major steps to be followed in the development matrix does not identify required steps to be taken for residential development in Low Risk areas.	N/A - residential development in Low Risk area.
Development on sloping land	<b>Area A – Slope &lt;5</b>  i) For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.	The Development is considered to be minor in nature and therefore a preliminary Geotechnical assessment has not been submitted with the application.

## 6. Planning Controls – DCP

The site falls under *Warringah Development Control plan 2011* and the following development standards apply:

**Table 3 PART B - Built Form Controls**

Control	Control	Complies
Wall heights	1. 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)	Yes, all proposed extensions comply
Side boundary envelope	1. Buildings on land shown coloured on the DCP Map Side Boundary Envelopes must be sited within a building envelope determined by projecting planes at 45 degrees from a height above ground level (existing) at the side boundaries of: • <b>5 metres</b> as identified on the map.	Yes – refer side boundary envelope as shown on the applicable elevations

Site coverage	-	N/A
Side boundary setbacks	900mm minimum 1. Development on land shown coloured on the DCP Map Side Boundary Setbacks is to maintain a minimum setback from side boundaries as shown on the map. 2. Side boundary setback areas are to be landscaped and free of any above or below ground structures, car parking or site facilities other than driveways and fences.	N/A - Setbacks are existing  Existing setbacks are landscaped and considered appropriate
Front boundary setbacks	-	N/A- existing residence
Rear boundary setbacks	6.0m 1. Development is to maintain a minimum setback to rear boundaries. 2. The rear setback area is to be landscaped and free of any above or below ground structures.	Yes - new works are a minimum of 6.0m from rear boundary

Table 4 PART C Siting Factors

Control	Control	Complies
Traffic, access and safety	-	N/A - Existing dwelling
Parking facilities	-	N/A – Existing dwelling
Stormwater	<ul style="list-style-type: none"> <li>To protect and improve the ecological condition of Warringah's beaches, lagoons, waterways, wetlands and surrounding bushland;</li> <li>To minimise the risk to public health and safety;</li> <li>To reduce the risk to life and property from flooding;</li> <li>Integrate Water Sensitive Urban Design measures into the landscape and built form to maximise amenity.</li> <li>To manage and minimise stormwater overland flow, nuisance flooding and groundwater related damage to properties.</li> <li>To protect Council's stormwater drainage assets during development works and to ensure Council's drainage rights are not compromised.</li> <li>To minimise the quantity of stormwater runoff from new development on Council's drainage system.</li> </ul> <p>Requirements</p> <ol style="list-style-type: none"> <li>Stormwater runoff must not cause downstream flooding and must have minimal environmental impact on any receiving stormwater infrastructure, watercourse, stream, lagoon, lake and waterway or the like.</li> <li>The stormwater drainage systems for all developments are to be designed, installed and maintained in accordance with Council's Water Management Policy</li> </ol>	Stormwater from newly proposed roof area and hard paved areas is minimal. Stormwater is proposed to be connected to the existing Stormwater System which drains to the street.
Erosion and sedimentation	<ul style="list-style-type: none"> <li>All developments which involve the disturbance of land must install and maintain erosion and sediment controls until the site is fully stabilised.</li> <li>Any erosion and sedimentation is to be managed at the source.</li> <li>Erosion, sediment and pollution controls including water discharge from the site must comply with Council's Water Management Policy.</li> <li>An Erosion and Sediment Control Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of up to 2500m<sup>2</sup> of land.</li> <li>Soil and Water Management Plan must be prepared in accordance with Landcom's Managing Urban Stormwater: Soil and Construction Manual (2004) for all development which involves the disturbance of more than 2500m<sup>2</sup> of land</li> </ul>	Refer to the proposed erosions and sedimentation measures as outlined on the Proposed site plan

Excavation and landfill	<p>1. All landfill must be clean and not contain any materials that are contaminated and must comply with the relevant legislation.</p> <p>2. Excavation and landfill works must not result in any adverse impact on adjoining land.</p> <p>3. Excavated and landfill areas shall be constructed to ensure the geological stability of the work.</p> <p>4. Excavation and landfill shall not create siltation or pollution of waterways and drainage lines, or degrade or destroy the natural environment.</p> <p>5. Rehabilitation and revegetation techniques shall be applied to the fill.</p> <p>6. Where landfill is necessary, it is to be minimal and shall have no adverse effect on the visual and natural environment or adjoining and surrounding properties.</p>	Excavation for the pool shall be carried out by experienced excavators, and overseen by the builder for compliance, stability, disposal and safety
Demolition and construction	<p>All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.</p> <p>The Waste Management Guidelines have been separated into different development types. E.g.: Demolition, Construction, Industrial, Mixed Use, Commercial, etc.</p> <p>Removal of asbestos must be undertaken in accordance with the following: The relevant Australian Standard. Australian Standard AS 2601-2001 'Demolition of Structures' applied at the time the DCP was adopted. Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002(2005)], Australian Government, National Occupational Health and Safety Commission.</p> <p>Initiatives to ensure that site impact is minimised include: Restricting vehicles to one entry/ exit which is appropriately stabilised with aggregate or the like;</p> <ul style="list-style-type: none"> <li>• Provision of a sediment control device at the access point to prevent sediment depositing on roads;</li> <li>• Managing the number and frequency of vehicular movements to minimise impact on the neighbourhood;</li> <li>• Minimising air pollution by watering, limiting site disturbance and landscaping at the end of the project;</li> <li>• Locating drainage in close proximity to the built area to avoid excavation;</li> <li>• Implementing methods to control stormwater and erosion during construction;</li> <li>• Implement rehabilitation techniques to restore the site for future use; and</li> <li>• Regularly check and maintain devices.</li> </ul>	Yes - refer to the waste management plan submitted with the application
Waste Management	All development that is, or includes, demolition and/or construction, must comply with the appropriate sections of the Waste Management Guidelines and all relevant Development Applications must be accompanied by a Waste Management Plan.	Yes - refer to Waste Management plan which has been submitted with the application

Table 5 PART D Design

Control	Control	Complies
Landscaped open space and bushland setting	40%	Yes- complies – proposed landscape

	<p>1. The required minimum area of landscaped open space is shown on DCP Map Landscaped Open Space and Bushland Setting. To measure the area of landscaped open space:</p> <p>a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;</p> <p>b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;</p> <p>c) Landscaped open space must be at ground level (finished); and</p> <p>d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.</p>	area is 403.7m2 which is 50.4%
Private Open space	<p>A total of 60m2 with minimum dimensions of 5 metres</p> <p>3. Private open space is to be directly accessible from a living area of a dwelling and be capable of serving as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</p> <p>4. Private open space is to be located and designed to ensure privacy of the occupants of adjacent buildings and occupants of the proposed development.</p> <p>5. Private open space shall not be located in the primary front building setback.</p> <p>6. Private open space is to be located to maximise solar access.</p>	Yes – POS is noted at the rear of the property
Noise	Noise from combined operation of all mechanical plant and equipment must not generate noise levels that exceed the ambient background noise by more than 5dB(A) when measured in accordance with the <i>NSW Industrial Noise Policy</i> at the receiving boundary of residential and other noise sensitive land uses.	The proposed pool equipment is located to the rear of the yard and is contained in an enclosure to manage noise.
Access to sunlight	<p>1. Development should avoid unreasonable overshadowing any public open space.</p> <p>2. At least 50% of the required area of private open space of each dwelling and at least 50% of the required area of private open space of adjoining dwellings are to receive a minimum of 3 hours of sunlight between 9am and 3pm on June 21.</p> <p>Note Overshadowing by vegetation will not form part of Council's assessment of access to sunlight.</p>	Yes – proposed extensions are minor in nature and do not attribute to significant additional overshadowing to the subject site or adjoining property.
Views	Development shall provide for the reasonable sharing of views.	Yes - the proposed works are minor in nature and do not impede on the sharing of views
Privacy	<p>1. Building layout should be designed to optimise privacy for occupants of the development and occupants of adjoining properties.</p> <p>2. Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.</p> <p>3. The effective location of doors, windows and balconies to avoid overlooking is preferred to the use of screening devices, high sills or obscured glass.</p> <p>4. The windows of one dwelling are to be located so they do not provide direct or close views (ie from less than 9 metres away) into the windows of other dwellings.</p> <p>5. Planter boxes, louvre screens, pergolas, balcony design and the like are to be used to screen a minimum of 50% of the principal private</p>	<p>Yes - the proposed extension to first floor level looks north over the subject property's back garden.</p> <p>Relocation of the first-floor balcony to the North (from the east) improves privacy for the adjoining neighbour</p> <p>The ground floor extensions open out onto the proposed pool and do not compromise the</p>



	open space of a lower apartment from overlooking from an upper apartment.	privacy of the adjoining neighbour.
Building bulk	<p>1. Side and rear setbacks are to be progressively increased as wall height increases.</p> <p>2. Large areas of continuous wall planes are to be avoided by varying building setbacks and using appropriate techniques to provide visual relief.</p> <p>3. On sloping land, the height and bulk of development (particularly on the downhill side) is to be minimised, and the need for cut and fill reduced by designs which minimise the building footprint and allow the building mass to step down the slope. In particular:</p> <ul style="list-style-type: none"> <li>The amount of fill is not to exceed one metre in depth.</li> <li>Fill is not to spread beyond the footprint of the building.</li> <li>Excavation of the landform is to be minimised.</li> </ul> <p>4. Building height and scale needs to relate to topography and site conditions.</p> <p>5. Orientate development to address the street.</p> <p>6. Use colour, materials and surface treatment to reduce building bulk.</p> <p>7. Landscape plantings are to be provided to reduce the visual bulk of new building and works.</p> <p>8. Articulate walls to reduce building mass.</p> <p>Buildings may be articulated in the following ways to help reduce building mass:</p> <ul style="list-style-type: none"> <li>• Wall planes may be broken up into smaller areas to vary the elevation and to provide interest</li> <li>• Vertical, rather than horizontal, elements shall dominate front and other elevations visible from the street</li> <li>• Step the façade</li> <li>• Utilise a variety of materials and treatments to add interest</li> <li>• Incorporate recessed, projecting or enclosed balconies</li> <li>• Elevations with individual balconies and open space between reduce dominant horizontal banding</li> <li>• Include pergolas, verandahs, shutters, external louvres and sun shading elements</li> <li>• Add features of interest such as windows and balustrades.</li> </ul>	<p>Yes - The proposed extensions are considered to be minor and do not add bulk and scale to the dwelling.</p> <p>The areas of new build are articulated and minimal in length and are proposed to be in alternating complementary materials to further articulate the structure.</p> <p>Sun shading devices are proposed.</p>
Building colours and materials	<p>1. In highly visible areas, the visual impact of new development (including any structures required to retain land) is to be minimized through the use of appropriate colours and materials and landscaping.</p> <p>2. The colours and materials of development on sites adjoining, or in close proximity to, bushland areas, waterways or the beach must blend in to the natural landscape.</p> <p>3. The colours and materials used for alterations and additions to an existing structure shall complement the existing external building façade.</p> <p>4. The holiday/fisherman shack character of the waterfront of Cottage Point is to be enhanced by the use of building materials which are sympathetic to the small timber and fibro cottages currently in existence on the waterfront. All buildings visible from the water are to utilise materials such as weatherboard, fibre cement, corrugated steel and timber. The use of masonry is discouraged.</p> <p>Note A schedule of colours and materials is to be submitted with all development applications.</p>	<p>Yes – colours of the building are existing. Colours and materials for the proposed extensions are proposed to be a complementary material and colour palette.</p> <p>Refer to schedule submitted with eh application</p>
Roofs	<p>1. Lift overruns, plant and other mechanical equipment are not to detract from the appearance of roofs.</p> <p>2. Roofs should complement the roof pitch and forms of the existing buildings in the streetscape.</p> <p>3. Articulate the roof with elements such as dormers, gables, balconies, verandahs and pergolas.</p> <p>4. Roofs shall incorporate eaves for shading.</p>	<p>Yes - Proposed new roof areas are minor in nature and will complement the intricate roof curves of the existing dwelling</p>

	<p>5. Roofing materials should not cause excessive glare and reflection.</p> <p>6. Service equipment, lift overruns, plant and other mechanical equipment on the roof shall be minimised by integrating as many services, etc as possible into the building.</p>	
Glare and reflection	<p>1. The overspill from artificial illumination or sun reflection is to be minimised by utilising one or more of the following: Selecting an appropriate lighting height that is practical and responds to the building and its neighbours;</p> <ul style="list-style-type: none"> <li>• Minimising the lit area of signage;</li> <li>• Locating the light source away from adjoining properties or boundaries; and</li> <li>• Directing light spill within the site.</li> </ul> <p>2. Any glare from artificial illumination is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> <li>• Indirect lighting;</li> <li>• Controlling the level of illumination; and</li> <li>• Directing the light source away from view lines.</li> </ul> <p>3. Sunlight reflectivity that may impact on surrounding properties is to be minimised by utilising one or more of the following:</p> <ul style="list-style-type: none"> <li>• Selecting materials for roofing, wall claddings and glazing that have less reflection e.g. medium to dark roof tones;</li> <li>• Orienting reflective materials away from properties that may be impacted;</li> <li>• Recessing glass into the façade;</li> <li>• Utilising shading devices;</li> <li>• Limiting the use of glazing on walls and glazed balustrades and avoiding the use of highly reflective glass; and</li> <li>• Selecting windows and openings that have a vertical emphasis and are significantly less in proportion to solid massing in walls.</li> </ul>	External lighting will be mood ambient lighting and will not cause any glare or over spill issues for the eastern side neighbour.
Swimming pools and spas	<p>1. Pools are not to be located in the front building setback.</p> <p>2. Where there are 2 frontages, swimming pools and spas are not to be situated in the primary street frontage.</p> <p>3. Swimming pools and spas are to be setback from any trees.</p> <p>Australian Standard AS4970-2009 Protection of trees on development sites is to be used to determine an appropriate setback.</p> <p>Note The advice of an arborist may be required for location of structures near significant trees to ensure protection of the tree(s).</p>	Yes – pool located to the rear
Safety and security	<p>1. Buildings are to overlook streets as well as public and communal places to allow casual surveillance.</p> <p>2. Service areas and access ways are to be either secured or designed to allow casual surveillance.</p> <p>3. There is to be adequate lighting of entrances and pedestrian areas.</p> <p>4. After hours land use activities are to be given priority along primary pedestrian routes to increase safety.</p> <p>5. Entrances to buildings are to be from public streets wherever possible.</p>	N/A – Existing residence, proposed works are to the rear of the site

Table 6 – PART E the Natural Environment

Control	Control	Complies
Preservations of Trees or bushland	Development is to be sited and designed to minimise the impact on remnant native vegetation, including canopy trees and understorey vegetation, and on remnant native ground cover species.	Yes - site is dominated by existing natural vegetation which is to be retained.
Waterways and Riparian Lands	<p>1. The applicant shall submit a Waterway Impact Statement.</p> <p>2. Developments shall comply with the requirements of Council's Protection of Waterway and Riparian Land Policy and Water Management Policy.</p>	The site falls partly within the Waterways and Riparian Land map – affecting only a small area of the south

	3. Infrastructure such as roads, drainage, stormwater structures, services, etc. should be located outside land identified as Waterways and Riparian Land.	western corner of the site.  As the proposed works are outside of this area, a Waterway Impact statement has not been submitted with this application.
Landslip risk	Area A – Slope <5 i) For land identified as being in Area A: Council may decide that a preliminary assessment of site conditions is required. If Council so decides, a preliminary assessment of site conditions must be prepared, in accordance with the Checklist for Council's assessment of site conditions (see Notes) by a suitably qualified geotechnical engineer/ engineering geologist. The preliminary assessment must be submitted to Council before the granting of any development consent.	The Development is considered to be minor in nature and therefore a preliminary Geotechnical assessment has not been submitted with the application.
Flood prone land	Low risk  The summary of the major steps to be followed in the development matrix does not identify required steps to be taken for residential development in Low Risk areas.	N/A - residential development in Low Risk area.

## 7. Conclusion

This assessment indicates that the proposed enhancements to the existing residential dwelling are considered to be minor in nature and consistent with the objectives and desired outcomes of the relevant planning provisions.