



Corona Projects

DEVELOPMENT APPLICATION **STATEMENT OF ENVIRONMENTAL EFFECTS**

Change of use to a storage space

8 Taylor Street North Curl Curl

September 2023

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PROJECT DETAILS

Client: Ms Anne Astin
Subject land: 8 Taylor Street North Curl Curl
Lot Description: Lot 10 in Deposited Plan 21968
Proposed development: Change of use to a storage space

The report is prepared by Lauren McNamara
Bachelor of Planning (WSU)

The report is reviewed by Madeline Maric
Bachelor of Planning (MQU)



I certify that the contents of the Statement of Environmental Effects to the best of my knowledge, has been prepared as follows:

- In accordance with Section 4.12 of the Environmental Planning and Assessment Act 1979 and Clause 24 of the Environmental Planning and Assessment Regulation 2021;
- The statement contains all available information that is relevant to the environmental impact assessment of the proposed development;
- To the best of my knowledge the information contained in this report is neither false nor misleading.

Quality Management

	Name	Date	Signature
Prepared by	Lauren McNamara	18.09.2023	
Reviewed by	Madeline Maric	27.09.2023	

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1.0 INTRODUCTION

This Statement of Environmental Effects has been prepared for Ms Anne Astin to accompany a Development Application (DA) to Northern Beaches Council for the change of use to a storage space at 8 Taylor Street North Curl Curl.

More specifically, the proposed development comprises of –

- Change of use to a storage space for the unauthorised two storey structure at the rear of the site.

The proposal is permissible with consent and is suitable for the site and the area. The proposal will operate without any significant impact to the amenity of neighbouring properties. A separate Building Information Certificate has been submitted for the structure.

This statement assesses any numeric non-compliance as acceptable on merit, resulting in no adverse impacts and in compliance with all relevant DCP and LEP objectives.

The purpose of this SEE is to:

- Describe the site to which the application applies and its context;
- Describe the proposed development
- Describe the legislative framework against which the application is to be assessed and determined; and
- Provide an assessment of the environmental impacts in accordance with the Section 4.15 of the EP&A Act 1979.

This Statement has been prepared in reference to the following:

Document	Author	Date
Architectural Plans	Corona Projects	September 2023
Survey Plan	C & A Surveyors	25 th August 2018
BCA Report	BCA Vision	24 th September 2023

2.0 SITE ANALYSIS & CONTEXT

2.1 The Site

The site is located at 8 Taylor Street North Curl Curl and is legally described as Lot 10 in Deposited Plan 21968. The site is located on the northern side of Taylor Street, off Huston Parade.

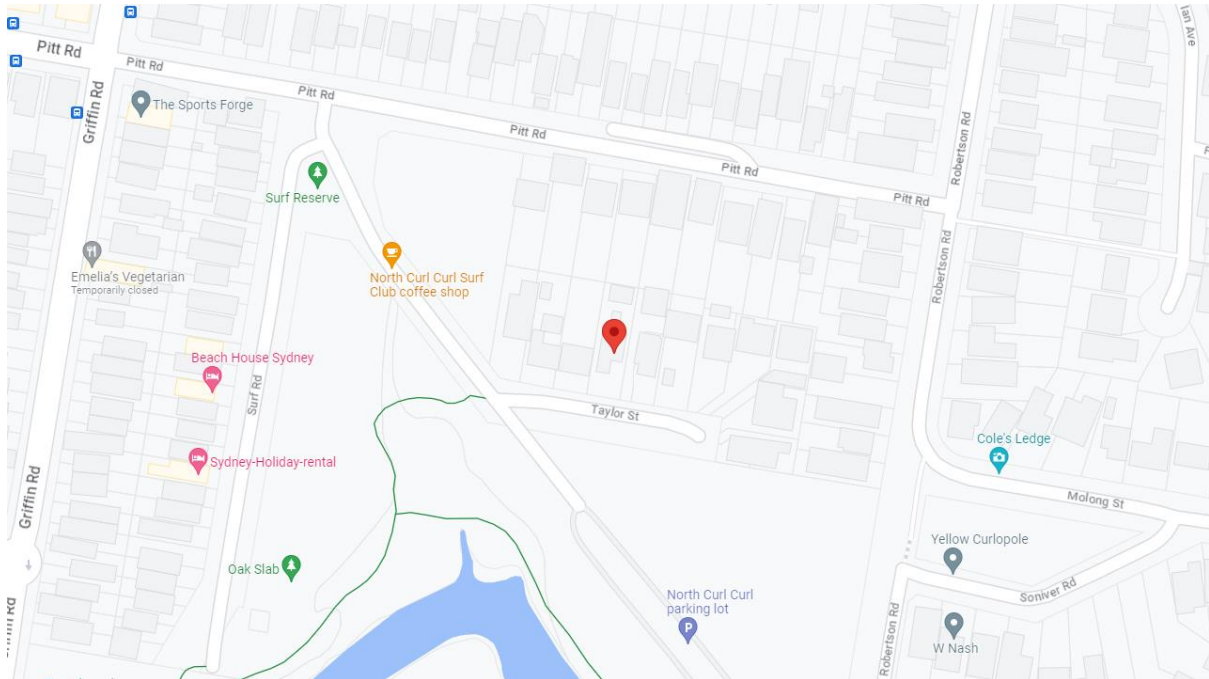


Figure 1: Site locality map (Google Maps 2023)



Figure 2: Aerial map (NSW SIX Maps 2023)

The site is rectangular with a total area of 758.78 square metres by survey, with a 15.09 metre street frontage to Taylor Street. The eastern side boundary measures 50.29 metres and the western side boundary measures 50.29 metres. The rear boundary measures 15.09 metres. The site falls towards the street from the rear by approximately 10 metres.

The site currently contains a two-storey brick dwelling with a tile roof. The rear of the site also supports a two-storey weatherboard shed with an adjoining deck and a swimming pool with surrounding paving. The rear of the site is landscaped with shrubs and grass. Vehicular access is available from Taylor Street.

The land is zoned R2 Low Density Residential under the provisions of Warringah Local Environmental Plan 2011 (LEP). The site is not identified as a Heritage Item, nor is it located within a Heritage Conservation Area (HCA). It is also not considered to be located within the close vicinity of any Item or HCA, or as a contributory item.



Figure 3: Subject site as viewed from Taylor Street (Google Maps 2023)



Figure 4: First floor of the two-storey building in the rear yard (Corona Projects 2023)



Figure 5: Two-storey building in the rear yard (Corona Projects 2023)

2.2 The Locality

The site is located within the local residential centre of North Curl Curl. The locality comprises of predominately residential development of buildings heights typically of one to three storeys.

The site adjoins two storey dwellings to the east at 10 and 11 Taylor Street. The site adjoins a two-storey dwelling to the west at 6 Taylor Street. The rear of the site is adjoined by a dwelling house at 15 Pitt Road.

2.3 Development History

A search on Council's DA Tracker found the following results for development applications associated with the site.

- DA2011/0569 – Alterations and additions to a dwelling house (Approved 16.06.2011)
- MOD2012/0105- Section 4.55 (1a) Minor Environmental Impact - Modification to Development Consent No DA2011/0569 granted for Alterations and additions to a dwelling house.

3.0 THE PROPOSAL

3.1 Overview

The Development Application proposes change of use to a storage space for the unauthorised two storey structure at the rear of the site. at 8 Taylor Street North Curl Curl.

Please refer to plans prepared by Corona Projects.

3.2 Development Configuration

The proposed development comprises the following:

Level	Use
Ground Floor	Storage
	Toilet/Laundry
First Floor	Storage

3.3 Numerical Overview

A brief numerical overview of the development parameters for the proposed development is included in the following table

Table 1: Key development components

Component	Proposal
Site area	758.60m ²
Height	2 storeys 5.56m
Boundary setbacks	
Side (E)	5.43m
Side (W)	0.34m
Rear	15.6m

4.0 STATUTORY PLANNING FRAMEWORK AND ENVIRONMENTAL ASSESSMENT

This Chapter provides an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

4.1 Statutory and Policy Compliance

The relevant matters for consideration under Section 4.15(a) of the EP&A Act, 1979, are identified as:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- Warringah Local Environmental Plan 2011
- Warringah Development Control Plan 2011

The primary statutory document that relates to the subject site and the proposed development is Warringah Local Environmental Plan 2011. The primary non-statutory plan relating to the subject site and the proposed development is Warringah Development Control Plan 2011.

4.1.1 State Environmental Planning Policy (Resilience and Hazards) 2021

This Policy is to provide for a state-wide planning approach to the remediation of contaminated land. Subject to Clause 4.6, considerations should be given to the suitability of land in terms of contamination.

The subject site has a long history of being used for the residential purpose. Thus, the land is not likely to be contaminated and, given that no change of use is proposed, no further consideration is required under Clause 4.6(1)(b) and (c) of the Resilience and Hazards SEPP.

4.1.5 Warringah Local Environmental Plan 2011

The development complies with the provisions of Warringah Local Environmental Plan 2011 (LEP 2011).

Zoning and permissibility

The site is located in Zone R2 Low Density Residential.



Figure 6: Land Zoning Map (NSW Spatial Planning Viewer 2023)

The development is identified to be ancillary to a *dwelling house*, which is permitted with consent in the R2 Low Density Residential zone.

The objectives of the zone are:

- *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.*

The proposed development will assist in continuing to provide for the housing needs of the community within a low-density environment. The proposed works will not impact other land uses that provide facilities and services that meet the day to day needs of residents. The proposal utilises an existing structure on site and will not impact on the landscaped character of the locality.

Clause 4.3 Height of Buildings

The LEP Height of Building Map stipulates that the maximum building height permitted for the site is 8.5 metres. The proposed height of the outbuilding is 5.56 metres.

Clause 4.4 Floor space ratio

The LEP Floor Space Ratio Map does not stipulate a maximum floor space ratio permitted for the site.

Clause 6.4 Development on Sloping Land

The LEP Landslip Risk Map stipulates that the subject site is located within Area B - Flanking Slopes 5 to 25. Due to the nature of the application, there will be no alteration to the existing stormwater discharge from the development site, nor is it likely to impact or affect the existing subsurface flow conditions. There is no change to the foundations or structural parts of the building. The proposal is considered satisfactory in this regard.

4.1.6 Warringah Development Control Plan 2011

The development achieves a high level of compliance with the provisions of Warringah Development Control Plan 2011.

Control	Comment	Compliance
PART B BUILT FORM CONTROLS		
B1 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). <i>Exceptions</i> This control may be varied on sites with slopes greater than 20% within the building footprint (measured at the base of the external walls), provided the building: • does not exceed the 8.5 metre height development standard; • is designed and located to minimise bulk and scale; and	The wall height of the building does not exceed 7.2m
		Complies

Control		Comment	Compliance
	has a minimal visual impact when viewed from the downslope sides of the land.		
B2 Number of Storeys			
1.	Buildings on land shown coloured on the DCP Map Number of Storeys must comply with the maximum number of storeys identified on the DCP Map Number of Storeys.	The site does not have a maximum number of storeys control.	-
B3 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: 5 metres as identified on the map.	The building is sited within the building envelope.	Complies
B4 Site Coverage			
1.	Development on land shown coloured on the DCP Map Site Coverage shall not exceed the maximum site coverage shown on the map.	The site does not have a maximum site coverage.	-
B5 Side Boundary Setbacks			
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.	A 0.9m side setback is applicable to the site. The setback of the building is 5.431m from the eastern setback and 0.34m from the western setback. The application does not involve any works and the structure will remain sited as existing.	Considered Acceptable.
B9 Rear Boundary Setbacks			
1.	Development is to maintain a minimum setback to rear boundaries.	A minimum rear setback of 6m is applicable to the site. The existing building provides a rear setback in excess of 6m.	Complies

Control	Comment	Compliance
2. The rear setback area is to be landscaped and free of any above or below ground structures.	-	

PART D DESIGN**D1 Landscaped Open Space and Bushland Setting**

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: 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; b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation; c) Landscaped open space must be at ground level (finished); and d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.	The site requires a minimum of 40% landscaping. The proposal does not reduce the existing landscaping on site.	Complies
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D2 Private Open Space

2.	The minimum area and dimensions of private open space are as follows: A total of 60m² with minimum dimensions of 5 metres	The site maintains compliant areas of POS.	Complies
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D6 Access to Sunlight

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	The application does not include any works and will maintain the existing solar access on site.	Complies
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Control	Comment	Compliance
of 3 hours of sunlight between 9am and 3pm on June 21.		

D8 Privacy

2.	Orientate living areas, habitable rooms and windows to private open space areas or to the street to limit overlooking.	The use of the building is not habitable structure and is not expected to increase overlooking opportunities due to the nature of the space.	Complies
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PART E THE NATURAL ENVIRONMENT**E10 Landslip Risk**

1	ii) For land identified as being in Area B or Area D: A preliminary assessment of site conditions prepared in accordance with the Checklist for Council's assessment of site conditions (see Notes) must be carried out for development. The preliminary assessment must be prepared by a suitably qualified geotechnical engineer/ engineering geologist and must be submitted with the development application. If the preliminary assessment determines that a geotechnical report is required a report must be prepared by a suitably qualified geotechnical engineer / engineering geologist and must be submitted with the development application. <i>Exceptions</i> No preliminary assessment of site conditions will be required in Areas B and D and no geotechnical and hydrological reports will be required in Areas C and E if the proposed development does not involve any site, building or structural works.	The LEP Landslip Risk Map stipulates that the subject site is located within Area B - Flanking Slopes 5 to 25. Due to the nature of the application, there will be no alteration to the existing stormwater discharge from the development site, nor is it likely to impact or affect the existing subsurface flow conditions. There is no change to the foundations or structural parts of the building. The proposal is considered satisfactory in this regard.	Complies
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4.1.7 Draft Planning Instruments

Northern Beaches Council exhibited the LEP/DCP Discussion Paper between 25 June and 5 September 2021. The new LEP/DCP have not been exhibited for public view as of yet, thus, no further assessment is deemed necessary in this instance.

4.2 Impacts of the Development

As noted in the above assessment against the provisions of the relevant Environmental Planning Instruments and Development Control Plan, the development is of a reasonable scale and nature, and does not present unreasonable environmental, social, and economic impacts.

4.2.1 Natural and Built Environment Impacts

The development does not impact upon native vegetation, soil conditions, foreshore environment or air quality. The minor nature of the proposed works allows the neighbouring sites to retain their access to privacy, solar access, pleasant outlook, and overall residential amenity. The proposal maintains sufficient private outdoor which allow for sufficient amenity and private recreation.

4.2.2 Social and Economic Impacts

The development increases the amenity of the property with the new storage areas for use by residents. The proposed new space will not engender any negative social or economic outputs.

4.3 Suitability of the Site

The subject site is considered suitable in size and shape to accommodate the change of use. The proposal does not introduce any incompatible uses to the site. The works are permissible under the R2 Low Density Residential zone.

4.3.1 Access to Services

The site is located within an established residential area with excellent access to services and public transport. As the site is within an established urban area, electricity, sewer, telephone, and water services are readily available to the subject site.

4.3.2 Hazards

The site is not in an area recognised by Council as being subject to flooding or bushfire, or any other particular hazards, save for landslip which has been discussed above. The proposed development is not likely to increase the likelihood of such hazards occurring and is considered appropriate in this instance.

4.4 The Public Interest

The proposal is considered to be in the public interest as it produces nominal environmental, social, and economic impacts. Furthermore, it increases the amenity of the property with an additional area to provide storage areas for users.

The proposed development has been designed to relate to the size, shape and context of the site and has been designed in accordance with the desired future character for development in the area.

In addition, the proposal has been designed to minimise as far as practical any adverse effects on existing and future neighbouring properties. The proposal is consistent with the applicable LEP and DCP provisions except where identified and justified in this Statement of Environmental Effects. Accordingly, the proposed development is considered to be in the public interest.

5.0 CONCLUSION

The Statement of Environmental Effects (SEE) has been prepared to consider the environmental, social, and economic impacts of the change of use at 8 Taylor Street North Curl Curl. The report has addressed the applicable policies and plans, and has provided an environmental assessment in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

The application proposes a permissible development within the subject site locality. The proposal incorporates appropriate design considerations to minimise any adverse impacts on the natural and built environment, and the amenity of the surrounding neighbourhood.

Given the benefits of the development and compliance with the relevant policies and plans, we conclude that the proposed development at 8 Taylor Street North Curl Curl as described in this application is reasonable and supportable, and worthy of approval by Northern Beaches Council.